REPORT ON PUBLIC COMMENTS presented to Aloha Stadium Authority



This report provides a summary of the public comments garnered as a result of community and stakeholder outreach by the Aloha Stadium Authority with regard to the future disposition of the stadium and its surrounding property. This summary does not represent an analysis nor claim any statistical validity. It is not a research product.

BACKGROUND:

The Stadium Authority and the Hawai'i State Department of Accounting and General Services commissioned a Comprehensive Site Summary from the New York firm of Foley & Lardner to provide an analysis of all influencing factors on the decisions to be made regarding the future of the Stadium and potential redevelopment of the site. The report included an analysis of the legal and practical risks, challenges and opportunities associated with the site, and the concepts and needs identified by stakeholders.

The Site Summary was accepted by the Stadium Authority at its board meeting on June 26, 2014. It was the intention of the Stadium Authority to ensure that the public was properly notified about the acceptance of the Foley & Lardner Site Summary, including its contents and to provide an opportunity for the public to comment on the Summary.

The following steps were taken to announce the Summary and to provide an opportunity for comment:

A news release was issued on June 26, 2014 announcing the acceptance of the Foley & Lardner Comprehensive Site Summary with an invitation to the public to attend an open house on July 10 to provide comment. The news release is appended to this report.

An email announcement and invitation to respond was sent to all stakeholders who were interviewed as part of the Foley & Lardner Site Summary (a total of 36 stakeholder meetings). A copy of the announcement and invitation to respond is appended to this report.

The Foley & Lardner Comprehensive Site Summary was published on the Aloha Stadium web site on Friday, June 27 with a mechanism for public response. This announcement and invitation to comment are appended to this report.

An open house was conducted on July 10, 2014 at Aloha Stadium for members of the general public and for stakeholders specified above. A total of 42 persons attended the open house, as evidenced by the sign-in sheet which is appended to this report. An informational sheet about the Summary and a response form for comments were provided to members of the public and both are appended to this report. Copies of the Foley & Lardner Summary were provided for public perusal; and easels inviting comment on specific issues were arranged in the reception area so that comments could be made via "stick-on" notes. In addition, members of the public were invited to make verbal comment during the

open house event following presentations by Aloha Stadium board member Kika Bukowski, General Manager Scott Chan and Foley & Lardner principal author, Irwin Raij.

As a result of these various methods of outreach, the following were received as formal public comment, all of which are appended to this report.

Three (3) written responses received via e-mail response: State Department of Transportation, Michael Lee, Historic Hawai'i Foundation

Three (3) responses received via the web site portal

Four (4) written responses received during the July 10 open house, including one from Hawai'i Tourism Authority

Eight (8) verbal responses submitted during the July 10 open house (one of which also was written testimony accounted for in the four responses above)

45 written notes received on easels during the July 10 open house

Other:

Some responses were posted on media web sites in response to stories in the news media. These do not constitute formal public comment, as they were not submitted to the Stadium Authority. They have been included in the appendix; however, they are not included in the summary of the formal submitted comments.

HIGHLIGHTS FROM PUBLIC COMMENTS GROUPED BY TOPIC

Build New or Keep Current Stadium:

Verbal testimony received on July 10, 2014:

"It doesn't make any sense to spend \$120 million to fix a 'rust bucket.' "

"...not confident that the \$200 million for the new smaller stadium is adjusted for Hawai'i prices."

"...building a new stadium or changing its location is a very reckless and dangerous gamble. Let's not throw away a proven, dependable commodity... for risky, questionable change..."

Written testimony submitted (at Open House, via e-mail or web site):

Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?

No, build new

This site is also perfect to combine a new stadium with a state of the art bus/rail terminal. From this location the rail could go down Salt Lake Blvd and turn right onto Pu'uloa Road to the airport. Add rail from Mililani to new stadium complex. Only buses to windward and east O'ahu. Save \$\$ and use it for stadium? The rust problem—fix it—can we?? Liability issues—insurance costs? Yes, 10% of the rail budget should go to the new stadium, I agree. Because the rail is just going to cost \$200 million to maintain each year. A new stadium rail/bus complex with retail will generate tax \$ and revenue. Mahalo!!

State should invest in a new stadium. Existing stadium is outdated and has proven to be a money pit.

Situating the stadium on (U.H. Mānoa) campus is a value added experience that raises awareness of the university and its higher education opportunity.

Tear down and reconstruct

Use such funds for construction of new stadium

No

Post-it Notes on easels received on July 10, 2014

Do you prefer to keep the existing stadium or build a new stadium?

Keep this stadium

Keep existing stadium

Build new with rail funds

Whichever option is actually better both in terms of cost and in terms of public utility

New stadium

Keep the existing stadium

Maintain the present stadium

Size:

Verbal testimony received on July 10, 2014:

"...it would be a travesty to limit it to 30,000 seats..... We really need to go big, and the University of Hawai'i football program will not exist if we go to 30,000."

"We'll never excel if we limit ourselves in that way." (too small a number of seats)

"...if we built something that was, say, 45 or 50 (thousand) that with the right vision we could increase attendance....I think that would also be a huge tool in recruiting."

"We agree with the 35 to 40,000 seating capacity as long as there's luxury or VIP boxes."

"...but at 30,000... we really leave ourselves half-baked."

Written testimony submitted (at Open House, via e-mail or web site)

Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

Yes. It often feels awkward to be in a nearly (empty??) (feeling) stadium.

Yes, unless we can entertain the idea of having the summer Olympics come to O'ahu and Maui in the future and need a larger stadium for future sports events.

Yes, if the smaller venue equates with higher usage. UH football is im portant to us, but it shouldn't be the only game in town. As a taxpayer, the stadium should be as self-sustaining as possible. Not designed for one user.

You'll probably find in your search for best practices across the country that more stadiums are being built smaller...

UH down period should not be a reason to reduce seating capacity; it is nearly impossible to add seats when they return to winning

Yes, unless UH decides to abandon intercollegiate football

Post-it Notes on Easels received on July 10, 2014

Do you think 30-35,000 seats are enough?

Yes

Perfect

As long as it fills capacity regularly

No

Not if you want a good D-1 football program

Keep it at 50,000

Probably not—we shouldn't limit ourselves to the current under-utilized situation

No!!

Yes, smaller per study's recommendations
Think positive. The stadium had great games and filled up. We can do it again!
If investing in new stadium, build for smaller capacity

Multiple Uses:

Verbal testimony received on July 10, 2014:

"We need a surface that can accommodate multiple sports..."

"We need a great world class stadium for all (venues) that we've been talking about—not just UH sports..."

"It's for all of Hawai'i, not just the University of Hawai'i."

Written testimony submitted (at Open House, via e-mail or web site)

What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

Concerts, movie premieres, dog shows

Save \$\$ from rail project and divert it to new stadium complex: state of the art bus/rail terminal. The taxpayers would enjoy a new stadium and also appreciate no rail in east O'ahu. Please save Waikīkī?? And get a new stadium.

Every day I drive over the crest of Red Hill, and nearly every day I see the stadium sitting empty and dark. With the new transit (rail) station being constructed by 2017, there are opportunities for other uses and freed up parking spaces. Concerts, flea markets, high school tourneys, high school practices (esp. when home fields are under construction/repair). Entertainment, restaurants, bowling lanes, sports bars, hotel, etc.

Sports events, concerts with reasonable ending hour

More sports such as rugby, soccer, lacrosse

Post-it Notes on Easels received on July 10, 2014

Regarding types of activities in the stadium or the surrounding area:

Athletic camps

Soccer, football, concerts

Sports bar, hotel, Rainbowtique

Soccer

A well-supported, winning football team

Bring back headliner musical acts

Concerts

Rugby

Diversify uses

50th State Fair

TOD:

Verbal testimony received on July 10, 2014:

"...will give us the opportunity to leverage this place. And rail and the stadium can work together to create opportunities that none of us have ever thought of."

Written testimony submitted (at Open House, via e-mail or web site)

What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how?

Restaurants and sports bars, shops, hotel, residential units

The rail station will provide: more convenient mode of transportation; reduce need for hundreds of parking spaces. Pedestrian and bicycle infrastructure is critical in this area: adequate sidewalks with shade trees, proper bike facilities, widened crosswalks are important. Also, safe linkages to Arizona Memorial, PHHT....wayfinding measures.

- 1) Add rail from Mililani and on to airport from new stadium complex hub.
- 2) Eliminate rail into Ala Moana—just have really cool buses which allow more flexibility and do not destroy our 'āina
- 3) Kaka'ako will be fine with "really cool buses" coming from the new stadium complex
- 4) I rode the bus for 8 months and I know first hand that when I'm shopping (which is key) the convenience of getting close to my destination determined what I could buy.
- 5) The rail cannot do that. Convenient buses are really the best way to go in my humble opinion.
- 6) Kapolei wants the rail..so let's meet in the middle and have the buses go east. Add Mililani and airport. (Save Waikīkī)
- 7) The taxpayers win and we all get to enjoy a new stadium complex. Mahalo, Nina Dowsett

Park development on ma uka side of Kamehameha Highway to include a marina

No major development on the present sight (sic). No shopping center, hotels or condominiums. HART would be a major mode of transportation to and from Aloha Stadium.

Post-it Notes on Easels received on July 10, 2014

Type of development/infrastructure improvements you think are needed? Does HART impact your thoughts?

Expanded public recreational use Connect to Pearl Harbor Historic Trail bike path Yes, please no rail (only bus) to Waikīkī

Hotel!

Is it a possibility to entertain the idea of Hawai'i hosting the Summer Olympics someday on O'ahu & Maui?

Connection from HART station to the stadium

Safer traffic patterns

Yes, I'd like to see a state of the art bus terminal to meet the rail terminal at this site. Buses could go to Kāne'ohe, Kailua, Hawai'i Kai and Waikīkī. Then add a rail from Mililani down to new stadium. Add rail from stadium to airport via Salt Lake Blvd and Puuloa Road. Only small buses to Ala Moana.

Safer pedestrian crossings

Mixed use residential retail ancillary to stadium

Can \$\$ to build new stadium come partially from the rail project? The taxpayers will enjoy a new safe stadium and a new bus/rail terminal here will generate funds.

Shopping

Parking structure

Save \$\$ by only having buses go east from stadium. Use these savings \$\$ to build state of the art stadium & bus/rail terminal & rail to airport on this site

What makes sense for our 'āina? 1) Ruining Waikīkī (the Golden Goose) with a noisy rail? 2) Only nice buses should go to East O'ahu. Save \$\$. Have rails meet bus at the stadium. 3) People will have more flexibility to get to their destination, i.e., Kāne'ohe, Kailua, Hawai'i Kai, Mānoa and Waikīkī by bus. Extend rail to Mililani and airport.

Economically useful developments

Other:

Verbal testimony received on July 10, 2014:

"...the Stadium Authority and Board of Regents need to be talking to each other."

"...make sure that the commercial supporters can come here to the stadium..."

"...so we need the best technology here in place and the infrastructure to make that happen."

Written testimony submitted (at Open House, via e-mail or web site)

State Department of Transportation noted certain traffic and parking considerations and recommended a traffic analysis impacting traffic flow on surrounding roadways.

Resolve issues under which state was given the site of current stadium

Various issues regarding historical significance submitted from Historic Hawai'i Foundation with request to be a consulting party in the matter

SUMMARIZATION OF COMMENTS:

Regarding the question of building a new stadium versus preserving the current one, the opinions received were balanced. Eight voiced the opinion to keep the current structure; and eight recommended a new stadium.

