

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
COMPTROLLER



ALOHA STADIUM

An Agency of the State of Hawaii

CHARLES T. TOGUCHI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

LOIS M. MANIN
DEPUTY MANAGER

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

April 30, 2015

Members Present:

Charles T. Toguchi, Chairman
Odetta Fujimori
Michael L. Iosua
Scot Long
Amoreena "Reena" Rabago
Ross Yamasaki

Members Excused

Keith "Kika" G. Bukoski
Wilbert C.F. Chee
Edward Hasegawa

Staff

Scott L. Chan	Andrew Chang
Lois M. Manin	Liane Nakagawa
Russell Uchida	Neal Sakamoto
Stephen Lee	Wesley Ueda
Charles Vitale	

Others:

Davy Murayama, Centerplate
Glen Higa, Aloha Sports Properties
David Matlin – University of Hawaii Athletic Director (UHAD)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David DePonte, Department of Accounting & General Services (DAGS)
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 introduced and welcomed Audrey Hidano, Deputy Comptroller.

Manager Chan introduced and welcomed David Matlin (UHAD).

The Chair also welcomed Mr. Matlin, on behalf of the Board, and said he looks forward to a continued relationship with the UH.

The Chair announced Member Rabago will be leaving the Board because her interim appointment will end next week (end of the session). He thanked Member Rabago for all that she has done for the Board, specifically on the proposed amendments to the Administrative Rules. Member Iosua also commended her for her great ideas and excellent work and said for the short period of time she made her mark on the Stadium Authority. The Chair said, after checking with our counsel, he learned that Member Rabago can continue to work on the committees to help the Board on its projects and that he would definitely try to maintain this working relationship with her.

The Chair announced that Keith Amemiya was confirmed as the new Board member and will be joining us after July 1, 2015. He is currently on the Board of Education and will be serving the term until June 30, 2015.

Member Rabago said the most important thing right now is to make sure we do what Manager Chan wanted done, which is to get the proposed rules to the public and that was her goal.

Chair said over the years Member Rabago has continued her interest on the stadium; as a soccer coach she is very interested in whatever happens at the stadium. We will find ways to engage her help.

II. PUBLIC TESTIMONY

Shannon Wood said she has asked Member Bukoski to work with her to look at what the future will bring for the stadium within 5-10 years from now.

III. APPROVAL OF MINUTES

Approval of Minutes of the March 19, 2015 Regular Session.

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

IV. MONTHLY REPORTS

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

Chairman Toguchi said he will be commenting on various items as they appear on the agenda. He also announced that a teleconference will take place with Irwin Rajj of Foley

& Lardner LLP between 11:00 and 11:30 a.m. and that the Board will go into Executive Session to discuss procedural matters.

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

Manager Chan reported that due to ongoing hearings at the Legislature, Deputy Attorney General Randall Nishiyama is unable to attend today's meeting but could be reached by phone if necessary.

On behalf of the stadium administration, Manager Chan thanked Member Rabago for all the work she has done and expressed gratitude for the effort she put into everything during her short presence on the Board.

Capital Improvement Projects

1. Health & Safety (H&S) Phase 3

Construction is progressing smoothly, moving from the mauka to makai side. The south stands will be open for the five graduation ceremonies at the end of May, 2015.

2. Modifications to the Security Office Area (south end, mauka side)

A new enclosed storefront is being constructed at the south-end entrance to the stadium. The improved security measures will assist with monitoring the front entrance.

3. Health & Safety (H&S) Phase 4

Meetings have been held with DAGS and the consultants to discuss finalizing the future scope for Phase 4. Future meetings are being planned to bring everyone up to speed prior to proceeding with the work. We decided to remove the escalator for this phase and, instead, use the funding for other H&S projects that need to be pushed up on the priority list.

University of Hawaii

1. Manager Chan reported he and UHAD David Matlin had a preliminary meeting and discussed: 1) Licensee Agreement; 2) Reserved Parking; 3) Future skybox renovations/plans; 4) Future "Field Naming Rights" (following the upcoming season); 5) Foley & Lardner Comprehensive Site Summary; and 5) Brief conversation regarding the Swap Meet. They will continue to meet monthly.
2. Met with Ben Jay on April 15, 2015, to tie up loose ends and to thank him for all he has done during his short term.

