

**DAVID Y. IGE**  
GOVERNOR

**DOUGLAS MURDOCK**  
COMPTROLLER



**ALOHA STADIUM**

*An Agency of the State of Hawaii*

Stadium Authority Meeting  
99-500 Salt Lake Boulevard  
Honolulu, Hawaii 96818

March 19, 2015

**CHARLES T. TOGUCHI**  
CHAIRMAN, STADIUM AUTHORITY

**SCOTT L. CHAN**  
MANAGER

**LOIS M. MANIN**  
DEPUTY MANAGER

Members Present:

Charles T. Toguchi, Chairman  
Keith "Kika" G. Bukoski  
Wilbert C.F. Chee  
Odetta Fujimori  
Edward Hasegawa  
Michael L. Iosua  
Scot Long  
Amoreena "Reena" Rabago

Members Excused

Ross I. Yamasaki

Staff

|                |                |
|----------------|----------------|
| Scott L. Chan  | Ivan Nishimura |
| Lois M. Manin  | Samantha Spain |
| Russell Uchida | Neal Sakamoto  |
| Charles Vitale |                |

Others:

Randall S. Nishiyama, Deputy Attorney General (AG)  
Davy Murayama, Centerplate  
Glen Higa, Aloha Sports Properties  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
David DePonte, Department of Accounting & General Services (DAGS)  
Irwin Rajj, Foley & Lardner LLP (F&L)  
(See Exhibit A – Sign-in Sheet)

I. CALL TO ORDER

A quorum being present, Chairman Charles T. Toguchi called the meeting to order at 10:05 a.m. He welcomed everyone to the meeting, including representatives from the Honolulu Authority

for Rapid Transportation (HART), Transit- Oriented Development (TOD) and Foley & Lardner, LLP (F&L).

II. PUBLIC TESTIMONY

Shannon Wood

Ms. Wood expressed interest in TOD's involvement at Aloha Stadium because she said it will generate revenue and be a benefit to the taxpayers.

She is also hopeful that the \$100 million capital improvement appropriation request that is being processed for the Governor's approval will pass because it is specifically for affordable housing in the urban areas around TOD. She strongly feels affordable housing in this area is very important and requested that the Stadium Authority work closely with the City & County of Honolulu, TOD, HART and Senator Suzanne Chun Oakland.

Chair Toguchi thanked Ms. Wood for her testimony and informed her that the Stadium Authority is working very closely with the City, TOD and HART and that its efforts will definitely compliment what they are trying to do. He also said that we are part of that TOD Project Advisory Committee.

Manager Chan also informed Ms. Wood that he and the stadium engineer Charles Vitale, along with DAGS engineers, Chris Kinimaka and David DePonte are on the steering committee with Senator Suzanne Chun Oakland for the Aloha Stadium/Halawa Makai TOD Plan. In addition Harrison Rue and his staff of TOD will be making a presentation at today's meeting.

III. APPROVAL OF MINUTES

Approval of Minutes of the February 26, 2015 Regular Session and Executive Session.

- A MOTION WAS MADE BY MEMBER RABAGO AND SECONDED BY MEMBER FUJIMORI TO ACCEPT THE MINUTES OF THE REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.
- A MOTION WAS MADE BY MEMBER RABAGO AND SECONDED BY MEMBER FUJIMORI TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

IV. MONTHLY REPORTS

A. Chairman's Report (Charles T. Toguchi)

Chairman said there is a lot of business on the agenda and invited the Board members to volunteer their services in their areas of interest. He also said he will be commenting on various items as they appear on the agenda.

B. Stadium Manager's Report (Scott L. Chan)

Administrative

Manager Chan announced that the vacant electrician's position has been filled by Daryl Horiuchi effective March 16, 2015 and they are continuing their efforts to fill the remaining four vacancies.

Legislative Update

HB 704 – Crossed over to the Senate (We are opposed to this bill.)

If passed, this Bill will require the stadium to provide one charger for each electrical vehicle parking stall, which would cost the stadium approximately \$500,000 (not including installation fees). In compliance with the current law, the stadium now provides 70 parking stalls and two (2) chargers.

