

**DAVID Y. IGE**  
GOVERNOR

**RODERICK K. BECKER**  
COMPTROLLER

**ROSS I. YAMASAKI**  
CHAIRMAN, STADIUM AUTHORITY

**SCOTT L. CHAN**  
MANAGER

**RYAN G. ANDREWS**  
DEPUTY MANAGER



*An Agency of the State of Hawaii*

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

April 5, 2017  
8:30 a.m.

Members Present:

Ross I. Yamasaki, Chairman  
Keith Y. Amemiya  
Keith "Kika" G. Bukoski, Vice-Chairman  
Wilbert C. F. Chee  
Michael Iosua  
Scot Long  
Charles T. Toguchi

Member Excused

John Fink  
David H. Uchiyama

Staff

Scott L. Chan  
Ryan Andrews  
Russell Uchida  
Stephen Lee  
Charles Vitale  
Trina Silva

Andrew Chang  
Neal Sakamoto  
Samantha Spain  
Liane Nakagawa  
Ivan Nishimura

Others:

Randall Nishiyama, Deputy Attorney General (AG)  
Davy Murayama, Centerplate  
Louise Sper, Outfront Media  
Irwin Raij, Foley & Lardner LLP  
Brennon Morioka, Honolulu Authority for Rapid Transportation (HART)  
Abbey Mayer, Honolulu Authority for Rapid Transportation (HART)  
Franz Kraititz, City & County of Honolulu, Department of Planning & Permitting  
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 Ross I. Yamasaki called the March (postponed to April) meeting to order at 8:34 a.m.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

A. Approval of the minutes for the February 23, 2017, Regular Session and Executive Session:

1. MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER – TOGUCHI TO ACCEPT THE MINUTES OF THE REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER TOGUCHI TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED AS AMENDED.

IV. UNFINISHED BUSINESS

A. None

V. Monthly Reports

A. Chairman's Report

1. Board members are all invited to attend today's Press Conference in the Hospitality Room at 11:00 a.m., per notification by Manager Chan.

2. The Chair thanked the members for their patience while efforts are being made to reorganize and engage more activity with the Board and become more efficient in its meetings.

3. A lot of legislative activity is occurring during this "crunch time" and members will be provided with more details during Member Toguchi's report (supported by Russell Uchida, Administrative Services Officer).

B. Stadium Manager's Report

Manager Chan requested that the agenda be amended to add an event to the "Approval of Events" portion of the meeting.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER TOGUCHI TO AMEND THE AGENDA TO ADD AN EVENT TO THE "APPROVAL OF EVENT." THE MOTION WAS UNANIMOUSLY CARRIED.

Manager Chan said, together with his staff, they have been working with the newly created standing committees and have provided their written reports. He has reviewed them and will be happy to address any questions that Board members may have.

C. Internal Affairs Committee

1. Committee Chair's Report (Member Iosua)

Chair Iosua thanked Manager Chan and his team for their assistance in putting this first report together and stated all written reports are in Section V of the Board packets.

He stated the following:

a. Administrative

- Public Private Partnership (P3) Conference Report - Charles Vitale provided a very good report on the conference he attended.
- Annual Audit Report – Congratulated Manager Chan and his team for getting out a clean report after responding to a state-wide audit for the stadium.

b. Events

- Approval of Events

Approval of Date for Future Concert:

Manager Chan stated a promoter is requesting approval of a date for an event in December 2017. He added more information of the event is forthcoming and that approval of a date is crucial at this time by the parties involved.

Chair Yamasaki clarified the purpose at this time is to block off the date and, as stated in the agenda, there will be further discussion on this subject.

#### Discussion

Listed below are some of the concerns/comments expressed by Board members:

- It is not clear why this matter has to come to the Board, since the manager (on a regular basis) does have the discretion to block off dates for pending events. Questioned, "What are we signing off?"
- Counsel Nishiyama recommended approval by the Board (to be on the safe side) so that negotiations by all individuals can move forward. This is not to confirm an event – the purpose is to assure the promoter that the Board will hold the date for them.

Manager Chan recommended that the discussion continue in Executive Session.

A MOTION WAS MADE BY MEMBER BUKOSKI AND SECONDED BY MEMBER TOGUCHI TO MOVE THE CONCERT DISCUSSION TO THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY APPROVED.

#### Summary of Events - Report Attached

- c. Sales & Marketing - No Report
- d. Security - Report Attached
- e. Calendar of Events – Report Attached
- f. Capital Improvement Projects - Report Attached
  - Health & Safety Phases 4, 5, & 6
  - Maintenance Items
  - Lower Halawa Parking Lot Electrical Pole  
(The Chair noted an aerial location map was missing, which was then provided by Mr. Vitale.)

- g. Finance - No Report
- h. Administrative Rules - No Report

Chair Iosua requested to table discussions regarding Finance and Administrative Rules to provide his committee more time to work together on the subject matters.

