

GREEN BAY/BROWN COUNTY PROFESSIONAL FOOTBALL STADIUM DISTRICT

Pursuant to Section 19.84, Wis. Stats., a meeting of the Green Bay/Brown County Professional Football Stadium District Board was held on **Monday, April 8, 2024**, at 2:00 p.m.

PRESENT: Leah Weycker, Keith Lucius, Mark Graul, Chad Weininger, Sen. Cowles, Barbara Dorff and Bill Galvin

ALSO PRESENT: Brian Dworak, Ken Kaszubowski, Ann Patteson, Aaron Popkey, Bill Vande Castle, Joel Everts, Joe Faulds, Lacey Cochart, and media.

1. CALL MEETING TO ORDER

The meeting was called to order by Chair Weycker at approximately 2:00 p.m.

2. ROLL CALL

Roll call was taken. All Board members were present. Ms. Dorff and Mr. Galvin arrived after roll call.

3. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

4. APPROVE/MODIFY AGENDA

Mr. Graul asked about additional detail on the O&M expenses that was requested at the last meeting. Mr. Dworak said it has been requested but the Team hasn't submitted the final request and is working through the additional detail and will be included when the final is submitted.

A MOTION WAS MADE BY KEITH LUCIUS AND SECONDED BY MARK GRAUL TO APPROVE THE AGENDA. A vote was taken. MOTION CARRIED UNANIMOUSLY.

5. REQUEST FOR APPROVAL OF THE MINUTES – DECEMBER 11, 2023

A MOTION WAS MADE BY KEITH LUCIUS AND SECONDED BY MARK GRAUL TO APPROVE THE MINUTES. A vote was taken. MOTION CARRIED UNANIMOUSLY.

6. COMMUNICATIONS

- A. 3/23/24 Green Bay Press Gazette Article, "Packers Begin Lambeau Field Lease Talks Well Ahead of Deadline, but City of Green Bay Puts Them on Hold"

Mr. Dworak noted that communications are placed on the agenda for information. This communication notes that the District was not part of any of these conversations to date. Sen. Cowles asked if he could discuss this now. Mr. Dworak suggested they discuss this matter during the closed session.

Ms. Dorff and Mr. Galvin arrived.

- B. 3/26/24 Letter from City of Green Bay to Packers RE: Proposed Sale of Property

This letter is about the articles being sold

Mr. Graul asked what equipment is involved. Mr. Dworak mentioned the main things referenced were the front row yellow railings in the bowl. They were replaced in the last two years and they were put into pieces and being sold. Mr. Galvin asked how much they were being sold for. He heard they were asking several thousand dollars per unit. Mr. Dworak said it sounded high. Chair Weycker said this was received late and didn't get enough detail. Mr. Dworak suggested they place this on file and discuss when they have more detail.

Mr. Popkey added that previous tent sales included various items that were sold on an annual basis. This year the Team had a number of items to sell and decided to bring back the tent sale which brought some attention to it. Mr. Graul didn't see an article about it just the letter from the City. Mr. Popkey thought the attention to the sale brought the letter from the City. He certainly didn't anticipate or expect this letter because they've been doing this for many years. He said they had sold pieces like this before. Mr. Galvin said he saw the railings being sold at the sale for \$3,500 per unit last year. He added that because of the negotiations the City hired an outside firm and they brought this to the City's attention. He feels that's why the City is looking for clarification. Mr. Popkey said this has been going on for years and they really need to look at the cost of removal and preparation for the sale of such items. He said over the years in terms of retail and revenue with the sale of such items is only in the tens of thousands and doesn't amount to much and it goes right back into the stadium. He referred to the third paragraph in the Lease that mentions the City has no ownership interest in leasehold improvements. Mr. Graul asked if the Stadium District has ownership interest. Mr. Dworak said only to the extent if they were funded by the District. If the Team paid for something, the Team would have the leasehold improvements portion of that. Mr. Popkey agreed and the third paragraph states that as well. It also mentions stockholder certificates and other things. It just hasn't amounted to much over the years given the amount of costs involved. The Lease also states the Packers have ownership and feels they have the right to dispose of them or sell them. The request the City has made would take a lot of time and be very burdensome.