With regard to size, the viewpoints were again evenly split, with eleven persons preferring the smaller stadium as recommended in the Foley & Lardner Site Summary and eleven preferring the larger seating.

Regarding usage, there were a plethora of uses, clearly indicating a wide range of potential and desired purposes for the stadium and its surrounding area, including concerts, high school tournaments and practices, restaurants, shopping, hotel and a wide variety of sporting activities.

TOD and HART issues stimulated comments related to various types of development as noted above as well as opinions with regard to rail and bus routes, parking and traffic issues.

Of special note were letters submitted by the State Department of Transportation indicating that a traffic analysis would be necessary and by the Historic Hawai'i Foundation concerning potential issues relating to their opinion that the stadium may be a historic site and is located near other historic sites.

APPENDICES:

News release

E-mail announcement and invitation to comment
Web site announcement and invitation to comment
Open House informational sheet
Open House agenda and comment form
Open House sign-in sheet
Written comments

4 from Open House (including HTA comments)

4 from E-mail responses (including State DOT, Historic Hawai'i Foundation, DHHL and one other)

3 from web portal

45 Post-it notes from Open House

Transcript of verbal comments at Open House

APPENDICES

NEIL ABERCROMBIE
GOVERNOR

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

NEWS RELEASE

Media Contact:

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or

Ruth Limtiaco, TLC PR Email: Ruth@TLCPR.com

Email: Maria@tlcpr.com

Phone: 535-9099

Phone: 535-9099

Stadium Authority Board Accepts Completed Comprehensive Site Summary from Foley & Lardner

June 26, 2014, Honolulu, HI – The Aloha Stadium Authority Board of Directors voted to accept the Comprehensive Site Summary submitted by Foley & Lardner LLP, which contains information relating to the history, condition and optimization of the Aloha Stadium facility and surrounding property.

"The Summary offers a host of useful information and data," Stadium Authority Board Chairman Charles Toguchi said. "The purpose of the Summary is to provide the Stadium Authority with facts and stakeholder opinions so that we can make informed decisions about the future of Aloha Stadium. While the Summary includes observations and recommendations from Foley & Lardner, the Stadium Authority has not made any definitive decisions regarding the future of Aloha Stadium, as we look forward to analyzing the Summary and soliciting feedback from the public."

The Stadium Authority will host an Open House on July 10, 2014, to allow the public an opportunity to provide comments on the Summary. The Open House will begin at 5:00 p.m. for stadium tours and 6:00 p.m. for the general meeting in the Aloha Stadium Hospitality Room. Informational presentations will be provided by Aloha Stadium Management as well as Foley & Lardner, LLP.

"It is important that the Authority review and consider comments from the public," Toguchi said. "We want to provide every opportunity to gather feedback from the public as well as additional feedback from the various stakeholders who were interviewed by Foley & Lardner."

A complete copy of the Summary can be downloaded from the Aloha Stadium website at: http://alohastadium.hawaii.gov.

P.O. Box 30666 | Honolulu, HI 96820-0666 | Phone: (808) 483-2500 | Fax: (808) 483-2823

The website also allows the public to submit comments electronically.

Aloha Stadium faces several significant circumstances that provided a timely opportunity for the Stadium Authority to commission a professional study to identify matters to consider when making decisions about the future of Aloha Stadium.

Key circumstances surrounding the future of Aloha Stadium include:

- 1. the ongoing costs of capital improvement projects;
- 2. the ongoing maintenance and operational costs;
- 3. the federal and city deed restrictions on the property;
- 4. the siting of a transit station at Aloha Stadium as part of the Honolulu Rail Transit Project.

The Stadium Authority intends to analyze the information provided in the Summary, gather additional feedback from the general public and evaluate the overall mission of the facility in order to make informed decisions about the future of Aloha Stadium. This has been a lengthy process that includes significant public input to assist in evaluating all options.

With the Stadium Authority's acceptance of the Summary, Foley & Lardner LLP has completed two phases of the four-phase Scope of Services for which it was retained by the State. They will continue to work with the Stadium Authority in connection with Phase 3, which will include developing criteria for a "Request for Information" solicitation and drafting of a "Request for Quotation" solicitation regarding the future of the site based on the decisions made by the Stadium Authority.

ABOUT ALOHA STADIUM

Located in Central Oahu, the Aloha Stadium is Hawaii's largest outdoor arena, home to the University of Hawaii Warriors football team and the annual NFL Pro Bowl game. In addition, the Aloha Stadium hosts a multitude of events attracting visitors from around the State including soccer matches, concerts, car shows, fairs and the ever popular Aloha Stadium Swap Meet & Marketplace. Visit www.alohastadium.hawaii.gov for more information.

ABOUT FOLEY & LARDNER

For the past nine years, *Chambers USA* has recognized Foley & Lardner as one of the top sports practices in the country. The company's multidisciplinary Sports Industry Team consists of transactional, finance, antitrust, media, public affairs, litigation, intellectual property (IP), real estate and labor and employment attorneys who specialize in complex and multifaceted demands of doing business in the sports industry.

-more-

The firm offers the benefit of years of experience from leading executives within professional sports leagues, franchises, and associations. It has been involved in the acquisition and selling of sports

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franchises; creating solutions for sports facility development, financing, and construction; and negotiation of long-term media deals. Foley & Lardner clients include franchises and leagues, amateur and collegiate teams, owners, stadium operators, sponsors, promoters, developers and sporting goods manufacturers. The firm also provides legal services for major championship events for Major League Baseball, the National Football League, the Special Olympics and FIFA.

See www.foley.com.

NEIL ABERCROMBIE GOVERNOR

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

June 30, 2014

Dear XXXXXXXXXX,

The Aloha Stadium Authority has accepted the Comprehensive Site Summary (Summary) submitted by Foley & Lardner LLP, which includes factual data regarding the history, condition and optimization of the Aloha Stadium facility and the surrounding property, as well as opinions and feedback from major stakeholders.

We thank you for your valuable input during stakeholder interviews with Foley & Lardner, as your opinions and viewpoints are important to this process.

Because you were invited to be interviewed as an initial stakeholder, we would like to extend a personal invitation for you to provide input and comment on the completed Summary, as we move forward in our process to determine the best course of action for the Aloha Stadium property.

A complete copy of the Summary can be downloaded from our website: http://alohastadium.hawaii.gov.

You may submit additional comments regarding the Summary via:

- 1. Email: Samantha.L.Spain@hawaii.gov
- 2. The Aloha Stadium Website: http://alohastadium.hawaii.gov.
- 3. US Mail:

Aloha Stadium P.O. Box 30666 Honolulu, HI 96820

ATTENTION: Samantha Spain

Aloha Stadium faces several significant circumstances that provided a timely opportunity for the Stadium Authority to commission a professional study to identify matters to consider when making decisions about the future of Aloha Stadium.

Key circumstances surrounding the future of Aloha Stadium include:

- 1. the ongoing cost of capital improvement projects;
- 2. the ongoing maintenance and operational cost;

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HTTP://ALOHASTADIUM.HAWAII.GOV

- 3. the possibility of removing federal and city deed restrictions on the property;
- 4. the siting of a transit station at Aloha Stadium as part of the Honolulu Rail Transit Project.

The Stadium Authority intends to analyze the information provided in the Summary, gather additional feedback from stakeholders and the general public, and evaluate the overall mission of the facility, to make informed decisions about the future of Aloha Stadium. This has been a lengthy process that includes significant public input to assist us in evaluating all options. We welcome continuing feedback as we continue our stewardship of Aloha Stadium.

Sincerely,

Charles Toguchi Stadium Authority Board Chair

WEB SITE ANNOUNCEMENT

OPEN HOUSE AND SUMMARY

Aloha Stadium will turn 40 years old on Sept. 12, 2015. The aging facility faces several significant circumstances that provided a timely opportunity for the Stadium Authority to commission a professional study to identify matters to consider when making decisions about the future of Aloha Stadium.

Key circumstances surrounding the future of Aloha Stadium include:

- 1. the ongoing cost of capital improvement projects;
- 2. the ongoing maintenance and operational cost;
- 3. the possibility of removing federal and city deed restrictions on the property;
- 4. the siting of a transit station at Aloha Stadium as part of the Honolulu Rail Transit Project.

In September 2013, the Stadium Authority, with assistance from the State Office of the Attorney General, engaged Foley & Lardner LLP to prepare a Comprehensive Site Summary for Aloha Stadium and the surrounding property.

The Summary will provide factual data regarding redevelopment and/or the feasibility of building a new stadium, as well as opinions and feedback from the facility's major stakeholders.

The Stadium Authority intends to analyze the information provided in the Summary, gather additional feedback from the general public and evaluate the overall mission of the facility in order to make informed decisions about the future of Aloha Stadium. This has been a lengthy process that includes significant public input to assist us in evaluating all options. We welcome continuing feedback as we continue our stewardship of Aloha Stadium.

While the Summary includes observations and recommendations from Foley & Lardner, the Stadium Authority has not made any definitive decisions regarding the future of Aloha Stadium. Your recommendations, along with the other feedback we are soliciting, will be considered during our evaluation and decision-making process.

Please review the Summary [click here to download the completed Summary] and/or join us at our "Open House."

[box]

ALOHA STADIUM "OPEN HOUSE"

DATE: Thursday, July 10, 2014

TIME:

5:00 p.m. to 6:00 p.m. Open House Tours of the stadium

6:00 p.m. to 6:30 p.m. Reception, refreshments and mingling

6:30 p.m. to 7:30 p.m. Greetings and presentations by Stadium Authority and Foley & Lardner

7:30 p.m. to 8:30 p.m. Comments from the public

PLACE: Aloha Stadium Hospitality Room

ACCESS: Enter Gate 1 via Salt Lake Blvd. [click here for map]

PARKING: Available in Upper Halawa Parking Lot

We want to hear from you. Please respond to the questions and provide comments by <u>July 18</u>, <u>2014</u>. (Public comments are for submittal only and will not receive a response from the Stadium Authority.)

PUBLIC COMMENT

- 1. Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?
- 2. Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?
- 3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?
- 4. What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how?

Other comments:



July 10, 2014

Welcome to the Open House/Informational Meeting hosted by the Aloha Stadium Authority. Thank you for attending.

The Stadium Authority commissioned Foley & Lardner LLP to prepare a Comprehensive Site Summary to better inform us as we make decisions regarding the future of Aloha Stadium.

BACKGROUND:

Aloha Stadium faces several significant circumstances that provided a timely opportunity for the Stadium Authority to commission a professional study to identify matters to consider when making decisions about the future of Aloha Stadium.

Key circumstances surrounding the future of Aloha Stadium include:

- 1. the ongoing cost of capital improvement projects;
- 2. the ongoing maintenance and operational cost;
- 3. the possibility of removing federal and city deed restrictions on the property;
- 4. the siting of a transit station at Aloha Stadium as part of the Honolulu Rail Transit Project.

The Stadium Authority intends to analyze the information provided in the Summary, gather additional feedback from stakeholders and the general public, and evaluate the overall mission of the facility, to make informed decisions about the future of Aloha Stadium. This has been a lengthy process that includes significant public input to assist us in evaluating all options. We welcome continuing feedback as we continue our stewardship of Aloha Stadium.

During its board meeting on June 26, 2014, the Aloha Stadium Authority Board of Directors voted to accept the Comprehensive Site Summary submitted by Foley & Lardner LLP, which contains information relating to the history, condition and optimization of the Aloha Stadium facility and surrounding property.

