

Stadium Manager's Monthly Report
Regular Session
April 28, 2022

A. ADMINISTRATIVE

1. Monthly Financial Update (attached)
Update provided by Stadium Administrative Services Officer.
2. Marketing Update – provided by Sales & Marketing Specialist.
3. Inventory Management
 - a. Disposal
 - b. Transfer to other State entities
 - c. Auction Solicitation

B. EVENT UPDATES /FOLLOW-UP

1. Hawaii Humane Society – Good Fix Spay/Neuter Clinic
 - a. 1,300 cats “serviced” between 4/5/22 – 4/10/22
2. Taste of Oahu Night Market
 - a. Next event Friday, May 6, 2022 4:00pm – 10:00pm
3. Aiea High School Graduation – Upper Halawa Parking Lot
 - a. Rehearsal: Wednesday, May 18, 2022, 8:00am - 10:00am
 - b. Ceremony & Reception: Thursday, May 19, 2022, 6:00pm – 9:00pm.
4. 50th State Fair – Set-up in progress. Open from May 27, 2022 – July 4, 2022.

C. USE OF “OTHER SPACE” ON STADIUM PREMISE

1. License agreements in progress for the following space rentals:
 - a. Manheim Group – Vehicle storage from August 1, 2022 – February 28, 2023.
 - b. Halawa View II LLP – Vehicle Storage from August 1, 2022 – February 28, 2023.
 - c. Kiewit Infrastructure West Co. – Office rental (former CDL trailer) from May 1, 2022 – February 28, 2023.