Mr. Galvin said the Team and the City are looking at the contract in different ways and that's why they sent the letter to get a reply and see how to move forward. He feels the City is just waiting for the Team's response. Mr. Popkey said that they weren't necessarily going to respond given the points he just made. The City will have to wait for their legal team to look at it.

Chair Weycker said that the Stadium District is not here today to negotiate between the Team and the City at this point. She asked how the District fit into this letter. She feels the District should clarify that and have discussion with its own legal team. Mr. Popkey said the District is mentioned in the third paragraph also. He said they have determined there's no obligation in the Lease to require a response.

Chair Weycker asked if the District needs a legal opinion on this. Mr. Dworak said they will get more information and follow up on this.

Mr. Graul asked Mr. Popkey if the Team was going to respond. Mr. Popkey said their response is, given there's no obligation in the Lease to provide the detail, they wouldn't respond.

Ms. Dorff asked about the third paragraph and whether it was included in the letter. Ms. Patteson referred to the Lease section 3.2 – “the City and the District shall have no ownership interest in the leasehold improvements”. She added that the paragraph before that has some restrictions

regarding leasehold improvements that are installed prior to the completion date of the renovation completed in 2003. Those leasehold improvements installed prior to that may not be removed, sold, or otherwise disposed of without the consent of the District. Unless as part of a trade in or replacement or as a disposal of worn out, obsolete, or uneconomic property.

Ms. Dorff said the question would be then which of these items being sold would have been installed before 2003. Ms. Patteson answered that if you want to know if it's part of that restriction you would ask, regardless of when it was installed, was it worn out, obsolete or uneconomic property. Then it wouldn't matter. Ms. Dorff asked if this property could then be sold at a tent sale. Ms. Patteson said this would be better discussed in a closed session.

Chair Weycker added that because it was late information coming to the District this will be discussed later once the District has more information. Mr. Popkey reiterated that the sale was obsolete materials and in terms of the Lease there are no provisions the Team feels would require them to handle this request differently.

A MOTION WAS MADE BY TO SEN COWLES AND SECONDED BY MARK GRAUL TO RECEIVE THE COMMUNICATIONS AND PLACE ON FILE. Vote was taken. MOTION PASSED.

C. Late Communications (if any)

There were no late communications.

7. SPECIAL EVENTS & ECONOMIC DEVELOPMENT FUND UPDATE:

A. Detail of Special Events and Economic Development Fund

Mr. Dworak stated this details the funds committed for future year events and the only change to this fund was to include the 2024 District operations number. There was a change in one of the event dates (the WAMO Darts) and Mr. Everts will present that information.

B. Post-Event Reports

- WIAA Volleyball (2023) and Girls Basketball (2024) – Forest Lakes District (2024)

Mr. Everts presented the November 2023 post event report. This was the third year the boys' tournament was included with the girls. There are 20 girls teams and 8 boys teams. It was another successful year in terms of ticket sales. The addition of the boys teams added to the economic impact. The schools that won the Rush to the Resch \$1,000 challenge are listed in the report. A note of significance is that in November 2024 the WIAA approved the addition of a fifth division for girls' volleyball – adding 4 teams. So the requested funding for 2024 is increased to account for that. The tentative schedule is that the boys will have their quarter finals on Wednesday night, semi-finals on Thursday night, and their championship on Friday night. The girls will play their championship on Saturday so that's another night of room nights and more ticket sales.

He presented the Forest Lakes post event report. The District provides funding for shuttle service from the hotels to the convention center. This event is currently confirmed for 2025

and recently renewed for 2026 and 2027. This brings activity to the downtown area in January with 3,000 attendees.

He also presented the girls basketball post event report. There are 20 teams of girls' basketball and five divisions. It always varies based on local teams' participation. With local teams in the tournament there aren't as many hotel nights but they sell more tickets. He referred the Board to total attendance numbers and thanked the check presenters. He shared some thank you cards from two schools. He added that there was some question about whether the Rush to the Resch added ticket sales for the WIAA tournaments. He feels it definitely helps and there will always be an example of when the schools use other ticket sources. Also, there is the possibility that during this time period the school may be on spring break so the student section is lacking.

