

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

APPROVED MINUTES
REGULAR SESSION
MAY 28, 2020



An Agency of the State of Hawaii

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

May 28, 2020

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER

Members Present:

Ross Yamasaki, Chair
Brennon Morioka, Vice Chair
Audrey Abe
John Fink
Michael Iosua
Hubert Minn
Scot Long

Members Excused:

Keith Amemiya
David Uchiyama

Staff

Scott Chan
Ryan Andrews
Stephen Lee
Liane Nakagawa

Neal Sakamoto
Trina Silva
Samantha Spain
Russell Uchida

Others:

Candace Park, Deputy Attorney General (AG)
Curt T. Otaguro, Comptroller
Audrey Hidano, Deputy Comptroller
Senator Glenn Wakai
Karen Dang, Senator Wakai's Office
Camille Masutomi, Department of Education (DOE)
Tom Peck, Honolulu Authority for Rapid Transportation (HART)
Franz Kraintz, Transit Oriented Development (TOD)
Paxton Wang, Learfield/IMG College
Greg Salas, Learfield/IMG College
David Matlin, University of Hawaii
Ferd Lewis, Star Advertiser
Chris Kinimaka, Department of Accounting and General Services (DAGS)
David DePonte, Department of Accounting and General Services (DAGS)

Davy Murayama, Centerplate – Concessionaire
Adam Shaw, WT Partnership
Terry McFarland, Architects Hawaii
Tricia Watson, Honua Consulting
James Pastine, Crawford Architects
Stacey Jones, Crawford Architects
Anonymous - Board Notices

I. CALL TO ORDER

A quorum being present, Chairman Ross Yamasaki called the meeting to order at 8:39 a.m.

Chair Yamasaki noted that Deputy Attorney General Randall Nishiyama could not be present and therefore Deputy Attorney General Candace Park was filling in.

Chair conducted roll call to verify there was quorum.

II. PUBLIC TESTIMONY

NONE

III. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – February 27, 2020

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

Member Abe asked for clarification on Comptroller's comments on page 6 of the minutes. She commented that the Comptroller made a statement about Goldman Sachs being the financial advisor, however it was not in the minutes. Member Abe commented that maybe it would be a case of confidentiality that it is not in the minutes.

Chair Yamasaki explained to AG Park that Comptroller made a statement relative to the financial advisor being Goldman Sachs, however at that time the contract was still being negotiated. Although Comptroller disclosed to the board who the financial advisor would probably be, he made the statement confidentially.

Comptroller Otaguro explained the legal agreement was with Irwin Rajj and his law firm. At the time the State of Hawaii did not have a contract directly with Goldman Sachs. When the question was asked about the financial advisor, he did say that the agreement was with Irwin Rajj of O'Melveny & Myers (OMM) as a legal advisor and mentioned Goldman Sachs. Comptroller went on to say that the reason why it was not documented is because the contract was not finalized. Therefore, there was no contract at the time.

AG Park restated Comptroller's comments to confirm she understood the facts. She then stated it was okay that the contractor's name was withheld from the minutes since there was no contract in place.

THE MOTION WAS UNANIMOUSLY CARRIED.

IV. MONTHLY REPORTS

A. Chairman's Report

Chair Yamasaki acknowledged the trying times the world is currently in, and that we are adapting by conducting the meeting via Zoom. He stated our mission remains the same; to focus on our service to our community and pursue our vision of a new Aloha Stadium. Our challenges are two-fold:

1. Adapting to our current situation – The Aloha Stadium is a special funded program, so we need to generate our own revenue. Like the private sector, we are dealing with little to no income in addition to the governor's plan for large arenas and sporting events to be the last to open. Our potential for income generation is pushed back, so we must adjust for it. There is immediate urgency for sustainability which Manager Chan will cover in his report.
2. Focus on the vision of the New Aloha Stadium Entertainment District (NASSED) and the opportunities it holds for our state and the people of Hawaii. By the time the stadium and the development of the District will be ready to open, we will be past these challenging times. The NASSED is an investment for our future and service to our mission.

B. Stadium Manager's Report – Attached

C. Internal Affairs Committee

Member Iosua stated that the Internal Affairs reports have been provided via email for review.

Manager Chan added he had the Aloha Stadium Events Satisfaction Survey to review. Deputy Manager Ryan Andrews reported on the survey:

- 10 question survey
- 3rd year conducting fan survey
- 2017 – 400 surveys
- 2018 – 1300 surveys and successful with a survey sponsor
- 2019 – 800 surveys (without survey sponsor)

(See attached survey for results)

Member Morioka asked if water bottle filling stations created a reduction in water bottle sales for the concessionaire.

Mr. Andrews replied that there have been discussions about it. There is currently no information about reduced water bottle sales. As far as fan satisfaction, the bottle filling stations are becoming more of a standard and are in a lot of public facilities such as college campuses, airports, and stadiums, therefore this is the direction fans want to see and we want to make sure they are happy to be here.