FY 2022 Operating Budget Full Year Projected Amounts

Actual / Projected Monthly Revenues & Expenditures through FYE 2022															Update as of: 04/21/22				
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	O-1	P	Q	R	
	Source Code	Actual 07/2021	Actual 08/2021	Actual 09/2021	Actual 10/2021	Actual 11/2021	Actual 12/2021	Actual 01/2022	Actual 02/2022	Actual 03/2022	Projected 04/2022	Projected 05/2022	Projected 06/2022	FYE 06/30/22 12-Month Projected	% Change fr. Initial Projection	FYE 06/30/21 12-Month Actual	FY 2022 Increase/ (Decrease) Over FY 2021	% Change Prior : Current Yr.	COMMENTS
REVENUES		11%	9%	9%	8%	7%	7%	8%	8%	8%	9%	8%	8%	100%					
Swap Meet	836	340,599	365,919	424,246	268,411	361,588	302,267	308,206	311,819	314,431	337,500	300,000	300,000	3,934,986	0.3480	1,807,547	2,127,439	117.70	Orig. growth factor of 39% over prior yr. Ctrl vendor capacity at 50% for social distancing. (Other factors incl. EO, EP, Toursim) Projection factor of \$3.75M for last 3-mos. of FY '22/Up 117.70% over prior yr. Up 34.80% over initial projection.
Parking	1320	43,802	114,331	-	592	2,437	-		-	27	2,000	2,000	2,000	167,189	0.1566	22,857	144,332	631.46	HAR Prkg rate increase a/o 01/01/20 to \$9/\$17/\$32
Food and Beverage	1321	577	633	708	720	3,051	453	437	11	814				7,404	0.0840	66,688	(59,284)	(88.90)	
Rent	1322	27,810	22,105	11,555	12,450	21,205	32,810	11,705	4,705	10,405	70,808	7,808	7,808	241,174	(0.0727)	429,952	(188,778)	(43.91)	NOTE: VZW Sm.Cell Sys. (\$57.7k); T-Mob (\$36k) ATT-0 11/2021 - Halloween Haunted House 04/2021 - Xmas Light Show Kiewit
Advertising	1324				37,292									37,292	1.0000	348,019	(310,727)	(89.28)	
Interest	288					1,550	4,473	-	419	2,461	-			8,903	1.0000	20,234	(11,331)	(56.00)	
Stadium Tours	1325														#DIV/0!	-	0	0.00	
Miscellaneous	Var.	41,986	24,818	5,078	2,864	(163)	1,330	2,500	4,933	2,624	-	-	-	43,984	1.0000	130,485	(86,501)	(66.29)	
Total Revenues:		454,774	527,806	441,587	322,329	389,668	341,333	322,848	321,887	330,762	410,308	309,808	309,808	4,482,918		2,825,782	1,657,135	58.64	
EXPENSES					309,535	368,223	302,653	313,656	288,546	276,769									NOTE: HRA IV Vac - Leg unfunded in Act 88/SLH2021 Payout(s).
Personal Services	2000	285,837	306,475	306,040	(513,833)	210,170	(3,065)	37,241	221,184	276,769	450,000	275,000	275,000	2,126,818	(0.5567)	3,628,822			01/2022 = Emp. separation V/L Payout (\$57k)
PTI Support Services																			03/22 - 06/22 RIF Payroll Svgs. (\$413K)
Labor Adj incl./Fringe										-	(103,295)	(103,295)	(103,295)	(309,885)	1.0000				04/2022 = Emp. RIF/Retirement Trnsfr-Payout (\$175k)
Actual Labor Cost																			
Supplies	3000																		
Utilities	5000																		
Repairs and Maint.	5800																		
Services on a Fee Basis	7100																		08/2021 - Insurance premium \$57k
Central Serv. Assess	7200																		2021/22 = W/C settlement (\$19k)
Miscellaneous - Prior Yr																575,000			02/22 = W/C settlement (\$16.7k)
Miscellaneous - Current		31,858	137,056	112,585	19,368	55,729	95,688	72,752	48,387	(62,706)	151,453	151,453	151,453	965,076	(0.7593)	1,465,042			
Total Expenses:		317,695	443,531	418,625	(494,465)	265,899	92,623	109,993	269,571	214,063	498,158	323,158	323,158	2,782,009	(0.8004)	5,668,864	(2,886,855)	(50.92)	NOTE: Act 146., SLH 2021, exempt from special fund assessments (Central Svc., & Admin. Assmnt)
PROFIT / (LOSS)														1,700,909		(2,843,081)	4,543,990	(159.83)	
Shortfall by Month		137,079	84,275	22,962	816,794	123,769	248,710	212,855	52,316	116,699	(87,850)	(13,350)	(13,350)	1,700,909					
NET CASH BAL:		1,043,334	1,127,609	1,150,571	1,967,365	2,091,134	2,339,844	2,552,699	2,605,015	2,721,714	2,633,864	2,620,514	2,607,164						

FY 2014 / Season 2013 - Six (6) UH Games
FY 2015 / Season 2014 - Seven (7) UH Games
FY 2016 / Season 2015 - Seven (7) UH Games
FY 2017 / Season 2016 - Six (6) UH Games
FY 2018 / Season 2017 - Six (6) UH Games

FY 2019 / Season 2018 - Seven (7) UH Games
FY 2020 / Season 2019 - Eight (8) UH Games
FY 2021 / Season 2020 - Four (4) UH Games (COVID-19 - No fans)
FY 2022 / Season 2021 - (0) UH Games

DATAMART- Acct. Summary	FY 2022
FY '22 Cash Before Encumbrances:	906,255 B
Less: Encumbrances:	
FY '22 Unencumbered Cash Balance:	906,255 B
+/-: FY '22 Surplus/Shortfall	1,700,909 B
Balance of FY '22 ARPA Allocation (\$2.3M)	342,428 V
FY '23 Available & Carryover Cash Balance:	2,949,592 B/V

2,607,164 B
342,428 V

V-FUND		
03/2022	Cumulative	V-Fund Expenditures
0	1,609,954	Personal Services
87,197	347,618	Other Current Expenses
87,197	1,957,572	TOTAL V-Fund Expenditures
	2,300,000	V-Fund Allocation - FY 2022
	342,428	Unexpended V-Fund Balance

