

**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

April 29, 2021

**APPROVED MINUTES  
REGULAR SESSION  
APRIL 29, 2021**

Members Present:

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

Members Excused

Hubert Minn

Staff:

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

Ivan Nishimura  
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  
Chris Kinimaka, Department of Accounting and General Services (DAGS)  
David DePonte, Department of Accounting and General Services (DAGS)  
Camille Masutomi, Department of Education (DOE)  
Davy Murayama, Centerplate  
Franz Krintz, Transit Oriented Development (TOD)  
David Matlin, University of Hawaii (UH)  
Paxton Wang, Learfield/IMG College

Greg Salas, Learfield/IMG College  
David Harris, WT Partnership  
Blaze Lovell, Civil Beat

- I. CALL TO ORDER  
A quorum being present, Chair Yamasaki called the meeting to order at 8:31 a.m.
  
- II. PUBLIC TESTIMONY  
None
  
- III. APPROVAL OF MINUTES
  - A. Approval of minutes for the following date:
    1. Regular Session – March 25, 2021

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

- IV. MONTHLY REPORTS
  - A. Chairman's Report – Chair Yamasaki noted two items:
    1. A support letter was sent to the National Park Service for improvements at Makalapa Park.
    2. Since today is the end for the legislative session, Chair has asked stadium management to provide an update on the status and condition of operations as well as the NASED update provided by DAGS.
  
  - B. Stadium Manager's Report – Attached  
Chair Yamasaki asked Manager Chan how the graduations will be handled at the stadium.  
Manager Chan provided the following details:
    - Seven (7) high schools scheduled to graduate at Aloha Stadium during the month of May.
    - Participating schools have met the COVID-19 and DOE guideline requirements.
    - The ceremony will be conducted on the field and in the parking lot to accommodate family/guests.
    - The graduation ceremony will vary from school to school.
    - A large LED screen will be provided for viewing in the parking lot.
    - Graduation ceremony will be streamed – live.
  
  1. Stadium Financial Update - Attached  
Administrative Services Officer (ASO) Russell Uchida reported – See Exhibit A
  2. Deputy Manager Ryan Andrews provided a report on the impact of budget reductions – See Exhibit B

Chair Yamasaki stated that prior to COVID-19, we used the reserve for repair issues to keep us going [outside of the major structural issues]. Due to COVID-19, the reserve has been used for operations in addition to being in a reduced operational mode.

Deputy Manager Andrews confirmed that prior to COVID-19, the reserve was used for facility issues [for example the pump replacements last year], and now the reserve is gone since it was needed to get our operations through this past year.

Chair followed by stating that we are currently in a position where we need to generate enough revenue to cover operations and decide how much more investment do we want to put into the current stadium when NASED is our end goal.

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.
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 - None

D. External Affairs Committee (EAC):

1. Committee Chair's Report  
The EAC did not meet this month. Member Fink stated there's only one report from Centerplate and it was sent out for review in the board packets.
2. Contractor Reports
  - a. IMG/Learfield/Hawaii Sports Properties – None
  - b. Centerplate – Attached
3. Stakeholder Reports
  - a. University of Hawaii - None  
Athletic Director David Matlin provided an update:
    - The Ching Field project is on schedule.
    - Currently fundraising and looking for additional funding resources.
    - Provides community updates via social media.
    - Spring game is schedule for May 7<sup>th</sup>.

With HB1348 passing, AD Matlin would like to request a meeting with stadium management and stadium authority to get an update on the timeline and best engage in the process. He would also like to discuss the letter that was sent regarding assurances of revenue sharing opportunities moving forward with NASED.

Member Fink responded that as the project moves forward we will arrange for the discussion.

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

(Member Burgess joined the meeting at 9:10 a.m.)

- 4. NASED Coordination Committee Report – Attached  
Chris Kinimaka provided an update – See Exhibit C

- 5. Legislative Committee Report

Senator Wakai provided an update on HB1348

- Sets up the framework on the development of the stadium.
- Specifically puts the Stadium Authority Board in charge of the development with a Memorandum of Understanding (MOU) with DAGS and Hawaii Community Development Authority (HCDA).
- Provides opportunity to hold title to the land.
- Sets up a special fund.
- Adds two community members to the board.
- Extends the life of the authorization of the bond issuance to 2024.

Senator Wakai announced the confirmation of two board members:

- Re-appointed Brennon Morioka
- Newly-appointed Mike Imanaka

ASO Russell Uchida provided an update on HB 200, HD1, SD1, CD1– See Exhibit A

Senator Wakai added there was \$300K for a structural engineering assessment study.

Chair Yamasaki thanked Senator Wakai and the legislators for their support this session and considering the need to stay operationally solvent. The stadium authority has focused on not wasting money, not over investing in things that do not provide a return and have remained forward focused on NASED.

Chair Yamasaki stated that considering the decisions by the legislature, the report given on operations, and the pending report from Wyss, Janney, and

Elstner (WJE), it is difficult to imagine that the repairs required will be better than the condition it was in a couple of years ago in the last report.

Chair Yamasaki invited a discussion to move to a decision to facilitate the NASED project with DAGS moving forward to make sure that we are financially solvent and have a plan to bridge to the NASED project.

Chair Yamasaki asked Chris Kinimaka for a timeline in decision making and at what point it negatively impacts the schedule.