3. Attended a Board of Regents' Intercollegiate Committee meeting, chaired by Mr. Jeff Portnoy. They discussed the status of Aloha Stadium and its potential impact on the UH Manoa Athletics. Manager Chan said it was an opportunity to share our program and give them a better understanding of what we do at the stadium. He believes more conversations and dialogue are needed to give them a better understanding of things that we have been addressing over the past few years. He feels it would bring everyone together in terms of awareness and moving forward with the projects that face us.

Events

1. As previously mentioned, five graduation ceremonies will occur during the end of May, and will overlap with the 50th State Fair.

Operationally, it will be a challenging time for the staff; traffic from two events will be entering and leaving the facilities simultaneously. We anticipate 8,000 – 10,000 in attendance at the graduations.

Legislative Update

The Legislative Session ends on May 7, 2015. Below is an update on the bills that we were tracking:

1. HB318 is being heard today. It exempts the disposition or grants of rights to place one or more names on a state or county building. We submitted testimony in favor of this bill.

The Chair said this bill was introduced by the County and it would have impacted the stadium in terms of what signs we could put up outside the stadium and we are being exempted from that.

Manager Chan said it allows us to negotiate directly with a client to take advantage of the ever-changing environment to maximize our advertising revenue.

2. HB 314 (HD1) and SB 704 are dead. HB314 referred to the authorization with any outdoor advertising devices; and SB704 referred to the electric vehicle parking stalls and the chargers for those stalls.

The Chair said bills that are introduced during the odd year (like 2015), carry over into the following year.

Member Fujimori inquired if the stadium is prepared to look at an exemption for the stadium, pending whatever happens, i.e. if we build a new stadium? The Chair said

that was the intent when they deliberated on that bill – we are transitioning from this facility to something else in the future.

C. APPROVAL OF EVENTS (Stephen Lee)

Chair Toguchi noted that a full discussion will take place under “New Business” regarding the “Approval of Events” process. We will be discussing whether this is a practice that we wish to continue or delegate to management.

1. I9 Sports Association
Youth Flag Football
June 7, 2015 (Sunday)

Mr. Lee said management is recommending approval of this event.

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

2. Grand Pacific Event, LLC
Ohana Cup – Rugby and Cultural Festival
July 18, 2015

Mr. Lee said management is recommending approval of this event.

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

3. Iolani School
Father Bray – Double-Header Football Game & Reception
August 8, 2015 (Saturday)

Mr. Lee said management is recommending approval of this event.

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

4. JN Automotive Group
Second Annual Driving Event for all Automotive Brands
Lower Halawa Parking Lot
August 29-30, 2015 (Saturday/Sunday)

Mr. Lee said management is recommending approval of this event.

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

5. Pearl City High School Music Learning Center
40th Annual Oahu Marching Band Festival
November 2, 2015 (Monday)

Mr. Lee said management is recommending approval.

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

6. Hawaii State Jr. Prep Sports Association
Youth & High School Flag & Tackle Football All Star Games
January 7, 8, and 9, 2016 (Thursday – Saturday)

Mr. Lee said management is recommending approval of these events.

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

7. AWS Events Group LLP
2016 Aloha World Sevens Rugby Tournament
March 17-19, 2016 (Thursday – Saturday)

Mr. Lee said management is recommending approval of these events.

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

D. The University of Hawaii Athletics Department Monthly Report

David Matlin noted that, this being his fourth day as Director of the UHAD, his focus for the first 100 days is to meet with a lot of student athletes and stakeholders (like the stadium). He said he is confident that together the two entities can help each other to help the State of Hawaii; also, should any issues arise, to please reach out to him or any member of his team for assistance.

The Chair said to Mr. Matlin that he looks forward to continued monthly meetings between the UHAD and the stadium (Manager Chan, and Members Long and Iosua).

