

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
COMPTROLLER

CHARLES T. TOGUCHI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

LOIS M. MANIN
DEPUTY MANAGER



ALOHA STADIUM

An Agency of the State of Hawaii

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

November 19, 2015

Members Present:

Charles T. Toguchi, Chairman
Keith Y. Amemiya
Keith "Kika" G. Bukoski
Odetta Fujimori
Edward Hasegawa
Michael Iosua
Ross Yamasaki

Members Excused:

Wilbert C.F. Chee
Scot Long

Staff

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

Others:

Audrey Hidano, Deputy Comptroller
Randall Nishiyama, Deputy Attorney General (AG)
Davy Murayama, Centerplate
Krysti Peacock, Centerplate
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David DePonte, Department of Accounting & General Services (DAGS)
Franz Kraitz – City & County of Honolulu, Department of Planning & Permitting (DPP)
Brennon Morioka – Honolulu Authority for Rapid Transportation (HART)
Chris Takashige – Honolulu Authority for Rapid Transportation (HART)
Irwin Rajj – Foley & Lardner, LLP
Stephen Boyett – Foley & Lardner, LLP
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.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

A. Approval of Minutes of the October 29, 2015 Regular Session and Executive Session.

1. A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER YAMASAKI TO ACCEPT THE MINUTES OF THE REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED AS CORRECTED.
2. A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER FUJIMORI TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

IV. MONTHLY REPORTS

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

1. The Chair requested that a motion be made to amend the agenda to include the Lt. Governor's (LG's) Bill which is relative to the stadium's initiative.

A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER YAMASAKI TO AMEND THE AGENDA TO INCLUDE THE LG'S BILL. THE MOTION WAS UNANIMOUSLY CARRIED.

The Chair said we are getting to the point where we are going to need to make a public announcement very soon because in the motion made in executive session, the Board adopted a confidential document and it will be given to the RFP Committee. For the general public, we haven't made an announcement and we are looking to work with the administration and Lt. Governor Tsutsui to make an announcement in December. We will be preparing for that and there will be a number of stakeholders that we will be meeting with prior to the announcement. Therefore, December will be a very important meeting and he hopes all Board members will be able to attend. Member Yamasaki inquired if the Board members could be

provided with some information about what is going on in case they are asked questions on the subject (in order to be consistent with their responses). The Chair said Board members will be given as much information as possible.

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

Administrative

1. Our assistant box office manager will be leaving us at the end of the month to pursue other opportunities. His last day will be November 30, 2015, and we are in the process of finding a replacement.
2. As a reminder, our parking and rental fee increases will become effective January 1, 2016. He thanked the Administrative Rules committee for their assistance in pushing these items through.
3. Last week we met with the National Football League (NFL) to prepare for the 2016 Pro Bowl.
4. Manager Chan thanked the members of the Swap Meet and RFP committees, who will soon begin their work. He said it is a tremendous commitment and we are very grateful.

EVENTS

1. We have two UH football games remaining (Nov. 21 - San Jose and Nov. 28 - Louisiana-Monroe on 11/28), and we're hoping for a strong finish.
2. We are pleased with the attendance of the high school football games (OIA and ILH playoffs - over 12,000).
3. The HHSAA state championship games will be held tomorrow night (St. Louis vs. Kahuku – Div. 1, and Radford vs. Kapaa playing – Div. II).
4. Again, November is a very busy month. Pop Warner will be playing every Sunday.

SALES & MARKETING REPORT (Samantha Spain)

1. We are wrapping up the rest of the entertainment for the remaining two football games.

2. Starting to move forward with Pro Bowl. We will be distributing flyers to promote the game as well as work on a special newspaper insert to increase ticket sales.

Member Bukoski inquired about the status of tickets sales thus far. Ms. Spain said that information was not available, but noted NFL plans to start targeting all the high schools, and we are also looking at other opportunities the day before the game. This weekend NFL will be focusing heavily on promoting their event.

C. Approval of Events (Stephen Lee)

1. D.R.I.V.E.R.S. Foundation Family Fair
Lower Halawa Parking Lot
April 16, 2016 (Saturday)

Lisa Hweng was present to answer questions by the Board.

Ms. Hweng said they have been in existence since 2001. They are a non-profit group, which focuses on saving lives and preserving our community. Their current crusade is in the high schools/colleges – to bring awareness to and advocate against distracted driving behaviors. Children from ages 15-22 are the largest at-risk group for injury and death caused by distracted driving.

IT WAS MOVED BY MEMBER BUKOSKI AND SECONDED BY MEMBER IOSUA TO APPROVE THIS EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

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

Mr. Matlin was unable to attend the meeting due to conflicting meetings.

