

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
COMPTROLLER



CHARLES T. TOGUCHI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

LOIS M. MANIN
DEPUTY MANAGER

An Agency of the State of Hawaii

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

July 30, 2015

Members Present:

Charles T. Toguchi, Chairman
Keith "Kika" G. Bukoski
Wilbert C.F. Chee
Odetta Fujimori
Edward Hasegawa
Michael Iosua
Scot Long
Ross Yamasaki

Member Excused

Keith Y. Amemiya

Staff

Scott L. Chan	Charles Vitale
Lois Manin	Liane Nakagawa
Russell Uchida	Samantha Spain

Others:

Randall Nishiyama, Deputy Attorney General
Roger Reeves, Centerplate
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 10:00 a.m.

II. PUBLIC TESTIMONY

Chair Toguchi welcomed the swap meet vendors and the general public who were planning to present their testimonies. He asked Deputy Manager Lois Manin to introduce each person in the order they are listed on the sign-in sheet.

The Chair said he and several Board members looked at the location that the vendors will be speaking about and understand the issues. He also stated:

- In terms of the configuration, we are all in this together and it is not you against us.
- We want it to be good for everyone, including the stadium, the vendors, and especially our swap meet customers.
- We are looking for solutions that will serve all of the stakeholders and sometimes we may have to compromise with each other.
- Nothing is final, because we can always keep making improvements. When new ideas are introduced, we are willing to take a look at them.
- The Chair stated that the Board sets the policies and hires the stadium manager and deputy manager to basically manage the stadium operations. The Board's primary involvement is to create a good experience for everyone. With that kind of spirit, we hope we can share your constructive ideas and suggestions at today's session.
- Centerplate's report will also provide a full discussion about the reconfiguration and the vendors' testimonies.

A. Andrew Shimao (Vendor) – No Testimony

B. Jerry Garcia (Vendor)

- The ongoing concerns pertain to: 1) The reconfiguration; and 2) The entire Swap Meet Marketplace and how it is advertised and promoted.
- They voiced their concerns that there would be customer dissatisfaction due to the new configuration affecting the traffic flow in Sections 6, 7, 8, and 9), and that is exactly what happened. As a result the vendors have experienced a decrease in business. It has also been a hardship for those with strollers,

wheelchairs and individuals with sight deficiencies who experienced difficulty in accessing the stadium.

- Vendors are at a breaking point with the rent -- it is almost an overpriced product relative to the services provided.
- He understands having a centralized location for refreshments at the North Plaza, however, it is a long walk for customers in Sections 2, 3, 5 and 6. Many of them are only interested in a bottle of water and for over ten years they have expressed their concerns of the need for proper signage to assist the customers. This is a communication issue. He has been a vendor for eight years.

C. Kathy Kamp (Vendor) – No Testimony

D. Tom Cooney (Vendor) – Requested to be the last vendor to speak.

E. Cindy Davis (Vendor) – No testimony

F. Caroline Yim (Vendor) – No testimony

G. Lani Tumaneng (Vendor)

- Mrs. Tumaneng said she and her husband, Douglas, have been vendors for over 30 years. They are located in Section 8, along with ten other working couples.
- It is a very hard life-style, getting up at 3:00 or 4:00 a.m. Most times, they make money, but sometimes they don't.
- The last few months have been very hard on them, both financially and mentally – they have had to deal with a lot of confused and upset customers (both locals and visitors).
- One good experience (for the first time), Mr. Murayama stopped by to talk to all of them. She said he did try hard to make things work, but it was too unfair for many people who paid their dues for years and could not support the change.
- They understand the need for Centerplate to generate more revenue, unfortunately putting up the barriers and redirecting the flow of customers did not work.
- Recommended that Centerplate get to know their vendors personally (and not only by their stall numbers); also review their ideas and knowledge about their

business to make the swap meet more profitable for them. Wants to put "Aloha" back into the Aloha Stadium.

H. John Parker (Vendor)

- Vendors felt a little victory with the barricades going down and the fact that Mr. Murayama took their comments seriously (about their hardship and 50% loss of income). His main concern, however, is that Section 8 looks like a cemetery because 8 to 10 vendors vacated their stalls due to loss in sales.
- When the first-time customers (on vacation) come from Section 7, and they look at the empty spaces in Section 8, they turn around because they assume there is nothing else happening; or they continue on to the concessions to have some refreshments which increases Centerplate's food sales.
- Taking down the barricades was an empty gesture, because unless those stalls are made available permanently, no one is going to fill those stalls on a vacation-only type status. He asked Manager Chan if the stalls in Section 8 are going to be made available. Manager Chan replied, options are being discussed. Mr. Parker stated when customers go to purchase food, they continue on to Sections 9 and 10 on their way out – because Section 8 is empty and the remaining vendors will still experience economic problems. He is asking for management's consideration on resolving this issue.
- Mr. Parker said he received feedback from first-timer visitors and a lot of locals, that this is not a fun place to be any more and they are not returning.
- Member Bukoski questioned when were the barriers removed (because they were still up on Sunday). Mr. Parker said he thought it was deceptive on the part of Centerplate that on Monday morning last week, he called the Fire Marshall and the Emergency Medical Service (EMS) because the outside barricades impinged EMS to come into the stadium when someone was injured. He said he didn't know at the time that they were going to make the decision.

The Chair said that this issue will be covered in Centerplate's report at today's meeting. Mr. Parker requested the opportunity to return with his rebuttal when the report is made.

In answer to Member Fujimori's inquiry about verification of the eight (8) vendors leaving Section 8, Mr. Parker said they did not all leave when the

barriers went up – a couple of them dropped out earlier. He added, Centerplate is waiting for all of them to leave Section 8 because their main purpose was to close Section 8 to make the reconfiguration work the way they wanted it.