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

- Total February attendance increased 2%
- Total Stall Count decreased -6%
- D,E,F, rows stall count decreased -11%
- A,B,C, rows stall count increased 10%

Mr. Murayama reported that the vendor attendance dropped 6%, which was due to one less Saturday compared to the same time last year. The shopper attendance increased by 2% and they are eagerly awaiting information from the Department of Economic Development & Tourism (DBEDT) to see if it reflected an increase by visitors. If that is not the case, then the increase is the result of the Easter event that was attended by the local community. It would also explain why there were more ABC row vendors versus the premium row vendors.

Marketing & Advertising (Krysti Peacock)

- The March 29, 2015 Easter Event was very successful. Approximately 180 children (5 years and under) signed up for the egg-hunt; and approximately 150 older children participated in games for their age category.
- The Salvation Army (with their volunteers) partnered with the swap meet for this event. The event was free, and the public was asked to bring canned goods for this fundraiser.
- Ms. Peacock passed out the Mother's Day advertisement for the Board's review.
- She also reported that through a bonus program, the swap meet is receiving between 200-300 additional time slots on Oceanic Time Warner each month.

Swap Meet Modifications (directly affecting Vendors in Sections 7 & 8)

Mr. Murayama reported they will be presenting their proposed modification plans to the vendors at their quarterly meeting on May 5, 2015. He explained that the plan is to close the pedestrian traffic that crosses over from sections 7D to 8D (or vice-versa). It will also redirect the traffic to the North Plaza, then back to the flow of traffic through the swap meet. With this plan, no vendor will be displaced from their current locations.

Manager Chan said the new plan will provide the public with a convenient way to enter the swap meet throughout the day and at the same time it will not inconvenience those that are being affected in those particular areas. We were fortunate that the committee

came up with a creative way of getting the public into the plaza which has several benefits:

- The shoppers can sit down under the shade (tents), enjoy some entertainment and the food that is cooked and served at the concessions.
- Maximize the use of the north concession stand with reduced manpower, compared to other areas of the swap meet.
- It increases our inventory along the "D" row.

Manager Chan reported that the stadium receives approximately 62% of its revenue from the swap meet. The adjustments will improve the experience at the Swap Meet. He expressed his gratitude for the effort by Ms. Peacock and Mr. Murayama.

The Chair said we receive funding for our Capital Improvement Projects (CIP) from the Legislature, but as mentioned by Manager Chan almost 2/3 of our budget comes from the swap meet revenues – so we thank you for that relationship.

Deputy Manin added that a meeting was held one year ago with the vendors regarding modifications to the same area, and their feedback was that they did not want to move. Mr. Lee came up with a creative way that would not require the vendors to move. We feel it is a good compromise and will be introducing it to the vendors at the meeting.

F. Aloha Sports Properties Monthly Report (Glen Higa)

- Since the last meeting, they have made approximately 200 telephone calls and emails to their renewing and prospective corporate partners, which have resulted in 40 face-to-face meetings since then.
- They have generated approximately \$500,000 of business and managed to finalize a few new business partners and got some of their renewal partners back.
- For the month of May, their goal and plan is to close their larger renewals.
- In addition, they continue their efforts to push for new business.

V. UNFINISHED BUSINESS

A. Optimization Committee Report and Discussion

1. Transit-Oriented Development (TOD) – City & County of Honolulu

Franz Kraintz – Department of Planning & Permitting (DPP)

They have been working on the TOD plan for the station located at Aloha Stadium for the Halawa area.

- Planning the second community workshop at the end of summer.
- Their consultants are looking at the opportunities and constraints of the area.
- A market study is being conducted.
- A transportation and infrastructure report is being done (looking at the capacity of what this area has).
- Once they receive the above information, their consultants will review the development scenarios that these opportunities and concerns present.
- The information will then be shared with the Stadium Authority and DAGS. Mr. Kraintz stated that the City feels this is a very important partnership as they move forward in formalizing their plans and the station is constructed.

Mr. Kraintz opened the meeting for questions and answers (Q &A).

Q. Member Yamasaki -- What is the timeline for their consultants to gather all the information.

A. They anticipate a final draft of the TOD Plan by the middle of next year. Mr. Kraintz said it is a cumulative process to get the community involved, educate them about the possibilities, and zero in on what is doable and realistic for this area.