Sen .Cowles asked Mr. Everts if they were awarded any more years. Mr. Everts said they will host for 2025. They are trying to clarify if it would be for the 2025 school year or calendar year. They are already in discussions and he doesn't see any reason why they would lose this event.

Ms. Weycker added that Lena school district's ticket sales were higher than their population. Mr. Everts said he heard that and reported the attendance was around 37,000. The highest attendance figure was 39,000 and are aiming to break 40,000 at some point.

A MOTION WAS MADE BY MARK GRAUL AND SECONDED BY SEN. COWLES TO APPROVE THE POST-EVENT REPORTS. A vote was taken. MOTION PASSED.

8. GAME/EVENT REVIEW BY SIGMA – PACKERS VS LA RAMS - NOVEMBER 5, 2023

Mr. Dworak provided color copies of the review. He explained this is part of the annual maintenance monitoring program. It's one of the opportunities for the District and Sigma to access the facility while in operation. This year they looked back at the capital projects done over the last five years and revisited some of them and compared them to some of the newer improvements. By and large he feels it comes out over NFL surveys over the years is that the Packers have a good game day experience and everything is done very well. Some of the themes they've been going on with concourse and concession improvements have really helped make it more a seamless transactional experience. Some highlights from the report were parking, access, and entrances. He feels that along with queuing inside the building between restrooms and concessions are two of the hardest things to completely solve. Last year one of the findings as it related to access to the building was the designated drop-off spot is an area across Lombardi Avenue. The Team has police that help people across the street there but there are no curb cuts in the median and it can make for a difficult crossing. One of the things suggested to the Team last year and again this year is if this is to become a permanent drop-off spot it would make sense to make some improvements or to utilize another space to the south of the stadium. Another thing they looked at were entrances and the main funnel point there is security screening. That could in theory be solved by adding additional metal detectors to each gate to increase capacity, which would support a more seamless fan experience to get into the building.

He added that the concessions improvements have been very well received. He attested it is an easy experience to grab and go as he has utilized this when attending games. The improvements on the third level were really well done and looked really good. Some other issues with queuing were in the new area upstairs and the pro shop area where the lines went out the door across the concourse. Again, working on these things with the Team would be helpful to redirect the lines.

He asked the Board if they had any questions or comments. There were none.

A MOTION WAS MADE BY BARBARA DORFF AND SECONDED BY SEN. COWLES TO APPROVE THE GAME DAY REVIEW. A vote was taken. MOTION CARRIED.

9. CAPITAL PROJECTS REVIEW

A. REQUEST FOR CAPITAL IMPROVEMENTS FUNDS – THIRD LOCKER ROOM PROJECT

Chair Weycker wanted to clarify that this money requested by the Team has been set aside for the specific use for capital improvements or projects. Mr. Dworak confirmed and asked Mr. Popkey to give an overview of the projects.

Mr. Popkey mentioned that this past year many of the upper concourse concessions stands were transitioned and were perceived well. Also, videoboards were replaced with larger units last year and the football space was another project completed last year. He felt good about how all of them came on line and served the needs of the fans and the Team.

This year the second-floor office space is undergoing renovations. It's a space that hasn't been touched since the building opened back in 2003. The other projects will be work in the main concourse to change out concessions stands, etc. which was stopped but there will still be some basic updates made like painting and monitors.

Ms. Dorff asked why they stopped the \$80 million project. Mr. Popkey said the work that won't take place is what was halted when negotiations ceased. It was the desire of the Team to go to the District and the City to extend the Lease and match that up properly with the improvements being put into the stadium. Now the project will not include \$80 million worth of work out of the concern to not have it match up with the Lease.