I. Kathleen Abfalter (Vendor)

- Centerplate's letter stated a cost factor to put guards at the gate. She does not understand that since there are many guards out there already.
- She does feel it is a cost factor by installing the barricades, the ramp and opening the concessions at 8:00 a.m. – there is no one there. These should be evaluated.

J. Tom Yim (Vendor)

- His primary concern is customer safety. He witnessed the removal of barriers, which appears to be a dangerous situation.

The Chair agreed that we need to be concerned about health and safety and also customer satisfaction.

K. Neuman Shim (Vendor)

- Been a vendor for 20 years (and former President of the Vendors' Association).
- For everything to work at the stadium, you have to have "Aloha." That means not pushing yourself up by pushing someone else down and not manipulating and controlling everyone. He said this includes (not only Centerplate, Stadium Management, Stadium Authority) but also the vendors and customers. We are here representing the vendors, but at the same time he has seen some vendors that do not extend "Aloha" to its customers. He described one incident where a customer was rudely treated by a vendor. He feels treating customers with the Aloha spirit is a key issue for the success of the swap meet.
- Regarding parking, he feels a two-level parking structure in the upper and lower levels would provide 10,000 parking spaces. Mr. Shim said he is not against the lifting of the deed restriction, but feels the stadium should remain in its present location and the developments should be located around the perimeter on the top side.

L. Tom Cooney (Vendor)

- He has been a vendor since 1999 and has four stalls. The customer satisfaction and experience needs to be thought of in a proper way.
- There has been more passion and interest by the vendors at the recent vendor meetings -- because that is their livelihood. Unfortunately, management tends to de-personalize the vendors and that needs to be reversed.
- In the past hundreds of vendors showed up at the daily lottery; currently, there are from 50-150 empty stalls. He suggests finding out why vendors are leaving so we can make it a better place for the vendors. That should be Centerplate's job.
- Expressed his disappointment with the closure of Sections 7 and 8 in the month of June (summer is their big selling months). It did have a major impact on the vendors.
- His communications to management in the past were meant as suggestions on how to fix things, but they got very defensive. The bottom line here is to take care of the vendors and start thinking really hard about that since Centerplate's contract is coming up for renewal in August 2016. We got to start concentrating on building up the vendor base, not the ancillary things that are going on.
- His recommendation is that the concession be separate from the swap meet. The swap meet has its own entity and it should open up for only swap meet vendors, food trucks to fill the stalls and get a more variety of food. Section 8 is a killer – it has destroyed his business and they need to fill those stalls.

III. APPROVAL OF MINUTES

A. Approval of Minutes of the June 25, 2015 Regular Session and Executive Session.

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

2. A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER CHEE TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

IV. MONTHLY REPORTS

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

- The Chair recommended rescheduling the Stadium Authority meeting date from August 27 to August 20, 2015.

A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER HASEGAWA TO RESCHEDULE THE AUGUST 27, 2015 STADIUM AUTHORITY MEETING TO AUGUST 20, 2015. THE MOTION WAS UNANIMOUSLY CARRIED.

Member Chee noted he will be traveling and will not be attending the meeting.

- In Executive Session today, we will be discussing: 1) Election of Officers; and 2) Telephone conference with Irwin Rajj of Foley & Lardner LLP.
- Our new Board Member, Keith Amemiya, was unable to attend the meeting today due to prior travel arrangements.

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

Events

1. To kick off the 2015 football season, Media Day will be held tomorrow in the Hospitality Room at 11:30 a.m.
2. A list of approved Repeat Events was provided to the Board.
3. In preparation for the 2016 Pro Bowl, representatives from the National Football League met with stadium staff and did a walk-through of the facilities.
4. The investigation of the Street Dreams Concert event is ongoing and Mr. Lee will present a report once it has been completed.

C. Approval of Events (Samantha Spain)

1. Aumauinuuese S. Puni
Amateur & Professional Boxing
Hospitality Room
2015: September 26 and October 11 (Saturday/Sunday)

Ms. Spain stated that management is recommending approval of this event. Mr. Puni was present to answer questions by the Board.

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

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

Mr. Matlin said he is looking forward to the operational meeting that is scheduled on August 5, 2015, with the UH and Stadium staff. The good thing is that the group has been communicating well with each other in preparation for the 2015 football season. First game with Colorado is scheduled for September 3, 2015 at 7:00 p.m.

E. Swap Meet Monthly Report: Centerplate (Davy Murayama)

- Total June Attendance decreased -8%
- Total Stall Count decreased -10%
- D,E,F, rows stall count decreased -7%
- A,B,C, rows stall count decreased -19%

Swap Meet Modifications

Mr. Murayama started off with a timetable of the modifications:

2. 2013 – Announced to the Vendors that Food & Beverage would try to pull traffic into the stadium and provided the vendors with the opportunity to relocate. No one was interested in moving.
3. April, 2014 – Vendors were concerned that they were going to be relocated. At a vendor meeting, they were told no one is going to be relocated because the same issues existed.
4. April 30, 2015 – We came up with a different plan, brought it to the Stadium Authority meeting.

5. May 6, 2015 – Informed vendors at a quarterly meeting of the changes that would be taking place and they were receptive to the plan (with a few adjustments for some).
6. May 28, 2015 – Reported the results of the May 6, 2015 vendor meeting to the Stadium Authority.
7. June 3, 2015 – Modification was implemented.
8. July 19, 2015 – Special Vendor Meeting was held to report the status of the modifications. Vendors disapproved of modifications and requested to re-open the North Tunnel access.
9. July 25, 26 and 29, 2015 – Vendors received notification that the barriers will be taken down effective August 1, 2015 (a copy was passed out to the Board). The reason for the August date is because some vendors purchased stalls with the understanding that the barricades would be up; they will have an opportunity to relocate their stalls.

Mr. Murayama then walked through his power point presentation (see Exhibit B) and the modification map -- describing the changes that will take place without the barricades and the new locations for stalls.

He explained the main objectives for the modifications:

1. To create a better atmosphere for the buyers.
2. Safety measures due to the ingress/egress of traffic at the North Tunnel
3. To increase concession sales.