Q. Member Iosua -- Are the consultants looking at possibilities for the entire area or just around the rail site?

A. Generally a half-mile, which encompasses most of the stadium grounds (100+ acres) which extend towards Aiea, Pearl City, and a little to the makai

side of the public housing projects. TOD is dialoguing with those groups to find out what their plans are for the future.

Again, TOD is looking for a mixture of uses, (help densify some of that) and try to create more compact development; but take advantage of the transportation options and benefits that the rail station will bring.

The Chair asked Ms. Kinimaka to explain the relationship of the Board and TOD in terms of how this is all going to work regarding the Board's participation, with reference to the following:

- A timeline?
- Who does what?
- How will this proceed and develop (a station being developed by the City on State property).
- Who will drive this project?
- Who does the initiative?
- What's the role of the Board, DAGS, and the State?

Chris Kinimaka

- We have been very fortunate that TOD (the City entity) has been very cooperative in collaborating with the stadium's efforts here at the site. Our site ended up as the last TOD plan because they are working with us and realize that the State (Stadium Authority) is working very hard at its own development plan and optimization options.
- Since we don't want to limit each other's ability to optimize what we can do at this site, we have been meeting often with TOD – looking at the entire effort in a community base, plus balancing with what the stadium's goals are going to be.
- TOD is driven by the development of the rail process, and the Honolulu Authority for Rapid Transportation (HART) is here to share that. Together (but separate) it is driven by the fact that rail will be on the stadium site as one of the 21 stations. DAGS is also collaborating with HART and TOD on other sites.
- The timeline for the rail is independent – they will go by their own construction schedule. TOD will help communities plan and develop their future around the rail, which will be implemented long after rail is underway. Currently, we are working with ideas, such as, zoning and types of development opportunities that can occur in the area.

- What we are hoping to achieve is that our own initiatives to optimize the stadium will be complimentary to TOD's plans and that the benefits we realize will be for the entire community and the State.
- Our goal is to make the stadium a destination and not a pass-through station. Therefore, the Board's participation is overall – you will be looking at your prioritization within your mission for the site. DAGS will help coordinate that mission with the community efforts, and the more that we collaborate together, we will see synergistic results that will benefit all of us. Our position here is to help you with your goals and also help you bridge the gaps through collaboration with the additional community entities that we have.

The Chair said after we hear from HART and Foley & Lardner, we will then try to tie everything together to get a picture of where we are and what our next steps will be. He thanked Ms. Kinimaka for her report.

Charlie Vitale

He briefly explained that Senator Chun-Oakland is chairing the State TOD Task Force Steering Committee to coordinate state efforts for all lands within the TOD development. She asked at the last meeting that each station have its own subcommittee. Representatives from all state agencies attended the first meeting, as well as from the City TOD Department of Transportation Services. All state and local representatives from the Senate and House of Representatives, community board members and the City Council were also invited to the meeting. (He passed out a map which outlined all the state lands). He described the locations of the state lands and said Aloha Stadium is the largest. They discussed existing zoning and what zoning changes could possibly be required. They also spoke about infrastructure (the condition of the roads, sewers, water, etc.). It was basically an introductory meeting. Another subcommittee meeting is scheduled for the end of May.

The Chair expressed the need for Board members to get involved in these committee meetings, specifically the big items like TOD. He noted Member Yamasaki attended the pre-meeting and encouraged other members to become involved relative to their interests and background.

2. Honolulu Authority for Rapid Transportation (HART)

The Chair introduced Brennon Morioka to Deputy Comptroller, Audrey Hidano and UHAD David Matlin.

Mr. Morioka introduced:

Lorenzo Gorrido (Head of HART'S Design & Construction Division)
Liz Scanlon, (Head of Planning & Rights-of-Way Group)
Matt Scanlon, (Project Manager for the Kamehameha [Kam] Hwy. Guideway project)

Mr. Morioka said Mr. Gorrido will provide a status of their project throughout the entire corridor. He will also provide an update on some of the utility work that Nan Inc. is doing on the town side of the stadium. Mr. Morioka informed the Board that they are aware of the upcoming graduations and that Mr. Scanlon will be working with Mr. Vitale and staff on making sure their work is coordinated with the events to minimize any disruptions.

