



WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT  
BOARD OF DIRECTORS  
MEETING MINUTES  
November 6, 2025

American Family Field  
District Conference Room  
1 Brewers Way  
Milwaukee, WI 53214

**Board members present in person:** Jenni Dye, *Chairperson*; Representative Robert Brooks *Vice Chairperson*; Preston D. Cole, *Secretary*; John T. Zapfel, *Treasurer*; Representative Tyler August; Michael Cantor; Craig Dickman; Corey Gall; Dale Kooyenga; Omar Shaikh

**Board members not present:** Senator Dan Feyen; Thomas Wegner; Kevin Newell

**Others present:** Brian Dworak, Ken Kaszubowski, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *District staff*; Mike Brockman, *Milwaukee Brewers Baseball Club*; Aidan Lebow, William Mykins, *Brailsford & Dunlavey*; Ryan Birschbach, Jeff Stone, *Kapur & Associates*; Kobi Bradley, *Populus (remote)*; media and other interested parties

**1) Call to Order**

Chairperson Dye called the meeting to order at 1:00 pm and asked for a roll call of Board members. Chairperson Dye stated for the record that a quorum of Board members was present in person to conduct business.

**a) Review Open Meeting Notice**

Chairperson Dye noted that the agenda was properly noticed pursuant to open meeting laws.

**b) Approval of Meeting Minutes – September 29, 2025**

Chairperson Dye presented the draft meeting minutes from the last meeting of the Board of Directors.

**MOTION:** It was moved by Mr. Gall and seconded by Mr. Cole to approve the September 29, 2025, Board of Directors meeting minutes as presented. The meeting minutes were approved by a unanimous voice vote.

**2) Chairperson / Facility Manager Report**

**a) Chairperson Report**

Chairperson Dye introduced and welcomed the newest board member, Omar Shaikh.

**b) Facility Manager Report**

Chairperson Dye called upon the Brian Dworak to provide an update. Mr. Dworak highlighted the 2026 meeting dates and noted that the required Legislative Audit Bureau audit has commenced.

**3) Report Updates**

**a) Financial Update**

**b) Capital Project Update**

Chairperson Dye introduced the Financial Update and Capital Project Update. She noted they were provided for informational purposes and called upon Kristi Kreklow for additional details. Ms. Kreklow commented on the financial update and provided an overview of the reports, noting that the legal costs may end up over the budgeted amount for the year, but will be offset by other operating expenses that are under budget. She also noted that no revenue ticket surcharge revenue was expected in 2025. Discussion commenced on the ticket surcharge revenues.

**c) Redevelopment Report Update**

Chairperson Dye introduced Brailsford & Dunlavey, Populus, and Kapur & Associates to provide an update on the redevelopment study and report. Aidan Lebow and William Mykins from Brailsford & Dunlavey along with Ryan Birschbach and Jeff Stone from Kapur & Associates and Kobi Bradley from Populus provided a presentation summarizing the project and redevelopment report findings. Discussion ensued on the redevelopment report.

**4) Consider Resolution #2025-15 adopting the 2026 Budget**

Chairperson Dye introduced Resolution #2025-15 and called on John Zapfel to provide an update. Mr. Zapfel noted that the Finance Committee had reviewed the proposed budget at its meeting in September, published the proposed budget in an area newspaper and on the District's website, and held a public hearing. He also explained that the Finance Committee voted to recommend the 2026 Proposed Budget with one amendment. Mr. Zapfel called upon Ms. Kreklow to review the proposed budget amendment. Ms. Kreklow explained that the proposed budget amendment provides \$50,000 of additional funding from the stabilization fund to cover the higher than anticipated Legislative Audit Bureau costs. Discussion ensued on the proposed budget amendment and Legislative Audit Bureau cost estimate.

**MOTION:** It was moved by Mr. Zapfel and seconded by Mr. Kooyenga to amend Resolution #2025-15 to increase the budget for Audit Services (10-5095) by \$50,000 and increase "Use of the Stabilization Fund" by \$50,000. The motion passed by a unanimous roll call vote.

**MOTION:** It was moved by Mr. Zapfel and seconded by Mr. Cole to approve Resolution #2025-15 as amended. The motion passed by a unanimous roll call vote.

**5) Consider Resolution #2025-16 relating to the Appointment of Officers for Calendar Year 2026 and Approval of District Actions for Calendar Year 2025**

Chairperson Dye introduced Resolution #2025-16 and asked if there was a motion to approve.

**MOTION:** It was moved by Representative August and seconded by Mr. Dickman to approve Resolution #2025-16 as presented. The motion passed by a unanimous voice vote.

## **6) Adjourn**

Discussion ensued on the redevelopment report findings and the I-94 East-West project.

**MOTION:** It was moved by Mr. Gall and seconded by Mr. Dickman to adjourn the meeting. The motion passed by a unanimous voice vote, and the Board of Directors meeting was adjourned at 2:17 pm.