

**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

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

**SCOTT L. CHAN**  
MANAGER

**LOIS M. MANIN**  
DEPUTY MANAGER

October 29, 2015

Members Present:

Charles T. Toguchi, Chairman  
Keith Y. Amemiya  
Keith "Kika" G. Bukoski  
Wilbert C.F. Chee  
Odetta Fujimori  
Ross Yamasaki

Members Excused:

Edward Hasegawa  
Michael Iosua  
Scot Long

Staff

Scott L. Chan	Charles Vitale
Lois Manin	Liane Nakagawa
Russell Uchida	Ivan Nishimura
Stephen Lee	Neal Sakamoto
Samantha Spain	Wesley Ueda

Others:

Randall Nishiyama, Deputy Attorney General (AG)  
Ross Tsukenjo, Deputy Chief of Staff (Office of the Lt. Governor)  
David Matlin, University of Hawaii Athletics (UH)  
Davy Murayama, Centerplate  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
David DePonte, Department of Accounting & General Services (DAGS)  
Liz Scanlon – Honolulu Authority for Rapid Transportation (HART)  
Chris Takashige – Honolulu Authority for Rapid Transportation (HART)  
See Exhibit A (Sign-in Sheet)

I. CALL TO ORDER

A quorum being present, Chairman Charles T. Toguchi called the meeting to order at 10:06 a.m.

The Chair said he would like to amend the agenda by adding an item to "New Business"  
VI. New Business, B. Appointment of Additional Legislation Committee Members.

A MOTION WAS MADE BY MEMBER FUJIMORI AND SECONDED BY MEMBER CHEE TO  
AMEND THE AGENDA AS STATED BY CHAIR TOGUCHI. THE MOTION WAS  
UNANIMOUSLY CARRIED.

II. PUBLIC TESTIMONY  
None

III. APPROVAL OF MINUTES

A. Approval of Minutes of the September 24, 2015 Regular Session and Executive  
Session.

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

Discussion

- Member Fujimori corrected a typographical error on page 2, III. to  
read – "The motion...as "corrected" ...
- Chair Toguchi corrected a typographical error on page 3, 3. to read –  
A motion...and "seconded" ...

THE MOTION WAS UNANIMOUSLY CARRIED AS CORRECTED.

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

IV. MONTHLY REPORTS

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

1. The Chair noted that Senator Espero's comments regarding temporary  
locations for the homeless started a discussion of possibly using Aloha  
Stadium. We have not had any interaction with the Senator and will continue  
to monitor situation.
2. The Chair briefed the Board on his recent trip to Houston, Texas, September  
26-30, 2015 (see Exhibit B).

3. The public hearing to amend the Administrative Rules was held on October 21, 2015. In addition to the Chair, Members Fujimori, Bukoski and Iosua were present. When the process is completed the fee increases will be effective January 1, 2016.
4. The Chair informed the Board that he has appointed the committee members for the Request for Proposal (RFP) Evaluation Committee and the Comptroller has approved the selection. The committee will be starting up very shortly.

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

1. UH Travel Subsidy

Manager Chan thanked the Authority for approving the \$150,000 travel subsidy that was presented to Mr. Matlin and the UH Administration at the homecoming game on October 10, 2015. He expressed appreciation to Mr. Matlin for UH's continued support and said hopefully there will be more opportunities in the future.

2. Events

It was a great month for a variety of events at the stadium. In addition to the swap meet and craft fairs, the OIA/ILH high school football playoffs took place and were exciting and well-attended. The OIA Division I and II championship games will be held tomorrow and we anticipate another well-attended event.

Tickets went on sale on Tuesday for the December 6, 2015 U.S. Women's Soccer Team Victory Tour game against Trinidad-Tobago. Prior to that the U.S. Soccer Federation started selling tickets online through Ticketmasters and will continue to do so until game day. The stadium will begin selling tickets again on November 30, 2015 (a week prior to the game) unless the client decides otherwise. To date, approximately 13,000 tickets have been sold and we anticipate a crowd of approximately 25-30,000 for this event.

Chair Toguchi informed the Board, as part of their responsibilities, they are welcome to attend the game to observe what some of these events can do for the state and the stadium.

