

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, September 22, 2025**, at 2:00 p.m.

PRESENT: Leah Weycker, Keith Lucius, Mark Graul, Terence Bouressa, Sen. Cowles, David Charles, and Barbara Dorff via zoom

ALSO PRESENT: Brian Dworak, Aaron Popkey, Bill Vande Castle, Leah Lasecki, and Joel Everts.

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.

3. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

4. APPROVE/MODIFY AGENDA

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

5. ELECTION OF OFFICERS – BYLAWS

Mr. Dworak explained how elections of officers have been held in the past. There have been motions calling for individual nominations and also just a motion for re-electing the current slate of officers. He asked Mr. Vande Castle if it was necessary to follow the true rules for elections that call for each position's nominations three times. Mr. Vande Castle explained that the Chair would call for nominations from the floor whether that is each position or for the current slate. There is no protocol that has been established or required. Ms. Dorff said she would like to nominate the current slate of officers minus the Secretary position which will be open due to her resigning.

Mr. Dworak asked if everybody who serves as an officer was willing to continue to serve. Chair Weycker mentioned that Sen. Cowles held two offices in the past. Mr. Charles asked Sen. Cowles if he would be willing to do so again. He agreed.

MS. DORFF MADE A MOTION TO NOMINATE THE CURRENT SLATE OF OFFICERS MINUS THE SECRETARY POSITION. THE MOTION WAS SECONDED BY DAVID CHARLES. A vote was taken. MOTION CARRIED UNANIMOUSLY.

DAVID CHARLES MADE A MOTION TO NOMINATE SEN. COWLES TO THE OFFICE OF SECRETARY/TREASURER. THE MOTION WAS SECONDED BY BARBARA DORFF. A vote was taken – MOTION CARRIED UNANIMOUSLY.

The slate of officers will be as follows: Ms. Weycker – Chair; Mr. Lucius – Vice-Chair; Sen. Cowles – Treasurer/Secretary.

6. REQUEST FOR APPROVAL OF THE MINUTES – June 23, 2025

Chair Weycker mentioned the attendance number for the Leicht Park Draft City Music Fest was recorded incorrectly in the minutes. It should be 15,000 not 50,000.

A MOTION WAS MADE BY MARK GRAUL AND SECONDED BY DAVID CHARLES TO APPROVE THE MINUTES AS AMENDED. A vote was taken. MOTION CARRIED UNANIMOUSLY.

7. COMMUNICATIONS

A. Packers Financials – Shareholders’ Meeting

Mr. Dworak shared the financials from the shareholders’ meeting, and it is usually included in the September packet each year. They do reference the District’s contribution to the expenses line item. Facilities’ net number has the asterisk which is net of the District’s contribution under the Lease to the Team.

There were no questions.

B. Late Communications (if any)

There were no late communications.

A MOTION WAS MADE BY DAVID CHARLES AND SECONDED BY MARK GRAUL TO RECEIVE COMMUNICATION AND PLACE ON FILE. Vote taken. MOTION PASSED.

8. ANNUAL AUDIT – PRESENTED BY CLIFTON LARSON ALLEN (CLA)

Ms. Lasecki of CLA presented the annual audit. She mentioned that the audit was standard to last year and there was nothing much new to report but knows there are new members of the Board and encouraged them to ask any questions along the way. She directed the Board to the letter attached to the report. The government’s communication is standard. She said there were no new accounting policies adopted, and they were essentially comparing apples to apples between years.

She presented Page 2 of the letter that mentions there were no financial statement issues identified. She stated Mr. Webb does a phenomenal job and he saves the District money because he uses his own product. The auditors spend more time auditing if they don’t have a trial balance they can analyze. It is important to note there are things listed in other entities audits.

She went into the audit report Page 1. There is a clean opinion on the financial statements. They didn’t find anything to recommend or report. Under auditor’s responsibilities she pointed out what they do. The most important one is that they obtain an understanding of internal controls, so they don’t give an opinion of the controls but they have to understand how things are done. They spend a

lot of time speaking with Mr. Webb about the day-to-day functions. They found no issues with internal controls. They don't give an opinion on the internal controls because that's a different type of audit. If there were findings they would be communicated in the back of the report. In the past there were segregation of duties issues but that has been alleviated now that Mr. Dworak is involved and Mr. Webb is not acting alone.

She directed the Board to pages 4-17. Mr. Webb's management's discussion and analysis – which is a great. She said Mr. Webb does a great job with this and feels it is one of the best MD&A's she's ever seen. She suggested anybody who's new to the Board or wants to know more about the District this would be a fantastic report to share. Ms. Lasecki mentioned he does add things that are applicable to each audit year.

