

DAVID Y. IGE
GOVERNOR

RODERICK K. BECKER
COMPTROLLER



An Agency of the State of Hawaii

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER

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

May 25, 2017

Members Present:

Ross I. Yamasaki, Chairman
Keith Y. Amemiya
Keith "Kika" G. Bukoski, Vice-Chairman *
Scot Long
Charles T. Toguchi
David H. Uchiyama

Member Excused

Wilbert C.F. Chee
John Fink
Michael Iosua

*(Member Bukoski was present via telephone, as a non-voting member.)

Staff

Scott L. Chan
Ryan Andrews
Russell Uchida
Stephen Lee
Charles Vitale
Andrew Chang

Neal Sakamoto
Liane Nakagawa
Kim Dela Cruz
Trina Silva
Ivan Nishimura

Others:

Randall Nishiyama, Deputy Attorney General (AG)
Audrey Hidano, Deputy Comptroller
Glenn Wakai, Senator
Carl Clapp, University of Hawaii
Davy Murayama, Centerplate
Krysti Peacock, Centerplate
Louise Sper, Outfront Media
David DePonte, Department of Accounting & General Services (DAGS)
Franz Kraitz, City & County, Department of Planning & Permitting

See Exhibit A (Sign-in Sheet)

I. CALL TO ORDER

A quorum being present, Chairman Ross I. Yamasaki called the meeting to order at 8:44 a.m.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

A. Approval of the minutes for the April 27, 2017 Regular Session and Executive Session:

1. A 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

None

V. Monthly Reports

A. Chairman's Report (attached)

B. Stadium Manager's Report (attached)

Manager Chan summarized his report by noting:

Recruitment Opportunities:

Deputy Manager Ryan Andrews and staff did an excellent job representing the stadium at the Blaisdell Center Job Fair. We also hope to be successful with the other opportunities (staffing agency, veteran's group and a job recruitment website "indeed.com") we have as a back-up for the solicitation of part-time intermittent employees for the upcoming season.

P3 Workshop

The P3 (Public Private Partnerships) Workshop is being organized by the Office of Planning and we strongly recommend Board Members attending; it will provide a lot of information with regards to P3 opportunities that we may be considering for future projects. There will also be a tour of three facilities (stadium is one of the venues) on Monday, June 5, 2017, at 10:00 a.m. for its guest sponsors and several other state agencies.

Contracts

- We have been actively negotiating several contracts, one of which is the license agreement with UH for the 2017-18 football season. We plan to meet with them this Friday.
- Another contract is for the private security services. Unfortunately, after expressing concerns and difficulty in meeting several contractual requirements, the client (G4S) has chosen not to accept the option to extend for another 12-month period.
- We were able to secure a new short-term lease (one-year) with Nan, Inc.

(The Chair recognized and thanked Senator Glenn Wakai for joining the Authority meeting).

C. Internal Affairs Committee (IAF)

1. Committee Chair's Report (Member Iosua)

In the absence of Committee Chair Iosua, the Chair announced that Member Bukoski is available by telephone to answer any questions.

Chair Yamasaki commended the subcommittee and expressed his appreciation for it bringing up the topic of "security" well before the unfortunate situation that recently occurred in Manchester. He also noted that the Manager (in the stadium's current procedures) has taken security very seriously at every event. Chair also recognized that the subcommittee is currently looking at the operating procedures and is more focused on what is the climate and how we will address the future.

- a. Administrative
None
- b. Financial Report – Report Attached

The Chair requested clarification on the figures for Repairs and Maintenance (R&M), and Utilities.

Manager Chan said we are a self-sustaining program -- we have to be very mindful of our spending and only spend within our means.

With reference to utility expenses, Manager Chan said the majority of the costs are out-of-pocket reimbursable expenses.

Russell Uchida (Administrative Services Officer) explained in further detail that the middle column reflects the estimated budget and the figures in the right column reflect the three quarters ending March 31. He added, the stadium is relatively on track regarding the utility costs.

c. Events

Approval of Event

- Rotary Club of Honolulu
Fundraiser "Theme Drive-in Movie"
Lower Halawa Parking Lot & General Parking Area
August 5, 2017 (Saturday)

A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER UCHIYAMA TO APPROVE THE EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

- 808 Passing Academy
(A Non-Profit Organization)
Open Camp
June 23 & 24, 2017 (Friday & Saturday)

A MOTION WAS MADE BY MEMBER AMEMIYA AND SECONDED BY MEMBER UCHIYAMA TO APPROVE THE EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

Events Manager Stephen Lee reported that the graduation ceremonies ended this past weekend and overall the events went well. There were six graduation ceremonies at the stadium; this was the first for Moanalua High School. They received positive feedback and are hoping to return next year.

d. Sales & Marketing - Report Attached

e. Security - Report Attached

f. Calendar of Events – Report Attached

Mr. Lee reported Junior Prep Sports America will be holding their championship games and ending their regular season this weekend at Aloha Stadium. The 50th State Fair will begin on 6/26/17, and will run for the next five weekends.

g. Capital Improvement Projects - Report Attached

Stadium Engineer Charles Vitale said the stadium has had meetings and discussions (relative to a new stadium and redevelopment of the entire site), with various state agencies who are involved in similar work (Hawaii Housing Finance & Development Corp. [HHFDC] and Hawaii Community Development Authority [HCDA] from the Department of Business , Economic Development & Tourism [DBEDT]). The purpose of those meetings was to learn how they run their operations on a project-by-project basis.

Health & Safety Phase 4 - The new stairways in the orange section are now becoming visible while the process to remove the tarp continues. Work is progressing well.

