

**DAVID Y. IGE**  
GOVERNOR

**CURT T. OTAGURO**  
COMPTROLLER

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

**RYAN G. ANDREWS**  
DEPUTY STADIUM MANAGER



**ALOHA STADIUM**

*An Agency of the State of Hawaii*

APPROVED MINUTES  
REGULAR SESSION  
NOVEMBER 18, 2021

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

November 18, 2021

Members Present:

Ross Yamasaki, Chair  
Kau'i Burgess  
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

Keith Amemiya

Staff:

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

Neal Sakamoto  
Shelly Shoji  
Trina Silva  
Samantha Spain  
Russell Uchida

Others:

Candace Park, Deputy Attorney General (AG)  
Curt Otaguro, Comptroller  
Audrey Hidano, Deputy Comptroller  
Aaron Johanson, State Representative  
Doreen Eddy, Office of Representative Johanson  
Glenn Wakai, State Senator  
Karen Dang, Senator Wakai's Office  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
David DePonte, Department of Accounting & General Services (DAGS)  
Franz Kraintz, Transit Oriented Development (TOD)  
Davy Murayama, Centerplate  
Paxton Wang, Learfield/IMG College  
Greg Salas, Learfield/IMG College

David Harris, WT Partners  
Jim Stein, UH Athletics  
Carl Clapp, UH Athletics  
Blaze Lovell, Civil Beat

I. CALL TO ORDER

A quorum being present, Chair Yamasaki called the meeting to order at 1:02 p.m.

II. PUBLIC TESTIMONY

None

III. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – October 28, 2021

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

2. Executive Session – October 28, 2021

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

IV. MONTHLY REPORTS

A. Chairman's Report

1. Chair Yamasaki reported that he, Member Iosua and Member Burgess attended a legislative conference in Tampa, FL in early November. Along with Senator Wakai, we met with United Soccer League (USL).
  - a. USL is very interested in becoming a primary tenant in the new Aloha Stadium.
  - b. Timing is good for them as they are expanding their league.
  - c. They have three tiers and would like their championship tier league in Hawaii.
  - d. USL's business model pushes for a gender equity component and they would like to bring a women's team to Hawaii in addition to a men's team.
  - e. They are interested in community-based development.

Member Iosua added that the meeting went very well, and the interest is consistent with feedback from other third-party potential clients. Several organizations are planning future opportunities in Halawa based on the assumption that the new stadium will be here.

Member Burgess added that USL demonstrated a serious intent to come to Hawaii based on the fact that Oahu has the most soccer clubs per capita in the nation.

Senator Wakai felt it was a fantastic meeting for economic development and community enrichment. Senator looked at the economic impact for a couple of

different cities from USL. In Louisville, there was a \$14M impact and in Albuquerque it was \$17M. USL brings vitality not only to the new stadium but to the ancillary development, as well. With USL's commitment to their communities, they have two local players on every team. It will be great to see our youth move into these professional teams on Oahu.

Chair Yamasaki stated that USL submitted a serious letter of interest and they are ready to start discussing terms. We informed them that it is not quite the time yet, and we discussed the process of the Request for Proposal (RFP). Once the RFP is finalized, then we can begin to initiate terms. Chair is planning to put together a response letter to USL from the Authority, to let them know we are serious to engage with them. It is not a commitment to any specific terms, however it's a commitment to the dialogue and partnership.

2. Chair Yamasaki addressed the media outlets surrounding NASED and thanked the NASED team for their communications. We look forward to the RFP release on December 15<sup>th</sup>.
3. There is a salary issue that will be taken up in executive session.

B. Stadium Interim Manager's Report

1. Interim Manager Andrews:
  - a. We have continued the partnership with the Department of Emergency Management (DEM) and Hawaii Pacific Health. On November 13<sup>th</sup> & 14<sup>th</sup> we hosted vaccinations for approximately 800 keiki and will continue the event on December 4<sup>th</sup> & 5<sup>th</sup>.
  - b. We also have the Show Aloha Land Light show November 19 – January 2<sup>nd</sup>.
2. Stadium Financial Update - Attached  
Administrative Services Officer (ASO) Russell Uchida reported: (See Exhibit A)

C. Internal Affairs Committee (IAC):

1. Committee Chair's Report – Member Iosua 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 stated that there has been a lot of good publicity in the news on NASED with a front-page story in the Star Advertiser. In addition, the front page of Midweek also featured the Show Aloha Land Light Show happening at Aloha Stadium with the publication reaching approximately 250K residents. The EAC did not meet this month and the reports were sent out for review in the board packet.

