

**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

August 31, 2017

Members Present:

Ross I. Yamasaki, Chairman  
Keith Y. Amemiya  
John Fink  
Michael Iosua  
Charles T. Toguchi

Members Excused

Keith G. Bukoski, Vice-Chairman  
Wilfred C. F. Chee  
Scot Long  
David H. Uchiyama

Staff

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

Neal Sakamoto  
Samantha Spain  
Liane Nakagawa  
Kim Dela Cruz

Others:

Randall Nishiyama, Deputy Attorney General (AG)  
Audrey Hidano, Deputy Comptroller, Department of Accounting & General Services  
David Matlin, University of Hawaii Athletics  
Roger Reeves, Centerplate  
Davy Murayama, Centerplate  
Franz Kraintz, City & County of Honolulu, Planning & Permitting  
Abbey Mayer, Honolulu Authority on Rapid Transportation (HART)  
Frank Kosich, Honolulu Authority on Rapid Transportation (HART)  
Chris Kinimaka, 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 meeting to order at 8:32 a.m.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

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

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER TOGUCHI TO ACCEPT THE MINUTES OF THE REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER TOGUCHI TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

IV. MONTHLY REPORTS

A. Chairman's Report (attached)

Chair Yamasaki said a lot of activity has taken place from the time the Executive Committee met and set the agenda (August 22, 2017) to this date. We will be providing you with a status of those activities at this meeting.

The Chair thanked IAC Chair Michael Iosua for the follow up provided by his committee on the many discussion items concerning policies and procedures.

B. Stadium Manager's Report

Manager Chan said the planning of the 2017 UH football season started approximately one year ago and they are very excited that the first opener is just two days away. The coach and team did a great job with their first win of the season. He asked Deputy Manager Ryan Andrews to provide a quick overview on how the stadium prepares itself for the season from the beginning, and where we are today (see attached - IV.B.). Mr. Andrews also added:

- This year the stadium introduced an online fan survey which will be promoted at all games (on the jumbo Tron, as well as through public

announcements). The intent is to receive public feedback, and more importantly, to make improvements for a better fan experience.

- In addition to the usual training that we provide for our part time and full time staff, this year our Events Manager Stephen Lee conducted additional training by simulating a power outage (i.e., HECO came in and cut off the power). All key staff members were present to go through a live-type setting; this training procedure allowed us the opportunity to check out our lighting system and be well-prepared for the season.

Manager Chan announced the presence of Roger Reeves (Centerplate's Director of Operations, Hawaii Region) who oversees the food and beverage concessions and swap meet operations.

Russell Uchida, Administrative Services Office, presented his summary of the attached "Revenue Over (Under) Expenses June 2017 Report" (See Summary attached IV.B).

Member Iosua had two questions regarding Mr. Uchida's summary:

- Concerning the rent with the estimated budget of \$580,000, "Why was it estimated to be so high?" Mr. Uchida said he did not have the breakdown readily available, but will provide that for Member Iosua.
- Referring to the \$191,000 budgeted amount for advertising, "Did that not reflect the stadium field naming rights?" Mr. Uchida said it did not.

Member Fink inquired (regarding accounts receivable), "Why are we still waiting to get money from the Hawaii Tourism Authority (HTA) from a January 2016 event?"

Manager Chan stated that it could be the results of the ongoing litigation regarding U.S. Soccer. We are awaiting the outcome prior to having further discussions with HTA to resolve outstanding matters. Mr. Uchida acknowledged Manager Chan's status regarding ongoing soccer litigation. He also clarified for Mr. Fink that the footnote referencing an HTA receivable is respective to FY 2016 and does not apply to FY 2017. The receivable has since been collected.

C. Internal Affairs Committee Chair's Report (Member Iosua)

a. Events

- Approval of Event

The Motorsport Lab, Inc.  
Exotic Car Control Experience  
Lower Halawa Parking Lot  
February 2-4, 2018 (Friday-Sunday)

In response to Member Iosua's question, Mr. Lee confirmed that management is recommending approval for all the proposed events.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER AMEMIYA TO APPROVE THIS EVENT.

Discussion:

Member Fink asked if \$5.0 mil. insurance coverage is sufficient for the stadium. Mr. Uchida responded that the stadium requires a minimum of \$1.0 mil./\$2.0 mil. and will accept the \$5.0 mil. the client is proposing. Member Fink asked, as a precaution since students/racing are involved, that management confirms that the insurance is sufficient.