Ms. Kinimaka responded the sooner the better. June would be too late. If a decision is made this month, we will stay on track for the RFP to reach the target date of July 2021.

MEMBER MORIOKA MOVED AND MEMBER IOSUA SECONDED TO AMEND THE AGENDA TO CONTINUE A DISCUSSION ON THE DECISIONS REQUESTED BY THE NASED TEAM. THE MOTION WAS UNANIMOUSLY CARRIED.

#### DISCUSSION

Member Morioka stated that time is of essence. These decisions will inform the RFP for the stadium project and developers need to know what their options are whether the stadium will remain, be demolished, and the location of the stadium. He expressed he is in favor of demolishing the stadium in a timely manner and relocating the stadium to a more appropriate location, A.5. This is prudent from a construction scheduling perspective and from a constructability issue which means lower costs. Making the decision to demolish early saves money and time and is in the best interest of the proposers and the state.

Member Fujimoto suggested that the board meet prior to the next board meeting to vote, make a decision, and save time.

He also noted that the stadium management and the board are in weekly conversations with NASED and subject matter experts and therefore a decision to proceed forward is not a rushed decision. Member Fujimoto echoed Member Morioka's desire to be timely on the decision-making process.

Chair Yamasaki asked AG Nishiyama when the board can reconvene.

AG Nishiyama stated that the group can reconvene after giving public notice of six days.

Member Iosua also echoed the previous comments and stated that the project needs to get started. He added the NASED team has been diligent in presenting options and providing opportunity for feedback. Now that the project has received the support of the legislature, we shouldn't hold things up. One of the concerns is the operational effects to the customers such as the swap meet, UH, high school football games and graduations, and keeping them in mind is

preeminent. DAGS reassurance that things are on track provides comfort that moving forward with the demolition is the right choice. Additionally, he supports to reconvene in a special meeting.

Chair Yamasaki agreed that with the focus on NASED the board should facilitate and move forward as quickly as possible.

AG Nishiyama explained the board needed to amend the agenda by 2/3 vote, to call for a vote for a special meeting.

Chair Yamasaki referred to the \$300K funds that Senator Wakai previously mentioned. He expressed his gratitude for the funds and that the board should not spend the funds unnecessarily since it is designated to the structural assessment. He asked Chris Kinimaka to validate whether the standing of the stadium is the issue compared to the health and safety of the use of the stadium. He wanted to know if the board makes the decision to demolish early, would it save the state money.

Ms. Kinimaka stated that beyond the structural assessments that have been going on every other year, [and was recommended to increase every year] there were parts of the stadium that were inaccessible. Unfortunately, these areas are very critical components of the stadium. We have the cantilever raker beams on the sidelines of the stands that support all the upper decks [red, brown, yellow seating], and there were endzone questions for the upper deck. Work has already begun to take care of those hidden components in a rush contract because we were not sure where we were going to go with operations. We had to decide whether patrons could be allowed back into the stands. WJE hired a contractor to open those hidden areas to gain access for assessment. If the decision is made to demolish the stadium earlier, we can stop that work and we would terminate the contract and we would pay the contractor and WJE for any expenses due. This could save us close to \$1M for this project.

Chair Yamasaki asked if the \$1M can be redirected toward NASED.

Ms. Kinimaka confirmed that this is correct. It's currently a \$1.25M contract, and the funding came from a NASED appropriation from ACT 268 in 2019. This took place since the stadium did not receive any Capital Improvements Program (CIP) funding or operating funds to do these assessments. With the support of Budget and Finance, it was determined we could use NASED funding because if the stadium were to remain operational [our original direction], it would allow us to continue operations until the new stadium was built. That's how this endeavor began this month.

MEMBER FUJIMOTO MOTIONED AND MEMBER IOSUA SECONDED TO AMEND THE AGENDA BY 2/3 MAJORITY VOTE TO HOLD A SPECIAL MEETING WHEN APPROPRIATE. THE MOTION WAS UNANIMOUSLY CARRIED.

AG Nishiyama stated the agenda can be amended twice.

MEMBER FUJIMOTO MOTIONED AND MEMBER IOSUA SECONDED TO CALL FOR A SPECIAL MEETING ON MAY 6, 2021 AT 9:00 A.M. TO BE HELD FOR THE DISCUSSION OF NASED AS IT RELATES TO ITS LOCATION, FINANCING, DEMOLITION, AND ANY OTHER ASPECTS NECESSARY FOR THE DETERMINATION OF MOVING THE NASED PROJECT FORWARD. THE MOTION WAS UNANIMOUSLY CARRIED.

E. Governance Committee

Committee Chair's Report – There was no meeting. Chair stated that member Morioka was re-appointed to the board and there is a newly appointed board member Mike Inamaka who will start on July 1, 2021. There is still one seat and the governor's office will move to appoint an interim person some time in June.

V. EXECUTIVE SESSION

None

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

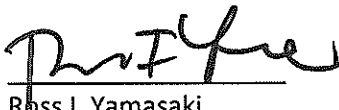
None

VIII. ANNOUNCEMENTS

Chair Yamasaki announced the special meeting will take place next week on May 6, 2021 via Zoom at 9:00 a.m. and the regular board meeting is scheduled on May 27, 2021 via Zoom at 8:30 a.m.

IX. ADJOURNMENT

AT 9:49 A.M. A MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER FINK TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

  
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Ross I. Yamasaki  
Chairman

Recorded by: Colette May

Date: May 27, 2021