E. Swap Meet Month Report: Centerplate

- Total October Attendance increased 9%
- Total Stall Count decreased -3%
- D,E,F, rows stall count decreased -5%
- A,B,C, rows stall count increased 4%

Davy Murayama reported they were pleased with the increase in attendance. He noted the increase in the ABC rows is basically from their Sunday business.

The drop in business for the premium rows is a concern and they will focus their advertising on the vendors vs. buyers, since there was a drop in vendor attendance.

Marketing (Krysti Peacock)

- They are preparing their packets that will go out to the concierge desks in Waikiki, which will include their new brochure, free admission tickets to distribute to their guests and general information about the swap meet.
- They will be promoting the free admission days (December 17-23) through printed ads and on the radio, in the military papers and the community voice papers. This year they are also partnering with KITV in their twelve days of Christmas campaign, which is a highly participated contest that they have every year; prize packages (made up from vendor items) are given away.
- They have already signed up with Oceanic for their regular TV promotions for the year and will have two commercials (one will be geared towards buyers and the other will encourage new vendors).

Member Bukoski inquired about trolley service to the swap meet. Ms. Peacock said they are actively trying to work with the tour groups and are currently meeting with Roberts Hawaii. She noted it is difficult to arrange for trolley service.

The Chair said he observed a group of 20-25 Japanese tourists at the swap meeting and although Ms. Peacock did not know who dropped them off, she said they will also be looking at ways to bring in that business.

Manager Chan stated that our team has been meeting with several companies to try to get on their route, but for some reason when they reach the point of finalizing an agreement, they back off. He has attended meetings conducted by our team and the tour groups said they have their challenges, and one of it is that three days a week versus seven days does not work for their tours.

Manager Chan said he is pleased that HART will have a trial-run trolley service during the month of December (Saturdays & Sundays), making 15 stops to various businesses along Kamehameha Highway, starting and ending from the stadium.

Deputy Manager Manin said with reference to discussions with Roberts Hawaii, one of the biggest hurdles that we have now is that there are GPS's on all of the buses, whereas previously, a driver could just pick people up and run them over to the stadium and the contractor pays them a certain amount of money. Because the drivers are monitored by the GPS it is difficult for the drivers to do the in between runs.

The Chair mentioned that the hotels in Waikiki also prefer that their visitors spend their money in Waikiki.

Member Bukoski suggested at some time it could help our business if we establish and sports museum as an attraction for the tourists.

Ms. Manin said they also looked into the Japanese market; and because their flights arrive early in the morning and since they can't check into the hotels at that time, they thought of creating a rest stop, providing breakfast at the swap meet. But again, it would only be three times a week and not consistent enough for the tour companies. Ms. Manin said they continue to look at those options.

V. UNFINISHED BUSINESS

A. Transit-Oriented Development (TOD) – Franz Kraintz

Mr. Kraintz said they had a community workshop in October at the stadium and are using the information to prepare a final draft. They do appreciate the comments about museums because those are the types of institutional uses they have been talking about. He noted that one of the workshop participants did talk about a Hall of Fame for those born in Hawaii who have done a lot for the nation and the state (Sen. Inouye was one and president Obama is one). These are things that would attract visitors.

They had a recent town hall meeting at Pearlridge Elementary where they discussed plans for the Pearl Harbor historic trail. Things of importance were:

- A demonstration project to take a segment of that trail (Pearlridge station to the Pearl Kai Shopping Center) and improve the pavement with concrete; make it 12-ft. wide; add signs for cultural and historic purposes; add directional signage along the trail; and create scenery and lighting.

Mr. Kraintz said they feel it is more important to try to do a world-class job on the smaller segments then try to spread it thin across the entire length. The City

has appropriated this in their capital improvement budget and we would like to get on it as early as next year.

- The other important thing is the feasibility study to connect the trail to get around the Admiral's boat house and up to Kamehameha Highway to the nearest station. They will start that next year and it will take about an entire year to perform. The Department of Transportation Services (DOT) is going to use funds to look at the various routes to connect that trail as best as they can into the station area.

Member Yamasaki inquired, and Mr. Kraintz responded that the timing on the feasibility study for the trail is from January, 2016 thru Dec. 2016 with DOT Services.

The Chair said the community meeting was conducted well and very impressive.

(Break – 10:50 – 11:05 a.m.)

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

Presentation by Brennon Morioka

Mr. Morioka said he will provide a brief report since there is very little change in construction activities since last month. In the hand-outs, there are new photos on the construction, showing the progress that has taken place. He noted the following:

- They completed the traffic counts around the region of the stadium and all the various points (which were in addition to what they originally were going to evaluate). They did the manual counts at the beginning of the season and a couple at two different games. They did traffic counts using the tubes, getting 24-hour counts to get a much better view of what a day baseline is going to be. They also did that for two UH games. They are currently evaluating the data and their consultants should have a report by the end of the year, which will be shared with the stadium.
- Mr. Morioka said they are also talking internally about doing an initial evaluation of what a simulated model would look like in closing down Salt Lake Blvd. and seeing how that intersection at Essex and Ford Island Bridge would look in current day environment. Mr. Morioka said their staff and consultants will soon be working together on this project. He said he personally feels it is a worthwhile exercise to do now, even though things

will change over time; but just getting a baseline feel for what is current-day situations, (i.e. should we look at closing that down now). He also feels the stadium would be interested in it, with or without rail.