While the Summary includes observations and recommendations from Foley & Lardner, the Stadium Authority has not made any definitive decisions regarding the future of Aloha Stadium. The purpose of the Summary is to provide the Stadium Authority with

facts and stakeholder opinions so that it can make informed decisions about the future of Aloha Stadium.

Over 35 stakeholders were interviewed as a part of the process of the Summary in order to ensure appropriate input. In addition, now that the Summary has been submitted, the Stadium Authority wishes to provide an opportunity for comment from members of the general public as well as those original stakeholders who were consulted.

ABOUT FOLEY & LARDNER

For the past nine years, *Chambers USA* has recognized Foley & Lardner as one of the top sports practices in the country. The company's multidisciplinary Sports Industry Team consists of transactional, finance, antitrust, media, public affairs, litigation, intellectual property (IP), real estate and labor and employment attorneys who specialize in complex and multifaceted demands of doing business in the sports industry.

The firm offers the benefit of years of experience from leading executives within professional sports leagues, franchises, and associations. It has been involved in the acquisition and selling of sports franchises; creating solutions for sports facility development, financing, and construction; and negotiation of long-term media deals. Foley & Lardner clients include franchises and leagues, amateur and collegiate teams, owners, stadium operators, sponsors, promoters, developers and sporting goods manufacturers. The firm also provides legal services for major championship events for Major League Baseball, the National Football League, the Special Olympics and FIFA.

See www.foley.com.



ALOHA STADIUM "OPEN HOUSE" AGENDA

Agenda:

5:00 p.m. to 6:00 p.m. Open House Tours of the stadium

6:00 p.m. to 6:30 p.m. Reception, refreshments and mingling

6:30 p.m. to 7:30 p.m. Greetings and presentations by Stadium Authority and Foley & Lardner

Mr. Charles Toguchi, Chairman, Aloha Stadium Authority Board of Directors

Mr. Scott Chan, General Manager, Aloha Stadium

Mr. Irwin Raij, principal author, Foley & Lardner Summary

7:30 p.m. to 8:30 p.m. Comments from the public

While the Comprehensive Site Summary provided by Foley & Lardner includes observations and recommendations from Foley & Lardner, the Stadium Authority has not made any definitive decisions regarding the future of Aloha Stadium. The recommendations, along with the feedback we are soliciting, will be considered during our evaluation and decision-making process.

Please use the attached PUBLIC COMMENT FORM for written comments and submit before leaving this evening.

Public comments are also being accepted via:

- 1. Email: Samantha.L.Spain@hawaii.gov
- 2. Aloha Stadium Website: http://alohastadium.hawaii.gov (where you may view a complete copy of the Summary)
- 3. US Mail

Aloha Stadium P.O. Box 30666 Honolulu, HI 96820

ATTENTION: Samantha Spain



"OPEN HOUSE" PUBLIC COMMENT FORM July 10, 2014

NOTE: Public comments are for submittal only and will not receive a response from the Stadium Authority.

1.	Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?
2.	Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

4.	What type of development and/or infrastructure improvements on or around the
	stadium site do you believe are necessary or would be beneficial? Does the
	presence of HART impact your thoughts? If so, how?

Other comments:

Aloha Stadium Open House July 10, 2014 5:00 p.m. Sign-In Sheet

Please Print				
NAME	ORGANIZATION	Yes, I would like to make a comment tonight		
Sylvia Silva	Public	a state of the sta		
Ken Messers	d			
Wil Chee	J. Arth			
Mighael Iosua	Stadium Authory			
The Ferd Lewis	STARW & Advertiser			
MARK TOKA	STATE LINE	/		
POGERT HELSHAM	RIBLIC			
Soma Smith	E.K. Surrandez Shows			
Senessa Gladstone	Hawaii News O Non			
RANDALL NISHLYALLA	ATTORNEY GENERAL			
faron Erickson	WITE			
Breene Harinoto	City Council.			
Bonnie Arakawa	Dept. of Planning + Permitting			
Jim 3 Shamon Wood	Private 1	✓		
Renee Espian	DPP			
Savid Hartzel	Public			
ROSS VAMASALLI	·SMOUN Acrithmety			
Tom COONEY	VENDOLL			
Bul + Michelle Shafer	Public			
BOB ANDERSON	PUBLIC			
Mike Yoshida	Public			
Eliver Ugeenter	Public			
Megan Borthwick	HISTORIC HAWAII FOUNDAND	70n		
TANYA GUMAPAC - MCGURE	HISTORIC HAWAII FUNDATION			
TOM HEINRICH	SENATOR BRIAN TANIGUCHI			
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Aloha Stadium Open House July 10, 2014 5:00 p.m. Sign-In Sheet

Please Print

Please Print				
NAME	ORGANIZATION	Yes, I would like to make a comment tonight		
restany penanghonxai				
RAY YOUNG	CEC DPP			
RICHARD BOTECHO	RETIRED			
WILL DIALIN	ENV			
Fredella Suga	FAN	-		
Calen Hige	140			
	17-28			
Mile Mr. Cartney	FIA			
Deborah Manon	KHON			
Reid Chimizu	KHON			
		-		

Aloha Stadium Open House July 10, 2014 5:00 p.m. Sign-In Sheet

Please Print				
NAME	ORGANIZATION	Yes, I would like to make a comment tonight		
Sicht FERNITAINE 2 Mille Cherry	E.K. FEMURIU DEZ Strans Homaii News Now	The state of the s		
Mille Cherry	Homai Nesse Now			
All and a second	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			



"OPEN HOUSE" PUBLIC COMMENT FORM July 10, 2014

NOTE: Public comments are for submittal only and will not receive a response from the Stadium Authority.

1. Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?

State should invest in a new statium. Exst. stadium is outdated and have proven to be a money pit.

2. Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

Yes If the smaller venue equates with higher usuage.

Uff football is important to us, but it shouldn't be the

only game in fourn. Is atappaper, the stadown should be as
self. orestaining as possible. Not diagned for one user.

3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

Everyday I have our the cust of red hill, and nearly everyday I see the stadium sitting empty and dark! With the new transit (rail) station being constructed by 2017, pure ac opportunity for other uses and freed up parting spaces. Concerts, the markets, high school towners, high school practices (esp. when hore feeles are war construction)

PUBLIC COMMENT FORM repair). Endartainet, retainants, bowling lanes,

Spotts bass, hotel, etc.

4. What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how?

The rail station will provide:

pate it more convenient mode of transportation

reduce med for hundreds of parkot spaces.

Pedestrian + bigget infraetriche is cortizal in this area:
Atequate stodialles w/ shadistries, proper bilere
Other comments: failites, widered crossmalkes are important
Also, sofe linkages to Anzona Memorial,
PHHT, induding way-finding measures.

Yes, 10% of the Rail budget should go to
the new stadium, I agree. Because the Rail is
just going to COST \$\$\\$200 Million to maintain
each year. A new Stadium Rail Bus
complex w/ retail Aloha STADIUM will generate tax \$\\$4
revenue. Mahalo!!

"OPEN HOUSE" PUBLIC COMMENT FORM July 10, 2014

NOTE: Public comments are for submittal only and will not receive a response from the Stadium Authority. The RUST Problem ~ fix it ~ can we?? Liability issues ~ insurance costs?

1. Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?

This site is also perfect to combine a new stadium with a state of the art Bus/Rail Terminal. From this location the Rail could go down Salt Lake Blvd & turn Right onto Pu'uloa Road to the AIRPORT. Add Rail from Mililani to new Stadium complex.

(XX ONLY Buses to Windward & EAST Dahu. SAVE \$\$\$\$ & use it for Stadium!

2. Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

Yes, unless we can entertain the idea of having the Summer Olympics come to Oahu& Maui in the Juthre and need a larger stadium for Future Sports events.

3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

Save \$\$ from Rail project & divert it to new Stadium complex: State of the art Bus/ Rail Terminal. The taxpayers would enjoy a new Stadium & also appreciate NO Rail in EAST Oak

PUBLIC COMMENT FORM Please Save Warkeki

and get a new stadium i

1

4.) What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how? yes, see question/answer #3. add Rail from Militarie & on to Hirport from new Stadium complex HUB. © Eliminate Rail into Ala Moana 7 just have really cool buses which allow more flexibility and do not destroy Other comments: our aira 3 Kakaako will be fine with really cool buses coming from the new Stadium complex (4) I rode the bus for 8 months & I know first hand that when I'm shopping (which is key) the convenience of getting close to my destination determined what I could buy, (5) The Kail cannot do that. Convenient buses are really the best way to go in my humble opinion. (6) Rapolei wants the Kail ... so let's meet in the Middle + have the buses go East. Add Mililani & Aipport. (Save Waikuki in the taxpayers win and we all get to enjoy a new stadium complex.

PUBLIC COMMENT FORM

4814-9010-0763.2



"OPEN HOUSE" PUBLIC COMMENT FORM July 10, 2014

NOTE: Public comments are for submittal only and will not receive a response from the Stadium Authority.

1. Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 million)?

No, build new

2. Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

Yes. It often feels awkward to be in a hearly (feeling) Stadium.

3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

Concerts, morie premieres, dog Shows

4. What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how?

Restaurants + sports bars, shops, hotel, residential

Other comments:



Hawai'i Convention Center 1801 Kalākaua Avenue, Honolulu, Hawai'i 96815 kelepona tel 808 973 2255 kelepa'i fax 808 973 2253 kahua pa'a web hawaiitourismauthority org Neil Abercrombie
Governor

Mike McCartney President and Chief Executive Officer

July 9, 2014

Mr. Charles Toguchi, Chairperson Stadium Authority Board 99-500 Salt Lake Boulevard Honolulu, HI 96818

Dear Mr. Toguchi, Charlie

The Hawai'i Tourism Authority (HTA) would like to express its appreciation for the efforts undertaken by the Stadium Authority Board, to determine the future feasibility of the Aloha Stadium.

One of the roles of the HTA, as the state's lead tourism agency is to market and promote sports-related activities and other major events in Hawai'i to help position Hawai'i as a world-class sports destination while leveraging HTA's tourism research and brand marketing programs to promote and provide unique visitor and resident experiences.

The HTA believes the results of the professional study conducted by Foley and Lardner and its recommendations are sound, and as the upgrading versus new construction financial commitments are so similar, we support this effort. The recommendations support the HTA's initiatives and align with our marketing efforts, and we hope you take the following into consideration:

- Be mindful of the commitments of the late Governor Burns, that Hawai'i have a facility that can host and accommodate not only local events, but national and global events, that will benefit all the people of Hawai'i. We must remain true to his vision and the spirit for which the idea of a world class venue be developed by the state.
- Ensure we do not build a new stadium based on the interests and needs of a few, but build with a conviction that will meet the needs of our community long into the future, for both our residents and visitors alike.
- The HTA believes the seating capacity of 35,000 40,000 would be sufficient with the inclusion of luxury or VIP boxes/suites.
- The HTA would ask consideration be given to the new facility being constructed in a way that allows for temporary seating to be added or removed, when needed.

- The new facility should have a surface that has the ability to accommodate multiple sporting activities (football, soccer, rugby, baseball, track & field, cricket) as well as concerts, festivals, exhibits and large meetings.
- The new facility should have infrastructure supporting medical, therapeutic, and training needs of world-class athletes.
- The new facility should have the ability to host multiple executive meetings and space to host larger VIP functions and other indoor events.
- Ensure the facility is equipped with the most current technology to support global broadcasts for television both on air and online streaming, as well as meeting other major media needs.
- Having a transit station near the stadium as part of the Honolulu Rail Transit project and allowing for future transit oriented development around a new facility is prudent.
- Quality of the construction and the facility is paramount, and equally important to the capacity and number of seats.
- Ensure repair and maintenance costs are factored into the finances, as keeping a facility in world-class condition is critical.