The Chair said the cost factor is a concern since the stadium is going through a transition on whether to build a new stadium or renovate.

HB 314 (HD1)

Mr. Uchida said this Bill limits the number of outdoor advertising devices that the stadium can put up to buy identical advertising devices. The stadium is unclear as to the meaning of this bill and is seeking clarity from the Legislaure and the City & County of Honolulu (C&C) who introduced that Bill.

HB 318 (RU) HD1– Crossed over to the Senate (We are in support of this bill.)

Provides an exemption from concession contract when it involves space set aside for sponsorships or naming rights of state and county buildings. This Bill is in our favor. If we have the opportunity to name something, we don't have to go out for bid.

Manager Chan announced confirmation hearings are scheduled today at 1:30 p.m. for the DAGS Director and Deputy Director.

Events

- The March 15, 2015 Spartan Race was very successful.
- The 3-day music festival (March 13-15, 2015) was a good event, however, it was not well-attended as anticipated and we are currently going through the evaluation process.

TOD Workshop

The first TOD Workshop was held at the stadium on March 17. The purpose was to obtain feedback from the general public on TOD's plans for the stadium area. Harrison Rue and staff of TOD will be making a presentation today as to what was covered at the workshop.

C. APPROVAL OF EVENTS (Samantha Spain)

The Chair requested a motion to add two more events to the "Approval of Events."

A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER HASEGAWA TO ADD THE FOLLOWING TO THE APPROVAL OF EVENTS: 1) PACIFIC BIG BOYZ FOOTBALL CONFERENCE, and 2) CUPCAKE MEET. THE MOTION WAS UNANIMOUSLY CARRIED.

*(Manager Chan said he and the Chair are still in discussions concerning the approval of events process, and will report to the Board on that subject at a future meeting.)*

1. Calvary Chapel of Honolulu, Inc.  
dba KLHT Radio Honolulu  
Evening concert with Christian Musicians and Bible Teaching  
August 19, 2015 (Wednesday)

Manager Chan said management is recommending approval of this event.

A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER CHEE TO APPROVE THIS EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

2. Sports Car Club Association (SCCA)  
Driving Skill Contest  
2015: Oct. 18; Nov. 8; Dec. 20 (Sunday)  
2016: Jan. 10 & 24; Feb. 7; March 6 & 20; April 3 & 17 (Sunday)

Manager Chan said management is recommending approval of this event.

A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER CHEE TO APPROVE THESE EVENTS. THE MOTION WAS UNANIMOUSLY CARRIED.

3. Pacific Big Boyz Football Conference  
Tackle Football  
April 11, 2015 (Saturday)

Manager Chan said management is recommending approval of this event.

A MOTION WAS MADE BY MEMBER FUJIMORI AND SECONDED BY MEMBER HASAGEWA. THE MOTION WAS UNANIMOUSLY CARRIED.

4. Cupcake Meet  
Car Show  
Lower Halawa Parking Lot  
September 12, 2015 (Saturday)

Anthony Garcia was present to answer questions by the Board. He noted this event will bring car enthusiasts together for a good local cause and said all proceeds will be given to "Make-A-Wish Hawaii."

Manager Chan said management is recommending approval.

A MOTION WAS MADE BY MEMBER RABAGO AND SECONDED BY MEMBER BUKOSKI TO APPROVE THIS EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

#### D. The University of Hawaii (UH) Athletics Department Monthly Report

- Ben Jay apologized for not being present due to a conflict with the Board of Regents meeting occurring at the same time.
- Manager Chan reported at their monthly meeting with UH, they discussed the request that is being made to shift the Air Force game to a Thursday or Friday; no decision has been made.
- Plans to expand the skybox have been deferred to 2016 due to the limited time to secure a construction permit.

*(The Chair added that, as with other initiatives or other committees, we always try to see if we can get some Board members on board – we have Members Long and Iosua on the UH Committee.)*

- Member Fujimori shared with Board members more information and details about the procedures involved with the newly created H-Club by UH. Instead of a

reverse auction, season ticket holders will now be able to purchase parking passes through the new H Club Membership level.