3. Capital Improvements Projects (CIP)

We are working with Ms. Kinimaka and Mr. DePonte of DAGS to finalize and seek approval of the stadium's supplemental budget request. We are waiting for feedback, and will share those figures with the Board at our next meeting.

The Health & Safety - Phase 3 Project continues to progress – and work continues on the water drainage that surrounds our facility which will be ongoing for a while.

4. Advertising Contract – Manager Chan informed the Board that Mr. Glen Higa has officially submitted his resignation as the local representative as our advertising agent. Outfront Media continues to represent the stadium and we are in contact with their regional manager, Bill Cartwright, to fill that position. We wish Mr. Higa well as he moves on. He will continue to handle the game-day operations until his replacement is announced.

5. Sales & Marketing Report (Samantha Spain)

- We continue to work with Glen Higa to make sure that all of our shot-outs get taken care of during the games, as well as the needs of the other clients.
- Entertainment for the remainder of the UH games are all confirmed.
- Small items for the 40<sup>th</sup> Anniversary and Aloha Stadium are available at the C-Gear Shop.
- With reference to the 2016 Pro Bowl, we will be assisting by getting the word out that the National Football League will be doing their ticket pre-sales. We are also working with the Star-Advertiser to do an insert, to also get the word out to the public.

C. Approval of Events

None

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

Mr. Matlin thanked the Stadium Authority and Manager Chan for the \$150,000 gift. He said it will certainly help their program and, more importantly, expressed how critical the collaboration between our two entities is and that they look forward to more programs like this that can be mutually beneficial. He added if there are ways to increase the pie in the future, UH is willing to listen to the Authority's thoughts.

Mr. Matlin said the students' initiatives on Saturdays have been very successful and said they appreciate the support by Susan Yamada of the Shidler College. He said it is something to build on in the future and an opportunity for clubs at UH to win prizes.

Kick-off for the UH vs. Air Force game, this Saturday, is at 4:30 p.m.

They are at full swing with basketball, soccer, and football this weekend.

E. Swap Meet Month Report: Centerplate

- Total September Attendance increased 1%
- Total Stall Count increased 6%
- D,E,F, rows stall count decreased -2%
- A,B,C, rows stall count increased 49%

Davy Murayama reported some of the reasons for the low figures in September:

- Experienced rain on one Sunday (4,000 decrease in attendance from previous year);
- Experienced high overcast on another Sunday, and a storm the day before (2,000 decrease in attendance from previous year);
- Two Saturdays before (both 2,000 decrease in attendance from previous year);
- Mr. Murayama said they did some research through the Department of Economic Development and Tourism (DEBET), and found the Honolulu traffic for domestic is down about 1%, and the swap meet numbers are about 1-2% higher than the DEBET counts. They are concerned with the difference and will continue their research;
- With reference to their vendor stall sales, they took an 18% hit on the daily average count (on top of closing during UH games), part of which was due to the weather -- a lot of it was the daily sales they didn't have because no one showed up.

Marketing

- Mr. Murayama reported their TV media arrangement is soon to expire and they are researching future arrangements; currently they are on the

cable stations. Because of the numbers they are receiving with vendors, they are researching how they can advertise through vendors (and not only buyers) to see if that will bring in the buyers also.

- Their local market is doing well, unlike the visitor traffic. They are looking at ways to contribute more funds to improve the visitor traffic.

Member Fujimori inquired (with regard to the recent negative news about hotdog consumption) will it impact the concession sales. Mr. Murayama said currently 9% of their sales reflect hotdogs – they will be monitoring future sales. Member Fujimori said she attended the games on the mainland and found that Centerplate’s prices are comparable to the mainland.

D. Aloha Sports Properties

Manager Chan covered this subject in his previous report.

*(As a general practice, hereafter, the Chair announced we will break for a short recess, just prior to the Unfinished Business)*

(Break – 10:45 – 11:11 a.m.)

