

DAVID Y. IGE
GOVERNOR

DOUGLAS MURDOCK
COMPTROLLER

CHARLES T. TOGUCHI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER



ALOHA STADIUM

An Agency of the State of Hawaii

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

December 17, 2015

Members Present:

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

Staff

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

Others:

Audrey Hidano, Deputy Comptroller
Randall Nishiyama, Deputy Attorney General (AG)
Davy Murayama, Centerplate
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David DePonte, Department of Accounting & General Services (DAGS)
Franz Krintz – 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)
See Exhibit A (Sign-in Sheet)

I. CALL TO ORDER

A quorum being present, Chairman Charles T. Toguchi called the meeting to order at 10:07 a.m.

PUBLIC TESTIMONY

- Shannon Wood said she has been attending these meetings for well over a decade. She has had several discussions with people at the State Legislature, especially in the Senate about money for the University of Hawaii (UH) Athletics department (athletics). She said Governor Ige has made the decision that he is not going to provide money for athletics. In that regard, she does not want to see Aloha Stadium torn down and moved somewhere else. The only other acceptable location would be Manoa, but there is no available land. She strongly requested to be kept informed on what the plans are for the stadium and expressed that it is necessary for the Stadium Authority to work with Governor Ige so he can understand how important it is-- not just in this facility, but also at the UH Manoa.

Member Iosua thanked Ms. Wood for her work. He thinks it's important that the Governor knows how important the stadium and UH athletics is to the people of Hawaii and it is also important for Ms. Wood and others, to know their support is appreciated.

II. APPROVAL OF MINUTES

- A. Approval of the Executive Session of October 29 (and continued on November 18, 2015); and the Regular Session and Executive Session of November 19, 2015.

1. A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER YAMASAKI TO ACCEPT THE MINUTES OF THE NOVEMBER 18, 2015 EXECUTIVE SESSION.

Discussion

Member Fujimori corrected the time the meeting was called to order to read: 10:10 A.M. vs. 10:10 P.M.

THE MOTION WAS UNANIMOUSLY CARRIED AS CORRECTED.

2. A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER FUJIMORI TO ACCEPT THE MINUTES OF THE NOVEMBER 19, 2015 REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.
3. A MOTION WAS MADE BY MEMBER HASEGAWA AND SECONDED BY MEMBER IOSUA TO ACCEPT THE MINUTES OF THE NOVEMBER 19, 2015 EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

III. MONTHLY REPORTS

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

- Today, we will have a lengthy executive session.
- Thanked Manager Chan and staff for their fine performance on the challenges they recently faced - and also the Board members who volunteered to help.
- We will also be discussing the Request for Proposal (RFP).
- Re: US. Women's Soccer/Soccer Federation, the Chair announced that the Board has been advised to not discuss this issue at this time. The attorneys will be meeting with the Board during today's executive session.

Member Long thanked Manager Chan and staff for their great job. He also thanked the Chair for the great job of facilitating the recent communications.

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

Administrative

Russell Uchida, Administrative Services Officer, presented his report of the quarterly budget "Revenues Over Expenses:"

As of September, 2015 there were no significant changes from the prior year, (relatively the same as the prior year). In the December 2015 report we will have a better assessment of where we will be at year-end. In June, 2015 we implemented a reduction in hours of part-time intermittent employees effective July 1, 2015. With the December report, we will have a better idea of the impact of those reductions, and I will be able to provide you with a projection through the end of the year.

Advertising Program

We are pleased to announce Outfront Media has found a replacement for Glenn Higa's position, and the candidate is currently going through the hiring process. He will begin on January 4, 2016. An official announcement will be made at the January meeting.

Administrative Sales & Marking Report (Samantha Spain)

We have partnered with HART and the swap meet to initiate a 10-stop Shop-Dine-Shuttle program in the Pearl City area. The trolley and mini bus will run every half an hour (from 10:00 a.m. – 4:00 p.m.), making stops at some of the bus stops on Kamehameha Hwy. to the Pearl City Walmart. The route (45-minutes) begins and ends at the swap meet. They did have a trial run (with media coverage) and plan to have another one on December 26, 2015. This program will continue throughout 2016.

Fee Increases

Manager Chan reminded the Board that the parking and rental fee increases will be effective January 1, 2016, as follows:

- Rental fees – from \$2,000 to \$2,500
- Hospitality Room – from \$750 - \$1,000
- Parking Rates – from \$3/\$5 to \$7.00 (plus \$1 step-ups every two years for the next four years); in addition the bus fees will increase to \$35 from \$30 (plus \$1 step-ups every two years over the next four years).

(Please note the above changes do not impact the swap meet.)