Chair Toguchi said the UH has the potential to generate a substantial amount of revenue through the parking fees. For the record, Member Chee requested the amount per stall paid by the UH to the stadium be added to the minutes. Manager Chan provided the following information: Reserved Stalls (Bus Lot, Inner Circle and Upper Halawa Lot) – 3,095 @ \$21,776.05 per event.

E. Centerplate's Swap Meet Monthly Report (Davy Murayama)

- Total February attendance increased 10%
- Total Stall Count increased 5%
- D,E,F, rows stall count increased 1%
- A,B,C, rows stall count increased 21%

Mr. Murayama reported: Although the beginning of the month was slow, the end of the month improved and they experienced a 10% increase. Increases in buyer and vendor attendance occur on Sundays (their strong days).

Marketing & Advertising (Krysti Peacock)

- Their Easter Event is scheduled for March 29.
- Copies of the new ads that are being published in the newspaper were provided to the Board.

F. Aloha Sports Properties Monthly Report (Glen Higa)

- Within the past seven months they have placed about 300 phone calls /emails with returning and new corporate partners. This has resulted in 50 meetings, generating \$500,000 worth of business.
- They are working long hours to drive business for the upcoming football season and finalize all of their renewal agreements.

V. UNFINISHED BUSINESS

A. HALAWA MAKAI – TRANSIT-ORIENTED DEVELOPMENT (TOD) – Update & Discussion

The Chair introduced Harrison Rue of TOD for a presentation. He also noted that during Mr. Rue's update, Mr. Rajj may add some comments.

Mr. Rue thanked everyone for being involved in what he described as the best example of a joint City & State future project. He said their consultant Stephen Miller (of RTKL Associates) will also be presenting a rough draft of the results of the March 17, 2015 workshop for the Board's general awareness. He stated at this point it is not for distribution.

Presentation by Stephen Miller (RTKL Associates)

- The workshop was attended by approximately 60 participants; it included activities for individuals to express the elements that they would like to see in the area.
- The three (3) most important issues discussed: 1) improve the stadium; 2) increase open spaces and amenities; and 3) expand bicycle and pedestrian networks.
- Regarding the stadium station area, a mixed-use sports and entertainment district was suggested – with an event space that could accommodate a variety of activities, including a swap meet in a more compact area.

The stadium is definitely a community asset, being in close proximity to the station and the Pearl Harbor visitor center.

- The group discussed providing a diversity of housing (i.e. residential units and affordable housing) in the Halawa area to make it a complete community-- and be located near the transit station and other amenities (i.e. grocery store, daycare, healthcare, entertainment, etc.).
- Based on the results of a survey that was put out by the City several months ago, 60% of responses enjoyed their proximity to jobs, bus stops and shopping; over 60% preferred the stadium in its current configuration and recognized it as a community asset; and a large number would like affordable housing.
- Some of the final issues discussed were to have amenities along the streets, sidewalk improvements, street intersection improvements; additional crosswalks; bicycle facilities; and, creating a connected street grid that would allow both pedestrian and vehicular circulation that would integrate mix-use development. These improvements would allow pedestrians access to the stadium as well as to attractions at Pearl Harbor.

Mr. Rue said the information provided by Mr. Miller is what they heard from the people at the workshop – it is not the plan. He stated Mr. Rajj (F&L) is leading the stadium's plan for its area, and TOD is incorporating some public input. At the planning level, they

think it is under-utilized and people like the idea of a hotel and a multifunctional event space that could accommodate the swap meet and other events.

Irwin Raij said the Board has heard the concepts which confirm a lot of what we have been hearing over the last two years; and, working closely with TOD is important. The data provided can help the Authority with its decision-making.

The Chair thanked TOD for working with the community and helping the stadium to identify the various themes that it needs to work with. He informed the Board Members that in the upcoming months (with the mass transit coming through), it has some big decisions to make which will entail a lot of work by the Board. The information we are receiving from our consultant, and from the Administration and Legislators, will help us to make the decision on what the community's vision for this area will be.

(Recess 11:00 – 11:15 a.m.)