V. UNFINISHED BUSINESS

A. Honolulu Authority for Rapid Transportation (HART) – Report/Discussion

Liz Scanlon announced this is her last meeting at the stadium and her last day with HART is on Friday, October 30. She thanked the Board and stadium management for their hospitality and cooperation during the past two years. She introduced Chris Takashige, Director of HART’s Design/Construction Group. She noted Brennon Morioka and Karley Halsted could not attend today but will attend future meetings. Ms. Scanlon reported:

Traffic Study

HART has groups on board to do some planning and compilation of data and anticipate submitting information to the stadium by the end of the year.

Chris Takashige will be overseeing the study with the traffic group.

Status of Guideway Construction Activities

Very little change from their previous report, and still focusing on the West Oahu area. There are columns along Kamehameha (Kam) Highway, and there will be some impact closer to the stadium as they do the utility relocation work.

Kam Lot and Primary Lot

Work will begin in these areas after the first of the year (2016).

Status of Station Construction Activities

HART went out for bid on three stations (Pearl Highlands, Pearlridge and Aloha Stadium), which are due November 17, 2015. An update will be provided at the November meeting on the next steps for construction. Ms. Scanlon said if all goes well, they hope to start construction next year and will need to submit a Request for Entry (ROE). A draft letter to that effect has been prepared and Mr. Takashige will be following up on that matter.

Invitation to Tour Project

HART would like to invite the Board to go out on a tour of their construction facilities. Mr. Morioka and Mr. Takashige will be coordinating the tour. Mr. Takashige expressed he would like the Board to tour the columns and hopefully get on the guideway. He said most of the people that go on the tour, walk away with a very positive feeling. They have put a lot of art into it and have done a very good job.

The Chair thanked Ms. Scanlon for her help in accommodating the Board and wished her well.

B. Optimization Committee (OC) Report/Discussion (Wil Chee)

Member Chee provided a quick report on what has transpired since the last Board meeting:

- At the last Board meeting, he reported that the OC's next effort was to focus on and address some of the assumptions it had intended to convey to our consultant and to the RFP Evaluation Committee. This was in the context of trying to maintain a level of input to the consultant that would provide him with a better idea of what we (collectively) are thinking as an investigative committee in expediting his RFP process, and help the OC to focus in on what it wants the RFP to address.
- The OC met on October 8, with the intent of hammering out a summary of the issues and assumptions to relay to our consultant; but at this meeting, issues and the possibility of the formulation of the RFP Evaluation Committee came up. After extensive discussion, it became apparent to several members of the OC that the tasks to be undertaken by the RFP Evaluation Committee were very similar what the OC is trying to accomplish and was going to convey to the consultant. At that point, we were also informed that the consultant was also working on some of those issues; in essence, that is now left for the RFP Evaluation Committee to summarize.

Member Chee reported other issues that have transpired:

- Member Yamasaki met with Ford Fuchigami (director of the Department of Transportation [DOT]) on the issue of air rights over Salt Lake Blvd. and we are happy to report that the director was very positive (and encouraging) about the possibility of allowing the air rights over Salt Lake Blvd. Mr. Chee noted, in addition, during the last couple of days other OC members met with Mr. Fuchigami, TOD and HART representatives who discussed intricate issues (in anticipation of the formulation of the RFP Committee). To better inform the Board on what has taken place, Mr. Chee asked Mr. Yamasaki to continue the presentation.

*(The Chair thanked Member Chee for chairing the OC, and said he and the committee spent hundreds of hours, meeting with different organizations, and looking at a lot of materials that have been submitted to us – and it is very much appreciated.)*

#### Report on TOD (Ross Yamasaki)

- Member Yamasaki said there has been a lot of work going on in the form of due diligence to move forward and gathering/preparing information to bring to the Board so it can make decisions and have ready the framework necessary for the RFP Committee to actively pursue their task and endeavor. In short, that is what the OC's task is.
- We have worked very diligently with all of the stakeholder groups, with the help of our consultant. It is getting closer where, with the goal of trying to package something so the Board can then have discussion, have approval, then serve as the framework for the RFP committee to begin its work (the transition).
- We have our consultant in town today. Per the Chair and Member Yamasaki, today is the tenth meeting that the consultant has participated in over the past couple of days to assist us in going over some of the ideas and provide us with guidance on what is necessary to give us the best chance for a good preparation of the RFP.
- Member Yamasaki suggested that Mr. Raj could perhaps discuss some of the work that has been coming together, but prior to doing that he inquired with Ms. Kinimaka and Mr. DePonte, "Since some of the information may be considered confidential as it relates to the preparation of the RFP process, how should they procedurally proceed?"