She then directed them to page 20. She explained the numbers were District-wide financial statements. They include all assets and liabilities. The balance sheet contains all the major funds there are no non-major funds. The total assets for 2024 were about \$67.2 million versus \$69.5 million last year. Most of that decrease is in cash and investments. Liabilities were at \$4.7 million versus \$6.7 million last year. There were no issues identified.

From a fund balance perspective, the District is in a very good position - \$62.5 million vs \$62.9 million last year – down about \$357,000 from last year.

She directed them to the income statement. The General Fund shows a deficit of \$82,428 - ending the year at \$632,992. The 8257 Fund \$3.062 million versus \$3.065 deficit last year.

Operations and Maintenance fund had a little bit of a deficit. Special Event and Economic Development was reported at a \$114,000 deficit. Lastly, Capital Projects ended the year with a surplus of \$2.8 million.

She asked if the Board had any questions about the audit.

Sen. Cowles asked if CLA performed the audits from the beginning. Ms. Lasecki explained that Schenk was probably the auditing firm at that time. CLA was previously Schenck. CLA has been the auditing firm for 4 or 5 years now. Mr. Charles asked how much the District pays CLA for the audit. Mr. Dworak answered it was \$10,000. Sen. Cowles asked if the auditors work with other state sports districts or with the Legislative Audit Bureau. Mr. Dworak stated that they have a requirement for a LAB audit every two years at the Miller Park District.

Ms. Lasecki explained that the LAB audit is different and it audits the compliance with statutes. CLA will not interpret the statutes. They give the interpretation of the financial statements. Their level of compliance review is very high level. Making sure they publish agendas, etc. Sen. Cowles suggested they continue to ask for an LAB audit. He stated there have been complaints about certain aspects of the Stadium District like the expenses review and local representatives have brought up that point as well.

Chair Weycker asked about the question about the fees the District pays for management of funds and if the auditors look at those. Ms. Lasecki said they would report it if they noticed something was off as compared to other clients they audit. They didn't identify anything they felt was high.

Mr. Lucius asked about investments. Do they calculate adjustments for fair market value. Ms. Lasecki said Mr. Webb does that and they have valued at fair market value for GAP.

Mr. Vande Castle talked about the Brewers' audit and the LAB doing their audit. The Brewers' legislation is different than this District. A lot more leigh way was given to this District in terms of developing the bylaws for its administration; whereas the Brewers more closely connected more to the statutory authority. That may be a reason why the LAB is a bit reluctant to step into this because they would have to look into how the legislation affects the bylaws and how the funds are set up. Mr. Lucius said some of that is not in the legislation. Mr. Dworak said there was a LAB audit requirement in the beginning to look at the diversity contracting component of the Stadium District which was going well and they decided it wasn't necessary anymore but it was a very narrow focus – it wasn't a District wide audit.

There were no more questions.

A MOTION WAS MADE BY DAVID CHARLES AND SECONDED BY SEN. COWLES TO APPROVE THE AUDITED FINANCIALS. A vote was taken. MOTION CARRIED.

Mr. Charles added that the amount the District is paying for the audit is pretty good.

9. SPECIAL EVENTS & ECONOMIC DEVELOPMENT FUND UPDATE:

A. Detail of Special Events and Economic Development Fund

Mr. Dworak gave a Special Events and Economic Development Fund update. He reported the fund balance is about \$800,000 with some funds committed with about \$680,000 remaining. There have been no changes since last meeting.

Sen. Cowles asked about the amount spent for operations each year. Mr. Dworak said the total operations budget is \$250,000 and there's \$100,000 escrow from that. So \$125,000 is transferred each year. The average spent has been about \$80,000 a year for the last 3-4 years.

B. Post Event Reports

- Duck Creek Triathlon (Village of Howard)

Mr. Dworak reported that this event had a \$2,000 grant for additional marketing to generate additional attendees from out of state. They had about 40 more participants this year with only a handful from out of the state. They had continued success in year two and will continue building this event.

- USHL Combine

Mr. Everts introduced himself to the new members of the Board. He said the USHL Combine is in the second year of a three-year award - \$15,000 a year. He went over some numbers – the Draft this year caused them to change their date so there was a downtick in

numbers. This event is a good tie-in with the Gamblers organization and prospective players can see the program and the city.

Mr. Dworak asked about the number of attendees for the second year and if it was down from the first year. Mr. Everts agreed and reported that the room nights were different also. They are booked through a third party and there were more events scheduled that new date. Chair Weycker asked if there is an advantage to use the third-party program. Mr. Everts said it is pay to play so you have to book through them to attend. However, they find it hard to track and do the best they can to track the numbers.

- YMCA National Gymnastics

Mr. Everts stated this is the first time this event was in Green Bay. Once the Resch Center opened it really made sense to host here. Jordan Childs was the keynote speaker for the opening ceremonies. The two buildings together made it a great event. It had good room night numbers and good economic impact.