Events

We had a great football season which ended last month. The attendance at the HHSAA Championship game was outstanding (close to 20,000). We also finished up on a positive note with UH winning their last game which carries into the next year with some momentum -- and congratulations to Mr. Matlin in getting through his first football season.

U.S. Soccer Federation Cancellation

Manager Chan thanked everyone and said he greatly appreciated the effort by our staff as well as Board members who stepped up to the plate to help us through this challenging time. He added, as time goes by, we feel confident that we will be vindicated of any of the accusations or comments that have been made about our field.

The chair asked Manager Chan for an update of upcoming events.

Manager Chan said prior to the scheduled December 6, 2015 soccer event, we did have the high school playoffs that took place in late November. We also finished off with the last UH football game on November 28. After December 6 (the following weekend), we had flag football and i9 football – the Hawaii Bowl is also scheduled for

December 24. In 2016, we will have the Pro Bowl and the Great Aloha Run with over 25,000 participants – and will continue business as usual.

C. Approval of Events

None

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

Mr. Matlin recapped his first year as athletics director, and expressed his appreciation to the Stadium Authority and the entire stadium staff to help educate him in his new role. He also extended his appreciation to Roger Reeves and his entire team at Centerplate.

UH hired a new football coach and he has been busy working hard and recruiting. He looks forward to an exciting year in 2016.

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

- Total October Attendance decreased -20%
- Total Stall Count decreased -14%
- D,E,F, rows stall count decreased -21%
- A,B,C, rows stall count increased 3%

Mr. Murayama reported in November the swap meet was closed on three Saturdays due to the UH football games, which affected their attendance. In comparison to last year, there were two extra Saturdays this year, (about 7,000 per day); but the decrease in attendance is mainly due to the missing days. They lost many permanent vendors on the three days they were closed in November. Those vendors ended up returning on Sundays for the cheaper stalls. Overall they experienced a one percent drop in total vendors.

Marketing

Mr. Murayama reported that the Quarterly Vendor Meeting was held yesterday. The information provided to the vendors was passed out to the Board at the November meeting.

(Vice Chair Bukoski conducted the meeting for a few minutes during the Chair's brief absence.)

IV. UNFINISHED BUSINESS

A. Transit-Oriented Development (TOD) – Franz Krantz (Dept. of Planning & Permitting)

Mr. Krantz provided an update of their TOD efforts for the Halawa area and the Stadium Station. They have been working diligently toward a public review draft (in coordination with the stadium staff and DAGS) to come up with the different alternatives. At this point they are working through it and expect to have the next workshop at the stadium in late January or early February. That is a continuing process of getting this plan approved by the City and County.

Recess: 10:35 – 10:40 a.m.

B. Legislative Committee

Member Bukoski reported it's become public that there are certain bills that are being considered that may have an impact on the Stadium Authority; the Chair therefore formed a Legislative Committee to digest and understand the impact of the bill which we will be sharing in executive session for further discussion.

The Chair said in addition to the above, we will also be discussing in executive session: 1) The soccer cancellation and lawsuit; 2) Anything connected with the Request for Proposal (RFP); and 3) Some of the implications of the bill in connection to the RFP.

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

Presentation by Brennon Morioka

(Status of Activities)

- MOU Traffic Study: HART completed traffic counts and is preparing a draft study by the end of 2015. The final report will be ready in 2016.
- Shop, Dine and Shuttle program was launched on December 13, 2015.

Mr. Morioka said once they receive the traffic data, they will ask their traffic consultants to start the process to look at the Salt Lake intersection and issues in terms of what might happen to the intersection should we close Salt Lake Blvd. (based on today's condition and what might happen). He said they can then start anticipating certain things based on making certain assumptions going forward.

During the first quarter of 2016, they plan to continue doing the column constructions in the Kamehameha Lot, then in the primary lot in the third quarter

of 2016. The foundations will start in the primary lot in the second quart of 2016 and guideway erection summer/fall of next year. All of that remains on schedule.

Regarding the station construction, the intent was to issue a notice to proceed in December, but because the review of the bids became a little more complex, they plan to issue it in January 2016. In line with that, he knows that the Stadium Authority, staff and DAGS are reviewing the draft proposal for the Right of Entry (ROE) for the station entry. He will be happy to answer any questions and continue the dialogue that has already begun.

Member Bukoski inquired if the design of the station is still pending. Mr. Morioka said no – the station designs are done.

Member Bukoski asked the Chair if it would be possible to see the design at the next meeting. Mr. Morioka said they will bring the renderings at the next meeting.

Member Yamasaki inquired: 1) Is the stadium station contractor doing the entire parking lot? 2) In what order will the projects be completed?

