

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
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 Regular Session
99-500 Salt Lake Boulevard
Honolulu, Hawaii 96818

October 29, 2020

APPROVED MINUTES
REGULAR SESSION
OCTOBER 29, 2020

Members Present:

Ross Yamasaki, Chair
Brennon Morioka, Vice Chair
Audrey Abe
Kau'i Burgess
John Fink
Eric Fujimoto
Michael Iosua

Members Excused:

Keith Amemiya
Hubert Minn

Staff:

Scott Chan
Ryan Andrews
Wendy Ho
Stephen Lee
Colette May
Liane Nakagawa

Neal Sakamoto
Shelly Shoji
Trina Silva
Samantha Spain
Russell Uchida

Others:

Randall Nishiyama, Deputy Attorney General (AG)
Senator Glenn Wakai
Karen Dang, Senator Wakai's Office
Riley Fujisaki, Finance, Chair Luke's Office
Chris Kinimaka, Department of Accounting and General Services (DAGS)
David DePonte, Department of Accounting and General Services (DAGS)
Davy Murayama, Centerplate
Paxton Wang, Learfield/IMG College
Tom Peck, Honolulu Authority for Rapid Transit (HART)
Franz Kraintz, Transit Oriented Development (TOD)
David Matlin, University of Hawaii (UH)
Ferd Lewis, Honolulu Star-Advertiser
Kevin Austin, WT Partnership
Adam Shaw, WT Partnership

Conrad Paulson, Wiss, Janney, Elstner Associates, Inc. (WJE)

Aaron Erickson, Wiss, Janney, Elstner Associates, Inc. (WJE)

James Abeshima

Pane Meatogy Lii

Blaze Lovell, Civil Beat

Board Notices

I. CALL TO ORDER

A quorum being present, Chair Yamasaki called the meeting to order at 8:34 a.m.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

A. Approval of minutes for the following dates:

1. Regular Session – August 27, 2020

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

2. Regular Session – September 24, 2020

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

IV. MONTHLY REPORTS

A. Chairman's Report – Chair Yamasaki stated that with the Stadium Authority being a special funded program, we must generate our own operational revenue. Chair and Manager Chan have had daily conversations to keep up to date with administration and see what opportunities are available under the current restrictions.

Chair signed up for a summit hosted by Colosseum Global Sports Venue Alliance. The take away was that this is a global challenge in the entertainment industry, and, everyone is trying to adapt to today's challenges.

B. Stadium Manager's Report – Manager Chan stated that the stadium has tried to maximize opportunities during the pandemic with the following:

- Haunted house drive-through – sold out for 14 nights
- Trunk or Treat – sold 2000 units with 35+ sponsors
- Covid surge testing

- Supporting food distribution efforts
- Swap Meet – added food trucks for a six-week trial
- Rent-A-Car storage
- Christmas Light drive through event starting November 27th

1. Stadium Financial Update:

Administrative Services Officer (ASO) Russell Uchida Reported - Attached

2. Marketing Manager Samantha Spain Reported:

- a. The Trunk or Treat event has 35 booths ranging from car dealerships to local mom and pop stores. There will also be Hawaii Stage and Lighting to light up the stadium. The event sold out within a week and has great support from the community.
- b. Dine and Shop is a new venture in partnership with Hawaii News Now. This has given us free advertising for the swap meet in addition to segments on HI Now.

C. Internal Affairs Committee (IAC):

1. Committee Chair's Report - Member Iosua stated the IAC did not convene this month. The reports were sent out and Chair asked if there were any questions regarding the reports. There were no questions.

2. Events

- a. Approval of Events - None
- b. Summary of Monthly Events - Attached
- c. Calendar of Events - Attached

3. Sales and Marketing - Attached

4. Security Report - Attached

5. Capital Improvement Projects/Engineering & Maintenance Report - Attached

6. Ad Hoc Committee - Stadium Revenue Opportunities

Member Abe began by reading her report, and then stated that she should submit her report since it is lengthy. Chair asked her to summarize in the meantime. After experiencing some technical difficulties, Member Abe resumed her report:

One of the major obstacles is the Centerplate contract covers the entire stadium area, however she believes there are exceptions. Member Abe is not sure how many extra vendors are allowed at the swap meet, so she would like to take a closer look at the contract. She would like to know how flexible Centerplate is with the contract since they oversee the events such as the swap meet. She's not sure if the contract can be viewed as a force majeure since the pandemic is so severe, and maybe the contract can be altered or terminated. Member Abe recommended a review committee on this contract

between the attorney general and management to see what options we have for revenue generation. Member Abe asked Manager Chan if she is on the right track. Manager Chan stated that he spoke to Member Abe regarding several contract requirements and the HAR procedures that must be enforced. It is not as simple as it may seem to meet the expectations of others that do not comply with the current understanding or agreement. Member Abe is questioning the process because she has been tasked with maximizing revenue opportunities during these challenging times.

Member Iosua proposed to push back Member Abe's report an additional month based on the need for additional information.

Member Abe agreed with Member Iosua and had a few more added comments. She stated she recently visited the swap meet, and aside from the contract, she believes that there are a lot of areas that need improvement. Member Abe said the layout and flow of the swap meet needs to be re-evaluated to attract more quality vendors. Member Abe provided pictures of rummage type vendors compared to "clean organized vendors", and a reputable food truck vendor. She was slightly disappointed at what she experienced and thinks the layout should be considered. She feels that certain vendors should be sectioned off, and the food vendors should be together. She concluded that she has some ideas, however they would be subject to the restrictions of the contract.

Chair Yamasaki responded that the report can be given at the next board meeting, and there might be some clarity given in the executive session when contracts will be addressed.

D. External Affairs Committee (EAC):

1. Committee Chair's Report

Member Fink stated that the EAC did not meet and he did not have anything to add other than the reports that were in the packets.

2. Contractor Reports

- a. IMG/Learfield/Hawaii Sports Properties – None
- b. Centerplate - Attached

3. Stakeholder Reports

- a. University of Hawaii - David Matlin Reported from Denver, CO:
UH has been working with the stadium for the first game on November 7th that will not have fans. The team has done well with covid testing between the medical team and the players. UH is looking forward to getting back to a fan environment as soon as possible.
- b. Honolulu Authority for Rapid Transport (HART) – Attached
- c. Transit Oriented Development (TOD) – Attached
- d. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) – None

4. NASED Coordination Committee Report – Attached

Member Morioka stated the committee continues to meet regularly and introduced Chris Kinimaka for an update:

There has been progress with the consultant team. They are reviewing the final draft of the draft Environmental Impact Statement (EIS). If it can be expedited, the draft EIS will be published [and incorporates the Programmatic Master Plan] before the end of the year. We are fully coordinating our legislation with administration and the legislature and finalizing the language, so it can be introduced and ready to go this coming session. Lastly, we just fully executed a memorandum of agreement with Hawaii Community Development Authority (HCDA) under Act 268 and they continue to be supportive of all our efforts to keep the project moving forward.

5. Legislative Committee Report - None

E. Governance Committee

1. Committee Chair's Report – There was no meeting and no report.

V. EXECUTIVE SESSION

AT 9:12 A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER MORIOKA TO MOVE INTO EXECUTIVE SESSION TO CONSULT WITH THE BOARD'S ATTORNEY ON QUESTIONS OR ISSUES REGARDING THE BOARD'S POWERS, DUTIES, PRIVILEGES, IMMUNITES AND LIABILITIES PURSUANT TO SECTION 92-F(A)(4), HAWAII REVISED STATUTES, REGARDING: STADIUM OPERATIONAL ISSUES, DISCUSS THE CONTINGENCY PLAN TO ADDRESS FY2021 BUDGET SHORTFALL (INCLUDING PERSONNEL AND CONTRACTS).

(Recess: 9:12 a.m. - 9:15 a.m.)
Meeting reconvened at 12:47 p.m.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS


None

VIII. ANNOUNCEMENTS

Chair Yamasaki announced that due to the Thanksgiving holiday, the next board meeting is scheduled earlier in the month on November 19, 2020 and held via Zoom at 8:30 a.m.

IX. ADJOURNMENT

AT 12:48 P.M. A MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER IOSUA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Ross I. Yamasaki
Chairman

Recorded by: Colette May
Date: October 29, 2020