B. HONOLULU AUTHORITY FOR RAPID TRANSPORTATION (HART) – Update

Brennon Morioka

Mr. Morioka said he will present a brief update, to be followed by Lorenzo Garrido for a brief construction report. He also noted:

- Bids came in for the first three-station group (the Farrington Highway station group consists of: Leeward Community College; Waipahu; and West Loch). The low bidder was Hawaiian Dredging & Construction Co. (HD&C) @ \$78.0 million -- and HART is officially under protest for that award by NAN, Inc. (the second low bidder @\$85.0 million).
- HART is over-budget in their contract with the Federal Government and is seeking an extension of the general excise tax and surcharge from the Legislature.

Lorenzo Garrido

Mr. Garrido reported there were no significant changes, other than more progress. He presented a brief overview of construction:

- Rail Operations Center Design-Build - 67% Complete. Main Operations Services Building – Progressing with interior work being done.
- Maintenance of Way Building (MOW) – Construction is ongoing.
- Farrington Highway Guideway – 60% complete
- Kamehameha Section – Utility Work 35% complete.

- Nan, Inc. continues its utility work on Kamehameha Highway toward the airport.
- HD&C has a separate contract to do foundation work at the airport property, which is close to completion.
- Many lane closures are occurring at night through the interchange areas.
- Regarding the traffic on Kamehameha Highway, Pearl City, there is significant impact (depending on the time of day).
- Lane closures near the Sears Distribution area involve contraflow in order to complete their work.

Chair Toguchi inquired if HART anticipates any problems for the upcoming football season. Mr. Morioka said the arrangements are the same as the last season, and they will continue to work with Manager Chan and staff on the logistics of game-day operations.

C. OPTIMIZATION COMMITTEE REPORT AND DISCUSSION

Member Bukoski, Committee Chair, said no meeting was held since last month's Board meeting, therefore, no report will be made.

D. FOLEY & LARDNER LLP - UPDATE

*The Chair reported, (by invitation from the Speaker of the House Joseph Souki), he, Mr. Raij, and Manager Chan met with the Majority Caucus (44 of them) to discuss the future of Aloha Stadium. As a result, they received some very positive responses. The Legislators have expressed their concerns and themes, similar to what has been expressed by many different interest groups. During this process, the Senate President said the stadium should take the lead, and similar comments are coming from many House leaders. The Chair said all of this input will allow the Board to make a decision that will best reflect what the majority of the stakeholders are expressing.*

Aloha Stadium Request for Information (RFI) Summary Report (Report by Irwin Raij)

Mr. Raij said he is presenting the Foley & Lardner Report entitled "Aloha Stadium Request for Information (RFI) Response Summary" dated March 19, 2015 (EXHIBIT B) to obtain the Board's acceptance. He clarified, acceptance does not mean this is what the Board is going to do – it is just accepting the information that is being provided. He made a correction to the cover of the report to read "prepared for the Stadium Authority and the Department of Accounting & General Services."

Mr. Raij explained that Foley & Lardner (F&L) was engaged to provide stadium development expertise and analysis of the current Aloha Stadium site. Their scope of work involved eight (8) phases. At today's meeting, Mr. Raij said his report will cover Phase 3 (the preparation, process and results of the RFI, including comments and

recommendations by five (5) respondents to the RFI). He reviewed the following topics that are included (in detail) in the attached report:

1. Themes

- On-Site Development Achievable
- Key Obstacles
- Construction Costs
- Ancillary Development
- Honolulu Authority for Rapid Transit
- Financing and Operating Cost Savings

2. Response Summary (three comprehensive responses, and two generalized suggestions)

- Stadium Features
- Stadium Location on Current Site
- Suggested Site Features/Ancillary Development
- Key Obstacles
- Financing
- Alternative Sites
- Qualification

3. Next Steps

- Preparation and Processing of the Request for Proposal (RFP)

Mr. Raij added further comments regarding some of the above topics:

Key Obstacles

Progress is being made concerning parking and the deed restrictions.