Sen. Cowles asked about the request for \$3 million and if it is separate and distinct from any other arguments going on. Mr. Popkey reported this is an important piece to add to the stadium for the ability to hold major events. It's something they want to do but haven't scheduled it and it will happen regardless. Ms. Dorff said if the District doesn't approve this project there won't be events. Also if the \$80 million project isn't taking place, and next year the draft will occur, then there will be no events after that if the locker room isn't built. Mr. Gaul asked Mr. Popkey to explain the project first. Mr. Popkey explained the need for a third locker room which comes into play when the Team hosts a college football game or soccer game. They are not able to use the Packers locker room because they are in there everyday unlike other stadiums where the team isn't there on a daily basis and there are multiple locker rooms that can be used by the various events that are coming in. Lambeau Field has two locker rooms – the Packers locker room and the visiting team's locker room. When the football and soccer teams came in they built out a temporary locker room in the gym which worked well but not as ideally as a dedicated locker would but they made it work. Now they are using the gym as temporary office space for that project. The idea behind the third locker room is to have a dedicated locker room for use by the visiting teams with separate spaces to use for football and soccer without using extra space. Long term this is something they want to do and would be very please to do this. Upon doing some studies they found space that would work and they are excited to be able to do some further planning and bring this proposal forward. It will provide a nice spot for these type of events in

the future to have that space and that capability. With respect to the timing, it puts the Team in position to have it done to have in place for future years.

Chair Weycker asked if the CRIC is replacing the current gym and they wouldn't be losing a gym. Mr. Popkey agreed that the gym was used as a space that did a lot of things but not necessarily well. The CRIC and that whole space is a much better environment to do those types of things. The gym when it's done being a temporary office will be repurposed for additional Team space as noted in the description. At the end of the day, the third locker room is something they feel will be very advantageous for those type of events to come in. With college football coming up and possibly additional soccer matches in the future. They feel the third locker room is a good investment in the stadium to put them in a better position to bring in events and it also satisfies all the terms

Mr. Galvin asked about the college football game in 2026. He stated they held a soccer game and one other college football game. He asked if there were any other sporting events. Mr. Vande Castle said they had a hockey game in 2006. So there were 4 events since the renovation in 2003. Ms. Patteson mentioned there was a snowmobiling event and Mr. Dworak said there were a number of concerts. Mr. Galvin asked if concerts would use the third locker room. Mr. Dworak said it would be possible they could utilize that space. Mr. Galvin stated they've held a major event every 3-4 years. Mr. Popkey agreed but the expectation is to hold more events – especially soccer. The goal was to have a major event every year. Mr. Galvin said they don't seem to be hitting this goal very hard. He mentioned that the District had to negotiate away 50 percent of the take from the McCartney event. They seemed to say it was a take it or leave it situation. Moving forward will the District be doing the same with the ticket tax and is there a guarantee to hold an event even every other year. It would be nice for the District and the community. He wondered if there would be any guarantee.

Mr. Popkey said the goal was to try to have an event every year and to say they want to have one and have it actually take place is another story. With concerts they've had people come in to explain what the challenges are to hold an event here. There is a time limitation and there are only a few stadium concerts to pursue each year. They have the goal to pursue an event every year but it might not come into play. He feels college football is something they've gone after more with respect to what opportunities are here and working on getting week zero games. They've pursued the Big 10 championship and have increased their efforts to land more games. He also stated he is encouraged about getting more soccer at Lambeau Field. The goal is to have an event and they feel they've increased their chances to doing so.

Mr. Popkey explained the board authorized the Team to be able to use the ticket tax as a negotiation aspect. Mr. Dworak said that happened after the first concert after it got negotiated down and the board approved the Team would have the ability to go from 10 to 5 percent in order to secure a concert event – but only for a concert event. The concert world is so different and that was conducive to get the acts.

Mr. Galvin asked if that is standing and is it in the bylaws. He wasn't a member of the board at the time of this decision. Mr. Dworak thought it was passed in 2018 and he can follow up with the Board on the specifics. Mr. Galvin said it's a significant amount of the District's income. The stated purpose is to overlook the expenditures but also to try to create more economic impact in the area.

Mr. Dworak agreed. Mr. Popkey said the discussion was that for these particular shows that was a big part of the negotiations and the acts focused on those fees. Rather than have that be a piece to come back to the Board as they are trying to get these acts here it became part of the discussions moving forward. This was done to enable them to have more events here. Mr. Galvin asked Mr. Popkey if this project wasn't approved today then these events wouldn't happen in the future. Mr. Popkey said this project would allow them to put the events on in a better way. They need the space because moving forward they don't have the locker room. Rather than building a temporary locker room outside the facility connected to it which is what it would take to have the permanent third locker room built would be a better option. Rather than renting and putting up temporary structures and taking them down.