Mr. Dworak asked about the Air BNB rentals and how they affect the numbers. Mr. Everts said that does affect the numbers for the events. They are aware of the Air BNB issue it creates and trying to identify how to track those numbers. He said there are over 1,000 options for rental properties in Brown County now. He said the organizers asked about rentals for their stay. Mr. Dworak also asked about the numbers of attendees. Mr. Everts said the opening ceremony was in the 5,000 range. Chair Weycker asked about the missing information. Mr. Dworak said the economic impact will look lower due to that as well. Mr. Everts is trying to get better numbers. There are many factors involved in how to calculate the numbers. He stated they use a program to estimate the numbers.

Mr. Charles asked if there was a report that could be issued. Chair Weycker said she looks at the numbers estimated and the post event report. Mr. Charles wanted to know what to do with those numbers. Is there a standard form available to grade the events. Mr. Dworak said they look at it as what the impact is. Mr. Dworak said it is tracked and is in one list. He said they look at this. Some things are harder to measure but the events do succeed in bringing people here. One that is hard to identify is the Rush to the Resch grant. He feels the WIAA events are great to have here. Sen. Cowles asked if these events would happen if the District didn't contribute. He said they are relying on Discover Green Bay to tell them if they won't come if they don't get the funding. Mr. Everts said they are getting more creative and invited the Board members to come to the office to meet with Mr. Toll if they want to discuss things further. Mr. Charles wanted to have a simple form for the event numbers to reference for the future requests.

Mr. Dworak said there is a document that was put into place in 2018 and then ignored promptly after that. There were two things to look at – economic impact and room nights. He said they can add these numbers to a report and provide it. Sen. Cowles asked about the Board ignoring the policy and whether that was from the approval of the scoreboard at the Resch.

Mr. Dworak said the capital investments are harder to measure. Mr. Charles said he realizes it is hard to measure but it would be easier to have some numbers to reference on

one sheet rather than report on the voodoo science used to get to the numbers. Mr. Lucius said the numbers will be the same whether or not they are on a list. He said they can determine things when they hear the soft details of the event.

Sen. Cowles said another component of the decision making is that they get things presented piecemeal and stated it would be easier to get them all at once.

Mr. Charles asked what the policy is to decide on these events. One of the reasons for the Board is to bring in new activities. Chair Weycker said they fill out an application.

She said the policy is pretty broad and it would ultimately be the decision of the Board. She asked if they could review the policy. Mr. Dworak said they could. He asked if there were more questions for Mr. Everts. Mr. Everts added that they used the event score sheet that was created by the District.

He explained the events they will be hosting is one for 15 and over players and the 16 and over which is the USHL Hockey age. He stated Discover Green Bay is investing \$5,000 in these events as well. He added this event is meant to be fund raiser for the Green Bay Youth Hockey organization. So they would have to come up with additional funding. Cornerstone is also donating ice time and he reported the

They were last here in 2023 for the Tier 2 boys hockey. Mr. Graul asked if they rotate every three years. Mr. Everts said there are four or five different age groups for boys and girls – so there are 8-10 tournaments that rotate around the country. They try to get as many age groups in the state at one time but that is difficult to do. With the fourth rink coming to Cornerstone they will be able to get more teams here for the tournaments. Sen. Cowles asked if this event is already going to happen. Mr. Everts said it is and the fees keep going up for these events and the youth hockey group and Cornerstone will have to cover anything not funded. He said he would be open to a different amount of money committed. He reported there are two over youth sporting events in the area at the same time of this event but they are spread out.

Chair Weycker said the District is extremely limited on funds at this time. Sen. Cowles asked if they had more requests for funds at the next meeting. Mr. Everts reported that there will be a Rush to the Resch request of \$16,000 a year coming to the Board in December. WAMO is covered for a couple years and the one year of USHL. He's not aware of anything just yet but they will be hosting a familiarization tour to groups to get them to schedule something here.

Sen. Cowles thinks they should consider a smaller amount. Mr. Charles made a point of the fact that Cornerstone is donating ice time but then splitting the profits. He said he wouldn't mind approving \$5,000.

Mr. Everts said by donating the ice time he meant that their operating costs are \$300 and they are donating \$150 – but there are other costs and they will actually be losing money because they would normally be having another event that would be paid in full.

A MOTION WAS MADE BY DAVID CHARLES AND SECONDED BY SEN. COWLES TO APPROVE \$5,000 TO FUND THE USHL NATIONALS. A vote was taken. MOTION CARRIED.