Construction Costs

Cost to maintain the health and safety repairs to the existing facility over a 30-year period would be @ \$200 million. Architects Hawaii believes the annual construction escalation factor for Hawaii is at 12 percent. Cost to build a new 30-35,000-seat facility would be approximately \$134-\$300 million.

Size of the Building

The current industry trend is to build smaller stadiums. Mr. Raij said we need to take into consideration the needs of the entire community and what the stadium means to the community.

Next Steps

Mr. Raj concluded that the next three months will involve getting ready for the RFP. There are a variety of State statutes that need to be followed. A selection committee is created, then the Board will work on developing criteria (i.e. what programmatic elements you want in the RFP. A new building will have better concessions, better food, and better opportunities for revenue generation – a better position to attract events. If the programmatic areas have staging, it could increase more concert events.

The Chair inquired if Mr. Kinimaka or Mr. DePonte wished to add their comments. Ms. Kinimaka said Mr. Raj mentioned the primary points -- the first is to establish a selection committee and criteria, and how it will be applied.

The Chair stated:

- Nothing in the report is written in stone and it is the Board that will decide on the recommendations made by the respondents to the RFI and the consultant.
- In the next few months the Board will be doing its homework and making some very tough decision to move forward. It will involve a lot of work and he appreciates the help of everyone.
- In addition to the process and procedures, we will be talking about procurement.
- We want the participation of the broader community involved in the process and will have to decide if there is a need for additional public meetings.

Member Iosua inquired, "How did the Legislators respond to the proposal?" Mr. Raj responded that there were no proposals made, but merely informational facts were provided. He said the general reaction was positive. He thinks they were surprised to learn about the future health & safety costs to the building, and the cost to build a new building.

They also discussed a parking garage and the traffic impact to the neighborhood. Also the potential issues dealing with Salt Lake Blvd. and how it is not the ideal situation for people to be walking across a major parking lot to the stadium.

The Chair said some of the Legislators were surprised to learn of the health and safety challenges and the funding that has gone into the repairs. Some key members of the House expressed that perhaps it is time to build a new stadium and to keep them informed. The Chair said he feels a greater support from the Legislators and sees the need to provide them with additional information and keep them informed.

The Chair added that previously the stadium was thought of as a place for six or seven UH football games; but, now it is looked at as one of the key gathering places (along with the key TOD station) that could possibly attract some of the 1.8 million visitors from Pearl Harbor each year. Mr. Raji indicated that the park-and-ride will also make everything better for the stadium, HART and TOD.

Member Iosua had the following questions:

- Were there any concerns raised by area legislators and community member in the stadium area of specific concerns from their constituents?

*(Mr. Raji said they have not had a chance to speak with their constituents, but the key is to keep focused on traffic, noise and transportation.)*

- With reference to UH, there seems to be concerns about them scheduling bigger games (which may relate to the size of the stadium that we build/or need. Would we have future concerns if we build a smaller stadium?

*(Mr. Raji said there is no right or wrong answer – we don't know what UH is considering, and developers are looking at trends.*

- What happens if they go down to 25,000 and expand?

*(Mr. Raji said there are too many unknowns. Do we know what UH needs and do we know what are the community needs? There is also a whole new set of economics when you expand. This is something that they would have to follow up on.)*

Member Fujimori stated the Board will need to meet more often to discuss the vision and since the monthly Board meetings may not be sufficient, she suggested the following:

- Special meetings (i.e. afternoon sessions after Board meeting).
- There is a need for a facilitator – perhaps Mr. Raji can attend once a month and remain for the afternoon session.

The Chair said those are very good suggestions which need to be brought up with the Board. He said Member Bukoski had to leave for another engagement and is missing out on this discussion. He also said they will need to dedicate a special time to address the question that they are faced with at this time.

Mr. Raij said if the Board is going in that direction, the additional research that TOD is doing could also be beneficial to that process. He also said he could be the facilitator, but informed that he will not be available for the month of April.

Member Rabago said the visions and ideas have been discussed, but she is not aware of what the actual use of the field was going to be.