- They opened bids on Tuesday for the Kamehameha (Kam) Highway station group (which includes the stadium) and came in at \$112.0 million. Their published range was s\$100-\$120.0 million; and their internal independent cost estimate was about \$108-\$114.0 million
- Their offer to the Board for a tour of the rail alignment is still open.

Member Yamasaki inquired about the timetable for the simulated model. Mr. Morioka said their draft report from the traffic count evaluations will be submitted to them late December; and based on that they will provide comments to the consultants and they will hopefully prepare a final report in the first quarter of 2016. Once they have the final data (probably in the second quarter or summer of 2016), they will then try to start the simulation of the model. Mr. Morioka said hopefully they might have some information by the third or fourth quarter 2016.

In answer to Member Bukoski's question regarding the issuance of an award for the Kam station group, Mr. Morioka said they are evaluating the bids and hope to issue the award in about two weeks. He added, if there is a protest, the formal award would be issued in February.

Member Bukoski inquired about the status of the extension with the City Council. Mr. Morioka said Bill 23 was introduced re: GET surcharge and it passed the budget committee yesterday. Full Council hearing for passage is scheduled for the end of January 2016.

Member Yamasaki inquired about the status of the potential move to end the first phase further down towards the airport. Mr. Morioka said because no decision has been made, their current direction is to proceed with the vision of having the interim opening in 2018 at the stadium, and then continuing and completing in 2022 for the full 20 miles. The current feeling is, anything beyond the stadium is not practical because the next airport segment (including all of Pearl Harbor and airport stations) will not be done until 2021, 2022, which is about the same time City Center opens. In response to Member Yamasaki's question, Mr. Morioka confirmed that they are staying with the original plan.

The Chair asked Mr. Morioka, what percentage rate is HART using for their annual escalation?" Mr. Morioka said they look at between 5% - 12% construction

escalation every year. He said Hawaii is the fastest escalation construction market in the country. It is also the most expensive place to do construction in the country, and New York is next.

Mr. Raij told Mr. Morioka he has seen a range of percentages and inquired if the average for the next several years will be at 12%. Mr. Morioka replied, for the next two years.

With reference to the traffic study, the Chair expressed appreciation to Mr. Morioka if HART could make the effort to provide that information as soon as possible, because it is not going to be of value to the stadium later; thus, sooner would be better. The Chair also said the traffic study is not only about UH football games - it is about the daily traffic movement in that area; therefore, we don't have to wait for the games - it can be done now. He also said DOT is concerned about the overall traffic movement, not necessarily for game day; it is that kind of information that could help the stadium.

Mr. Raij asked Mr. Morioka if the study will have suggested alternates or solutions. Mr. Morioka said the final study (pedestrian, parking) will have the overall view of this area; but their current traffic counts (the ones they just took at all the significant intersections) and what we will look at here is just what will happen. It will be a simple model -- just to look at what would happen if you were to close this and reconfigure the intersection; so what happens at this intersection is what they are evaluating.

Mr. Raij inquired when the study would be completed. Mr. Morioka said after they are in operation.

C. Optimization Committee (OC) Report/Discussion

No change from previous report.

VI. EXECUTIVE SESSION

At 11:25 a.m., A MOTION WAS MADE BY MEMBER YAMASAKI AND SECONDED BY MEMBER IOSUA TO GO INTO EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

The meeting reconvened at 12:35 P.M.

VII. NEW BUSINESS

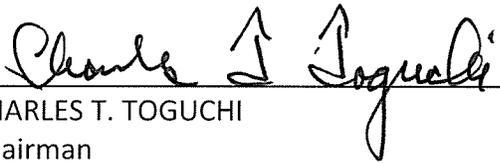
None

VII. NEXT MEETING

December 17, 2015

VIII. ADJOURNMENT

A MOTION WAS MADE BY MEMBER FUJIMORI AND SECONDED BY MEMBER AMEMIYA TO ADJOURN THE MEETING AT 12:36 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.



CHARLES T. TOGUCHI
Chairman

Recorded by: Diana C. Ho

Date: December 17, 2015

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

Event Date: November 19, 2015

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

Print Name	Organization	Phone #	Email Address
<i>Chris Kinimata</i>	<i>DAES-PWD/KB</i>	<i>586-0499</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 De Ponte</i>	<i>DAES-PWD/KB</i>	<i>586-0492</i>	<i>davidc.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>Knight Reardon</i>	<i>many</i>	<i>2957191</i>	
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