D. External Affairs Committee

1. Committee Chair's Report (Member Fink)

In Chair Fink's absence, Chairman Yamasaki reviewed the following:

a. Contractor Reports

- Outfront Media/Aloha Sports Properties – Report Attached
- Centerplate – Aloha Stadium Swap Meet/Sales & Marketing - Report Attached.

b. Stakeholder Reports

- University of Hawaii – No Report
- Honolulu Authority for Rapid Transit (HART) – Report Attached
- Transit Oriented Development (TOD) – Report Attached

Franz Krintz said they continue to address comments from the State agencies on the City's TOD plan for the Aloha Stadium Rail Station and there are very little changes since his last report.

- Hawaii Interagency Council for Transit Oriented Development (HID – TOD) – Report Attached

c. Sub-Committee Reports

- Legislative Committee – Legislative Update as of March 24, 2017 Attached.

Member Toguchi summarized:

A lot is happening at the Legislature. Things are winding down and we are heading into the fourth quarter of the session, which will end on May 4, 2017.

Proposed Bills for the Stadium:

- In addition to receiving \$10K/\$10K for Health & Safety (H&S) for the past few years, we have several things going that looks good and may result in additional funding.
- We are requesting for funding to do site planning -- the next week or two will determine if we do receive those funds.
- Pending bills HB100 and SB1200 bills (expanding the powers and duties of the stadium) will help us to move forward with our future plans for the 100 acres that we have.
- A lot has happened with TOD – all the parties associated with the TOD (the City as well as the Legislators) have supported us in terms of our authority. We continue to collaborate with the TOD entities, but at the same time there is that understanding that we have a separate authority, but still working together.
- Stadium Concession Bill HB997 - This bill proposes to exempt the Stadium from all concessions in terms of procurement, which allows us to negotiate (provides more flexibility to not only get a lower price, but to get a better product).

Chair Yamasaki took the time to recognize and thank Manager Chan and Mr. Uchida for tracking the bills and providing the testimonies. He also noted Members Toguchi and Iosua have spent a lot of time meeting with Legislators, which is much appreciated.

Member Iosua also expressed appreciation to Senator Glenn Wakai and Council Member Joey Manahan, who have been instrumental in moving forward some of these bills as far as they have. He added, the entire team has been good in providing us with support and updates (also keeping us informed on how the bills are moving). Chair Yamasaki also thanked Karen Dang from Senator Wakai's office who has been very instrumental in support of the stadium and moving the process forward.

- Optimization Committee

Chair Yamasaki noted, it was determined in a discussion with Counsel Nishiyama that the existing Optimization and University of Hawaii Committees do not fall

under the newly created standing committees. Counsel therefore recommended dissolving both committees to allow the new standing committees to fully organize and take responsibility for those.

A MOTION WAS MADE BY MEMBER TOGUCHI AND SECONDED BY MEMBER AMEMIYA TO DISSOLVE THE OPTIMIZATION COMMITTEE AS IT WAS ORGANIZED WITH THE PREVIOUS MISSION OF COORDINATING ALL OF THE STAKEHOLDERS AND IS NOW UNDER THE RESPONSIBILITY OF THE NEW STANDING COMMITTEE. THE MOTION WAS UNANIMOUSLY CARRIED.

- University of Hawaii (UH) Committee

A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY IOSUA TO DISSOLVE THE UNIVERSITY OF HAWAII COMMITTEE. THE MOTION WAS UNANIMOUSLY CARRIED.

Member Chee inquired about the status of the other existing committees. The Chair responded (out of all the existing committees), these two were the only ones that were still alive and had current work.

E. Governance Committee Report

1. Committee Chair's Report (Chair Yamasaki) – No Report
2. Board Communications

Due to the postponement of the March meeting, action is no longer required on this subject.

VI. Executive Session

- A. AT 8:55 A.M. A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER IOSUA 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:

1. Stadium Operational Issues;
2. Engagement of Concert Events;
3. Wiss, Janney Elstner Report;
4. Foley & Lardner LLC Report
5. Deed Restrictions;

(Break 8:55 – 9:15 a.m.)

Meeting reconvened at 10:05 a.m.

VII. New Business

A. Recommendation to allow stadium management to negotiate future concert series.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER TOGUCHI TO DELEGATE AUTHORITY TO THE STADIUM MANAGER (IN CONSULTATION WITH THE CHAIR) OR DESIGNEE TO NEGOTIATE AND APPROVE FUTURE ENTERTAINMENT/ CONCERT EVENTS WITH PROMOTERS AT ALOHA STADIUM EFFECTIVE IMMEDIATELY THROUGH DECEMBER 2018. THE MOTION WAS UNANIMOUSLY CARRIED.

Discussion

Chair Yamasaki noted that because proposals by promoters for large events are time sensitive, we are providing authority for the Stadium Manager to negotiate and address them in a time-sensitive manner.

Member Iosua said we have asked Manager Chan and his team to seek out new community events and other sources of revenue for the stadium, and because of the time sensitive nature of the contract negotiations, we don't want him to miss these opportunities due to the timing of the Board meetings. It is a relatively short period of time that we are delegating this authority, which involves a potential multi-event deal and allows him some flexibility to negotiate the terms.

THE MOTION WAS UNANIMOUSLY CARRIED.

