

**DAVID Y. IGE**  
GOVERNOR

**CURT T. OTAGURO**  
COMPTROLLER



**ALOHA STADIUM**

*An Agency of the State of Hawaii*

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

**RYAN G. ANDREWS**  
DEPUTY MANAGER

APPROVED MINUTES  
REGULAR SESSION  
SEPTEMBER 30, 2021

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

September 30, 2021

Members Present:

Ross Yamasaki, Chair  
Keith Amemiya  
John Fink  
Eric Fujimoto  
Michael Imanaka  
Michael Iosua  
Brennon Morioka  
Camille Masutomi, DOE Superintendent's designee (ex-officio)  
David Matlin, UH President's designee (ex-officio)

Members Excused

Kau'i Burgess

Staff:

Scott Chan  
Ryan Andrews  
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)  
Curt Otaguro, Comptroller  
Aaron Johanson, State Representative  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
David DePonte, Department of Accounting & General Services (DAGS)  
Franz Kraitz, Transit Oriented Development (TOD)  
Davy Murayama, Centerplate  
Paxton Wang, Learfield/IMG College  
Greg Salas, Learfield/IMG College  
Riley Fujisaki, State Capitol  
Blaze Lovell, Civil Beat  
Andrew Gomes, Star Advertiser

I. CALL TO ORDER

A quorum being present, Chair 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 – August 26, 2021

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

IV. MONTHLY REPORTS

- A. Chairman's Report – Chair Yamasaki stated that the board's focus remains on operations within the COVID-19 environment and the New Aloha Entertainment District (NASED). Chair also stated that he received a notice from Manager Chan, and he asked Manager Chan to address the notice.

Manager Chan made the following statement:

It has been a pleasure and honor to serve the state of Hawaii for nearly 40 years, the last 25 years under the administrative guidance of the Aloha Stadium Authority. I am grateful for the time spent at Aloha Stadium and the tremendous support over the many years by the Administration, Legislators, Stadium Authority, Department of Accounting and General Services, Clients, and finally the Stadium Administrative team.

Therefore, I have decided it is time for the next generation of outstanding leaders to carry on and fulfill our mission and I am announcing my retirement.

Although there is still much to do, rest assured we have been preparing staff for several years to ensure a smooth transition. It has been a joy and pleasure to work with all of you and I am confident that this team is capable of finishing what we started.

Manager Chan went on to thank Chair Yamasaki and all that he has learned under his leadership. He also thanked Deputy AG Nishiyama for being a tremendous resource over the years.

Comptroller Otaguro stated that Manager Chan has exemplified stability, professionalism, and commitment. The state and stadium have been fortunate to have Manager Chan's leadership providing significant innovation in an aging stadium. On behalf of Governor Ige and the Administration, Comptroller Otaguro thanked Manager Chan for his 39 years of dedication to the State of Hawaii.

Manager Chan thanked Comptroller and DAGS Administration as well as Public Works Administrator, Chris Kinimaka for their years of support.

Chair Yamasaki presented him with a certificate of service on behalf of the Comptroller and made the following statement:

We appreciate all of Mr. Chan's work and dedication he has put into the stadium. His career has come full circle from once playing high school football in the newly developed Aloha Stadium to now paving the way for a new era with the New Aloha Stadium Entertainment District. We will truly miss Scott and thank him for all his hard work and leadership.

Lastly, Manager Chan requested that Mr. Ryan Andrews, Stadium Deputy Manager, take his seat to complete the rest of the agenda as Interim Manager.

B. Stadium Manager's Report – Attached

Interim Manager Andrews congratulated Manager Chan on his retirement. He added that Manager Chan has been at the helm during some of the most challenging and best times that the stadium has ever had. He also expressed his gratitude for Manager Chan's mentorship he's provided over the last five years.