The HTA would like to thank the Stadium Authority staff and board for all they have done to execute what has been accomplished in undertaking this feasibility study to improve and expand the Aloha Stadium and its grounds. We pledge to work together collaboratively, as you formulate your final decisions, and will commit to doing our best to bring events to the venue.

With Respect and Aloha,

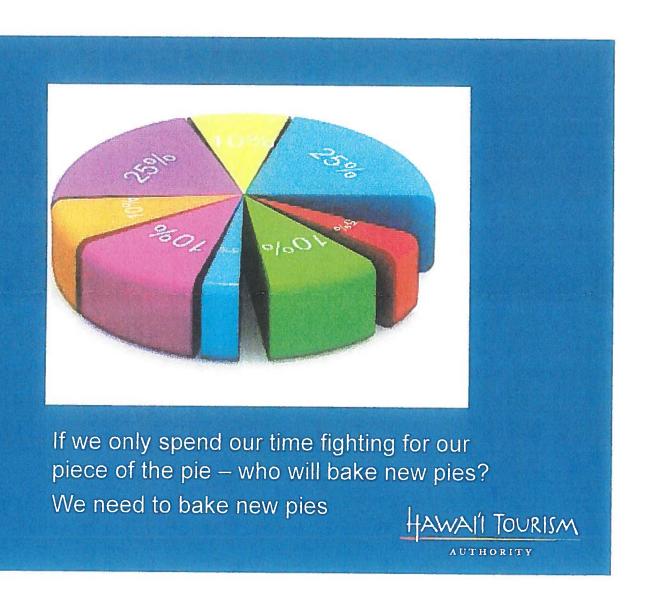
Mike McCartney
President & CEO

Attachment

HAWAI'I'S TOURISM INDUSTRY A FEW THOUGHTS LET'S WORK TOGETHER

July 10, 2014





7 Rules from our Uncles and Aunties

- -No get big head eh!
- No make big body!
- -Cool head main thing!
- -No talk stink!
- -No hog cheese!
- -Be proud of your heritage, but no make shame!
- -Play to win vs play not to lose!

*From the Queen - "Live Aloha"



ALOHA

"The world will turn to Hawai'i as they search for world peace because Hawai'i has the key... and that key is Aloha."

— Auntie Pilahi Paki









NEIL ABERCROMBIE GOVERNOR

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN
DEPUTY MANAGER

An Agency of the State of Hawaii

Aloha Stadium Comprehensive Summary Public Comments

EMAIL INPUT

Thank you for the opportunity to provide input to the Aloha Stadium Comprehensive Site Summary. The Department of Transportation, Highways Division have the following comments:

- Consider Parking Structure Option In exploring this recommendation, vehicle queueing from the
 parking structure entrance will need to be analyzed and if necessary, provide mitigations to prevent
 back-ups onto Kamehameha Highway. Also, granting of any permanent accesses to Kamehameha
 Highway will not be allowed.
- II. <u>Close Portion of Salt Lake Blvd. on Event Days</u> Before closing the portion of Salt Lake Boulevard between the Kam Lot and the Stadium, a traffic analysis needs to be conducted to determine impacts to traffic flow on the surrounding roadways. Closing on event days will reduce the capacity of Salt Lake Blvd. in the vicinity of the Kam Lot to one lane in each direction. This has the potential to significantly impact surrounding roadways including the H-1, H-3 and Moanalua Freeways.

Bryan Kimura, P.E. State Traffic Engineer Highways Division, Traffic Branch Hawaii Department of Transportation

Ph.: 808-692-7670 Fax: 808-692-7690



July 22, 2014

Ms. Samantha Spain Aloha Stadium Authority Board of Directors P.O. Box 30666 Honolulu, HI 96820

RE: Comments on Aloha Stadium Comprehensive Site Summary (2014)

Dear Ms. Spain,

Historic Hawaii Foundation is responding to the request for public comment on the Aloha Stadium Comprehensive Site Summary (dated June 26, 2014). The document was prepared by Foley & Lardner LLP for the Stadium Authority, with assistance from the State Office of the Attorney General.

Historic Hawai'i Foundation (HHF) is a statewide non-profit organization that encourages the preservation of buildings, structures, sites and objects that are significant to the history of Hawai'i. HHF's preservation program staff reviewed the document, and also attended the site visit and public presentation at the Stadium on July 10, 2014.

The Summary provides data regarding redevelopment and/or feasibility of building a new stadium, as well as opinions and feedback from the facility's major stakeholders. The Stadium Authority intends to analyze the information provided in the Summary, gather feedback from the general public and evaluate the overall mission of the facility in order to make informed decisions about the future of Aloha Stadium.

The Executive Summary indicates a recommendation to demolish Aloha Stadium and to build a new 30,000 – 40,000-seat stadium. The report does not indicate a specific location for the new stadium, although an existing parking lot on the site was mentioned as a possible location. There are no specific recommendations for the remainder of the parcel, although "transit-oriented development" with a mix of hotel, low-income housing, retail, office and community services adjacent to the planned rail station were mentioned.

HHF appreciates the opportunity to provide comments on the Summary, and recommends that the following issues and suggestions be considered.

1. Evaluate Potential Historic Significance using a Qualified Architectural Historian
Based on the information provided during the site visit, it is likely that the current Aloha Stadium may
be eligible to be designated as a historic property on the Hawaii and the National Registers of Historic
Places. The Stadium needs to be professionally reviewed by a qualified Architectural Historian to make
an initial determination of eligibility for the historic register, with the final determination to be made in
consultation with the State Historic Preservation Division.

In order to be considered a historic site, a property generally must be at least 50 years old, as well as meet criteria for significance and integrity. Because the Stadium was built in 1974, it was assumed to not be historic.

Historic Hawai'i Foundation Comments Aloha Stadium Comprehensive Site Summary July 22, 2014 Page 1 of 3 However, there are exceptions to the 50-year guideline for properties that have exceptional significance in one or more of the following criteria:

- A. association with an important event in state, local, or national history;
- B. association with an important person;
- C. a good example of a certain style of architecture or the work of an important designer, architect or engineer, or of a significant construction type; or
- D. likely to yield information about history or prehistory

The Aloha Stadium would likely be eligible under criteria A and C for the following reasons:

The Aloha Stadium is a multi-purpose stadium located at 99-500 Salt Lake Boulevard, Hālawa, Oʻahu, Hawaiʻi. The Stadium is a 50,000 seat multi-purpose sports and entertainment stadium constructed in the early 1970's. Designed by architects Charles Luchman Associates, Michael T. Suzuki and structural engineer Erkel/Greenfield & Associates, the Stadium is the first venue in the world with the ability to change configurations to accommodate different events. Although the Stadium is currently locked into its Football configuration, the Stadium is still able to change configurations and still has all its parts to do so.

A variety of cultural, sporting and community events are also hosted at the Stadium and the surrounding parking lots. The Stadium and its site carry cultural significance as a gathering place for the community. Located in an urban industrial setting, the Stadium is a contributing feature within the community.

2. Identify Additional Historic Properties and Likely Effects

The Summary indicates that no historic sites are present (page 20); however, this is not accurate. In addition to the evaluation of the Stadium itself (see comment above), the site is directly adjacent to the Pearl Harbor National Historic Landmark (NHL).

Any proposed additions or changes to the site would need to be evaluated for direct, indirect and cumulative effects to the Pearl Harbor NHL. Historic Hawai'i Foundation is a consulting party to the US Navy on efforts to preserve and protect this highly significant historic site. New development that has the potential to adversely affect the setting, context, feeling or association of the NHL will need to be evaluated and discussed with preservation partners.

It is possible that additional historic or cultural resources are present in the immediate vicinity. A reconnaissance-level survey by a qualified preservation professional should be undertaken to identify any additional historic properties that may be affected by the proposal, both within the property boundary and on adjacent properties. The area of potential effect could change based on the proposed height or density of any new construction, as visual impacts are part of the evaluation of effect.

3. Alternative Development

The evaluation should include an alternative based on rehabilitation and use of the existing stadium. This would provide a baseline against which any new-build proposal would be measured, including factors such as use and operations, financial impacts, environmental effects and community impacts.

Specifically, HHF recommends developing an alternative in which the existing Stadium regains the ability to change configurations to accommodate different uses. If the Stadium were able to change configurations it could bring in new venue options and revenue. Other no-build alternatives should also be evaluated, including rehabilitation, use and operational changes, governance recommendations, etc.

4. National Historic Preservation Act Section 106 Consultation

The Federal deed restriction on 56 acres of former federal surplus property requires the site to be used as a public park under the authority of the public benefit conveyance provisions of the Federal Property and Administration Services Act of 1949. If the State is no longer able to use the land for its stated purpose, the land, along with appurtenances thereon, may be reverted to the federal government at its option for re-disposal.

Due to this restriction, there is ongoing involvement by the National Park Service, which has a duty and a right to review and approve or deny any proposed changes to parcels subject to the restriction. This constitutes a federal undertaking under the National Historic Preservation Act (NHPA). Per the federal regulations implementing Section 106 of the NHPA (36 CFR Part 800 Protection of Historic Properties), parties with an interest in the undertaking and the protection of historic properties shall be consulted on efforts to avoid, minimize and mitigate adverse effects to historic properties.

Historic Hawai'i Foundation is an interested party, and requests to be a consulting party in this matter.

Thank you for the opportunity to provide comment on the Comprehensive Site Summary for the future of Aloha Stadium. We look forward to working with the Authority on its next steps.

Sincerely,

Kiersten Faulkner, AICP

Kilsten Jankner

Executive Director

Copies:

Chris Kinimaka, Department of Accounting and General Services

Alan Downer & Michael Gushard, Hawai'i State Historic Preservation Division

David Siegenthaler, National Park Service, Federal Lands to Parks Program

Melia Lane-Kamahele, National Park Service, Pacific Area Director

Elaine Jackson-Retondo, National Park Service, National Historic Landmarks Program Manager John Lohr, Navy Facilities Engineering Command Hawai'i, EV-5 Historic Preservation Command NEIL ABERCROMBIE
GOVERNOR

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

EMAIL INPUT CONT...

WMichaelLee wmichaellee@aol.com

I saw a post on TOD Honolulu that invited comments to be directed to you about Aloha Stadium.

I doubt what I have to offer is unique but I felt it important to pass along, from the perspective of a huge college football fan. I'm an alumnus of the University of California, Berkeley; many of my friends and family grew up and continue to be season-ticket holders for Cal football and also for those in my family who are alumni of Stanford.

Both schools have stadiums on campus - it is a central park of student life. Student-athletes train using the stadium and they can walk to the stadium from class or where they live. At Cal's Memorial Stadium, seating 64,000, the student section - about 10,000 - are seated between the 40 yard lines, along with the Cal Marching Band. Doing so creates an fantastic experience for everyone in the stadium on game days. Tailgate parties, fraternity and sororities line the promenade wear fans walk to the stadium and flow out post-game.

The wonderful game-day college atmosphere is a missed opportunity where Aloha Stadium is currently situated; build the stadium on the UH-M campus and you create an experience that draws people to the school and to the stadium. Situating the stadium on campus is a value added experience that raises awareness of the university and its higher education opportunity.