Mr. Morioka said the station construction contractor is doing the entire lot (including the park-n-ride). On the projects, currently under construction are: the ten miles of guideway (i.e. from Crocs Center to their Operations Center, Leeward Community College, down Kamehameha Way to the stadium). He added, the rail Operations Center is 85% complete, and again, their offer still stands for the Board to go on their four-hour tour.

The Chair inquired with regard to the guideway and station construction, “Is it linear or are you doing it concurrently?” Mr. Morioka said the station contractor will take what Kiewit provides in terms of general above-grade support; they will then put the platforms on and then the station around it. So they’ll come in, do the foundation, do the columns, do the guideway and then the station comes on top -- it is sequential.

In answer to the Chair’s question, Mr. Morioka said the guideway part is slated to be completed in this area somewhere around winter 2016; and because the station contract that includes the stadium, Pearl Highlands and Pearlridge, the stadium’s will probably be the third out of the three to be built. His guess is that the stadium station work will start at the end of 2016. Completion of the station and the park-n-ride is slated somewhere around late 2017 or actually early 2018.

Member Chee asked Mr. Morioka what would be the drop-dead design change date be for the stadium station (Member Chee noted to the Chair, inasmuch as we have discussed with the Board other options and design issues with the parking lot and some contingencies with issues in our fee). Mr. Morioka said any change to a contract or to the design at this point, would result in a change order, and would come at a cost.

Member Chee told the Chair the Board has previously discussed issues as they relate to the stadium station but there has not really been a formalized committee process (internally) to address these things in a firm and concrete fashion ourselves so we could provide HART with a good picture of what our expectations are in the station – primarily because we don't know what's going to happen on our end at this point.

Member Morioka said they are happy to set up another meeting and walk through and have further discussion, but he feels over the course of the last year that HART has reviewed their design changes with the Board. Mr. Chee stated HART has been very in their willingness to work with the issues brought up by the Board, but he feels the issues, at this point, are unresolved.

The Chair said he doesn't feel this is going to be resolved today and suggested that the Optimization Committee arrange the meeting directly with Mr. Morioka to have the discussion, and to also include Mr. Vitale. Mr. Morioka said he will be sure to have his design team present. Member Chee said he can work directly with Mr. Morioka to schedule the meeting.

The Chair informed Mr. Morioka that the Stadium Authority will be getting back to them on the ROE very shortly. Mr. Morioka then apologized for the late introduction of their new head of the Planning and Right-of-Way Department, Mr. Jesse Souki, who took Ms. Liz Scanlon's place.

F. Optimization Committee (OC) Report/Discussion

No change from previous report.

C. NEW BUSINESS

1. U.S. SOCCER FEDERATION, INC. – Women's Soccer Game Cancellation (December 6, 2015)

The Chair said this topic will be discussed in executive session, upon the arrival of attorney Jack Rosensweig.

Recess: 11:10 – 11:25 a.m.

D. EXECUTIVE SESSION

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

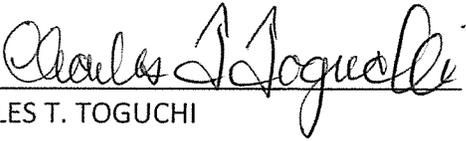
The meeting reconvened at 2:35 P.M.

VII. NEXT MEETING

January 14, 2016

VIII. ADJOURNMENT

A MOTION WAS MADE BY MEMBER FUJIMORI AND SECONDED BY MEMBER YAMASAKI TO ADJOURN THE MEETING AT 2:35 P.M. THE MOTION WAS UNANIMOUSLY CARRIED.



CHARLES T. TOGUCHI
Chairman

Recorded by: Diana C. Ho

Date: January 14, 2016

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

Event Date: December 17, 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
Shannon Wood	WINDWARD Ahupua'a Alliance	808-5247-6366 224-4466	info@ukee-hawaii.org
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			
FRANZ KRAINTZ	CACHAL DPP	808-768-8046	fkraintz@honolulu.gov
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			
CHRIS KINIMIKA	DAGS PWD	506-0400	chris.kinimika@hawaii.gov
Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda			
David DePorto	DAGS PWD	506 0402	David.C.Deporto@hawaii.gov
Are you providing public testimony? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input type="checkbox"/> Will Follow Agenda			
STACEY ROSENZWEIG A.G.		586-1109	S.Rosenzweig
Are you providing public testimony? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes": <input type="checkbox"/> Beginning <input checked="" type="checkbox"/> Will Follow Agenda			
Donna Kalama	AG	586-1500	Donna.H.Kalama@hawaii.gov
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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