1. Stadium Financial Update - Attached  
Administrative Services Officer (ASO) Russell Uchida reported: See Exhibit A
2. Interim Manager Andrews added the following:  
Last month Manager Chan announced that the Swap Meet contract was expiring at the end of August and that we were working on a Revocable Permit for Centerplate to continue management services for the Swap Meet.
  - a. First, the update is that the Revocable Permit was signed and went into effect on September 1st.
  - b. Although the Swap Meet contract ended on August 31st, the contract did allow for two additional contract extensions of up to two years each. Extending the contract was our preferred action, however, the contract included a minimum revenue target, and given our current business climate with COVID-19 and mitigations in place that reduce the size and scope of the market, hitting that target is not realistic for Centerplate.
  - c. Further complicating this point is that with development on this property likely in the coming year, the swap meet must relocate some or all of its

operations to a different location on our property. The exact details about the future location will not be known until the RFP process is complete. Without knowing the specific location and more importantly the size of the available space, it's impossible for Centerplate to commit to any established revenue goal or even to project revenue.

- d. Knowing that the terms of the existing contract would not work for Centerplate, we did consider going back out and doing an Invitation for Bids, but given what I just explained, it's impossible for any entity to project or guarantee revenue without knowing what resources are made available to them.

For those reasons, we opted for a short-term solution, which is the Revocable Permit. This is essentially a month to month arrangement that can extend for up to 1 year.

The details of the Revocable Permit are very similar to the prior contract, however, one of the key changes in this permit is that the stadium staff is managing the parking and entrance areas and Centerplate remains managing the actual marketplace, all stall sales and vendor relations.

Current Events:

- Continued COVID-19 testing and vaccinations on property through the Department of Emergency Management testing and vaccinations will continue through the end of October.
- Habitat's Drive Thru Haunted House in our Lower Halawa Parking Lot from October 8th – 31st.
- The Christmas Lights show will set up in the lower lot following Halloween.

Chair Yamasaki asked if these events are compliant with the COVID-19 guidelines since they were events that were held in 2020.

Interim Manager Andrews confirmed all events are in complete compliance.

C. Internal Affairs Committee (IAC):

1. Committee Chair's Report – Member Iosua congratulated Manager Chan on his retirement and thanked him for his hard work and dedication to the stadium. He stated that the IAC did not meet this month and 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 - Attached

D. External Affairs Committee (EAC):

1. Committee Chair’s Report

Member Fink congratulated Manager Chan and thanked him for his tremendous amount of work over many years. He also stated that the IAC did not meet this month and the reports were 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 stated that UH was denied having fans at the Fresno State game, however they will continue to work toward trying to get friends and families in the stands for future games in a safe manner.

Mr. Matlin congratulated Manager Chan and thanked him for working well together over the years.

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

4. NASED Coordination Committee Report – Attached

Chris Kinimaka congratulated Manager Chan and thanked him for the decades of hard work and dedication. She also thanked him for his foresight and commitment to assemble a well skilled team to carry the torch.

NASED has been busy doing behind the scenes work to prepare to launch the Request for Proposals (RFPs) and the final Environmental Impact Statement (EIS). NASED is ready to issue part I of the real estate RFP in the coming weeks. We are looking to publish the final EIS before the end of the year as well as part II of the stadium RFP.

Chair Yamasaki asked AG Nishiyama if the Board could discuss the project delivery and the terms within the procurement of NASED in regular session.

AG Nishiyama responded that because it will involve the nature of the RFP then it should be discussed in Executive Session.

E. Governance Committee

Chair Yamasaki stated that the Governance Committee did not meet.

AT 8:59 A.M. A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER FINK 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/PERSONNEL ISSUES.

Recess: 8:59 a.m. - 9:02 a.m.

V. EXECUTIVE SESSION

Meeting reconvened at 10:09 a.m.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

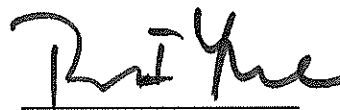
None

VIII. ANNOUNCEMENTS

Chair Yamasaki added the board meeting scheduled on October 28, 2021 will be held via Zoom at 8:30 a.m.

IX. ADJOURNMENT

AT 10:11 A.M. A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER MORIOKA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Ross I. Yamasaki  
Chairman

Recorded by: Colette May

Date: October 28, 2021