Lorenzo Gorrido

- Most noticeable work is in the Kam Lot where Kiewit has been drilling foundations – over 80% complete within the lot. There are a few more foundation shafts that need to be completed. Mr. Scanlon has coordinated with Mr. Vitale that they are going to wait until after Pro Bowl 2016 to go in the main lot and get that area work done prior to the next football season; then they will return and address all the columns.

Mr. Gorrido expressed appreciation to the stadium in working with Kiewit. He said a lot of work went into that and it has been working well. As a result, Kiewit has been able to get a lot of progress done on the foundations.

- In the airport section, Nan, Inc. is doing a lot of advanced utilities.
- Regarding traffic impact, they continue to work on water line relocations and signal work to help improve visibility for the traffic.
- Airport: They have completed some foundations; also doing close-out for seven foundations that they built to coordinate construction to consolidate car rental facility.
- Kiewit is setting out their foundations, heading out more westerly (Acacia Rd. and on to Waimano Home Rd.) – restricting some of the lanes. They are aware of traffic impacts and have been working with community and business owners to try and mitigate as best as they can.

- Kiewit will continue with their utility relocations which will be ongoing through the end of the year.
- As they clear out the utilities, the foundation crews will then follow.
- They are doing a lot of night work and dealing with the noise concerns of the residents.

Chair Toguchi inquired, "What is specifically going on at the Kam Lot now and what can we anticipate?"

Response by Matt Scanlon

- They wrapped up drilling about 80-90% of the shafts that are in that location. There are about 2-3 shafts left to drill that are deeper than the piece of equipment that was out there. They plan to mobilize another piece of equipment once they do the main lot (after Pro Bowl 2016).
- At the present time they are transitioning and cleaning up Kam Lot and getting ready for the columns to come along.
- They are also coordinating some utility relocations with Heco, which is why they held off working on the main lot until after the Pro Bowl. They believe they have a good window between Pro Bowl and the next football season to accomplish that.
- Mr. Gorrido inquired, "When are the columns going to be done?" Mr. Scanlon said the columns are pretty quick and easy, so they will wait until the shafts are done in the main lot -- then the column crew will go in during Spring through early summer.

Mr. Morioka explained: The differentiation between the work in the columns are the large drill rigs that drill the foundation holes; then they stop at a certain level near ground surface; then they'll return and put up the large red forms for the columns themselves; then they'll pour the concrete; and that is what you will see next spring.

Manager Chan informed the Chair that he is grateful that after several meetings, HART and Kiewit have agreed to work with us by postponing work until after the football season.

In answer to the Chair's question, Mr. Morioka said there is no soil contamination at Aloha Stadium.

Ross expressed concerns about adequate communications for the football season with reference to the ongoing rail work and noted there were problems last year. Mr. Morioka said all of the issues that occurred last year have been worked out and they do not anticipate any problems this year.

Deputy Comptroller Audrey Hidano inquired about the connection between Nan, Inc. and Kiewit. Mr. Morioka responded that Kiewit has the contract for the Kamehameha Guideway, and Nan has the airport segment utilities' relocation contract. The Kiewit project is from Pearl Highlands to Aloha Stadium, and the airport segment is from Aloha Stadium to Middle St. transit center.

B. Foley & Lardner LLP (F&L)– Report and Discussion

Irwin Raji (via teleconference)

(For the benefit of Mr. Matlin's first meeting, the Chair requested an update on where we are and what are the next steps.)

- In June, 2014 we issued a report and had a hearing at the stadium in July, 2014.
- Following the feedback we received, we issued a Request for Information (RFI) in the Fall of 2014 and we received multiple responses from several firms. They were intrigued by the possibility of mixed-use development, knowing there is 100 acres of land adjacent to Pearl Harbor.
- Most of the firms focused on a smaller building which was consistent with F&L's suggestions in their report -- which a smaller building in the 32,000 – 35,000 with expandability to 42,000 – 43,000 for special events seemed to be what the potential developers or interested parties noted in their responses as well. There was also a wide array of options as it related to mixed-use development that were brought up (i.e. hotel, residential, mixed-use, restaurants, etc.).
- He feels they are looking for additional feedback from the community and the Board as to what is the right mix as we go forward.
- With that information, F&L provided a summary of the input received and we began to brief elected officials and interested parties to give them a sense of the history of challenges that the building faces. In particular, from a capital

improvement perspective going forward (i.e. \$200.0 million of repairs that are necessary in the building and doing that wouldn't impact revenues in any way). That is an element of the briefings we provided and began talking about a long-term solution.