The Chair inquired about the covered areas. Mr. Vitale said they are covered for the dust control/containment from the ongoing sandblasting work.

Health & Safety Phase 5 – The first meeting regarding scope of work was held, based on available funding; and preparation of contracts is anticipated to start in February 2019.

D. External Affairs Committee

1. Committee Chair's Report

Member Amemiya spoke on behalf of Committee Chair Fink who was unable to attend the meeting. He said there is nothing further to report other than what is included in the attached Contractors' and Stakeholders' reports.

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

Carl Clapp was present on behalf of David Matlin who was unable to attend this meeting. Mr. Clapp said there was nothing of significance to report.

The Chair announced that Manager Chan mentioned they are in the process of working on UH's license agreement for the upcoming season.

- Honolulu Authority for Rapid Transit (HART) – Report Attached
- Transit Oriented Development (TOD) -- Report Attached
- 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.

Committee Chair Toguchi reported:

Prior to presenting his report, Chair Toguchi thanked Senator Wakai and his assistant Karen Dang for strongly supporting the stadium during the Legislative Session. He added, we are very happy.

Chair Toguchi spoke of the two bills that passed during the session:

HB627 HD2 SD2 CD1 – This bill established a coordinator position within DBEDT -- and we are going to work closely with them. They were established to coordinate and assist the state agencies as they move into the TOD development. The second item in this bill is that it highlights

initiating the Aloha Stadium redevelopment as its initial public private partnership project. The bill also appropriated \$150,000 to hire a coordinator (a full-time position).

HB100 – State Budget.

Chair Toguchi noted some of the reasons why the stadium is definitely on track:

- Two of the deed restrictions have been lifted;
- With the help of the Senate and House, we were able to acquire \$10.0 million for the Environmental Impact Studies (EIS) and site planning work – to begin working on the TOD;
- With the Governor signing the bill in June, the monies may be released during the summer; we can then begin working with DAGS (i.e. procurement, studies, etc.).

Member Toguchi thanked the Chair for his leadership, and Member Iosua, Manager Chan, and Russell Uchida for their hard work -- and keeping watch over the bills during the session.

The Chair added, we have been in correspondence with DAGS and appreciate their assistance in trying to coordinate a clear road map to speed up the process vs. starting everything in July. He believes this falls into place with the P3 conference and workshop. There are a lot of agencies and many opportunities for us to collaboratively help each other.

Member Toguchi said he wanted to clarify that the monies are actually for the site because we are looking at a Transit-Oriented Development and what we need to do in order to see the potential of the site. He added, that would be determined later by this Board, the stadium administration, and the Legislature.

Senator Glenn Wakai

He believes these are the most exciting times for the stadium and said the Board now has the opportunity to reinvent this entire 100 acres. He commended Chair and Manager Chan because they were with him through the Legislative Session and it was a roller coaster. There was some optimism and pessimism, and at times things were looking dark – then, all of a sudden we finished on top. For the stadium itself, it was a great session. He noted the following:

- We received money for the future foundational planning of this entire area.
- We have the P3 which Member Toguchi mentioned.
- You have a 100% tax payer funded project.
- We need the private sector for their investment as well as their technical expertise.
- We don't want to go down the route (so to speak) of the rail and all of its negative funding options that are now occurring.
- With P3 we think that we can really do the project right and not get the community's anguish about cost overruns and delays.
- We really laid the ground work for a very successful project and as mentioned by Member Toguchi, this particular area is going to be the first project for P3.
- We are going to build our hopes on what this Board is able to do in the future and provide the template for all future big capital improvement projects. It's going to be a winner. But, if this turns out to be a disaster, then it's going to be on us as well.
- Although one bill did not pass (which was going to provide this board with even more powers) right now your powers are pretty much the functionality of this facility. As mentioned by Member Toguchi, it will probably take two years to have a clear vision of where you want to go. The Senator said between now and two years we will get that last bill passed, which will give this Board the power to be the driver of this entire areas.
- Senator Wakai thanked the Board members and its executive director who stood by them during the ups and downs of the last Legislative Session, but that it was a really good year for the stadium and with its power, we look forward to all the great things that are going to happen at this site.

The Chair thanked the Senator and said he would like to reiterate on behalf of the Board, that at the beginning of the session the Senator took the lead by introducing the bills. We are very happy to support those initiatives and very pleased with the outcome – thank you very much for your support, as well as Karen's who was also a great help.

E. Governance Committee Report

1. Committee Chair's Report (Chair Yamasaki) – Report Attached

VI. Executive Session

AT 9:18 A.M. A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER UCHIYAMA 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. Concert Update;

Meeting reconvened at 9:27 a.m.

VII. New Business

None

VIII. Announcements

The next Board meeting will be on June 29, 2017. The Chair expressed appreciation to Board members for their early notification on their attendance at future meetings to make sure there is a quorum.

IX. Adjournment

AT 9:28 A.M. A MOTION WAS MADE BY MEMBER LONG AND SECONDED BY MEMBER TOGUCHI TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



ROSS I. YAMASAKI
Chairman

Recorded by: Diana C. Ho

Date: June 29, 2017

Stadium Authority Board Meeting

Sign-In Sheet (please print)

Event Date: May 25, 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
<u>Kristen Frank</u>		<u>295-7197</u>	
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			
<u>FRANZ KRAINE</u>			<u>OCHNL</u>
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			
<u>David DePante</u>	<u>DAERS</u>	<u>556-0492</u>	<u>david.c.depante@hawaii.gov</u>
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			
<u>Karen Daug</u>	<u>Wakai's</u>		
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			
<u>Sen. Glenn Wakai</u>			
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			
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