

**DAVID Y. IGE**  
GOVERNOR

**CURT T. OTAGURO**  
COMPTROLLER

**APPROVED MINUTES  
REGULAR SESSION  
JANUARY 30, 2020**



*An Agency of the State of Hawaii*

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

January 30, 2020

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

**SCOTT L. CHAN**  
MANAGER

**RYAN G. ANDREWS**  
DEPUTY MANAGER

Members Present:

Ross Yamasaki, Chair  
Audrey Abe  
John Fink  
Michael Iosua  
Hubert Minn

Members Excused:

Keith Amemiya  
Scot Long  
Brennon Morioka, Vice Chair  
David Uchiyama

Staff

Scott Chan  
Ryan Andrews  
Andrew Chang  
Kim Dela Cruz  
Liane Nakagawa

Trina Silva  
Samantha Spain  
Russell Uchida  
Neal Sakamoto

Others:

Randall Nishiyama, Deputy Attorney General (AG)  
Curt T. Otaguro, Comptroller  
Audrey Hidano, Deputy Comptroller  
Senator Glenn Wakai  
Karen Dang, Senator Wakai's Office  
Paxton Wang, Learfield/IMG College  
Ferd Lewis, Star Advertiser  
Franz Krantz, City and County Department of Planning & Permitting  
Tom Peck, Honolulu Authority for Rapid Transportation (HART)  
Chris Kinimaka, Department of Accounting and General Services (DAGS)  
David DePonte, Department of Accounting and General Services (DAGS)  
Davy Murayama, Centerplate – Food and Beverage Concessionaire  
Kendall Kido, Aloha Stadium Swap Meet and Marketplace  
See Exhibit A (Sign-In Sheet)

I. CALL TO ORDER

A quorum being present, Chairman Ross Yamasaki called the meeting to order at 8:32 a.m.

II. PUBLIC TESTIMONY

NONE

III. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – December 19, 2019

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

IV. MONTHLY REPORTS

A. Chairman's Report

Chair Yamasaki stated that most of the discussion will be focused on the legislative session and we will stand up the legislative committee in the Governance Committee portion of the agenda.

B. Stadium Manager's Report – Attached

Manager Chan provided an abbreviated summary of the annual financial independent audit report conducted by N & K CPAs that began in June 2019 and completed by November 2019. The purpose of the audit was to form an opinion on fairness of the presentation of the authority's financial statements. Manager Chan was very pleased to hear that there were no significant deficiencies. A summary letter addressed to the Authority Board is attached for your review. He continued by providing a short explanation regarding the emergency appropriation request to increase the Stadium Authority's Special Fund Ceiling. The increase (\$1,137,708) is necessary to address the unbudgeted-unexpected expenditures that is resulting in a shortfall of available ceiling. Manager Chan wanted to be very clear that the request is only to increase the budget ceiling for fiscal year 2020 and NOT to be confused with asking for money. He also informed the board that an increase in ceiling request requires legislative approval and therefore must go through the legislative process.

C. Internal Affairs Committee

1. Committee Chair's Report
2. Events
  - a. Approval of Events – None
  - b. Summary of Monthly Events - Attached
  - c. Calendar of Events - Attached
3. Sales & Marketing Report - Attached
4. Security Report - Attached
5. Capital Improvement Projects/Engineering & Maintenance Report - Attached

D. External Affairs Committee

1. Committee Chair's Report

a. IMG/Learfield/Hawaii Sports Properties - None

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

Centerplate General Manager, Davy Murayama reported that January 1, 2020 was the beginning of the new contract for tent vendors (sub-contractor who sets up tents for the regular vendors) with the first business day being January 4<sup>th</sup>.

i. The tent vendors were required to sign a new contract.

ii. The new contracts were put in place to address safety issues.

iii. Unfortunately, several tent vendors were not compliant by the deadline date therefore not allowed on property creating confusion and unhappy swap meet vendors who were unable to receive tent service. Eventually service was restored once the tent vendors were certified. There have been no further issues thereafter.

2. Stakeholder Reports

a. University of Hawaii - None

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

c. Transit Oriented Development (TOD) - Attached

Report from Franz Kraintz: Department of Planning and Permitting

i. Planning division completed the Halawa area TOD plan and it is before the city council.

ii. There have been meetings with Stadium Authority and DAGS to implement the plan that requires a change in zoning to allow the plan to move forward.

iii. There was an informational meeting with HCDA to explain how the groups are working together.