- The next step is to issue a Request for Proposal (RFP) and our goal would be to issue it by the Fall. Prior to that, there are a couple of things that need to be done:
 1. Establish an RFP Committee (there are some State Procurement Rules that need to be established in the creation of that).
 2. Suggest a working session of the Board would be appropriate, to guide us to the RFP committee that is being created. Also to discuss the site and what the goals and objectives are so that we can be clear on those things.
- Prepare the RFP draft.
- The goal would be to issue an RFP by the Fall of 2015, interview some of the respondents, and develop a recommendation. We need to do the RFP process, gather ourselves and decide if there is anything we need and determine if we need to forward anything to the Legislature by January 2016.
- A tentative timeline: A working session with the Board in May or early June. The real time pressure would be to get the RFP out in the Fall at the latest so we have time to interpret the data from that.
- Mr. Raj opened the meeting to questions and answers (Q & A).
 - Q. Member Josua - In preparation for the working session, would it be possible to get a broad list of options that are being considered for the stadium's site and maybe in working with the City, what the parameters and the suggestions that they might have so we can review ahead of time and be prepared for the meeting? (not sure when that information will be available but it would be nice to have before we get started).
 - A. You probably want to re-circulate the Executive Summary of some of the things we discussed in our study and some of the material they received as inputs. We do have some thoughts from the City – but this is something we'll have to collect whatever data we can from the City.

Mr. Raij stressed the importance of the control of the Board. He said you obviously want to work with the City and think about what is the right mix of development opportunities, but you don't want to be limited by them either. He believes the Board should come in with the brainstorm perspective that we have any option we want – then go from there. He concluded that we will collect whatever we can in advance to circulate to the Board as appropriate and have as broad a discussion as we can based on the data we have.

Q. The Chair said there are a number of ways of looking at how you develop a site. Will the Board have the opportunity to look at a broad range of options in terms of how we may proceed with engaging the private sector...or are you just suggesting the RFP process through DAGS?

A. Mr. Raij strongly suggested focusing on an RFP process as much as possible. It creates a controlled environment that protects the Board and gives the most flexibility to everyone. It will also protect the project long-term if you use a public process.

Chris Kinimaka

In support of Mr. Raij's comments, the RFP process in itself is just a sequence of steps -- you create the flexibility to the RFP based on the kinds of constraints you put into the RFP -- it can be wide open. You can put it in the RFP that the developers can pursue many different views (to provide solutions to you), or, you can be super restrictive if that's your desire. You can also limit of how they want to put their design together and their timelines and structure, etc. - The RFP is the most flexible transparent process that we have. It is also an established procurement vehicle available to state agencies.

Q. Member Yamasaki – In order for the Board members to come up with a vision for the stadium, they would need as much information relating to the different perspective or options that are available. He does not feel all the Board members are familiar with all the viewpoints of mixed use, or housing to open space and public use to hotels and accommodations, etc. He feels in order to be prepared for the meeting session to discuss the RFP process, the Board would need some of the data that the City is collecting from the communities; and since their draft report will not be completed until mid-year, 2016, that information will not be available to the Board in time for the meeting session.

- A. Mr. Raji responded: From a historical perspective, we did a series of interviews in the community and collected a significant amount of data from interested parties before TOD began their process; therefore, we have better data points already. We also have access to the survey that they issued and their information overlaps nicely. He assured Member Yamasaki that we have data from the meetings we have had and we will merge them together. He will also collect as much data as he can in advance of the working session. He believes we have good data points to help guide the Board to do what they want to do, including direct responses from private developers who have looked at the site carefully and given some of their thoughts.

The Chair suggested that Mr. Raji touch bases with Mr. Kraintz at TOD to obtain more information.