Due to the vendors' dissatisfaction with the modifications, management provided them with four options:

1. Reopen the North Tunnel access route (original modification).
2. Reopen the North Tunnel access route with traffic control staff.
3. Leave the North Tunnel access route closed and fill Sections 7C & 8C (with vendors).
4. Leave the North Tunnel access route closed and turn vendors from 8D inwards to the 8/9 aisle.

At the meeting, the vendors raised the following concerns:

1. Putting up the barriers created a safety issue rather than preventing one.

2. Customers were walking too much and it was an inconvenience.
3. Vendors reported they had less foot traffic and sales due to the increase in walking distance, as well as people were turning around in Sections 7 and 8.
4. Regarding the safety issue at the No. Tunnel, they said there were no accidents, thus, no reason to be closed.

A notification of the Swap Meet revision to the revised modifications was distributed to the vendors to follow up regarding Fire Code concerns and to address vendors' concerns, which noted the following:

1. We are reopening the North Tunnel access route.
2. A Centerplate staff member will be placed at the No. Tunnel to watch that area (at Centerplate's expense until other options are further evaluated). Possible options are: a) A charge-back to the licensees; b) Potential rental rate adjustments.
3. Concerning the food and beverage, they are reevaluating stalls in Sections 6, 7, 8 and 9. All of the stalls leading up to the stadium will become available on a permanent basis effective September, 2015.

The Chair summarized Mr. Murayama's report:

- Centerplate has reconsidered and revised the plan to allow the people to walk from 7D to 8D, and an employee will be assigned to watch that area.
- Customers will have the option of walking straight and continue to walk on the outside, and/or walk into the stadium to sit and relax at the North Plaza tented area; use the restroom accommodations; and enjoy the refreshments and entertainment.
- Centerplate will continue to have its concession available in the stadium.
- Nothing is final – this is a work in progress.
(Member Fujimori said during her visit to the swap meet, she had the opportunity to experience the changes and appreciated being able to sit (with the mist), and enjoy the refreshments. She also had visiting friends that enjoyed the accommodations.)

In response to Member Chee's request, the following are some of the vendors' concerns:

Mr. Parker

- It is a lengthy and difficult walk, and the comments he has received from the majority of the visitors have all been negative.
- When asked by Member Chee for his solution, Mr. Parker replied, to bring the "Aloha" back to the stadium, you should allow food in the D row, (bringing the food to the people). It is not because his business has been affected by the change; it's to make the food more accessible to the people.
- Member Chee said your concern is beyond the barriers – it is about the long walk. Mr. Parker concurred, but understands people have to walk that distance if they need to use the restroom accommodations.

Mr. Cooney

- Centerplate is forcing people to go to patronize their food concession, which is separate from the swap meet. It is a different contract, but is run by the same people.
- Two years ago they explained to the Board that it is a conflict of interest, but it was confirmed by the Office of the Attorney General that it is not a conflict.
- It is a conflict for Centerplate to make decisions about the swap meet (in favor of the concession) against swap meet vendors.
- It was disappointing that the barriers were taken down because he had an injunction ready to process. He also mentioned he served Centerplate with a lawsuit during this meeting.

Mr. Garcia

- He supports the idea of bringing food to the customers. Some people cannot make it all the way around the stadium and it would be a comfort experience.
- Regarding the area where new stalls will be located, it is a major wind tunnel and tents will be flying. It's a safety issue.

Member Long asked for clarification, because he is with the impression that the vendors wanted the stalls opened up again and now we are saying it is a safety issue. Mr. Cooney explained, Centerplate wants to sell stalls at the crossway between Sections 7 and 8 and are intentionally killing Section 8 in favor of their concessions.

For clarification purposes, Manager Chan stated (and confirmed by Mr. Murayama):

- The areas we are addressing represent approximately 5% to 7% of the swap meet.
- He recalls that some of the issues discussed (were addressed in the past) such as: Working with the vendors to keep food vendors out of the D Row who were in direct conflict with certain vendors in those particular areas.
- It is our understanding (according to the food and beverage contract) that it is permissible to have the food vendors brought in by Centerplate that can be placed in certain areas of the Swap Meet. Ms. Barcelona said, yes.
- Is it safe to say that we are trying to accommodate the vendors overall by providing our best efforts not to be in direct conflict with vendors, by looking at strategic locations; and don't we currently have concessions at Sections 5 and 8, and the concession stand at the south end?
- Aren't we trying to revitalize the area at the North Plaza by introducing the change and therefore creating more foot traffic in this area? We continue to open up 8D and are also considering comments made by Mr. Parker (sell as permanent stalls). Ms. Barcelona said yes.
- Relative to Mr. Parker's comments regarding the gates that were taken down, Manager Chan asked Mr. Murayama, when the Honolulu Fire Department (HFD) personnel arrived to inspect the North side, was the regular set up in place, or was it different? Mr. Murayama said it was the regular setup and he did not inform his employees that HFD was planning a visit.
- Manager Chan stated he definitely does not want to give the impression that Centerplate is being dishonest and deceitful. Mr. Murayama said

the HFD inspectors said the 7E and 8E areas were fine and were satisfied that that they have access to the appropriate fire hydrants.

- Manager Chan confirmed with Mr. Murayama that the revised configuration captures the integrity of the original route, keeping everyone in the main walkway and allowing access to the food and beverage area.
- Manager Chan also confirmed with Mr. Murayama, regarding manpower at the North Tunnel that he relocated from other areas during this transitional period because of the concerns vendors were expressing. It was only a temporary arrangement?
- In the past, Manager asked, “Were there were some challenges concerning food and beverage signage at the stadium? He then confirmed with Mr. Murayama that, by contract, Centerplate has the right to post their signage throughout the swap meet to advertise the location of their concessions, but chose not to in the past because of vendor complaints.
- In answer to Mr. Garcia’s question, Mr. Murayama confirmed that shaved ice and water are being sold in Sections 5 and 8.