Member Iosua inquired if the stadium is noted as additional insured on the COI. Mr. Uchida said yes.

THE MOTION WAS UNANIMOUSLY CARRIED.

Blue United Corporation  
Pacific Rim Cup (Soccer)  
February 8 & 10, 2018 (Thursday/Saturday)

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER FINK TO APPROVE THIS EVENT. THE MOTION WAS UNANIMOUSLY CARRIED.

Extreme Pacific Islands Championship LLC  
Mixed Martial Arts  
Hospitality Room  
February 17, 2018 (Saturday)

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER AMEMIYA TO APPROVE THIS EVENT.

Discussion:

With the comments circulating regarding a possible UFC fight being held in Hawaii, Member Iosua feels this event will test the market and the operations. He also commended management for looking into the future potential of a UFC fight.

Member Amemiya inquired if the stadium has had a similar event in the hospitality room. Manager Chan replied, one was held at the south end of the stadium but not in the hospitality room.

Chair Yamasaki requested a report by management on the results of this event after it occurs.

THE MOTION WAS UNANIMOUSLY CARRIED.

Man Up. LLC

Amateur Kick Boxing Event  
Hospitality Room  
March 17, 2018 (Saturday)

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER AMEMIYA TO APPROVE THIS EVENT. THE MOTION WAS UNANIMOUSLY APPROVED.

- Summary of Monthly Events (report attached)
  - Calendar of Events (report attached)
- b. Sales & Marketing (report attached)
- c. Security Report (attached)
- d. Capital Improvement Projects/Engineering & Maint. Report (attached)

In addition to the attached report, Charles Vitale, stadium engineer reported:

- Since construction is still ongoing, Events and Security has held meetings to assure there will be minimal traffic issues for the first UH football game, on September 2, 2017.

- We now have a safety consultant who will conduct a complete audit and provide a report to make sure the stadium is compliant with no safety issues.

D. External Affairs Committee's

1. Committee Chair's Report (Member Fink) - Attached

Chair Fink reviewed his report with the board.

2. Contractor Reports

a. Outfront Media/Aloha Sports Properties – Report Attached

Louise Sper, General Manager of Aloha Sports Properties, reviewed her report with the board, and added - wanted to share a few highlights with what Outfront Media has done on behalf of the stadium:

- They sold all four pivot corners for the season. Jack-in-the-Box has stepped in as a larger partner, along with Bud Light. For the first game, Jack-in-the-Box will be up, but Bud Light had some printing issues and will not be up until the September 30, 2017 game.
- Worked closely with Ryan Andrews and Samantha Spain to identify ways to improve the experience at the North Plaza, especially for the families. This year they've added the Hawaii Game Truck in the keiki tent (sponsored by Hamada Financial), which includes video games for the kids
- They will also have on display at the North Plaza a vintage "Malibu Rum bus" to enhance that area and draw more traffic.
- This year they've acquired the following new corporate sponsors: Meadow Gold Dairies, Jamba Juice, Hawaii HGEA, and Cheesecake Factory. Ms. Sper extended appreciation to Stephen Lee, Charlie Vitale, Roger Reeves, Davy Murayama and their teams for supporting her as she worked with the new partners.

Member Fink congratulated Ms. Sper for accomplishing the increased revenues over last year's figures.

- b. Centerplate – Aloha Stadium Swap Meet/Sales & Marketing - Report Attached.

Member Fink congratulated Centerplate on their increased revenues for the swap meet over the past four to five months.

V. STAKEHOLDER REPORTS

- a. University of Hawaii

Director of Athletics, Mr. David Matlin, said they are excited about the start of the 2017 UH Football Season. They are focusing on selling more tickets and making it a good experience. The stadium and UH had their meeting together to be co-active and look at all the issues. He also said he appreciates the partnership with the stadium and will continue to communicate with each other and enjoy the excitement. Coach Rolovich is doing a great job in the community and with the team.

- b. Honolulu Authority for Rapid Transit (HART) – Report Attached

Mr. Frank Kosich said they do not have anything to add to their report, but that they have been meeting with the stadium staff and feels they have a good line of communications; they have addressed everything that needs to be addressed.

