

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER



ALOHA STADIUM

An Agency of the State of Hawaii

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

November 19, 2020

APPROVED MINUTES
REGULAR SESSION
NOVEMBER 19, 2020

Members Present:

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

Members Excused:

Keith Amemiya

Staff:

Scott Chan
Ryan Andrews
Wendy Ho
Stephen Lee
Colette May

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
Curt Otaguro, Comptroller
Audrey Hidano, Deputy Comptroller
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
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
Noah Cunningham, Hotbox

Casey Shoji, Civil Beat

- I. CALL TO ORDER
A quorum being present, Chair Yamasaki called the meeting to order at 8:30 a.m.
- II. PUBLIC TESTIMONY
None

Chair Yamasaki stated that there was an addition to the agenda under Approval of Events which came in after the agenda was posted. AG Nishiyama stated there would need to be 2/3 of the board member's approval to add the item to the agenda.

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER IOSUA TO ADD AN ITEM ON THE AGENDA UNDER APPROVAL OF EVENTS. THE MOTION WAS UNANIMOUSLY CARRIED.

- III. APPROVAL OF MINUTES
 - A. Approval of minutes for the following date:

1. Regular Session – October 29, 2020

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

2. Executive Session – October 29, 2020

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

- IV. MONTHLY REPORTS
 - A. Chairman's Report – Chair noted that it was a short month between meetings due to the Thanksgiving holiday. Management is busy working with the administration, the comptroller and the board to address all responsibilities relative to the mission and operation. Updates will be given in executive session.
 - B. Stadium Manager's Report – Manager Chan stated that the monthly financial report did not have significant changes since it was a short month, and there will be further discussion in the executive session.
 1. Marketing Manager Samantha Spain Reported - Attached
 - a. The Trunk or Treat event had 39 businesses represented.
 - b. This is the first event that the Stadium staff has hosted.
 - c. 2,000 tickets sold.
 - d. Partnered with Hawaii News Now who provided \$10K worth of advertising for event.
 - e. Received positive feedback and requested for the event to return next year.

2. Stadium Financial Update:

Administrative Services Officer (ASO) Russell Uchida will report in executive session due to the confidentiality of the information.

C. Internal Affairs Committee (IAC):

1. Committee Chair's Report – The IAC did not meet this month. Member Iosua stated the reports were sent out for review in the board packets. He followed up on the Ad hoc committee for revenue opportunities and suggested to defer another month to gather input from management to finalize the report.

2. Events

a. Approval of Events – Hotbox Experiences LLC – Exhibit A

i. Drive-in Comedy and Concert Series

ii. Dates: 1/23,24,25,30,31; 2/1,2

iii. Noah Cunningham provided the presentation

On behalf of the Stadium administration, the Events Manager Stephen Lee recommended approval for the event and requested permission for the stadium manager to negotiate the details of the event.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER MORIOKA TO APPROVE THE DRIVE-IN COMEDY AND CONCERT SERIES BY HOTBOX EXPERIENCES LLC. THE MOTION INCLUDES CONDITIONS PROVIDING FLEXIBILITY FOR THE STADIUM MANAGER TO NEGOTIATE THE TERMS. THE MOTION WAS UNANIMOUSLY CARRIED.

(Audrey Hidano exited the meeting at 9:00 a.m.)

Discussion:

Member Fujimoto asked for clarification on Mr. Cunningham's term of "over-staffing" and what is the commitment of the security that will be provided to comply with Covid-19 related health and safety.

Mr. Cunningham replied that they have a full safety plan and use off duty officers.

- Safety plan is reviewed by the police [usually an off-duty officer]
- Parking staff are patrolling on bicycles
- There are security guard positions at every row and at the stage
- The three teams consist of license and bonded security company, and two parking teams [one for logistics and one for making sure people stay in their vehicles]
- Concrete standardized messaging throughout the entire production
- There is a budget for PPE to provide to public if needed

Member Fujimoto asked how Mr. Cunningham plans to follow the concessions guidelines since we have a contract in place.

Mr. Cunningham explained that Hotbox Experiences does not generate revenue from concessions. Their company provides infrastructure [such as an app] for a contactless system. Hotbox's intention is for the stadium to generate revenue through concessions.

Member Abe asked if the charge is per car or per person and how many cars would he anticipate.

Mr. Cunningham responded that there is a negotiation process between what is an agreeable price for the consumer and an agreeable take home for the artist. On an average, there will be a per person charge between \$40-\$50. They anticipate approximately 900 vehicles for safety [or 60-70% of overall capacity to meet social distance guidelines].

Member Minn asked about a contingency plan if someone gets sick in their car.

Mr. Cunningham explained there will be Covid compliance officers that enforce procedures for staff to sign in, take their temperature, put on a mask, and follow the guidelines. There will be a detailed emergency plan in place for attendees.

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

D. External Affairs Committee (EAC):

1. Committee Chair's Report

The EAC did not meet this month. Member Fink asked if anyone had questions regarding the reports that were sent in for the EAC. There were no questions.

2. Contractor Reports

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

3. Stakeholder Reports

- a. University of Hawaii - None
- b. Honolulu Authority for Rapid Transport (HART) – Attached
- c. Transit Oriented Development (TOD) – Attached

Franz Kraintz of the Department of Planning and Permitting (DPP) reported:

- i. Resolution 20-224 for the Halawa Neighborhood TOD plan will be discussed at the committee meeting today. It will be up for a third reading by the City Council.
- ii. Once it is passed they will create the TOD Special District zone changes and any additional regulations that need to be passed.
- 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:

The committee continues to meet and continues community outreach. They have reported to the Neighborhood board #18 and #20 in addition to the Aiea Community Association updating them how we are moving into the Programmatic Master Plan. We are getting them prepared for the anticipated publication on December 8th. We also shared that we are working on a way to put together a public meeting to discuss the draft EIS, but we are not clear on the format yet. Most of the boards and associations are taking off the month of December and we will reconvene with them in January.

5. Legislative Committee Report – None

E. Governance Committee

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

V. EXECUTIVE SESSION

AT 9:32 A MOTION WAS MADE BY MEMBER IOSUA 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; FOLLOW UP DISCUSSION TO ADDRESS THE FY2021 BUDGET SHORTFALL (INCLUDING PERSONNEL AND CONTRACTS).

(Recess: 9:32 a.m. - 9:37 a.m.)

Meeting reconvened at 11:10 a.m.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

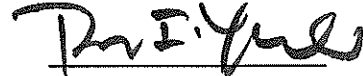
None

VIII. ANNOUNCEMENTS

Chair Yamasaki announced that due to the Christmas holiday, the next board meeting is scheduled earlier in the month on December 17, 2020 and held via Zoom at 8:30 a.m.

IX. ADJOURNMENT

AT 11:12 A.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: November 19, 2020