You'll probably find in your search for **best practices across the country that more stadiums are being built smaller** - take the San Francisco Giants baseball stadium, situated downtown. They created a great venue, on the waterfront, accessible by public transportation and feature great food/beer. They're perpetually sold out since they opened the stadium - of course a competitive, winning team, helps marketing. Stanford and Cal reduced the size of their stadiums, from 85,000 to 50,000 and 78,000 to 64,000, respectively.

Having a smaller stadium, on campus, placement of the students and band in a prominent part of the field, great concessions and finding opportunities to invite alumni and the public to the university - are all ingredients for future success, in my view.

Thanks for reading.

Michael Lee

NEIL ABERCROMBIE GOVERNOR

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

WEBSITE INPUT

1. Should the State spend over \$100 million over the coming years for necessary health and safety improvements to the existing Aloha Stadium or instead use such funds towards the construction of a new stadium (which could be constructed for under \$200 mil)

Why not do what University of Illinois & University of Alabama did to their stadiums, tear down and reconstruct the existing facility in sections.

Use such funds for construction of new stadium or consider no stadium NO

2. Considering the underutilization of the current Aloha Stadium seating capacity, do you think 30,000 to 35,000 seats would be an appropriate size for a stadium?

Just because the University of Hawaii is in a down period should not be a reason to reduce the seating capacity of the stadium. It is nearly impossible to add seats when the University of Hawaii returns to winning.

yes, unless UH decides to abandon intercollegiate football

3. What types of activities would you like to see occurring inside the stadium and/or on the greater stadium site?

I don't know.

SPORTS EVENTS, CONCERTS WITH REASONABLE ENDING HOUR

There should have more sports activities at Aloha Stadium such as rugby, soccer, lacrosse as appropriate. How much would it cost to tear down the stadium. The cost to remove the steel from the sight

4. What type of development and/or infrastructure improvements on or around the stadium site do you believe are necessary or would be beneficial? Does the presence of HART impact your thoughts? If so, how?

Park development on Mauka side of Kamehameha Highway to include a marina. TOD plN FOR WHOLE AREA

Their should be no major development on the present sight. No shopping center, Hotels or condominiums. I believe HART would be a major mode of transportion to and from Aloha Statium.

Other comments:

No further comments.

RESOLVE ISSUES UNDER WHICH STATE WAS GIVEN THE SITE OF THE CURRENT STADIUM

P.O. Box 30666 | Honolulu, HI 96820-0666 | Phone: (808) 483-2500 | Fax: (808) 483-2823

HTTP://ALOHASTADIUM.HAWAII.GOV

Existing Stadium or Build a Do You Prefer to Keep the New Stadium?

MAINTAIN THE PRESENT STADIUM KEEP THIS STADIUM Ox 18ting Hadrum

Build new with Rail Junds whichever optim is actually better both in terms of Cost Storms of Puthe, utrlify

If investing in now stadium, build for smaller aparity.

NEW STADIUM

LEEP THE EXISTING

Types of Activities You'd Like to SURROUNDING PREPS See In Stadium? OR IN

50 K State Jair

All Kinds

5 PORIS

A WELL SUPPORTED WINNING FOOTBALL TEAM Bring back Headlinell musical arts! Concerts 1 Rugby DIVERSIFY USES:

· Athletic Camps SOCCER FOOTBALL CONCERTS Sports Bar Hotel Railboutique

SOCCER

Current Stadium, do you think 30-35K Considering Underutilization of seats are enough or more?

Nes KEEP IT AT 50,000 Probably no De Froulan & Dimit Ourselves to the Current under ust Stuster Yes, Smaller, per Study's recommendo Perfect AS long if It fills agracity legularly! NO! NOT IF 404 WANT A GOOD D-1 FOOTBALL

PROGRAM

THINK POSITIVE.

THE STADIUM
HAD GREAT GAMES
AND FILLED UP

WE CAN DOIT AGAIN!

Needed? Does HART impact your Improvements You Think are Development/Infrastructure thoughts? lype of What makes some for our aina?

1) Ruining Waikiki (the Golden Goose) W/ a noisy rail?

2) Only rice buses should go to East Oaku Save \$\$ Have Rails

meet bus @ the stadium.

O People will have more flexibility to get to their distinction ie Kaneche, Kailus, HI Kai, Manoz & Waikiki by Bus. Extend Rail to Waikiki by Bus. Mililari * Airport

Economically useful developments Can # # to build new Stadium come partially from the Rail Project? The taxpayers will enjoy a new SAFE stadium & a new bus / Rail terminal HERE will generate funds.

Save # by only having buses go East from stadium Use these Savings # to build state of the art Stadium & bus/rail Terminal + rail to Airport on this site

Safer Pedestrian Crossings

RESIDENTIAL MARY RESIDENTIAL ANGUARY RETAIL STADIUM

Shopping

Parking

Safer Haffic Patterns NYes, I'd like to soe a state of the

See a State of the art BUS terminal to meet the Roul terminal at this the Roul terminal at this site. Buses could go to Kareche Kailua, Hi Kai & Waikiki. contid

Militari down to new Stadium. Add rail from Stadium to Airport via Salt Stadium to Airport via Salt Lake Blvd + Puuloz Road. Lake Blvd + Puuloz Road.

Hotel &

Is it a possibility to entertain the idea of tawaii hosting the Summer Olympics someday in Oahu + Maui?

Connection

Connection

FROM HART

THE

STATION

STATION

Expandel public jureational juse

Connect to Pearl Horbor Historic Trail bike poth Yes, please No Rail (only bus) to Waikiki

ALOHA STADIUM OPEN HOUSE

July 10, 2014

PUBLIC COMMENTS

By:

Kent Untermann

Bob Anderson

Shannon Wood

Jim Wood

David Hartzel

Mike McCartney (HTA)

Tom Cooney

Chris Keliiheleua

Recorded and Transcribed by: Ann B. Matsumoto

(6:59 p.m.)

MR. MITRANO: All right. You're here because this issue matters to you in some way. And it is unlikely that everybody sitting next to you has exactly the same opinion as you do, but if you are someone trying to come up and address the Stadium Authority members to give them your ideas, your questions, your remarks, whatever it is that you wish to contribute ...

Let's see. What we will do is allow each speaker 3 minutes to offer remarks. We're not exactly sure how many people will want to come to the microphone, but if we finish the first round and people want to come back and add another comment and there's time, we'd be happy to do that. Feel free to get back in line after everybody's had a chance. After that, the listening part of the meeting will be over, and we'll conclude the meeting.

In a minute I'll ask you to come up. When I do, if you'd start lining up over here, one behind the other this way, and fill out a 3 by 5 card. Clearly print your name. And if you're here on behalf of some organization, clearly fill out the name of the organization and hand it to our recorder,

Ann Matsumoto, right here, when you come up to speak so that she can be sure she spells your name the way you want it spelled.

Then come to the podium, begin your remarks. Your time won't start until you start talking. But we've got a timer who will let you know when 30 seconds are left and when we need it wrap up. If you'd do that, we'd really appreciate making that -- taking that care so that everybody can get the chance to speak.

Any questions about the process?

So anyone interested to speak, please come up. We'll get you started. And please join the line. Thank you.

KEN UNTERMANN: I guess someone had to go first. My name is Kent Untermann. I just want to say thank you very much for giving us the opportunity to speak. I think the process is excellent. Hundred percent agree that we need to do something. It doesn't make any sense to spend \$120 million to fix a rust bucket. We've done enough of that.

I'm going to have a unique perspective. I played for the University of Hawaii from 1980 to 1984. We never had a losing season. I enjoyed quite

gratefully the 47,000 people that watched us have winning seasons all five seasons. And the only reason we only had 47,000 people was because the state was limited -- the stadium was limited to 50,000 seats. We sold out four of those seven games. We averaged 43,000 season ticket holders.

I think the point is that this state loves sports. And we don't have a professional sports program here. The University of Hawaii is the closest thing that we have to it. So I'm in complete support of doing making a change, but I would think it would be a travesty to limit it to 30,000 seats. Okay?

Let me just go on a little more. I have another unique perspective; and that is, I started our business 28 years ago in the Aloha Stadium swap meet. So after graduating from the University of Hawaii and playing football in front of the most amazing fans we have here, and met my wife and generated a couple of kids later on, we now have a business, a \$30 million business. It was born right here at this Aloha Stadium swap meet.

So I think there's a lot of ways to create revenue. We generate over a million dollars a year

in GET tax. And again, that was birthed right here in the parking lot.

If you look at what other major cities are doing, they're spending hundreds of millions of dollars to lure a team to come for one season annually. They don't get as much utility as I believe we could here, if we're creative. I'm a little bit of a numbers guy. I ran the numbers in my head. Scott had said it's \$37 million in the '70s. At a 7 percent annualized appreciation, that's \$600 million today. Okay?

The point is, I think probably 40 years ago that \$37 million sounded like a ton of money. Okay? Probably like 600 million does today. I'm not suggesting that's how much we need to spend. I've got 18 seconds left, so I'm going to wrap it up. But I just want to say I think we really need to go big, and the University of Hawaii football program will not exist if we go to 30,000. And I don't have time to explain that, but I can later. Thank you. (Applause)

MR. MITRANO: Anyone else?

BOB ANDERSON: I think that building a new stadium or changing its location is a very reckless and dangerous gamble. What if it doesn't work out?

UH football could be destroyed and also harm all the other sports which depend on football revenue.

The location of this stadium was carefully chosen as the best and most central location accessible to the majority of Oahu residents. This stadium, this venue, has proven in the past that great games are possible to be played here, and sellout crowds or near capacity crowds have happened in the past. With the right support, there's no reason why we can't do that again. Let's not throw away a proven, dependable commodity such as Aloha Stadium for a risky, questionable change which could undermine and wreck athletics on this island.

Who would want to be responsible for a disastrous decision like that? Let's do the safe, conservative, and responsible thing and continue with Aloha Stadium. Mahalo. (Applause)

MR. MITRANO: Anybody? Shannon, please come up. Shannon and I have been going to public meetings together for over 30 years ...

SHANNON WOOD: Good evening. My name is

Shannon Wood. My husband is sitting right there. We
have six different sporting -- UH sports season

tickets, from the women's volleyball, women's basketball. The softball team does not happen to sell tickets, but we also (indiscernible) the basketball, baseball, and obviously the football as well.

In the fall of 2009, we were at an event across the street, a tailgate party that was called by the Tsaikos. And for those of you who are aware of that, Stephen Tsaiko is the -- covers the football and also men -- women's volleyball -- not women's volleyball, but the basketball. And it was particularly interesting because he's created a group called "The Tsaikos" -- and that's T-S-A-I-K-O -- and we would have parties every -- tailgate parties here for every -- starting in the fall of 2006.

And we -- and then in 2009, we were discussing what was going to happen to the University of Hawaii and the conference realignments. And so we were talking about how we were going to be doing this. Because, in fact, I'm very actively involved in politics as an NGO policy advocate, people said, "well, how are we going to be making these changes?"

And so we were walking across the street for the football game, and I took one look at the stadium

and I said, "oh, my God, this is really" -- they cannot be in a really top conference like the Pac 10 -- at that time it was Pac 10 -- or one of the other ones. So what are we going to do to do this?

So I spent the next seven months doing significant research. At the time, I had no idea about, for example, the Department of Interior's -- the restrictions and all kinds of different things that were there. But what I came up with were five different potential developments here on the -- here at Aloha Stadium that would be a great way to support it. And I would discuss this at -- I was one of the people who was interviewed about the -- in the report.