Mr. Kraintz informed Mr. Raji that they remain very sensitive to the stadium's plans and although he didn't want to promise anything, he said they do have an ongoing effort, and would like very much to reflect with the stadium's goals as much as they can. He also stated, at the end of the day, they will come up with something very similar, but thinks they have a broader area than just the stadium site.

Mr. Raji agreed that they have a broader view and feels they can coordinate a lot of data together for working sessions.

Ms. Kinimaka informed Mr. Raji that she feels we can work very closely with Mr. Kraintz (the City) and his team to also help describe more of the concepts or what mixed-use can be done. She added, mixed-use is just a label and it can run the gamete (from housing to hotels, shopping – to just commercial and government buildings) -- it's a very broad range. Ms. Kinimaka asked for Mr. Kraintz assistance in viewing the different plans so DAGS can digest what can possibly be on the site and what's appropriate. She said they do have initial feedback from the stadium's efforts and from the TOD's efforts on surveys, so they will be able to get a feel for what the community is thinking about.

Mr. Raji said TOD's goal is to do what's best for everyone, so it's about coordination and sharing information; but we have to think about what we want also.

The Chair suggested that it might involve a closer coordination at the earliest possible time.

Member Yamasaki said part of his inquiry is from a marketing/public relations perspective relative to our project. If the stadium's plan is prepared and coordinated properly, stadium will be in the best possible position to ensure its goals

are met through and in conjunction with the TOD development. A well-coordinated plan would ensure a win-win situation for both the stadium, for our property, and TOD with its mission of overall transit-oriented development. It will allow the stadium to incorporate our responsibility relative to our mission and service to the public on development and service to the community (and not to just build a stadium, per se). It will address any misperception that the stadium is UH's stadium. Much of the data that TOD is compiling relative to the community can feed into public relations in a campaign to address the issues. It will require coordination and cooperation from all parties involved, including incorporating the destination aspect of what the stadium represents and the process of incorporating how it all blends in with TOD. He is very hopeful that everyone is at the table now...but once you start running up against constraints of time, those things always get a little hairy -- thus, the reason for bringing it up now when it is not that crunch time.

The Chair said we will continue this discussion with the Optimization Committee and Mr. Rajj. He also noted to Ms. Kinimaka and Mr. Rajj that we need to schedule the working session and get more of the Board's participation to decide where do we go from here.

The Chair said if there are no objections, he is placing Member Yamasaki on the Optimization Committee. We will also be scheduling the next Optimization Committee meeting within the next two weeks.

The Chair informed Mr. Rajj that we will call him once the Optimization Committee meeting is scheduled so that he can be included via a conference call. Mr. Rajj said at the same time they can follow up on all the topics that came up today.

(Conference call ended at 11:46 a.m.)

C. Administrative Rules Committee – Report and Discussion

Deputy Manager Lois Manin

Ms. Manin provided the following update on the Administrative Rules:

- Received “approval as to form” from the Deputy Attorney General.
- Forwarded the document to the Comptroller for review and approval.
- Upon receipt of the document from the Comptroller, it will be forwarded simultaneously to the Governor, Director of Budget & Finance, and the DBEDT for request to go to public hearing.
- Upon receipt of the document it will go to public hearing and move on from there.

VI. NEW BUSINESS

A. Approval of Events Process – Discussion

Chair Toguchi said he wanted to express his views on the process and perhaps make a suggestion or recommendation.

I think the stadium manager and staff are very comfortable with the rules that they have and they feel they can make a good judgement on deciding whether these events should be approved or not because they refer to the rules to see what is required and who qualifies to utilize the stadium and what the charges are.

The Chair asked for the Board's consideration to delegate the responsibility entirely to Manager Chan. He feels Manager Chan is well aware of the rules and statutes and knows the process and legal requirements. The Chair said it may be very timely to delegate that responsibility to Manager Chan and hold him accountable to follow the rules that are already in place.

Member Fujimori said she approves of the staff handling the repeat events, but she feels the Board should have the responsibility of approving the new events that occur at the stadium and be aware of them.

Member Iosua said he agrees with Member Fujimori, but does feel the Manager and Deputy Manager are doing a good job in finding the events that we need and always within the rules.

The Chair stated, although the Manager would approve the events, he would still like the Board to be informed of all of the events occurring at the stadium.