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

Chair Fink stated the reports were sent out and he thanked everyone for submitting their reports in a timely manner. He stated we had a few stakeholders present if anyone had questions for them. There were no questions.
2. Contractor Reports
 - a. IMG/Learfield/Hawaii Sports Properties - None
 - b. Centerplate - Aloha Stadium Swap Meet / Sales and Marketing – None
3. Stakeholder Reports
 - a. University of Hawaii – David Matlin:

Chair Yamasaki stated that Athletic Director Matlin had to leave for another meeting, however he sent a message stating that he appreciates all the effort Manager Chan has done to work together in navigating how the fall season will pan out. If there are any updates from UH, Manager Chan will notify the board.

- b. Honolulu Authority for Rapid Transit (HART) - Attached
- c. Transit Oriented Development (TOD) - None
- d. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) Report – None

Chair Fink added that the NASED coordination committee continues to meet and Chair Fink continues to attend the HIC/TOD/PIG meetings.

4. NASED Coordination Committee Report - Attached

Member Morioka stated there are several meetings for NASED:

- Twice a month - Coordination Meeting – project update and issue discussion.

- Once a week - Meeting on contractual and financial issues that will go into the Request for Proposal (RFP) for the selected developer. This includes the terms they will have to agree upon to be a part of this project.

Chris Kinimaka of DAGS provided an update:

Despite COVID-19 challenges we have managed to continue moving NASED forward with the multiple layers and we appreciate the dedication we've had from the stadium, the board and the team members. We released the Request for Qualification (RFQ) on March 27th, and in response to industry challenges with COVID-19, we extended the submittal date to Tuesday, May 26th. We were very happy and excited to see that we have six responses. True to the industries feedback, there is continued excitement in moving forward. Our evaluation committee is in the confidential process of evaluating the submittals and we anticipate making a recommendation by early July to the comptroller for review and approval. We continue to work on the draft Environmental Impact Study (EIS) with our final studies wrapping up, we hope to have that released in July. Later today we will be introducing the latest draft of our conceptual Master Plan (MP) as that continues our interaction with both the stakeholders and communities and helps fashion our concepts and visions that will feed into the RFP.

There were no questions for Chris Kinimaka or Member Brennon Morioka.

5. Legislative Committee Report

Member Iosua stated there are several bills that need to get passed this year that might not make the agenda, so there is some discussion that they might recess again and reconvene at a later date. The plan right now is to reconvene the session on June 15th and it may last for 5-7 legislative days, at which point the 2020 session will end. Our top priority is SB2940 which reconfigures last year's bill.

Member Iosua then introduced Senator Wakai for comment.

Senator Wakai reiterated that we need to pass SB2940 because the RFP will be at risk without it. Wakai stated that he conveyed to the Senate President that his top priority is passage of SB2940. He is, however, confident that it will get passed.

E. Governance Committee Report

1. Committee Chair's Report - None

Chair Yamasaki stated that all attendees would be placed in the virtual lobby and requested the board to move into Executive Session.

V. EXECUTIVE SESSION

AT 9:55 A.M. A MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER FINK TO MOVE INTO EXECUTIVE SESSION TO CONSULT WITH THE BOARD'S ATTORNEY ON QUESTIONS OR ISSUES REGARDING THE BOARDS POWERS, DUTIES, PRIVILEGES, IMMUNITES AND LIABILITIES PURSUANT TO SECTION 92-F(A)(4), HAWAII REVISED STATUES, REGARDING: STADIUM OPERATIONAL ISSUES; STATUS REPORT REGARDING THE RFQ/RFP PROCUREMENT; AND A STATUS REPORT REGARDING THE MASTER PLAN. THE MOTION WAS UNANIMOUSLY CARRIED.

(Recess - 9:55 A.M. to 10:03 A.M.)

Meeting reconvened at 11:00 a.m.

VI. UNFINISHED BUSINESS

NONE

VII. NEW BUSINESS

- A. Establish committee to review Stadium Manager's Evaluation – Discussion & Action

BY RECOMMENDATION OF THE CHAIR, A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER FINK TO ESTABLISH AN AD HOC COMMITTEE (TO INCLUDE MEMBERS LONG AND UCHIYAMA) FOR A DURATION OF ONE (1) MONTH TO: PROVIDE A REPORT BACK TO THE STADIUM AUTHORITY ON THE EVALUATION AND RECOMMENDATION FOR A SALARY ADJUSTMENT. THE MOTION WAS UNANIMOUSLY CARRIED.

Discussion:

Member Iosua explained in 2016 the board decided they would move to biennial evaluations of the Stadium Manager. They also delegated the evaluation of the Deputy Manager to the Stadium Manager to complete. The last evaluation was conducted in 2018 and therefore it is time to stand up the committee to complete the evaluation.

VIII. ANNOUNCEMENTS

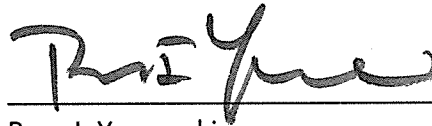
- A. Next Board Meeting – June 25, 2020

Chair Yamasaki stated we will be tracking the Governor's plan to determine if we will conduct the next meeting via zoom or in person with social distancing.

Member Fink reminded Chair to follow up with the architects to get a hard copy of the NASED renderings to study before the next board meeting.

IX. ADJOURNMENT

AT 11:07 A.M. A MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER FINK 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: Colette May

Date: May 28, 2020