But I do want to make it very clear two things that need to be done right now, and I talked to Tom (indiscernible) about this. No. 1 is that the Stadium Authority and the Board of Regents need to be talking to each other. This is extremely important.

Right now, a month or so ago when I raised this issue with a couple of people at the Board of Regents, I was essentially told that it was not important, that the Stadium Authority was not important. They were going to make the decision

about what they were going to be doing with the stadium, even though the stadium does not belong to the Board of Regents -- excuse me -- the University of Hawaii system.

The second issue that I really want to make sure, is that we need to work with and make sure that the commercial supporters can come here to the Stadium Authority -- to the stadium itself in order to be -- because that's what happened at University of Washington and UCLA and other places across the United States. The NCAA (indiscernible) schools need to have the commercial. Whether or not it's Hawaiian Airlines or somebody else, that's important that that -- that needs -- both of those things have to be changed. Thank you very much.

MR. MITRANO: Thank you. (Applause)

I think next speaker who would like to come up, please? Again, looks like we all have time ...

JIM WOOD: Okay. The many things that I wanted to mention is to the Stadium Authority, please question the report. Make sure that things are comparable. The question I would ask of the report is how did they adjust for Hawaii prices. I know the 120 million and the 200 million -- or the 120 million

for repairs is based on Hawaii prices. I'm not confident that the 200 million for the new smaller stadium is adjusted for Hawaii prices.

I know that the 6.9 million and current operating expenses is Hawaii prices. I don't know that the 4.7 or 3.4, or whatever it is annual for the smaller stadium operating expenses, are adjusted for Hawaii prices.

And please understand what the difference is, why -- I'm basically somebody that recycles. The idea of having a perfectly good stadium and tearing it down and building another one without strong arguments as to why that's the economical approach, I -- I feel nervous about that. Because it's a "why would it cost less to build brand-new than it is to repair what we've got?"

And I also agree very strongly we should not limit ourselves to what we're currently doing. Retailers who say, "well, I don't have much business so I'm going to cut back and stop," are going to cut back their business as well. So we should focus on what we could do and not what we have been doing. And whether we build new or repair the old, we should aim for what's the best result and make sure that we

get it, rather than just being satisfied with, "oh, hey, we can only be D-II sports, so, hey, if we get 25,000, that'll be excellent." We'll never excel if we limit ourselves in that way.

MR. MITRANO: All right. I know Jim and Kent have been easy to hear in the back of the room. But as I say, competing with the air conditioner, for all of the speakers, I recommend being careful. Get close enough to the microphone so that everybody in the audience can hear what you've got to say. I'll appreciate that. Anyone else like to come up?

DAVID HARTZEL: Good evening, everyone. I have probably three points I'd like to make. The first is, I think if a new stadium is built, we would be remiss if the playing field was not MLS or FIFA compliant. I think if we build a new stadium that could adequately house soccer, that potentially Honolulu could get an MLS franchise at some point. I think of all the professional sports, soccer is the most likely sport that we could hope to get a professional franchise for at some point in the future.

The second point I'd like to make is I have to agree with Mr. Untermann; that I think if we were

to build a new stadium that held only 30,000, I'd be kind of concerned as to what that says to the public locally, and maybe the public nationally, with respect to where we want to be with the University of Hawaii football program.

I'm a little concerned that, in I guess it's roughly the 18 months that Ben Jay has been the ADA in UH, I really don't see an overall vision for the athletic program. As a whole, it may be some sports just specifically. I know, as far as this study went, a lot of it had to do looking at average attendance over maybe the last ten years. And I know even in the year that we went unbeaten that I think attendance was somewhere around average of 37,000. But I'd like to think that, you know, even if we built something that was, say, 45, 50, that with the right vision we could increase attendance for football games, and certainly under the assumption that at some point the football program would be much more successful to begin with. I think that would also be a huge tool in recruiting, especially recruiting kids from the mainland to come here, if we had a stadium that looked like a true Division I college football stadium.

And then the last thing is, if a new stadium's built, I think one of the things that need to be considered is to make sure we have adequate parking for whatever size we choose to build. Thank you. (Applause)

MR. MITRANO: Do you want me to bring a mic to you?

MIKE MCCARTNEY (ED HTA): I'm just limping along here because I thought I was young, but I found out I'm not young anymore. I'd just like to say aloha to everyone and mahalo, especially to the staff and board.

And I wanted to say to Scott Chan, you played in the first year here, 1975 against Mililani. And so you've been doing a great job, and we appreciate Scott. I'm Mike McCartney from the Hawaii Tourism Authority. So from the HTA staff to the board and the Authority, we'd like to say that we're committed to working with you.

And I think the most important thing for all of us to remember here is as I came in, I looked at that statute of Governor Burns dedicated by Governor Ariyoshi. And Governor Burns, whatever we do, we need to keep that vision and that spirit that he had,

that this is a place for everyone. And I think that's the most important fundamental core value no matter what decision is made.

We believe that this is a good study. It's timely. It's good that we have dialogue, we're talking story. I think that in the end we have to decide what's for the greater good. And I don't believe there's one user for this stadium. We're all users. Everybody uses this stadium, in the entire state of Hawaii. So when you look, No. 5, at the cost-benefit analysis, we're okay. We agree with the 35 to 40 thousand seating capacity, as long as there's luxury boxes or VIP boxes that are on there.

No. 6, the surface, very important. We need a surface that can accommodate multiple sports, like soccer, rugby. We have been working on bringing rugby to Hawaii. We need possibly a baseball configuration. Concerts, festivals, things like the Great Aloha Run, all those events belong to the community, and they benefit the stadium. So we need to make sure the surface is world class.

No. 7, I think we have to make sure that the technology in here is world class. One of the benefits of the Pro Bowl is having 11 million

viewers. That's not only going to be on network television as we go forward in the future, it's going to be streaming. So we need the best technology here in place and the infrastructure to make that happen.

No. 8, we need a great world-class training room, medical room, and facility that will take care of world-class athletes when they come here and compete.

No. 9, transit-oriented development, as it moves forward, will give us the opportunity to leverage this place. And rail and the stadium can work together to create opportunities that none of us have ever thought of.

So in the end, I think it's key to remember that we should keep the name Aloha Stadium. Because aloha is bigger than all of us. And as the Queen shared with all of us, that we all have to live aloha. So as we go forward in this debate, this dialogue, this discussion, let's just remember the values and principles of the people that came before us and carry that forward. I think it would be great.

So I want to say thank you on behalf of the Hawaii Tourism Authority to the Aloha Stadium

Authority for all your hard work these years, and we look forward to working with you. Aloha and mahalo. (Applause)

MR. MITRANO: Kent?

KENT UNTERMANN: Thank you. I'll try and keep this short. I'm a little passionate here. I was watching the news at 6:15 and didn't realize this was happening. I said, "I've got to come out here." So thanks for listening very much. So I think there's some great feedback. I just wanted to maybe emphasize and add a couple of comments.

I'm a little disappointed that -- and I get that there's different criterias and so forth. But I'm a little disappointed that UH and the state -- we're all one. I mean, this is Aloha Stadium. We're all one. We've got to unite on this decision. And I'll be the first to admit I'm probably a little UH-oriented. So I think some of the comments on working for all the rest of the things are right on, spot on, good stuff. We've got to make this thing work. But I do think that we need to make sure that we accommodate and look at everything, and look at the opportunity with UH and not look at where we are right now with UH.

And I think both for Scott and his group, who do an unbelievable job of balancing the budget and the UH sports, we as a community have to invest in our future. We have to invest not only in the stadium, but it might mean we have some losses that we need to sustain until we can be sustainable, both at the University and here. And we're going to have to make some major investments to get there. And I think that we need to be bold enough to do that.

Specifically to UH on the 30,000 people issue, there's kind of a haves and have-nots that's happening right now in the NCAA. There might not even be an NCAA. And if we're serious about having a football venue and a real sports venue, which I think if you look at the attendance and how much we believe Green, I think that we all want a really high-caliber sporting venue and great sports here in Hawaii.

The reality is we'll never have professional sports. So UH is going to be the closest thing we have. As Mr. Hartzel, I believe, you know, eloquently said, we need to make sure that we're sustainable. We need to make sure that we're real. We need to make sure that the real athletes -- I was recruited here when it was almost a brand-new 50,000.

That's not the only reason that I came. Thank God that I did. But at 30,000, again, we just -- we really leave ourself half-baked. So that's -- everything that we had to say was great. I'll stop there.

I want to say thanks for everybody listening. But I just really want us to take the opportunity to think big. We've got a \$5 billion rail. If we spent 10 percent of that, that's 500 million. We've got ten thousand units going up in Kaka'ako, with a lot of foreign investment. We've got a lot of great things. And I think that we need a great world-class stadium for all the venues that we've been talking about. Not just UH sports, to be clear. I'm a little, you know, one-sided. But thank you very much. (Applause)

MR. MITRANO: I'm a little bit shorter than Kent.

Anyone else who hasn't had a chance to speak yet and would like to come up and offer some remarks to the Authority members present? Anybody? Anybody want to come back up who was up before? Any -- please. Sure.

TOM COONEY: Aloha. My name is Tom Cooney.

I've got some concerns that -- first of all, let me say from a personal standpoint I'm in favor either way of keeping the old stadium, because I saw it built, or building a new one. Definitely means something.

Some technical issues with location -- and I'll put that in an e-mail to the board so I won't waste your time here. But simple things like the farther distance from the rail station, how does that affect ADA, those type of things. The concentric rings around the current stadium are an integral part of the experience.

From the other side, reading the report, where we did investigate by talking to several stakeholders, all of the stakeholders, including several of the swap meet vendors, I haven't spoken to anybody that has been approached by them as a vendor.

I just want to remind the board that as the other gentleman said, it's for all of Hawaii, not just the University of Hawaii. UH is a 10 percent stakeholder. The swap meet is a 75 percent stakeholder. We provide 75 percent of the income for the state of \$4.7 million. We provide 67 percent of visitors to the state over the course of the year.

We use it, 50 percent of everything that's used, on a daily basis.

So when you're considering that, I am not so concerned about the stadium itself. Whichever one you do is fine. I'm concerned about the parking lot. That's all.

MR. MITRANO: Thanks, Tom. (Applause)
Anybody else, please? Please?

Well, we've still got plenty of cookies, if you want to stick around and chat with Irwin. Anyone else? Kika? Where's Kika? We need close our meeting. Is Kika around?

SCOTT CHAN: I think he's doing an interview for the stadium.

MR. MITRANO: Does another member of the Authority want to come up and close the meeting? We'll adjourn at this point.

Does someone want to speak? No, no. Come up.

CHRIS KELIIHELEUA: I just want to say this stadium and myself, we're like the same age. Like, you know, 39 years. 39 years old. So the stadium was born the year -- the same year I was born. So as a youngster, I remember coming here the first time,

event was coming to the moth ball (phonetic). I think it was back in 1986. And I came to Michael Jackson. I came to a lot of big headlining events here. And all I want to see is just to revamp this whole, you know -- I mean, revive the stadium.

And this idea about building a new stadium should be kind of more thought out, more a little bit longer. Because I think some way, somehow we can revive this stadium and bring it back to life and make it like a gathering place. Because this is the gathering island, Oahu. So you should try to make Aloha Stadium a gathering location for the people to come. Thank you.