Mr. Graul asked what other facilities do when they host these events. He wondered if it was normal for a facility like this to have a third locker room that's available for an event. Mr. Popkey said the big new facilities have multiple locker rooms. Mr. Graul asked about Am Fam Field and how they are able to host things there without a third locker room. Mr. Kaszubowski wasn't sure. Mr. Popkey thought it was more like the other NFL stadiums with the locker rooms. Mr. Graul asked about Camp Randall. He asked if they could get more information about other NFL stadiums and how many locker rooms they have. Is Lambeau Field the only one without a third locker room right now. Mr. Galvin feels they are being backed up against the wall. He thinks with the audit coming up and other things should they just hold off so they can get more answers about other things so they can make better decisions going forward. Does it affect anything if they hold it off until the next Board meeting.

Mr. Popkey said they would like to begin construction as soon as possible. Mr. Galvin asked if the locker room wouldn't get done would a lot of other projects not get done. Mr. Popkey said it is a stand-alone project but it is important because they will not have a facility for a soccer or college football game. They would have to build a temporary locker room and he feels this is a better solution. Mr. Graul said they don't have anything planned in the bowl until 2026. The first time it's needed is in 2026. Mr. Popkey said not necessarily. They could get an event next year but if there is an event that wouldn't interrupt the timing of the draft – later in the year 2025. Mr. Graul said there would still be a bit of a window to get more information and understand the context of this. Mr. Dworak offered some background on the fund that would be used for this project. This capital improvement fund is a specific fund to be used for projects at Lambeau Field. This is the project the Team chose to submit for the funds. They could have submitted for any other number of capital improvements as it relates to the complex. Those are all eligible uses of that fund and those dollars. Right now there is \$6.4 million in that fund. The District Board has historically wanted to keep the balance at \$2 million to have something there in case something were to come up on short notice. This fund has been building up and it's funded by user fees. The exchange of user fees in the last couple years has brought the fund back to a point where it has enough to be able to help fund the project requested. Mr. Graul asked what was the last time they used the funds. Mr. Dworak said it was utilized in 2021 for the grab and go concessions for \$6.5 million. Mr. Galvin asked about the security building. Mr. Dworak agreed they did use the funds for that as well. Mr. Galvin feels the Board should scrutinize any request and he wondered if it could wait 3 months until the next meeting to get some of these answers. Is it a big deal? Mr. Popkey answered that the bottom line is that the third locker room is needed because they are going to host events. If there are some opportunities that come up next year, to get started now puts them in a position to get it done by then. This would be beneficial if something comes up and they don't have the third locker room and they have to again invest in temporary locker room which would be lost money. The cadence for it coming now is the

reasoning. Mr. Graul asked if this would be approved today when would it be done. Mr. Popkey didn't know offhand but thought it would be less than a year.

Mr. Lucius stated the Board has pushed the Packers really hard on having more events in the bowl and to bring more in. This seems like a project that will allow them to do that and remove a barrier to do it. He feels holding off on it would hold off on getting these events. He would support going forward with this right now because it falls in line with what the Board has been asking the Team to do.

Sen. Cowles asked if the amount was based on an actual bid. Mr. Popkey said this was scoped out and this is what's come back with their regular process. Chair Weycker asked if the Team gets paid after the fact. Mr. Dworak said it would be a reimbursement after they see the detail of what was spent on the project.

Sen. Cowles asked if the project came in at 25 percent or more than expected, this amount is all the Board would be committing to. Mr. Dworak agreed they would be making an approval of \$2.9 or rounded to \$3 million. As with the terms of the Lease any overruns would be the responsibility of the Team.