Member Yamasaki said he feels that management has the capability to make those judgement calls and sometimes they may run against a situation when they have to deal with the person and negotiate a deal. He said they are far more capable to do so than having to wait for one-month increments. The comment or request that he would like to make is with reference to the Audit Committee -- that maybe when that happens we can formalize the constraints around what they are. Member Long said he totally agrees and suggested quarterly reports to the Board.

Member Long said he is in full agreement that the Manager should have the latitude to negotiate, but there should be some oversight built in. Member Yamasaki said we need to formalize (i.e. we're giving umbrella authorization for these things if they meet these components). Perhaps things that are outside that umbrella are the exceptions that come

before the Board and we can tie the Manager's evaluation/audit report to be considered as formality.

The Chair said with reference to a recent waiver regarding a concert, that procedure still remains – his recommendation is not to delegate that responsibility. The delegation he is recommending is not a blanket delegation to the Manager to do whatever he wants. It is basically a delegation for the manager to make decisions, follow the rules (and the rules are adopted by the Board); so in a way we have already take our position on how he is to conduct himself in reviewing these applications.

Member Iosua stated, “ But he doesn't have to come every month.” The Chair said correct and Member Iosua agreed.

The Chair said the Manager will have to follow the rules; and if people request for exemptions all the time, they will then have to revisit that rule and perhaps change it. However, the Chair said he does not have a problem in separating the repeat from the new applications. He also said the fact that an event is a repeat, it doesn't mean it should automatically be approved (i.e. especially if they performed poorly at a previous event)

Chair Toguchi said the purpose of this change is because we are a policy Board and not an administrative Board.

Member Yamasaki asked if this is going to be tabled for the next meeting.

The Chair said “yes” he just wants to get a feel of the Board and if the Board is comfortable with it, we will discuss it at the next meeting.

Chair repeated the procedure to Mr. Lee and asked if he would be comfortable with the change. It was fine with Mr. Lee.

Manager Chan said to the Chair, that these are just some of the standards that we are trying to be consistent with. We only ask to review the procedures in an effort to minimize the time spent on approving events during our Board meetings.

Member Rabago stated that throughout this whole process, she would rather see the results as opposed to the approval process. She feels management can make the judgement call on that she would rather see a quarterly update of how the events resulted.

Manager Chan said financial quarterly reports are provided. Member Rabago said that is what she prefers.

The Chair said he doesn't want to force the issue to the Board, but will go with Member Fujimori's suggestion.

The Chair asked if more information on the events can be provided to the Board.
Manager Chan said the Events Report is provided in your folders at every Board meeting.

VII. EXECUTIVE SESSION

At 12:05 P.M. A MOTION WAS MADE BY MEMBER YAMASAKI AND SECONDED BY MEMBER RABAGO TO GO INTO EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

The meeting reconvened at 12:15 p.m.

VIII. NEXT MEETING

May 28, 2015

IX. ADJOURNMENT

A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER IOSUA TO ADJOURN THE MEETING AT 12:15 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.



CHARLES T. TOGUCHI
Chairman

Recorded by: Diana C. Ho

Date: May 28, 2015

Stadium Authority Board Meeting Sign-In Sheet (please print)

Event Date: April 30, 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
<i>Kristi Penock</i>	<i>Marketing</i>	<i>245-7197</i>	<i>kristi.moxie@hawaii-rr.com</i>
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			
<i>Andrey Hidanov</i>	<i>DAGS</i>	<i>586-0400</i>	<i>andrey.hidanov@hawaii.gov</i>
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			
<i>Chris Kinimata</i>	<i>DAGS - PWD/RB</i>	<i>586-0409</i>	<i>Chris.Kinimata@hawaii.gov</i>
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			
<i>David DePonte</i>	<i>DAGS PWD/RB</i>	<i>586-0492</i>	<i>david.c.deponte@hawaii.gov</i>
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			
<i>Glen Hige</i>	<i>ASP</i>	<i>348-2767</i>	<i>glen.hige@outfrontmedic.com</i>
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			
<i>Shannon Wood</i>	<i>WTA</i>		
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			
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			
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			
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