MR. MITRANO: Thanks, Chris. (Applause)
I'm not a tall guy. Okay. Anyone else,
please, that hasn't spoken before, someone new or
someone who has spoken before want to come up and
speak again? If not --

WILBERT CHEE: Okay, folks. I'm a member of the Stadium Authority Board. And in the absence of Kika Bukoski, I'd like to entertain a motion to close this meeting.

We have a motion by Ed Hasegawa. Do we have any second? Any discussion? We have Mike Iosua

second. So at this point the meeting is closed. Thank you. (7:28 p.m.)

MEDIA-DRIVEN COMMENTS ON THE WEB

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

Aloha Stadium Comprehensive Summary Public Comments

PBN SURVEY QUESTIONNAIRE:

Should Hawaii replace Aloha Stadium with a new, smaller facility, estimated to cost \$192 million?

Yes 39%

No 57%

No opinion 5%

Votes Cast: 710

Janis Akuna · Vice President, Wealth Advisor at Morgan Stanley
No, get rid of Aloha Stadium, give the \$192 million to UH, let them build their own stadium and collect all the revenue. Keep the State out of it.

Deborah Lynne Connor · University of Hawaii I remember Cockroach Stadium from 1972!!!

Jim King · Top Commenter

This is really not a simple yes/no question. Aloha Stadium is an eyesore and a bottomless money pit, so something needs to be done. But at a time when we are already spending billions on rail (which I think is going to be a huge over-budget boondoggle), I would like to hear a lot more about what the alternatives are and where the money is coming from. I think it is a fair question whether we need a stadium at all

Kathy Awai · Top Commenter · Sales at Hawaii Life Real Estate Brokers

I think that money is better spent figuring out what to do with the homeless people. I am spending 2 months here in the Ala Moana area and I don't ever remember seeing this in years past. It's gotten so much worse; an eye sore and a negative impact on all the tourist who are paying for a nice vacation in paradise. And Jim? Your city needs rail; they need something because the traffic has in the last 30 years has become OUTRAGEOUS! I'm so glad I get to go back to a quieter island pretty soon.

Jim King · Top Commenter

Kathy, since this forum is supposed to be about the stadium, I will just swallow the long rant I was composing in my head about rail. Let's just say we disagree on the benefit it will have for traffic.

P.O. Box 30666 | Honolulu, HI 96820-0666 | Phone: (808) 483-2500 | Fax: (808) 483-2823

DEAN H. SEKI COMPTROLLER



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PBN survey questionnaire CONT...

Kathy Awai · Top Commenter · Sales at Hawaii Life Real Estate Brokers
Well, it's worked in other cities so time will tell. Stadium? Don't know about as I am not a resident of this island but I come to Honolulu often enough to know there is a major traffic problem & it needs correction.

Michael Soucie · Kapolei, Hawaii

Yes, a smaller more efficient and affordable stadium. The UH does not need a stadium the size of Aloha Atadium and the current stadium is a wreck. Over the long term, we will save money by having a modern "green" statium. We will lose the Pro Bowl most likely if we go smaller but I think the cost will

Kathy Awai · Top Commenter · Sales at Hawaii Life Real Estate Brokers

Yes, Micahel; agreed, a green stadium sounds much better. I have never been to Aloha Stadium but if its breaking down, then something might need to be done. But hey, seems everything is breaking down in Honolulu, isn't it? What happened to the beautiful Honolulu I remember?

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DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN
DEPUTY MANAGER

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STAR ADVERTISER STORY COMMENTS

Wazdat wrote:

Still won't sell out. The pro bowl is never filled. Smaller is better. Now get some corporate business to help pay the cost to build it.

Wazdat wrote:

Makes sense, smaller is better. We don't fill the stadium for the pro bowl and UH will never sell out again. Get some Corporate business to help fund the cost. You know one of those RICH developers who is building those million dollar luxury towers, I mean should be easy right?

MalamaKaAina wrote:

Great plan but will never ever happen cause the payoffs have got to continue to keep the machine in power!

wiliki wrote:

Hannemann is right. You can't get some events unless you have a big stadium no matter how many actually show up.

Like the part of the report about additional parking for HART train station. The station will take up space and commuters don't want a long walk top the station. Plus the station will boost stadium event attendance. Bet that isn't factored into the study. I have not attended any stadium events for the parking. It's easier to watch TV.

NITRO08 wrote:

Not a good plan 30,000 to 35,000 is too small just fix the stadium. Never say never can tell the future? No

false wrote:

How about building a new one in west oahu. Kapolei? Lot of land nice weather.

kgolfinghawaii wrote:

And put in grass instead of that lousy turf.

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

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STAR ADVERTISER COMMENTS CONT...

Wpsinc wrote:

Waste of money. Do we really need a new stadium for the swap meet?

Grimbold wrote:

Waste of money if the same bad construction designs will be used . A stadium should last hundred years minimum and not need continuous renovation.

808BigE wrote:

...you clearly know nothing regarding engineering...

paulokada wrote:

Agree. There is enough room for the rail to make it park and ride. Remove the upper level seats and get a Flipper to remodel. With less weight the seat might move.

Tenatwelve wrote:

Yes we need a new stadium, but this is really about clearing the land where the present stadium sits. A new rail station going in that area and developers want access to that land. That's why the proposal is to build the new smaller stadium in the lower lot.

jusjoking wrote:

Ding ding winner winner lobsta dinner

Kalaheo1 wrote:

Bingo. Developers are drooling over that property.

Other states use the same stadiums for generations, but that doesn't pour state money into the pockets of developers and powerful construction interests.

Onevoice82 wrote:

Other states don't build movable metal stands that rust! Lol.

DEAN H. SEKI COMPTROLLER



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STAR ADVERTISER COMMENTS CONT...

wiliki wrote:

Baloney.... the rail station need access to Salt Lake Blvd in order that buses and drop-offs can take place.

false wrote:

Hey, good to see your baloney factory is still up and running. Sort of missed it, like our friend Allie is missed.

wiliki wrote:

I dont' miss you phony baloney rail numbers either....

Kalaheo1 wrote:

wiliki wrote: "I dont' miss you phony baloney rail numbers either...."

You mean like when he said rail cost \$40,000.00 a foot and you called "baloney" and claimed it only cost \$4,000 a foot.

Remember that? Because you were WRONG!

You're better off sticking to your processed meats and away from numbers.

poipoo wrote:

hehe....go get'em

false wrote:

Also they do some development

cajaybird wrote:

Well, you nailed it. Next someone should look at the connection between those who want a new stadium and how they will personally benefit from the construction. Would this be proposed if the stadium were sold out every game? I just wish they would think big, not small. And I thought they were joking when they recommended making the stadium smaller so it would "sell out". Considering how the rail project was conceived and approved, hold on to your hats.

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN
DEPUTY MANAGER

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STAR ADVERTISER COMMENTS CONT...

Oahuan wrote:

a 30,000 seat stadium is perfect when Norm Chow, Ben Jay, and Tom Apple leads UH to the FCS level. Thanks guys!!!

cajaybird wrote:

or lower.

RandolphW wrote:

Merely whipping a dead horse!

false wrote:

Why did the authority hire a law firm to prepare the study? It is marked "Confidential" and "Attorney-Client Communication" leading me to believe the Authority originally wanted to keep the study under wraps. Must have paid a premium for that initial desire to keep the report from the public.

cajaybird wrote:

That's the MO. Nobody should be surprised. You see, they know what's good for the public; they;re simply smarter than us (except when it comes to running a business).

Sandybeach wrote:

Payoff power and special interest considerations not included in the Foley and Lardner report. Cost over runs and actual real dollar calculations with go up and over \$250 million (guess based on previous experience).

whs1966 wrote:

The recommendation was made by Foley & Lardner LLP, a New York law firm. Why was a law firm chosen for this work? How was it chosen? Who made the decision to hire this firm? These questions aside, I agree with Mufi that we need ask if smaller is really better.

loquaciousone wrote:

It's a good thing they used specially treated steel to prevent rusting at this rust bucket.

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

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STAR ADVERTISER COMMENTS CONT...

F8TH wrote:

The steel structure of the stadium was "designed" to rust; the coating of rust was supposed to protect the steel. I don't know where the architect got that idea from but he definitely underestimated our salt air that accelerated the rust process and then it continued to eat away at the steel structure. Today, the steel is painted with a special coating that is supposed to protect it from further decay. I wonder how long that will last?

Bdpapa wrote:

To attract big venues, i.e. Pro Bowl for one, we need the same size stadium. I question if this is the correct site. Other sites should be explored. Another thing I noticed. they recommended more committees to facilitate this.

NITRO08 wrote:

Aloha pro bowl only 30,000 to 35,000 the NFL won't play in a cracker box. they need to think of the future not the present, fix the stadium it's cheaper 39 year is not old. plus where are the parking while they build a new stadium? They paid \$250,000.00 for that study they got ripped! Also Blaisdell arena too small what were they thinking of when they built it not the future.

McCully wrote:

I agree with June Jones comments. Build the stadium on campus so the students can attend. 35,000 is a good number but the stadium should be able to expand if necessary.

poipoo wrote:

they should build nr the west Oahu campus if that's the case. Manoa is hellish traffic-wise.

ready2go wrote:

I turned the radio to the channel 2 Joe Moore 6pm news an heard the ending of an interview of I believe was a UH representative. He was quoted as suggesting that a new stadium is built on the lower campus and to fund it, have the State sell the Aloha Stadium property. Does the State own the land?

NITRO08 wrote:

TRAFIC is the biggest problem with the UH very bad idea!

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

STAR ADVERTISER COMMENTS CONT...

4watitsworth wrote:

Agree!! If anyone's ever been to a UH graduation and parked in the parking structure, it's a nightmare getting out! Too many pedestrians walking to their cars and holding up traffic, not enough ways out of the parking lot, only two major exits leaving lower campus and streets surrounding UH cannot handle the traffic. Now they're installing traffic lights on University Ave. and Coyne St. Totally unnecessary!!

poipoo wrote:

ain't that the truth...

jmarie wrote:

You have to be kidding me Mufi! "I know that this will definitely restrict the type of events and activities that we can bring to Hawaii, and we've worked very hard through the years -- many people have -- to make the case for the fact that we can be an international sporting arena and host major events, and I think this impacts not just football, but soccer and other sports." with the exception of the pro-bowl that's the only show it town. UH sucks and it will be a long time before they even sell 30,000 seat for a game.

false wrote:

How about a 500 seat stadium. Every game could be a sellout! (possibly)

paulokada wrote:

Why a law firm to make a study? What wrong with the law firms in Hawaii? Give me more clues and I'll sleep on it.

DARMP wrote:

Why wasn't a planning firm contracted to do the study?

paulokada wrote:

Good excuse for having a flawed study and manipulate to one's advantage?

hunebasami wrote:

HTTP://ALOHASTADIUM.HAWAII.GOV

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

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They didn't give enough to Neil. Thats why Linda gave the painting of Aloha Stadium to a mainland outfit Not because we can't paint. Get NEIL OUT.

STAR ADVERTISER COMMENTS CONT...

paulokada wrote:

Painter's union backed the wrong horse?

GorillaSmith wrote:

More like a Shetland pony.

poipoo wrote:

unicorn, more like it.

loquaciousone wrote:

Where would be a good place to build a new stadium? I know! How about in Kapolei where they have more vacant land than they need. On top of that, it wouldn't mess up everyone's commute when they have games there.

gsr wrote:

Impossible to comment on this.