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) – None
- c. Transit Oriented Development (TOD) – None
- d. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) – None

4. NASED Coordination Committee Report –

Member Morioka stated that the real estate RFP went out last month and is moving forward. We expect good responses by early next year. Phase II of the stadium RFP will be issued on December 15<sup>th</sup>.

Chris Kinimaka of DAGS reported that we will receive responses from interested developer teams by December 3<sup>rd</sup> for the real estate RFP (part 1). Our team will evaluate the qualifications and announce the priority listed respondents in January 2022. In February, we will issue RFP part II for the real estate. We will be watching for all the stakeholders and the community to get involved with the short-listed respondents as they start developing their master plan for the real estate development, and that's the remaining 75 acres of the entire site. Parallel to that we are moving forward with the stadium RFP. We issued the notices to the priority listed respondents, and they are waiting for our release scheduled for December 15<sup>th</sup>. They will move forward with their detailed proposals for evaluation. These efforts will run parallel, so we are looking at entering into contract before the end of next year. From there they will move into their planning and design efforts and we are looking at breaking ground in 2023.

Member Morioka wanted to clarify if there is potential to break ground in late 2022 since this is a design/build process.

Ms. Kinimaka responded that we are looking at the timing of the contracting. If we enter into contract in the fourth quarter of 2022, and if they are aggressive,

then they could start early. However, we are being more realistic with early 2023.

Chair Yamasaki thanked Ms. Kinimaka and Senator Wakai for doing a fantastic job in clearing up some issues that came up in a radio broadcast. He went on to ask Ms. Kinimaka if there was a particular question or misconception that's come up from the public or the media.

Ms. Kinimaka stated that the question has come up if we need a stadium, or entertainment district vs. affordable housing. We had the opportunity to reach out to the Aiea Neighborhood Board and Aiea Community Association meetings to make sure that our master plan captures what they are looking forward to or if they are looking for 20K-100K affordable housing units. Ms. Kinimaka then shared the alternative proposed housing renderings. (See Exhibit B)

Ms. Kinimaka went on to explain that given this presentation, the community was strong to say they were not supportive of the high-density housing as presented. She stated that at the Aiea Community Association meeting, Representative Johanson eloquently stated that this district has done a lot to handle both its social and physical infrastructure support for the state and now we have to be reasonable in the type of district improvements that's going to make the community more cohesive.

Senator Wakai added that the RFP has 3,000 affordable units and people shouldn't look to this parcel to solve all the affordable housing needs for the state. Conceptually, the monies that are generated from this particular parcel will help pay for affordable housing needs along the rail line and TOD areas.

Ms. Kinimaka stated that when you look at the district itself, you have a lot of affordable housing coming up in private sector developments. There is the Kamehameha drive-in property which will have a mix of affordable housing, and adjacent to us we have the Hawaii Public Housing Authority and they are looking to quintuple their density for housing at Puuwai Momi. For the purposes of our environmental impact statement, we came up with a mix of 3K affordable and workforce housing units on the site. We are also challenging the developers to look at how we can responsively provide such important residential opportunities for our community within the framework of the zoning requirements as well.

Chair Yamasaki reiterated that the stadium has been engaging with the community. We have an excellent relationship with our neighbors and a lot of the planning has been conveyed through outreach. The sentiment from the community is that there is already residential density and they are looking forward to a vibrant mixed-use area. We are always trying to reach out and be engaged with the community and we've been getting positive feedback from them.

E. Governance Committee

Chair Yamasaki stated that the Governance Committee did not meet.

AT 1:40 P.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 BOARD'S POWERS, DUTIES, PRIVILEGES, IMMUNITES AND LIABILITIES PURSUANT TO SECTION 92-F(A)(4), HAWAII REVISED STATUTES, REGARDING: STADIUM OPERATIONAL/PERSONNEL MATTERS.

Recess: 1:40 p.m. – 1:42 p.m.

V. EXECUTIVE SESSION

Meeting reconvened at 2:22 p.m.

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

None

VIII. ANNOUNCEMENTS

Chair Yamasaki stated that in executive session, the board made a decision to adjust the deputy manager's salary on an interim basis due to taking on the duties of the vacant manager position. The board will be forwarding the request and recommendation to the Comptroller for processing.

Chair added that next month's board meeting will be held a week early due to the Christmas holiday. It is scheduled for December 16, 2021 and will be held via Zoom at 8:30 a.m.

IX. ADJOURNMENT

AT 2:27 P.M. MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Ross I. Yamasaki  
Chairman

Recorded by: Colette May

Date: December 16, 2021