- c. Transit Oriented Development (TOD) - (Report Attached)

Franz Kraintz ( C&C of Honolulu, Department of Planning & Permitting) reported:

- They are moving forward with the approval process of the Halawa Area TOD plan which will eventually be adopted by the City Council. They plan to meet with the Planning Commission (PC) in October 2017. Prior to that they will be meeting with the neighborhood boards (i.e., Aliamanu/Salt Lake/Foster Village and Aiea). They will then pass on the information to the PC to ultimately make a recommendation to the City Council. Mr. Kraintz added that a letter of support from the Stadium Authority would be greatly appreciated, indicating that we have worked together through this process for almost two and a half years now.

- He feels a testament to the partnership/collaboration with the Stadium Authority, DAGS, and the City is that the American Planning Association's Hawaii Chapter awarded the 2017 Urban Design Award to this Halawa TOD Plan. The presentation of that award will be at the 2017 Hawaii Congress of Planning Officials (HCPO) state-wide conference in Honolulu this year. A Welcome Reception dinner will be held at the Waikiki Aquarium on September 20, 2017. Mr. Krainz said it would be great if the Authority and staff could all attend that event to honor the award that has bestowed on this plan. He will be happy to provide that information to the stadium.

Chair Yamasaki congratulated Mr. Krainz on that award and thanked him for being so helpful.

- d. Hawaii Interagency Council for Transit Oriented Development (HIC – TOD) – Report Attached

## VI. SUB-COMMITTEE REPORT

- a. Legislative Committee Chair's Report (Charles Toguchi)

Committee Chair Toguchi reported on Senate Bill No.4. He said it involves \$2.4 billion additional funding for the HART as follows:

- An increase of 1% to the Hotel Room for an additional 13 years;
- The extension of the GET for three additional years.

The process should be completed by tomorrow and Chair Toguchi does not anticipate any major problems in getting it out.

- b. Appointments

Member Toguchi stated we have two nominees that are going through the process at the Legislature, which should also be completed by tomorrow. This involves two additional members who will be joining the Stadium Authority, one of whom is Brennon Morioka. The Chair will have more details on this subject.

## E. Governance Committee Report

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



Member Toguchi informed the Chair he thinks we are fortunate to have two good members coming on board and their backgrounds would be very beneficial to the work that we will be doing. He thinks Mr. Morioka has a fantastic background in terms of where the board is going in the next few years; and Ms. Abe was a member of HHFDC Board (Hawaii Housing Finance & Development Corp. (involved in a lot of development). After confirmation by the Senate, he believes Manager Chan and group will have the opportunity to do an orientation and take care of other matters prior to the two new board members coming on board in September.

Chair Yamasaki said with regard to Members Bukoski and Chee, they are both not here, but I do want to formally thank them for their services during their term and all of their work and contribution to the board and our mission. Since last weekend, together with Manager Chan, I wanted to personally thank them, however, due to conflicting schedules both members were not available. The Chair said he did receive a letter from Member Chee a letter, addressed to the Board last night and he will be forwarding it to the board members.

Member Iosua said he would also like to echo the Chair's statement of gratitude to both Members Chee and Bukoski who were members of the IAC Committee; up through this past week they both have been working really hard on the agenda items that involved the IAC. I am very grateful to have them on the committee for the past two years and for all the work they've done.

Chair said we will make sure we have some communication and the board and manager usually puts together a packet -- we will make sure that is done.

#### EXECUTIVE SESSION

AT 9:25 A.M. A MOTION WAS MADE BY MEMBER TOGUCHI AND SECONDED BY MEMBER FINK TO MOVE 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 STADIUM OPERATION ISSUES. THE MOTION WAS UNANIMOUSLY CARRIED.

Meeting reconvened at 9:59 a.m.

#### VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

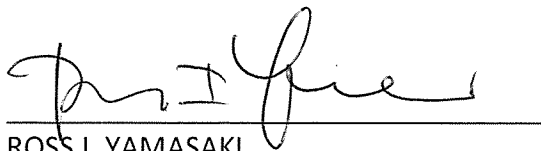
None

IX. ANNOUNCEMENTS

A. Next Board Meeting – September 28, 2017

X. ADJOURNMENT

AT 9:59 A.M. A MOTION WAS MADE BY MEMBER IOSUA 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", is written over a horizontal line.

ROSS I. YAMASAKI  
Chairman

Recorded by: Diana C. Ho

Date: September 28, 2017