HawaiiMongoose wrote:

Below are the average home attendance figures for UH football over the past 15 years along with the team's record: 2013 30,989 1-11 2012 30,031 3-9 2011 31,785 6-7 2010 37,311 10-4 2009 36,725 6-7 2008 41,010 7-7 2007 43,514 12-1 2006 36,589 11-3 2005 32,735 5-7 2004 36,611 8-5 2003 40,791 9-5 2002 38,399 10-4 2001 39,349 9-3 2000 37,340 3-9 1999 38,907 9-4 What is notable from these figures is that average attendance has exceeded 35,000 in every season the team has had a .500 or better record. Just because Chowball has killed attendance in the past couple of years is not a good reason to downsize so far. A new stadium should seat at least 40,000.

Bdpapa wrote:

Good analysis!

4watitsworth wrote:

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

Yup. 40,000 minimum. We're going to need a stadium large enough so when UH hires a good coach, fans will be flocking back to watch the games. Ok, stop laughing. We can only hope that this will happen one day.

STAR ADVERTISER COMMENTS CONT...

F8TH wrote:

The architect that designed the stadium said that the steel structure was designed to rust and that the coat of rust was supposed to stop at some point and protect the rest of the steel. Well the "some point" never came and the rust continued to erode away the steel structures. He grossly underestimated the "salt air" in Hawaii and the accelerated effect it had eating away the steel. The structure has since been coated with a rust prohibitive paint to prevent further deterioration at a cost of millions of dollars.

kaeleku wrote:

This is an election promise. Put the carrot out, get the contributions and after I'm in office, say it was all a mistake. But thank you for your money. Another thought, at under \$200 million for a 30,000 seat stadium, what do we get, steel frame with bleachers? Developers will be walking away smelling the roses!!!!

LKK56 wrote:

One big cost not mentioned in the article is the cost to tear down the old stadium. Another point to consider is the noise pollution and bright lights impact on the community surrounding the proposed UH stadium. Keep the stadium in Halawa.

den1718 wrote:

Ive been to the Washington State University football stadium in Pullman, WA, where the stadium size is 32,700 and that is ridiculously small. This stadium is located in WSU with nothing around and closest town Spokane 45 minutes away. Apparently this new Aloha stadium has no plans for seating for the future but only for the present.

VikkiP wrote:

It doesn't surprise me, why do they need a consultant? We don't employ qualified people in our state to figure this out. This is why our tax dollars are wasted everytime. Just as the Aloha Stadium was built with all steel construction so close to the ocean and it was to rust but it would be good rust. No wonder when our children graduate college they don't return!

DEAN H. SEKI COMPTROLLER



SCOTT L. CHAN MANAGER

LOIS M. MANIN DEPUTY MANAGER

An Agency of the State of Hawaii

STAR ADVERTISER COMMENTS CONT...

Pacificsports wrote:

Study is a waste of money. The last reported Pro Bowl attendance was far over the new recommended capacity. Attendance 47,270. So we could probably kiss good bye the Pro Bowl and all the Tourism advertising that comes with it. And, as pointed out by HawaiiMongoose, with a good Football Coach, UH football alone would exceed capacity. If we can rebuild at the same site, we should do so but a larger stadium is clearly needed than recommended.

false wrote:

Give the Aloha Stadium site (as is) to some developer... in exchange, they have to build a new 40,000 seat stadium out next to the West Oahu Campus... with a 20,000 parking space lot all around it. Everyone is happy and it doesn't cost the tax payers anything.

iwanaknow wrote:

This solution is way too easy.....someone would poke a stick in the gears of this great idea and gum things up big time.

poipoo wrote:

true false.

Maneki_Neko wrote:

Talking to the neighbor I asked if we should raze Aloha Stadium.

He said, "Nah, no need fo' raze 'em, just knock da buggah down already."

poipoo wrote:

comic relief.

dontbelieveinmyths wrote:

Build a 30,000 seat stadium on campus. Let students get in cheap. Fill the seats. UH controls everything from parking to concessions. Money maker plus lure in future alumni who become donors. Right now the

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Aloha stadium is so inconvenient to students, no one shows up. Pretty soon all your donors will die off and no one to replace them. Everyone clamoring for a 50,000 seat minimum are living a fantasy. Even in the UH hey days, they didn't fill the stadium all the time.

STAR ADVERTISER COMMENTS CONT...

NITRO08 wrote:

Where would you put the parking lot and how would people get there? The free way can not handle that kind of traffic for a stadium. I attend baseball games at the UH most of the crowd is not students so don't use distance as excuse for the students not going to the games they never did show up even when they played at old Honolulu stadium. No you are living a fantasy. We don't need a new stadium fix Aloha and save the money, also the price of a new stadium was 132 million to 192 million at 2014 prices by the time they build it the cost will go up over 200 million or more.

dontbelieveinmyths wrote:

Fix it. They just did. How much do you think it will cost to fix....every ten years? The students don't attend because they are treated as an after thought. Ever attended college in the mainland where the stadium was located on campus? Students get involved. They like to party in the dorms before the game. Look at the Stan Sheriff. I also don't want to use baseball as a gauge. College baseball is not a big crowd sport.

4watitsworth wrote:

Students do not have to pay to attend games and free shuttles are provided to take them to the stadium but they still don't attend. Even if they had a good football team, it's a bad idea as stated in my reply to NITRO08's comment above.

gsr wrote:

Looks like HART, TOD and developers want the land. Downsize the stadium, lift the deed restrictions and they have a free hand. Nowhere does the report mention or consider that citizens are stakeholders.

jbguzior wrote:

Forget the pro bowl, forget the big ticket events.....forget it. Those times are gone, just like the legacy that UH created back in the 80s when the Rainbows rocked the house. NFL is going to play games with Hawaii over the rights to have the game. Remove the upper deck, replace with luxury boxes that will be funded by private corporations. When you don't have the money to complete gut your house, you renovate to what you can afford while still living there.

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beachbum11 wrote:

And what about the airport. Same thing. Old buildings some else's land **STAR ADVERTISER COMMENTS CONT...**

Hawaii001 wrote:

Problem is...we're stuck with super OLD infrastructure: NBC, Aloha Stadium, the Airport. We can't be stuck in the 1970s (or older) forever!

- -- Make it look world class that reflects this decade...
- -- Rename the new stadium: "Warrior Stadium"
- -- Fix the acoustics so a packed stadium of 30-35K people sound more like 70K
- -- Give UH some authority to run the operations
- -- Put the train station station within walking distance of the stadium entrance
- -- Stadium area as it is makes a perfect "hub" for a park-and-ride to connect different modes of transportation.
- -- Potential for transit-oriented development?

Hodad wrote:

I thought the West Oahu site near a rail station would be good. Remember there are those pesky deed restrictions on the Aloha Stadium site as Mayor Fasi found out. I once went to see the All Blacks play the Wallabies in Sydney. 100,000 people but EVERYONE road the subway to get here. There were multiple tracks so they dedicated certain tracks to go to the Olympic Stadium and then did the same coming back into Sydney. You got off of the train, walked up some steps and you were at the stadium. Returning a lot of drunk fans, but friendly and NOT driving.

false wrote:

What a coincidence that a new stadium will be just about the rail line developers must be licking their chops.

lastuhu wrote:

Build it out of steel.

HTTP://ALOHASTADIUM.HAWAII.GOV

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STAR ADVERTISER COMMENTS CONT...

blackmurano wrote:

Don't mess with Aloha Stadium location. The approximate 130 million to build a 30 thousand seat stadium can be used, part of that 130 million, to renovate Aloha Stadium. Manoa campus has very limited land space to accomodate the hundred, maybe thousands of tailgaters that attend Warriors football game, will be limited if built at the Manoa Campus. So why the Democrats that control Hawaii government want to tear down Aloha Stadium and probably built more luxuary towers for the wealthy like they did in okaying luxuary towers in the Kakaako location. Leave Aloha Stadium alone for our local people and fans.

poipoo wrote:

wait...why are we hearing from mr. raill from hell hannemann about this instead of someone currently in office like gov abercrumbie?

KITV STORY COMMENTS

none

HAWAII NEWS NOW STORY COMMENTS

Val Ogata · Wailuku, Hawaii

Just my opinion but if they build a smaller stadium, I would think the NFL would not consider holding the Pro Bowl in Hawaii. I thought the minimum size stadium had to be over 50,000 seats.

Tony Raso · Top Commenter · Serving Slices at Chiizukeiki Spend \$162M to save \$2.5M/year. They will save money after 65 years. Lol.

Chelsea Dau · University of Hawaii at Manoa

thats exactly what i thought as i read it...makes total sense right?

Tony Montero · Works at Bubba Gump Shrimp Co. Restaurants, Inc.

To build a new stadium with 15,000 less seating capacity, don't whine why there are no NFL Pro Bowl, UH Football, or the Swap Meet held there anymore.

Barry Shepard · Top Commenter · Contractor at Self Employed and Loving It!

That would open up more space for more luxury condo's and high end shopping, GO FOR IT! Not to mention minimum wage jobs. I vote YES!

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KHON STORY COMMENTS

punaboy • Why pay Lardner an Foley for a study. Mine is free. Build the new stadium in West Oahu next to to UH West campus and rail facility. Manoa students, the few who attend the games, can hop the train to attend the game. Takai and most elected officials do not have the faintest idea on how to solve problems except when they are influenced by "under the table monies.". Auwe!!

kulaboy • Amazing how it takes a "study" to figure out the obvious.

Sun_Duck • You're gonna build the new stadium next to the old one? That's pretty dumb! How about Kapolei or Kalaeloa. You need to start developing the area if you ever want it to become the second city, and not just a pit stop

AdrianAkau Sun_Duck • Sun_Duck, I agree with you. Rep.Takai is pretty free and easy on the spending. Why have two stadiums in the same place? I think Rep Takai wants to bring up this issue just before elections so that he can get some free advertising. I don't think he is serious about spending such a large sum for another stadium at a time when sewer fees are being raised, homeless people are to be classified as criminals and billions more are needed for rail. I don't know where he is coming from. He is making about as much sense as those proposing to move city hall.

Sun_Duck AdrianAkau • Guess who paid for the lame study. Taxpayers!

greg kahele Sun_Duck • Brilliant idea! That should guarantee that Rail would get another boost.

speckled schmeckle • How we going to get the money for that when they are already sqeezing a lot of money out of our butt's for the rail

superfatass •

I vote for da man or woman who can make this happen!

DEAN H. SEKI COMPTROLLER



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COMMENTS ON NEW UH STADIUM PROPOSAL

KITV REPORT

NO COMMENTS

KHON REPORT

<u>punaboy</u> • Build new stadium in Kapolei near UH West and rail station. Must be large enough to handle special events (concerts, NFL) since UH football is not a draw. Attendees from all points East can utilize the rail and not have to fight traffic. Auwe!!

<u>dedduck</u> • I hope they included the ADA compliant entrance so it won't cost thousands to add.

clinton • they just renovate Aloha Stadium, such a waste of money.

Jordan Baer • I like Aloha Stadium. Keep it!

from702tothe808 •Sounds like a waste of money. Nobody goes to the games anyway.

HAWAII NEWS NOW REPORT

<u>Daniel Lovejoy</u> · Top Commenter

How much are they going to raise tuition or how many added fees will be added to students to pay for this? I realize they are asking the state for money, but I'm sure that they will find a way to ask the students for more.

Lee Gray · Follow · Brown Institute

How exciting. A 30,000 seat stadium will bring us right into the big leagues, along with the Florida Atlantic Owls and the Akron Zips.