Mr. Lucius said the project total is \$5 million and the Team is requesting just under \$3 million and the Team funds the balance. Chair Weycker asked if there was a formula on how much they could request. Mr. Dworak said only to the extent that it is limited to the \$2 million floor in the fund. The \$3 million request comes available this year due to things renewing. The District has that conversation with the Team each year and tells them what's available. That's why the request is for \$3 million because there's another \$1 million tied up and invested in various funds.

Mr. Graul added that he agrees with Mr. Lucius that they need to get more events. His frustration is that he didn't know about this until he read the letter in the packet. He had no context and if it's normal or not. It's frustrating to say that why at a quarterly meeting they didn't have more information and why they couldn't ask in advance. The one sheet of paper supplied to him is difficult to make this type of decision with.

Mr. Weininger wanted to clarify that Mr. Popkey stated they need a third locker room rather than a temporary one. He asked how much a soccer match brings in. Mr. Dworak said the soccer match brought in \$400,000 a couple years ago. Football games have been \$700,000 - \$900,000. Mr. Weininger asked Mr. Popkey if this isn't approved would they just not pursue events or just spend the money on a temporary one.

Mr. Popkey said the challenge is not having a facility so if they didn't have a permanent one, they would need the temporary which isn't a good investment. The cadence right now works to have this project begin sooner than later.

Ms. Dorff agrees with Mr. Lucius and feels it is one of the better uses for the money because it seems the intent would be to help bring in events. He understands the frustration of this coming up so suddenly without a lot of time to study it. Although she feels it would be a good use of funds.

Chair Weycker looked at the soccer match numbers which were close to \$600,000 and the LSU game was \$913,000. She feels both of those events would have benefited with a third locker room. She feels to sell the events she has to look at what you can offer. She feels that Lambeau

Field is an awesome venue to begin with, but they can't give up the Packers locker room. Mr. Dworak stated he doesn't think that's inconsistent with other stadiums. Mr. Graul stated that he doesn't think but doesn't know either. Mr. Dworak mentioned that has been his experience with the arena business and they haven't used the home team locker room for other events.

Mr. Lucius reminded the Board that the goal is to be in the top 25% of NFL stadiums at all times. Part of this is also about staying on the leading edge and not lagging behind other stadiums. Mr. Galvin agrees it is a good use of the money but if there's only one event every four years and you're not guaranteeing anything right now – that's \$3 million spread over 12 years would be \$1 million a year for a locker room. Social media brought up this question about a third locker room and he reported it was 50/50 in favor of a third locker room. He said the Board's responsibility it to make sure this is being done wisely because they need to take care of the taxpayer's money. He corrected himself that it would user fee money being used but feels it is their responsibility to make sure it's done correctly and is best for the Team and the community.

Mr. Popkey restated that the third locker room is needed to get the events to come and having it allows them to better bid on events. Chair Weycker asked if the Team could wait until June 24 for an answer from the Board. Mr. Popkey said the cadence would work now and get completed in the fall. They would be in a position to get an event next summer if they started now to lead into the following year. He couldn't say for sure right now if it would upset the cadence. Chair Weycker stated that these funds are earmarked only for facility improvements. Mr. Dworak agreed. They can only be used for that purpose.

A MOTION WAS MADE BY KEITH LUCIUS TO APPROVE THE FUNDING AS PRESENTED FOR \$2,997,277.

A MOTION WAS MADE BY WILLIAM GALVIN AND SECONDED BY BARBARA DORFF TO HOLD FOR THE NEXT MEETING. A vote was taken. MOTION CARRIED 6 AYES – 1 NAY. MOTION PASSES.

10. FINANCIAL REPORTS – NOVEMBER AND DECEMBER 2023 – JANUARY, FEBRUARY AND MARCH 2024

Mr. Dworak began with the December year-end financial statement beginning on page 10-11. He noted a couple highlights on the first page. The variances for the year on user fees and the exchange of season tickets as they talked about in the past year and a half have been significant. They were higher than projected. He noted the ticket tax was also higher and was dependent on the season and how the games fall in the calendar year. The 2023 year ended up higher. He also noted interest earnings were also higher across the board.