*(Mr. Raij said as we get into the programmatic stages and feedback for the RFP, we will then list that the building would have to be able to accommodate soccer, football, etc. He agrees that it should not only be for football. That is when decisions are made as to what we want in the building (number of seats, club seats, locker rooms, etc.).*

Member Hasegawa inquired if track could be incorporated in the plans.

*(Mr. Raij said it would depend on the fan experience and what the Authority thinks because track pushes the fans further away.)*

The Chair inquired about the location of a nice multi-purpose stadium.

*(Mr. Raij said Syracuse has a 50,000-seat which they are contemplating reducing the size. It is one of the best examples of multi-purpose.)*

Member Chee inquired about the distinction between suites, club seats and loge boxes; and also their locations.

*(Mr. Raij responded: Suites are like a luxury box. A club seat is serviced by a club – a group communal premium area; so while a suite is your own private spot, a club seat is more of an area that has a seat component below and a club either above or below that has food and concessions, bathrooms, that is better than the average seat. Loge boxes are like a private 4-seat boxed in area - outside (not an indoor space) – it does not have all the amenities like a suite.) Premium seats are spread at different locations throughout the building; but club seats would be in a dedicated area.)*

Chair Toguchi suggested to the Board that they accept the Foley & Lardner report, with the understanding that we will have follow-up work sessions to help us make the right decisions, as recommended by Member Fujimori.

A MOTION TO ACCEPT THE FOLEY & LARDNER REPORT DATED MARCH 19, 2015, ENTITLED "ALOHA STADIUM RFI RESPONSE SUMMARY" WAS MADE BY MEMBER FUJIMORI AND SECONDED BY MEMBER HASEGAWA.

Discussion:

Member Fujimori suggested using the word receive vs. accept because it would allow the Board to have discussions in the future.

Mr. Rajj said either word "accept or receive" is fine.

THE MOTION WAS UNANIMOUSLY CARRIED, REPLACING ACCEPT WITH RECEIVE.

E. AUDIT COMMITTEE REPORT

Member Iosua reported that the Audit Committee met with Gregg Matsumoto (Office of the Auditor), who had only two outstanding items in this year's report, of which Deputy Manin submitted all the information he requested. We anticipate his report to come out sometime in April (before the session ends). He thanked Lois and staff for submitting all the necessary information and addressing all of their concerns.

The Chair requested a quick/preliminary report about the audit.

Deputy Manin reported:

- March 2012 – Auditor submitted the original report to the Legislature pertaining to the swap meet operations.
- One year later they came back with a request for an established report on the recommendations that were made in the original audit.
- On December 2013, we submitted a response/status report.
- On December 2014, we received a request for another status report on implementation of the recommendations.
- In January 2015, we submitted a status report on that.
- A follow-up entrance meeting was held on January 20, 2015. Members Iosua and Yamasaki were present. They made it very clear that they were not re-auditing – they were reporting on the status of their recommendations to submit to the Legislature before the session ends. It will then be the Legislature's decision on whether or not they want the Office of the Auditor to do a reinvestigation.

- Mr. Matsumoto gave us the indication that there weren't any untouched issues from the recommendations. Deputy Manin said she believes a few were open; in particular, it was the contract administration policies and procedures (P&P) that the audit committee will work on and forward to the administrative committee to incorporate into the manager's evaluation.
- Over the last couple of weeks Deputy Manin said she has had discussions with the auditor and responded to all his requests for follow-up documents.

Member Iosua said the follow-up responses were merely to document steps that the Board had taken to address the recommendations. As noted By Deputy Manin, he said they left a few things open - part of it is because the audit committee needs to work on the policies and procedures to present to the Board. Deputy Manin did a great job in providing all the information needed and we expect a report saying that we addressed all the issues.

Member Long said he believes the focus of the auditor was to make sure the policies and procedures were in order so when a person leaves and another steps in, it would allow for a smooth transition.

- F. ADMINISTRATIVE RULES– Review, discussion and action regarding the proposed amendment of the stadium's administrative rules.