Food & Beverage Report (Dara Barcelona) – Moving forward under the new modification to the Swap Meet

- For the public’s benefit relative to the reconfiguration, they will strategically place signage throughout the stadium indicating where the restrooms, concessions and rest stop are located.

(Member Chee inquired if there is a reason why the food can’t be located near the booths.)

- Ms. Barcelona said attempts were made in the past, but there were several challenges:
 1. As a courtesy to the vendors, they stayed away from the D Row.
 2. They were not successful in the C Row.
 3. They are limited by the Health Department codes and limited to the appropriate equipment.

4. Preparing and transporting food from their kitchen did not generate enough revenue to justify the additional labor costs.
5. Preparing food under the Aloha Zone (under the tent) was a fire hazard according to the fire department. The Health Department required temporary permits and only allowed 20 days in a 120-day period.

(11:25 a.m. – Break)

F. Aloha Sports Properties Monthly Report (Glen Higa)

- We had a good month in terms of renewal contracts. We renewed a couple and need to go back to the negotiation table with another, but we are optimistic that the issues will be resolved.
- With 30 days remaining before kick-off, they are working overtime to get everything done and pushing as much revenue as they can before the season starts.
- Working on creating some new things for the season with Samantha Spain.

V. UNFINISHED BUSINESS

A. Honolulu Authority for Rapid Transportation (HART)

Brennon Morioka said they will provide updates on where HART is on some of the issues that we have all committed to as part of their Memorandum of Understanding (MOU) and our relationship of having our station and park-and-ride on the Kamehameha (Kam) Lot.

Mr. Morioka introduced:

- Karley Halsted, (temporarily filling in for Matt Scanlon as the new project manager for the Kam Guideway).
- Brent Scheele (Kiewit's Project Manager).
- Chris Takashige (Head of the Design/Construction).

Update

- HART met with the stadium in June and July for a briefing on the station plans.

- A meeting is also scheduled on August 3, 2015 with the stadium, HART, Department of Transportation (DOT) and DAGS - the primary focus will be on traffic and the issues/options as they relate to the intersection of Salt Lake Blvd. and Kam Highway. They have started their dialogue with DOT.
- On August 4, 2015 a meeting will take place between HART/Aloha Stadium/City (the Mayor's office) to discuss Transit-Oriented Development (TOD), specifically for the Halawa Area, which focus is Aloha Stadium; and also the City Deed Restriction which the Stadium Authority is very interested in moving forward.
- Throughout last year they started with some data collection on traffic counts for the 2014 UH football games and will continue during the 2015 season by reviewing three games. All of that data, as well as previous information provided by the stadium will be included in their study which is meant to evaluate parking, traffic, and pedestrian issues at Aloha Stadium and the station.

Listed below for your interest is information on construction activities:

Status of Activities

- June 3, 2015; Aloha Stadium Station Design Review
- July 15, 2015: Aloha Stadium Station follow-up
- August 3 2015: Meeting with Hawaii DOT, HART and Stadium
- August 4, 2015: City, HART, and Stadium Coordination Meeting
- MOU Traffic Study: HART conducting traffic counts UH Home games 2015

Status of Guideway Construction Activities

(Kamehameha Lot)

- Foundations completed
- Columns start – 1st quarter of 2016
- Guideway erection starts 2nd quarter of 2016

(Primary Lot)

- Foundations start 2nd quarter of 2016
- Columns start 3rd quarter of 2016
- Guideway erection start 3rd quarter of 2016

Status of Station Construction Activities

- In Progress: Coordination of Station Design with Stadium and other stakeholder.

- Mid-August 2015: HART Invitation to Bid.
- Mid-November 2015: HART awards station construction contract.
- December 2015: Notice to proceed to contractor.
- 2016: Station Construction

(Mr. Morioka noted HART is coordinating with stadium staff to make sure they are on track with what they are supposed to be doing, making them comfortable in issuing a final Right-of-Entry (ROE) for the construction of the station. He said they currently have ROE for the Guideway and the use of Kam Lot as laydown for Kiewit, but the next step is to get the ROE that allows HART to do the actual station construction and the park-n-ride – those two things are not included in their current ROE.)

Traffic Coordination and Other Mitigation

(University of Hawaii Home Games – working with stadium staff on these items)

- HART providing 200 employee parking – secured Aiea Elementary
- HART providing financing for additional busses for off-site parking
- HART will coordinate construction work/times with Stadium for home games

Maintenance of Traffic near Stadium coordination is ongoing.

Member Yamasaki thanked Mr. Morioka for that information which will assist the Authority in its discussions in getting the Memorandum of Understanding (MOU) agreed upon. Mr. Morioka said HART appreciates the dialogue with the stadium.

Engineer Charles Vitale suggested a meeting be scheduled to discuss the traffic impact during the football season. Ms. Scanlon said she will coordinate the meeting with Stephen Lee.

B. Transit-Oriented Development (TOD)

Franz Kraintz (City Department of Planning & Permitting) said he echoes what Mr. Morioka reported and looks forward to the discussions regarding the City Deed Restrictions and assisting in that way -- in coordination with the Optimization Committee. He also stated they are still working on the alternatives and are planning on the next workshop at Aloha Stadium next September. Manager Chan informed Board members that item still needs to be discussed.

The Chair stated to Mr. Kraintz that the biggest challenge the stadium has is working with TOD to coordinate/synchronize what the City is doing and what the Optimization Committee will be suggesting. Mr. Kraintz said that was the big

emphasis at their last meeting – to make sure we are not getting too far ahead as we move forward. Chair Toguchi and Krintz concurred it needs to be coordinated.