10. FINANCIAL REPORTS JUNE/JULY/AUGUST 2025

Mr. Dworak presented the financials. For the most part most things track with the budget. One change is that the user fee has dropped a little bit and there's a couple things happening there. The Team is taking back tickets from ticketholders who were selling their seats. The process to turn around and re-issue those tickets has taken more time and now it will probably be next spring before they can reissue most of those. This doesn't affect

In a normal year they would see somewhere between \$500,000 to \$1 million so this year you will probably see a negative number. Mr. Graul asked how it would be a negative. Mr. Dworak said they were more tickets returned than fees collected.

Mr. Popkey stated that the non-renewals are notified that they will not be renewed for the season. They didn't give any numbers out publicly but it was roughly 1 percent. Then they send out letters to people waiting for tickets and they have to respond which takes time. Tickets that don't get issued they get used for internal purposes or for the relocation of seats. Some people would be able to pick a better location.

Mr. Bouressa asked if this was a continuing process. Mr. Popkey said it is something they will continue to watch it but these accounts have been selling 100 percent of their tickets so that prompted the non-renewal of tickets. Mr. Dworak said this doesn't impact the District's operations, it is just a processing issue.

There were no questions on financials.

A MOTION WAS MADE BY MARK GRAUL AND SECONDED BY DAVID CHARLES TO APPROVE THE FINANCIALS. A vote was taken. MOTION CARRIED WITH 6 AYES DUE TO MS. DORFF LEAVING THE MEETING.

11. DIRECTOR'S REPORT

Mr. Dworak presented the District User Fee Fund statement is a reconciliation back to the current fund balances in each of the categories – the 8257 Fund and the Operation and Maintenance which has a couple games worth \$6.8 with escrow due to the Team for 2024. This statement ties back to that. He mentioned the District User Fee and the significant add to the fund this year which has a balance of \$8.6 million. This is the fund where the third locker room project will be funded out of at the point when the Team makes a request with their summary of expenditures that they've spent on that project. Mr. Graul asked how much that project was going to cost. Mr. Dworak said the budget statement was just under \$3 million.

Mr. Dworak moved onto the second quarter maintenance report from the Team. It reports the activities that have taken place looking at work orders – both demand and preventative. This is used to prepare for the annual maintenance audit. There is nothing significant to report.

He mentioned the Sigma Team did the inspection in August and will present a report in December.

Sen. Cowels asked about the fees reported on page 11-3. Mr. Dworak said these are credit card fees to collect the user fees over the entire period.

Mr. Dworak said the next meeting will be held at 2:00 p.m. December 8, 2025.

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

12. OTHER MATTERS AUTHORIZED BY LAW

Mr. Dworak had no other matters. Mr. Charles asked about the video conferencing option to attend meetings because he finds it distracting. He wanted to know if the District meetings will stay live and require attendance or do more to allow electronic attendance. Chair Weycker said they accommodated Ms. Dorff due to health issues but she feels the Board should meet in person when possible. Vice-Chair Lucius agreed. Mr. Graul said they should continue to allow electronic attendance and is glad to have that option available. Most of the boards he serves on offers this option. Chair Weycker said there are open meeting laws and the District's meeting have to be open to the public. Mr. Dworak said the agenda goes out publicly with the link.

Vice-Chair Lucius mentioned that if they offer this option to the public they have to have closed captioning available.

He also said they should limit the option to a certain number of meetings a year for each Board member. He agrees Ms. Dorff's situation is unique and was willing to offer that.

Mr. Vande Castle said you have to be careful with that because some people might have accessibility problems and that's the only way they can attend a meeting. He also said there are options for people to connect with Zoom and have the closed captioning appear for them.

Chair Weycker asked about the exceptions that people phoned in to meetings in the past. Mr. Dworak said they published the phone in number on the agenda in the past when a Board member couldn't attend.

Mr. Vande Castle said there is legal discussion that it may get to the point where all meetings will have to be published as a Zoom meeting so anybody could log in and watch. Mr. Lucius said if there is a closed session during a Zoom meeting the Board member on Zoom shouldn't be allowed to vote. Mr. Vande Castle said they could block all others during a closed session, but Mr. Lucius said the Board wouldn't know if that Board member had someone in the room with them during the closed session.

Mr. Charles said they should have a policy for these situations. Mr. Dworak asked Mr. Vande Castle about the bylaws changing and developing a policy regarding in person meetings versus allowing electronic attendance. Mr. Graul thought it would be valuable to find out how other similar boards handle these situations.

Mr. Vande Castle said he's on dozens of governmental boards and commissions. Some smaller municipalities don't have the resources to offer this but there are grants to apply for as well.

Mr. Graul said they have to look into this and get a report to further discuss developing a policy. Chair Weycker asked if Mr. Vande Castle would look into that and he agreed he would do so.

There were no other matters.

13. MOTION TO ADJOURN

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

The meeting adjourned at approximately 3:30 P.M.

Respectfully submitted,

Diane Roskom
Administrative Specialist