Expenses for maintenance and repairs were reported at \$15.6 million which was a higher than projected variance. This is because fees that came in for ticket tax were higher than anticipated. They only pay out was available in the fund. The ticket fee showing \$1.9 million higher than budgeted and interest earnings were higher than budgeted leads to a higher operations and maintenance reimbursement available as of year end. Mr. Graul asked if that has been paid. Mr. Dworak said only \$9 million was paid through the interim request. There is \$6.6 million in payable. There was about \$12 million detail provided and there will be a final detail supplied at the June meeting.

Mr. Dworak went to page 10-14 which is a subset of the financial summary of the District Operating Fund which is the controlling aspect of the District's budget every year. There's not a ton of stuff –

it's a \$230,000 budget. On the year to date basis the District is about \$12,000 better than budget from the expenses side. That then reduces how much comes out of the Economic Development Fund which is shown on page 10-15 as \$12,366 under budget. The revenue number plugs to meet the expense side because there really isn't revenue coming in other than the escrow amount and the Economic Development Fund transfers to balance the expenses.

Mr. Dworak didn't have any other December year end comments and there were no questions.

He went on to report year to date on page 10-54. It's early in the year and there's not a lot of activity happening. Virtually all the line items and accounts at this point in the year are projected what was budgeted for and talked about in December during the budget conversation.

Mr. Graul asked about the \$431,000 user fees. Mr. Dworak said this is overstated because the revenue and expenses don't match each other exactly. The way the requirements of the user fee works is that the new user fee has to be collected prior to the old user fee being refunded. Over the next couple months, the refunds will be issued so that number now is a net basis of \$250,000. This will be a more normal year in the \$500,000 - \$600,000 range.

There were no other questions for the financials through March.

A MOTION WAS MADE BY MARK GRAUL AND SECONDED BY BARBARA DORFF TO APPROVE THE FINANCIAL REPORTS. A vote was taken. MOTION CARRIED.

11. DIRECTOR'S REPORT

Mr. Dworak presented the fund statement for District user fee. It is a historical total of revenues and expenditures that brings back to current balances at the bottom. It is a way to double check. If you looked at the Special Event and Economic Development Fund talked about earlier, it would show the \$1.232 million balance less the funds previously approved and committed. The \$6.680 million line item in receivables on page 11-2 really belongs on the payables line item because it's the amount accrued and waiting for the final operations & maintenance expense detail.

The District User Fee statement is also called Capital Improvements Fund. This is added to every year with user fee exchanges. It shows a \$6.4 million balance. Mr. Graul asked about the District User Fee of \$30.8 million and if it was the amount that came in over all time. Mr. Dworak agreed. He asked about the user fee collected in the amount of \$14.2 million. Mr. Dworak wasn't sure about the amount but the user fee has some history. The City used to be the collector of the user fee even at the start of the District until about 2013. Then it transferred over to the District to collect. If you look at the history today he believes this is starting as of when the District collected it. He will verify this and get more background on it. Mr. Graul said it looks like it paid out over time about \$26 million for capital improvements. Mr. Dworak agreed.

Mr. Dworak presented the fourth quarter maintenance report from the Team. It summarizes the work orders completed and how many hours it took to complete. They look at this report for anything that stands out as unusual or looking at trends over time to see if there's something ticking up or down.

Mr. Kaszubowski commented on these reports. In 2023, the middle of the fourth quarter you can look at what happened over the past three years on an annual basis. The number of preventative maintenance activities and tasks completed have been fairly consistent over that three year period. In

2023 there was a little uptick in the number of demand maintenance or unplanned activities. It wasn't a huge uptick but a significant one and might be attributed to more things that had to be done as a result of completion of construction or the movement of maintenance staff an easier way to record things that need to be done and a new CMMS program. He will continue to monitor this but there's more work being done on demand maintenance.