VI. EXECUTIVE SESSION

A. At 11:50 A.M. A MOTION WAS MADE BY MEMBER CHEE AND SECONDED BY MEMBER FUJIMORI TO GO INTO EXECUTIVE SESSION TO CONSULT WITH THE BOARD'S ATTORNEY ON QUESTIONS OR ISSUES REGARDING THE BOARD'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES, AND LIABILITIES PURSUANT TO SECTION 92-5(a) (4), HAWAII REVISED STATUTES, REGARDING THE STADIUM OPERATIONAL ISSUES AND STADIUM MANAGER'S EVALUATION. THE MOTION WAS UNANIMOUSLY CARRIED.

The meeting reconvened at 1:45 p.m.

VI. NEW BUSINESS

Election of Officers

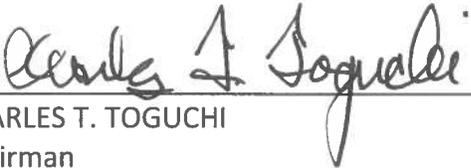
A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER YAMASAKI TO RE-ELECT CHARLES T. TOGUCHI AS CHAIRPERSON AND KEITH "KIKI" BUKOSKI AS VICE CHAIRPERSON OF THE STADIUM AUTHORITY. THE MOTION WAS UNANIMOUSLY CARRIED.

VII. NEXT MEETING

August 20, 2015

VIII. ADJOURNMENT

A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER CHEE TO ADJOURN THE MEETING AT 1:50 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.



CHARLES T. TOGUCHI
Chairman

Recorded by: Diana C. Ho

Date: August 20, 2015

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

Event Date: July 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
Andrew + Jinx ^{Shimada}	Vendor	487-1710	
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			
JERRY GARCIA JR	SELF	225-1372	CSPHANASE@AOL.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			
KATHY KAMP	ACTION LINE	485,9812	KAMPBRANT@YAHOO.COM
Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input checked="" type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda			
Tom COONEY	Vendor	455-7873	COONEYT@OOLAHAWAII.COM
Are you providing public testimony? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input checked="" type="checkbox"/> Will Follow Agenda <i>CP Portion</i>			
Cindy Davis	Vendor	393-4511	Cindy@hawaiimagnetictherapyjewel.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			
Caroline Yim	Vendor	808-753-5898	carolineyim@hawaii.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			
Lani Tumaneng	Vendor	808-722-9420	aulanis@aol.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 (Last)			
PUNI	EPIC BOXING	951-327-3522	SPORTPUNI@AOL.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			
RICH TOMAS	EPIC BOXING	(808)462-9820	RICHTOMAS2.0@EMAIL.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			
JOHN PARKER	VENDOR	(808) 258-7076	
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			
KATHLEEN ADAMS			
Are you providing public testimony? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda			
Tom Yim	Vendor		
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			
N. Shim	Vendor	348-2767	glenn.hughes@outfrontmedia.com
C. L. Shim	ASP		



North Plaza

Modification Summary

NORTH PLAZA MODIFICATION

TIMELINE

- | | |
|---------------------|---|
| May 29, 2013 | Special Vendor Meeting called to inform vendors of the food and beverage operation moving in to the North Plaza for swap meet service. |
| April 23, 2014 | Quarterly Vendor Meeting held. Vendors requested not to be moved. Centerplate reiterated that no changes will be made to reconfigure the swap meet vendors. |
| April 30, 2015 | Modification plan discussed at Stadium Authority Board Meeting. |
| May 6, 2015 | Quarterly Vendor Meeting held. Modification plan discussed. |
| May 28, 2015 | Modification plan discussed at Stadium Authority Board Meeting. |
| June 3, 2015 | Modification implemented. |
| July 19, 2015 | Special Vendor Meeting held to discuss modification. Vendors disapproved of modification and requested to open the North Tunnel access. |
| July 25/26/29, 2015 | Centerplate notified vendors of North Tunnel opening. |

VENDOR NOTIFICATION



TO: ALOHA STADIUM SWAP MEET & MARKETPLACE VENDORS
FROM: DAVY MURAYAMA, CENTERPLATE
RE: UPDATES

BACKGROUND:

In response to questions raised in our last vendor meeting regarding any potential fire code violation(s) involving a non-compliant fire lane, we shared with the vendors that in March of 2015, we met with Fire Inspector Mark Ogo to request an evaluation of our proposed layout. At that time, we provided Inspector Ogo with the proposed layout(s), vendor relocations, and barricade configurations that would be involved in the proposed reconfiguration layout. This layout would take into consideration the Honolulu Fire Department (HFD) and Emergency Medical Services (EMS) vehicles having sufficient clearance as well as ensure compliant accessibility. Inspector Ogo confirmed that the proposed layout is in compliance with HFD and EMS requirements. Based on Inspector Ogo's assessment, we moved forward on the proposed re-configuration on June 3, 2015.