Member Fink asked if the first segment of the rail to the stadium will be completed by December 2020.

Tom Peck of HART responded that the stations are at 90% on the first six stations. The public is welcome to attend HART Train Community Day on February 8<sup>th</sup>. The goal is to have it completed by the next football season.

Member Abe asked how the trains will handle the large crowds prior to and after UH football games.

Mr. Peck explained that the system is automated, and the frequency of the trains will increase during peak times.

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

Member Fink concluded by stating there was a NASED Community meeting on January 27, 2020 in which stakeholders were present. Questions and concerns are being handled by WT and Crawford.

Chair Yamasaki thanked HART and TOD for their continued partnership and support.

3. NASED Coordination Committee Report - Attached

Deputy Manager Ryan Andrews reiterated that the NASED Community meeting on January 27<sup>th</sup> was a well-attended and an excellent workshop.

He went on to say that the communication outreach effort continues through neighborhood board meetings throughout the month.

Mr. Andrews concluded that there was a meeting with the UH Athletic Department giving an update on the progress and how they are very excited about the stadium's future.

E. Governance Committee Report

1. Committee Chair's Report – None

V. EXECUTIVE SESSION

NONE

VI. UNFINISHED BUSINESS

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER FINK TO FORMALLY STAND UP THE LEGISLATIVE COMMITTEE. THE MOTION WAS UNANIMOUSLY CARRIED.

At this time, Administrative Services Officer Russell Uchida provided a report summarizing the bills relating to the Stadium Authority: (Handout/Attachment)

- HB2200/SB2075:  
Executive Budget Bill that encompasses all of the executive branch. Within this bill we have our \$7.7M operating request to address health and safety issues identified in the structural assessment report.
- HB2217/SB3166:  
Adding membership to the Stadium Authority Board. This adds a resident of Aiea or Halawa and a resident of Foster Village/Crosspointe/Alī'i Plantation. These bills have been referred to their respective committees, EET (Senate) and LAB (House) but have not been scheduled for a hearing yet.
- HB2285/SB2841:  
Emergency Appropriation which Manager Chan covered in his manager report to increase ceiling and not asking for additional funds.
- SB2940:  
Authorizes the Stadium Authority to acquire and hold title to real property.
- SB2645:  
Affordable Housing Development as it relates to Aloha Stadium. This bill amends chapter 206 which is Hawaii Community Development Authority's (HCDA) statute.

- HB2520:  
Repeals and reestablishes the stadium development district under the jurisdiction of the Stadium Authority.
- SB2143:  
Mr. Uchida will remove this bill from the tracking list since this is not something that needs to be monitored by the legislative committee but rather monitored internally.

Chair stated we will be tracking and reporting monthly from the legislative committee.

Senator Wakai addressed the board regarding three bills:

1. SB3167: This is the super powers bill. There were concerns from HCDA, that their board was starting to show renewed interest in what the stadium district was going to look like, compounded by the sudden departure of HCDA Executive Director raised concerns moving forward. The intent of SB3167 is to transfer authority over to the Stadium Authority. The bill also provides financial support by appropriating \$1.0M to hire appropriate staff (planners, engineers, experts on mix use development, etc.) that will be needed to complete the first phase.
2. SB3166: Is recommending two additional members from the community to be on the Stadium Authority Board. This will ensure that the adjacent neighborhoods will be actively involved with stadium matters.
3. SB2645: This bill is recommending establishment of 20,000 units within a half mile radius surrounding the Halawa property. We need to insert appropriate language that will address the affordable housing issue but not restrict our ability to receive highest yield for this parcel of land.

Chair thanked the senator for his continued support and leadership.

VII. NEW BUSINESS

- A. Discussion and action regarding prohibited items - DEFERRED

VIII. ANNOUNCEMENTS

- A. Next Board Meeting – February 27, 2020

IX. ADJOURNMENT

AT 9:05 A.M. A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER FINK TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

Aloha Stadium Authority Meeting

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

Ross I. Yamasaki

Chairman

Recorded by: Colette May

Date: January 30, 2020