Mr. Dworak reported on the brick sales. He mentioned that the program administration is being transitioned to the District. He explained that Brickmarkers out of Florida has been the provider since the beginning of the program with the District. They have in the past been providing some additional staffing support with someone from their office who assists with the transaction detail. He said that Ms. Roskom is also very involved but it has always been a two-headed effort to share the workload of the program. That person left Brickmarkers and Brickmarkers, who doesn't typically provide this service to anybody else, can no longer provide these services. Therefore, Ms. Roskom has been working hard to transition some of those duties. The District charges more than 50 percent of Ms. Roskom's salary to the Brick program already so the District is really being compensated for that through the funding here and the revenues the sale generates. There is a little bit more that is coming on to the District's plate because of this. As it relates to the 2023 year-end sales, the District had a strong finish to the year. The sales were trailing 2022 by quite a bit but holidays combined with Team performance toward the end of the year really generated some additional sales in December, so it ended up pretty even year over year. He added that with the transition they will adjust the pricing structure so they won't pay as much to Brickmarkers and will generate a little more revenue. At \$100,000 it isn't that significant.

He pointed out some 2023 annual and program stats about what is being sold and where. They almost sold to all 50 states last year but came up six short. Ms. Dorff added they sold to foreign countries though.

There were no other matters on the Director's report.

A MOTION WAS MADE BY SEN COWLES AND SECONDED BY KEITH LUCIUS TO APPROVE THE DIRECTOR'S REPORT. A vote was taken. MOTION CARRIED.

12. Chair Weycker wasn't sure the Board needed to go into closed session. Mr. Dworak mentioned that Ms. Patteson was at the meeting to discuss any Lease matters. Ms. Dorff wanted to go into closed session and would make the motion. Mr. Galvin recused himself if the discussion involved anything related to the City's involvement with the Lease negotiations. Mr. Dworak said it would be discussions as it relates to the District and its position as it goes into any Lease negotiations. Ms. Patteson mentioned that she was on the Board and was in the same position as Mr. Galvin so she understands how you try to identify your role as a public official on the City Council and also on the Stadium District Board. Mr. Vande Castle added that it was up to Mr. Galvin if he would feel comfortable wearing the two hats in this situation. Most of the time you don't want to be in that situation. It also puts you in an interesting position on the City's side. Mr. Galvin agreed and said he didn't want to discuss the City's involvement. Mr. Vande Castle said you don't know what will be discussed in closed session. Mr. Graul mentioned that Mr. Popkey would have to leave also. Mr. Vande Castle said if the Board is in closed session and has questions for Mr. Popkey they can bring him back in on a motion. Mr. Weininger asked if there was anything new that occurred that the Board would have to go into closed session about. Mr. Dworak said nothing the District has been directly involved with. Ms. Patteson said that part of the purpose of a closed session could be to answer questions about the Packers' position and what it means for the District or the City and how to proceed. Or it could be used to just identify additional information that the District would like to receive to make sure they

understand the current status so if they need to act they could be informed. Mr. Galvin asked if they had questions for the City's staff they could ask them back in as well.

13. A MOTION WAS MADE BY BARBARA DORFF AND SECONDED BY SEN. COWLES TO CONVENE INTO CLOSED SESSION PURSUANT TO SECTION 19.85 (1)(E) OF THE WISCONSIN STATUTES FOR PURPOSES OF DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE INVESTING PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS WHENEVER COMPETITIVE OR BARGAINING REASON REQUIRE A CLOSED SESSION, TO-WIT; LAMBEAU FIELD LEASE NEGOTIATIONS. A roll call vote was taken. Chair Weycker – AYE; Ms. Dorff – AYE; Mr. Gaul – AYE; Mr. Lucius – AYE; Mr. Galvin – Abstained and recused himself; Sen. Cowles – AYE; Mr. Weininger - AYE

The Board went into closed session at approximately 3:31 pm.

The Board returned to open session at approximately 4:40 p.m.

CONSIDERATION OF ACTION, IF ANY, REGARDING CLOSED SESSION DISCUSSION:

A MOTION WAS MADE BY BARBARA DORFF AND SECONDED BY CHAD WEININGER TO DIRECT STAFF TO PROCEED AS DIRECTED IN CLOSED SESSION.

14. OTHER MATTERS.

There were no other matters.

15. MOTION TO ADJOURN

A MOTION WAS MADE BY BARBARA DORFF AND SECONDED BY KEITH LUCIUS TO ADJOURN THE MEETING. A vote was taken. MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at approximately 4:47 P.M.

Respectfully submitted,

Diane Roskom
Administrative Specialist