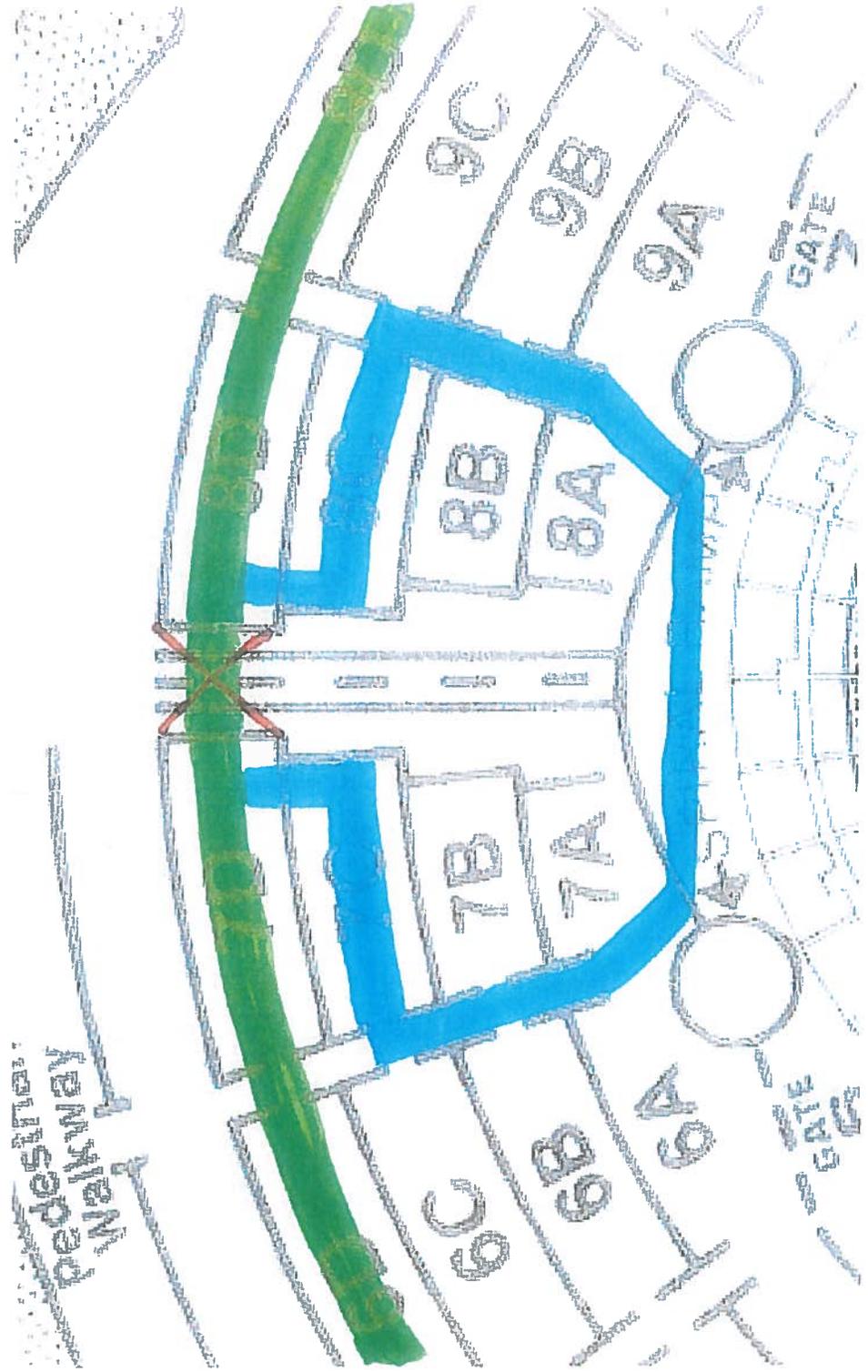
FOLLOW-UP INSPECTION & FINDINGS:

As a result of continued vendor concern over fire code/lane compliance, we requested a second evaluation of the recently implemented reconfiguration. In this second assessment, we met with Fire Chief Manuel Neves and Fire Inspector Ernest Ahlo of HFD during the Swap Meet on July 22, 2015. Inspector Ahlo re-validated Inspector Ogo's original assessment and determined that the layout is within fire code guidelines. Further, Inspector Ahlo has indicated that he will be contacting EMS to inform them of their approval and will reach out to concerned vendors to reassure them of the Swap meet's compliance with the fire code. In summary, the new layout, barricade configuration, and vendor tents continue to remain in compliance with fire code requirements.

RECONSIDERATION & MODIFIED CHANGES:

While there is comfort for all in knowing that the reconfiguration is within fire code compliance, at the request of vendors in row 8D, we continued to evaluate the subject of reconfiguration and after further review, with the understanding that the swap meet is constantly evolving, we have reconsidered your request to re-open the upper North tunnel gates and allow it to serve as a pass through for shoppers beginning in August 2015. To minimize the potential of an accident occurring at this pass through, a Swap Meet employee will be posted to assist pedestrians and vehicular traffic to co-exist. Barricades deemed unnecessary will be removed. The Stadium Authority (SA) has provided their support on the changes and decisions made by Centerplate. As we move forward, we recognize that there is uncertainty on a number of factors, including the cost to post additional employee(s) at the North tunnel gate(s) as well as the long-term viability and feasibility of the North Plaza concession and rest stop. Given these concerns and the dynamic environment that is the Swap Meet, we all must recognize and embrace the fact that future adjustment and change may be required to ensure the overall success of the swap meet. When this time comes, we will inform you of any changes. As an agenda item in the next SA meeting on July 30, 2015, Centerplate will review the current status of the configuration and subsequent adjustments that will be implemented. Meanwhile, if you have any questions, or concerns, please contact Mr. Davy Murayama, (Centerplate) at 488-0924.

MODIFICATION MAP 7 & 8



MODIFICATION SIGNAGE PLACEMENTS

More Vendors/Restrooms (LEFT ARROW)

End of 8D on barricade facing EAST
8C on barricade facing North
6C on barricade facing West

More Vendors/Restrooms (RIGHT ARROW)

End of 7D on barricade facing WEST
7C on barricade facing NORTH
9C on barricade facing WEST

More Vendors (RIGHT ARROW)

6C/7C aisle on barricade facing SOUTH
End of 8C on barricade facing EAST
6A on barricade facing EAST
6C/7C aisle on barricade facing SOUTH

More Vendors (LEFT ARROW)

End of 7C on barricade facing WEST
8C/9C aisle on barricade facing SOUTH
9A on barricade facing WEST

Continue Shopping (LEFT ARROW)

Northeast Spiral along spiral, facing WEST (look for eye loops)

Continue Shopping (RIGHT ARROW)

Northwest Spiral along spiral, facing EAST (look for eye loops)

Restrooms/Concessions/Rest Area

TV Gate 6 on outside of brown wall facing NORTH (look for eye loops)
Iron Gate 7 on outside of brown wall facing NORTH (look for eye loops)