- Ms. Kinimaki said, “As we guide you through the RFP process, any discussions that will become part of the final RFP instrument (or will be affecting the committee on the process for evaluation of the RFP) would be confidential. She added, those are internal work products and it is very critical that we keep that confidential until the time comes to make it public, whether it is through advertising the RFP itself or when we award the RFP.

Member Yamasaki inquired, “Can we take the detailed discussion to the Board through executive session?” Mr. Nishiyama said yes.

Member Yamasaki then asked, “Can Mr. Rajj share our approach in the regular session without compromising that confidentiality.” Ms. Kinimaka said yes.

#### Irwin Rajj’s Report

We spent a lot of time in trying to develop the framework for the Authority to give guidance to the RFP Committee as noted by Members Chee and Yamasaki. Considering the constraints under the rules and laws of the State of Hawaii, Mr. Rajj said they are providing the Board with a sense of the categories of topics that they want to address and ask the Authority for its guidance. He said they may add more categories as they move forward, but would like feedback from the Authority on the following:

- Stadium Capacity and Features
- Location
- Ownership of the facility and Potential Ancillary Development
- Operation/Management of Stadium
- Operation/Management of Development
- Process (Government contracting process)
- RFP should include reference to the Federal/City Deed Restriction
- Development – how many RFP’s
- Developer Agreements (what needs to be included in the developer agreement)
- Financing (what assumptions should the RFP respondents take into account)
- Salt Lake Boulevard/Essex ( re: transportation and contiguous site issues)

Mr. Rajj said there is also a listing of elements that have been talked about and they would like to give ranges for the RFP committee to consider. Below is a sense of categories:

- Residential units (including affordable housing)
- Retail/Restaurants square footage
- Office and Institutional square footage

- Hotel rooms and square footage
- Cultural and Entertainment development square footage (e.g., visitor center, cinema, hall of fame)
- School Impact District
- Green/Open Space
- Parking Spaces
- Height Restrictions
  
- Gross square footage (excluding the Stadium)
- Policy Objectives

Mr. Rajj said he is sure they will be discussing this in more detail in the future, but this was to answer questions by the Board members.

## VI. NEW BUSINESS

### A. Proposed Administrative /Rules Amendments – Report/Discussion/Vote

Deputy Manager Lois Manin reported:

The public hearing for the Proposed Administrative Rules Amendments was held on October 21, 2015. The summary is in the Board packets. Ms. Manin said several Board members attended, but no one from the public attended. The next step is to vote on whether or not we are going to move forward with the changes to be effective January 1, 2016. Board members called attention to the summary showing Board members absent. Mr. Nishiyama said that portion will be deleted since it was not a Board meeting.

A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER YAMASAKI TO APPROVE THE PROPOSED AMENDMENTS TO THE ADMINISTRATIVE RULES AS CORRECTED. THE MOTION WAS UNANIMOUSLY CARRIED.

### B. Appointment of Legislative Committee Members

The Chair said he asked Members Bukoski and Amemiya to join Members Fujimori and Hasegawa as members of the Legislative Committee. He requested that Members Fujimori and Bukoski be co-chairpersons, and working with management, look at all legislation that will be coming up this year.

VII. EXECUTIVE SESSION

- A. At 11:40 A.M., A MOTION WAS MADE BY MEMBER CHEE AND SECONDED BY MEMBER YAMASAKI 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 THE OPTIMIZATION COMMITTEE REPORT. THE MOTION WAS UNANIMOUSLY CARRIED.

The meeting reconvened at 1:45 PM

VII. NEXT MEETING

November 19, 2015

VIII. ADJOURNMENT

A MOTION WAS MADE BY MEMBER CHEE AND SECONDED BY MEMBER YAMASAKI TO ADJOURN THE MEETING AT 1:46 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.

  
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CHARLES T. TOGUCHI  
Chairman

Recorded by: Diana C. Ho

Date: November 19, 2015