B. FOLEY & LARDNER REPORT

Chair Yamasaki stated, regarding the next two items on the agenda, we (as a Board) are "accepting" the following reports, but they will not be considered as approvals. In the process of hiring these consultants to do the work, they are in the process of completing their reports and we want to assure that the Board accepts their reports to end that scope of work and that information can be shared and discussed, moving forward in the process. Counsel concurred with the Chair's statement.

The Chair added, prior to acceptance of the Foley and Lardner report, he introduced Mr. Irwin Raij, who is our consultant and has working a lot with the Board through the process.



Overview by Irwin Raij

For years we have been working on a variety of reports looking at the stadium in many ways, starting with:

- Reviewing and summarizing all the reports written about the stadium since 1975 to now;
- Did group meetings in the community;
- Followed up with interactions with TOD and their process;
- Issued an RFI (Request for Information);
- Interacted with the business sector to get their input.

We are currently at the next level where they have engaged multiple sub-consultants (Populus Architecture, Victus Consulting for Market Research and Jones Lang LaSalle) to give us some context to determine can potentially be done on the site.

Mr. Raij further stated:

- The stadium has accomplished its mission – it's been here for 42 years and in addition to UH events, over 300 events are held each year at its facility.
- Capital improvements/Health & Safety (H&S) repairs continue to grow at a very rapid pace. The State has hired Wiss, Janney, Elstner & Associates to do engineering reports which states, "To complete all the existing H&S repairs and continue to maintain the building as it is today (and to be compliant with code -- ie. ADA etc.) it will cost roughly \$423.0 mil.
- According to their analyses, (in 2017 dollars) a new facility can be built for \$323.0 mil., consisting of 30-35,000 seats and expandable to 40,000 seats with all the right amenities and technology.
- Funding the capital improvement repairs would cost the State \$30.0 mil a year over a period of 25 years. Building a new facility would be less cost to the State and it would also generate revenues and reduce operating costs.

- With a smaller footprint, the arrival of HART, and the lifting of the Deed Restrictions, this facility has the unique opportunity to facilitate large scale developments including significant ancillary developments and an improved facility.
- Mr. Raij concluded that the reports are not complete and further analyses is required (ie, environmental impact studies, roadway work, etc.), but that it is an exciting time for the State of Hawaii.

A MOTION WAS MADE BY MEMBER CHEE AND SECONDED BY MEMBER TOGUCHI TO ACCEPT THE FINAL REPORT BY FOLEY AND LARDNER LLC.

Discussion

Chair Yamasaki asked Mr. Raij to explain to the Board how their study matches up with what TOD has done since the Stadium Authority has been working with the development of TOD and their endeavors.

Mr. Raij said TOD has been independently doing their studies, and hired a firm to do their master plan for the area. We reviewed that and participated in the process. In many respects that has been confirmatory as to what their conclusions have been. TOD's plans have lots of similarities to the stadium's plans, and yet there are some distinctive differences.

Member Toguchi noted to Mr. Raij that with his experience in sports facility development, could he inform the board what is possible at the stadium.

Mr. Raij responded:

- "You have a 90+ acre site (very unique), with the ability to shrink your building (the logic relates to the attendance history over the past 40 years).
- The site is very developable, and the stadium draws over a million people annually to the site; it also has the advantage of HART – the rail, and Pearl Harbor nearby. It is a unique site.
- With the idea of developing anchors on the site, he relates to successful sites like L.A. Live and the tremendous synergies it created with a mixed-use concept. He also looks at other successful developments in San Diego, San Francisco, Colorado. He feels the stadium is an exceptionally interesting project – you don't need to build new highways or acquire more land.

THE MOTION WAS UNANIMOUSLY APPROVED.

C. WISS, JANNEY, ELSTNER REPORT

A MOTION WAS MADE BY MEMBER CHEE AND SECONDED BY MEMBER TOGUCHI TO ACCEPT THE FINAL REPORT BY WISS, JANNEY, ELSTNER & ASSOCIATES. THE MOTION WAS UNANIMOUSLY CARRIED.

VIII. Announcements

The next board meeting will be on April 27, 2017.

The Chair extended an invitation to the members to attend the press conference at 11:00 a.m. in the Hospitality Room.

IX. Adjournment

AT 10:20 A.M. A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER CHEE TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

A handwritten signature in black ink, appearing to read "Ross I. Yamasaki", written over a horizontal line.

ROSS I. YAMASAKI  
Chairman

Recorded by: Diana C. Ho

Date: April 27, 2017

# Stadium Authority Board Meeting

EXHIBIT A

## Sign-In Sheet (please print)

Event Date: April 5, 2017

**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
FRANZ KRAINTZ	CCHNL DPP	768-8046	fkraintz@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			
Karen Dang			
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			
Chris Kinimaka	DABS PWD/PB	586-0500	Chris.Kinimaka@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 De Ponte	DABS-PWD/PB	586-0492	davidc.deponata@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			
Ferd Lewis	Media		
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			
Lisa Kubota	Media		
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			
Mike Cherry	Media		
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			
Shane Peters			
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