MODIFICATION SIGNAGE



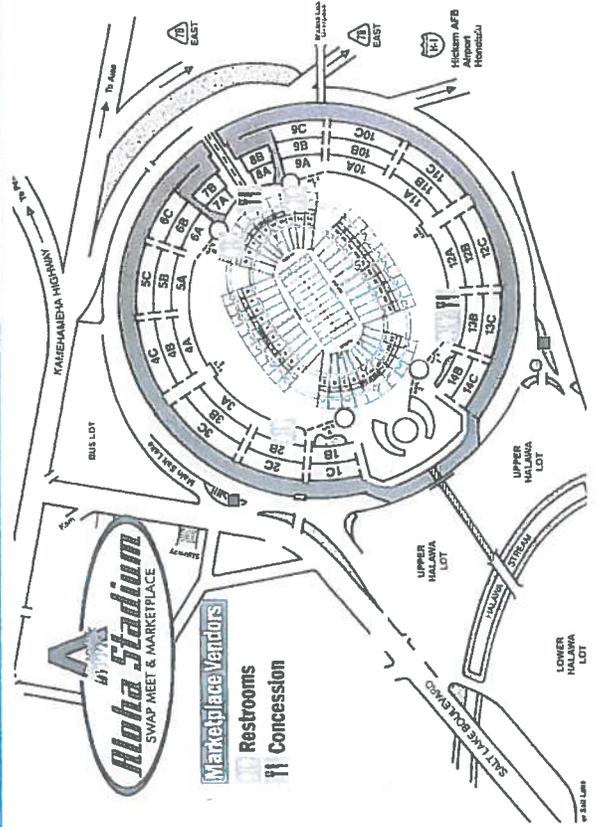
MORE
VENDORS



MORE VENDORS
RESTROOMS



RESTROOMS
CONCESSIONS
REST AREA



ALTERNATIVE MODIFICATION (SECTION 8)



OBJECTIVES

1. **Take a proactive stance on safety at the North Tunnel**
 - **Overlapping events on Saturdays and Sundays pose a safety issue**
 - **Ease of operations on Wednesdays**
 - **Inline with Stadium's overall mission**
2. **Create a more pleasant experience for swap meet shoppers**
 - **Research shows that shoppers stay at the venue for a longer period of time when comfort area (food/drinks/entertainment/rest) is provided**
3. **Increase sales at the main concession stand**

OPTIONS

1. Re-open the north tunnel access route
2. Re-open the north tunnel access route with traffic control staff
3. Leave north tunnel access route closed and fill sections 7C and 8C with vendors
4. Leave north tunnel access route closed and turn vendors in 8D inwards on the 8/9 aisle

VENDOR CONCERNS

1. Creating more of a safety issue with barriers
 - People climbing over/passing babies and strollers over barriers
 - Barriers falling with high winds causing more of a safety hazard
2. Too much walking (inconvenience) for shoppers
3. Vendors reporting decrease in foot traffic and sales
 - Less foot traffic caused by increased walking distance
 - Shoppers turning around at Section 7 and not continuing to Section 8
4. No accidents in North Tunnel
 - No reason for it to be closed
 - Post a traffic control officer