Member Rabago's Report (on behalf of the Administrative Rules Committee: Reena Rabago, Michael Iosua, Odetta Fujimori, Lois Manin, Russell Uchida and Stephen Lee)

Member Rabago said at the last Board meeting, the committee presented what it worked on and then asked for feedback/questions. Questions were received from Member Bukoski, and the committee summarized the changes made -- then incorporated Member Bukoski's questions as they related to the specific section. A memorandum and updated rules were passed out to the Board (EXHIBIT C).

At this time Member Rabago said the committee is asking the Board to move to accept the recommendations from the rules committee with some amendments; she proceeded to review the changes that are highlighted in the attached rules:

1. Page 2
  - Rule No. 8 is now No. 5
  - Deleted "amount determined by the manager." Please note this is deleted throughout the rules because they ran into some questions with the

Attorney General's Office (AG) which will require clarification. The AG states an amount determinant must be included.

2. Page 3, No. 7
  - Highlighted section deleted – it was something the committee recommended, but decided against it.
3. Page 4, No. 5
  - Deleted “or such greater amount as may be determined by the Authority.”
4. Parking rates, parking stalls. (1) (2) & (3)
  - The highlighted areas were in terms of the dates when we put incremental charges for parking; the dates may have to be changed if this process takes longer than anticipated.

Manager asked for clarification that this would not change the numbers that we are recommending.

Member Rabago replied “no” – she said that is why they are asking for the recommendations to be accepted, with the amendments that they are proposing. She reminded the Board that these amendments that they are offering were recommendations that they put forward at the last meeting (which they are now taking back) – they should look at it as if it never existed in the rules.

Member Rabago further explained: The committee's goal is for the Board to accept the proposed recommendations with the amendments (the Board then has ownership, not just the committee). In the meantime, the committee will continue to work with the AG on finding the appropriate language for management discretion. Once that is done, the next step is to forward it to the different entities (i.e. Comptroller, Budget & Finance, etc.) for responses, recommendations, approvals, etc. When the responses are received, the committee incorporates the changes and gets it ready for a public hearing.

In answer to Member Chee's inquiry, Deputy Manin responded that the Pro Bowl is covered in the rules on Page 2 No. 4 – Commercial Events.

Member Rabago explained in detail all the different scenarios the committee went through prior to making their decisions on the rule changes. She said they made sure they read the “mission statement” and decided to use that as their goal. They looked at the five-to-ten-year history of the people that actually utilized the stadium to find out what their needs were, and made sure that by updating the rules, they would not be hurting anyone; but at the same time, the stadium would also be able to recover its

expenses. Also, in dealing with the “for-profit” and “non-profit” organizations, there was the concern that we didn’t want to discourage or hurt the non-profits. In line with this, the biggest problem was the issue of management discretion. The committee wanted to accommodate as many non-profits as possible.

Member Chee inquired if the committee did a look-back in the process as to which events made money/which ones didn’t? He also expressed the need for the Board to have this information so that it can decide whether to approve an event or not. It is a difficult situation because the promoters need to book a date as soon as possible and at the same time the Board needs to know some of the pertinent information prior to approving an event.

Member Rabago said they did a spreadsheet in terms of what events came to the stadium, but they did not go that far.

Manager Chan said he and the Chair are discussing the “Approval of Events” process to address concerns that were brought up at the last meeting.

The Chair informed Member Rabago that as we go through this process, more things will come up as we hear from the public, which may require us to make further adjustments along the way.

Member Rabago said she is speaking on behalf of the committee that its main objective is to start moving the rental and parking fees up a little to support the stadium operations and use what it has as a baseline; although the optimal would be to resolve all issues so that Manager Chan does not have to keep coming back to the Board for approvals.

Member Chee expressed the sentiment behind the question of the look-back and the lack of management discretion which could result in the promoter no longer having an interest in our venue for his event.

Chair Toguchi summarized by saying the facility is a gathering place and we don’t want to forget our mission statement. Hopefully through public hearings and through the input from different sources, we will arrive at the right mix in terms of what we should charge a non-profit as opposed to for-profit.

Member Chee recalled the concert that the stadium lost to Ko’Olina, and asked if we resolved that circumstance so that it doesn’t occur again.”