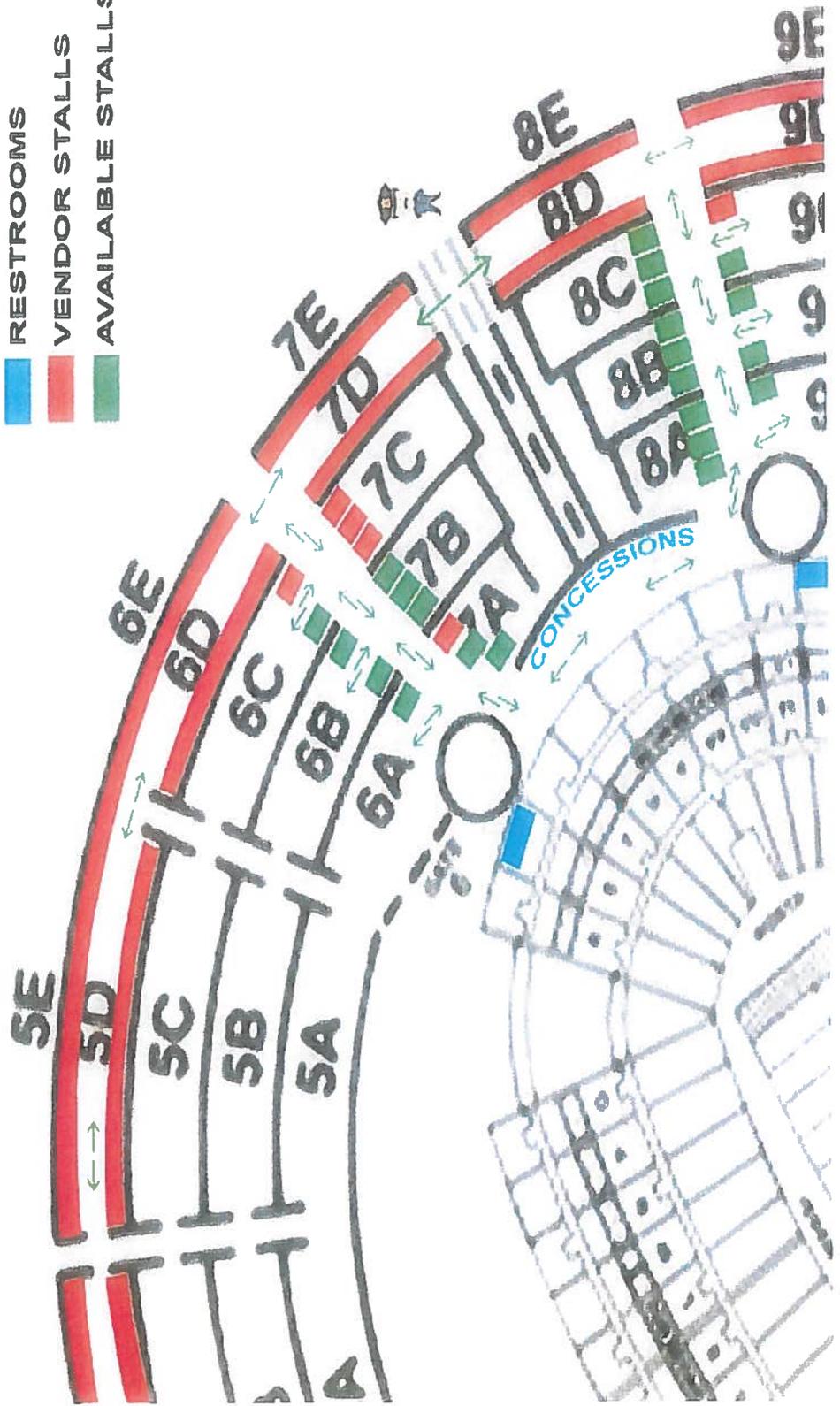
SWAP MEET

REVISED MODIFICATION

1. Re-Open the North Tunnel Access
2. Post traffic control staff at the North Tunnel
 - Centerplate to absorb cost until other options are evaluated
 - Licensee charge backs
 - Rental rate adjustments
3. Re-evaluate swap meet stalls in Sections 6/7 aisle and 8/9 aisle

STALLS IN AISLES OF 6/7 AND 8/9

- RESTROOMS
- VENDOR STALLS
- AVAILABLE STALLS

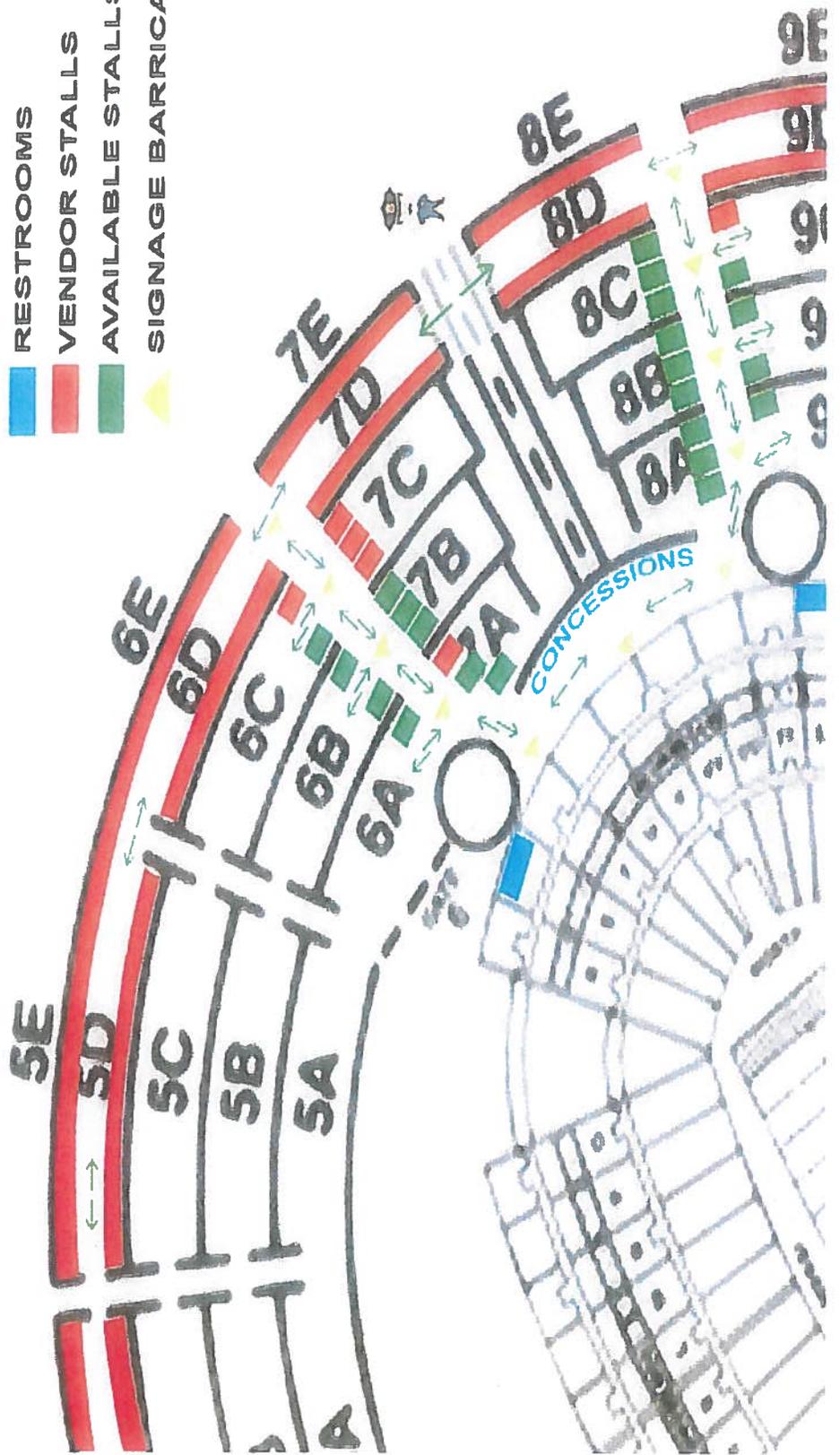


FOOD AND BEVERAGE REVISED MODIFICATION

1. Re-Evaluate Sales Strategy
 - Immediate remedies with signage placements in aisles of Sections 6/7 and 8/9
 - Long-term strategy options being discussed

FOOD AND BEVERAGE SIGNAGE

- RESTROOMS
- VENDOR STALLS
- AVAILABLE STALLS
- SIGNAGE BARRICADE



FUTURE ENHANCEMENTS

Centerplate Food and Beverage as well as Centerplate Swap Meet will continue discussions with each other and Stadium Management to move forward in the best interest of all parties involved.