Member Rabago responded: “If the rules are adopted, it will not resolve his question. What the committee is saying is it does not want to hold this up because there are still day-to-day operational expenses beyond that.”

The group from Japan, “Arashi” did not use our facility for other reasons.

The Chair noted if a certain type of activity comes to the Board a number of times to ask for exceptions, then at that point the Board would need to look at changing the rule permanently and perhaps set amounts and make adjustments.

Member Chee inquired if we could crack the whip and ask for the language as soon as possible.

Mr. Nishiyama said the easiest way in solving this problem would be to have statutory fix, similar to what UH has – a provision that waives the rule-making procedure.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER LONG TO ACCEPT THE RECOMMENDATIONS MADE BY THE ADMINISTRATIVE RULES COMMITTEE. THE MOTION WAS UNANIMOUSLY CARRIED.

#### VI. NEW BUSINESS

Member Iosua said he received a call from Katie Anderson, executive director of the Urban Land Institute, who asked if the stadium would be interested in doing a symposium or workshop, related to transit-oriented development (i.e. sharing ideas that worked in other stadiums around the country). They proposed bringing in an expert or two and said the design would be completely up to the Board.

The Chair asked Member Iosua to find out more details and he could put her on the agenda for 5-10 minutes at the next meeting. Member Iosua said it would be no cost to the stadium.

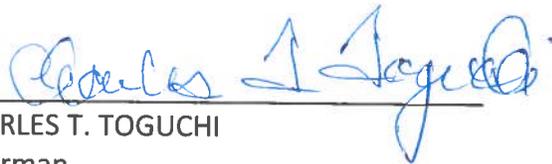
Member Chee said if we moved forward with this, he would want to see this event a lot more impartial than the TOD that we saw on Tuesday night – he wouldn’t want to see it as a City TOD event. The Chair agreed.

#### VII. NEXT MEETING

April 30, 2015

VIII. ADJOURNMENT

A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER IOSUAI TO ADJOURN THE MEETING AT 1:10 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.

  
\_\_\_\_\_  
CHARLES T. TOGUCHI  
Chairman

Recorded by: Diana C. Ho

Date: April 30, 2015

## Stadium Authority Board Meeting

Sign-In Sheet (please print)

Event Date: March 19, 2015

Public Testimony Notice: Please indicate if you wish to provide oral, public testimony. If you are, please indicate if you wish to speak at the beginning of the meeting, or if you choose to wait until the agenda topic is being discussed. Please limit testimony to no more than 3 minutes.

| Print Name   | Organization    | Phone #      | Email Address               |
|--|-----------------|--------------|-----------------------------|
| Christine Kihimaka   | DAGS - PWD      | 586-0499     | Chris.Kihimaka@hawaii.gov   |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| David DePonte  | DAGS - PWD      | 586-0492     | david.c.deponte@hawaii.gov  |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| Bonnie Arakawa   | City DPP        | 768.8048     | barakawa@honolulu.gov       |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| Krist Peroul   | mtty            | 2957197      | krist.peroul@hawaii.com     |
| Are you providing public testimony? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda            |                 |              |                             |
| Glen Higa  | ASP             | 348-2767     | glen.higa@outfrontmedia.com |
| Are you providing public testimony? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda            |                 |              |                             |
| Anthony Garcia   |                 | 462-6959     | anthony.w.garcia@live.com   |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| Shannon Wood   | WAT             |              |                             |
| Are you providing public testimony? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda            |                 |              |                             |
| Kathy Sokugawa   | DPP             | 768 8053     | ksokugawa@honolulu.gov      |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| FRANZ KRAINTZ  | DPP             | 768-8046     | fkraintz@honolulu.gov       |
| Are you providing public testimony? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| BRENT SCHEELE  | KIEWIT          | 679-0100     | BRENT.SCHEELE@KIEWIT.COM    |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| MATT SCANLON   | HART            | 783-0475     | MSCANLON@HONOLULU.GOV       |
| Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |
| Stephen Miller   | RTKL Associates | 443-362-2910 | srMiller@rtkl.com           |
| Are you providing public testimony? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda |                 |              |                             |