Monthly Summary of Events Report
Events Branch
3-22-22 to 4-18-22

DATE	EVENT	LOCATION	ATTENDANCE	# OF USHERS	VEHICLES PARKED	# OF PARKING ATTENDANTS	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMMENTS
3/24/22 & 3/25/22	American Medical Response (AMR)	Upper Halawa Parking Lot	-	-	-	-	-	Ambulance driver training.
3/25/22	Advance Driver Training Services, Inc.	Bus Lot	-	-	-	-	-	Low speed precision driving course training.
3/26/22 & 3/27/22	Department of Education Driver & Traffic Safety Education Program	Lower Halawa Parking Lot	-	-	-	-	-	Emergency maneuvers and emergency braking behind-the-wheel hands on training.
4/2/22	Hawaii Rally Sports Association (HRSA)	Lower Halawa Lot	-	-	-	2	Swap Meet	Low speed car control competition.
4/5/22 to 4/10/22	Hawaiian Humane Society	Locker Rooms	-	-	-	3	Swap Meet	The Hawaiian Humane Society in partnership with Greater Good Charities conducted a spay/neuter clinic for 1300 cats to help reduce overpopulation on Oahu.
4/10/22	Sports Car Club of America (SCCA)	Lower Halawa Lot	-	-	-	2	Swap Meet	Defensive driver training.

May 2022

May 2022							June 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 1	2	3	4	5	6	7
← From Apr 11						
6:30am Swap Meet			8:00am Swap Meet (UHPL) 9:00am 9:30am Staff Meeting	9:00am Pay	3:00pm Hainrick party (HR) 4:00pm Taste of Oahu (UHPL)	8:00am Swap Meet (UHPL)
8	9	10	11	12	13	14
50th State Fair (set-up) (LHPL)						
6:30am Swap Meet (UHPL)			8:00am Swap Meet (UHPL)	7:00am AMR (Bus Lot)	7:00am AMR (Bus Lot)	8:00am Swap Meet (UHPL)
15	16	17	18	19	20	21
50th State Fair (set-up) (LHPL)						
6:30am Swap Meet (UHPL)			8:00am Swap Meet (UHPL)	6:00pm Aiea High School Graduation (UHPL)	9:00am Pay	Hainrick party (time TBD) (HR) 8:00am Swap Meet (UHPL)
22	23	24	25	26	27	28
50th State Fair (set-up) (LHPL)						
6:30am Swap Meet (UHPL)			8:00am Swap Meet (UHPL)	4:30pm 8:30am Board Meeting	6:00pm 50th State Fair (LHPL)	8:00am Swap Meet (UHPL) 4:00pm 50th State Fair (LHPL)
29	30	31	Jun 1	2	3	4
6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL) 6:00pm Belmodis party	Holiday - Memorial Day 12:00pm 50th State Fair (LHPL)					

June 2022

June 2022							July 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	1	2	3	4	3	4	5	6	7	1	2
12	13	14	8	9	10	11	10	11	12	13	14	8	9
19	20	21	15	16	17	18	17	18	19	20	21	15	16
26	27	28	22	23	24	25	24	25	26	27	28	22	23
			29	30			31					29	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 29	30	31	Jun 1 8:00am Swap Meet (UHPL) 9:30am Staff Meeting (HR)	2	3 9:00am Pay 4:00pm Taste of Oahu (UHPL) 6:00pm 50th State Fair (LHPL)	4 8:00am Swap Meet (UHPL) 4:00pm 50th State Fair (LHPL)
5 6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL)	6	7	8 8:00am Swap Meet (UHPL)	9 6:00pm 50th State Fair (LHPL)	10 Holiday - King Kamehameha Day 6:00pm 50th State Fair (LHPL)	11 8:00am Swap Meet (UHPL) 4:00pm 50th State Fair (LHPL)
12 6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL)	13	14	15 8:00am Swap Meet (UHPL)	16	17 6:00pm 50th State Fair (LHPL)	18 Sabuco party (time TBD) (HR) 8:00am Swap Meet (UHPL) 4:00pm 50th State Fair
19 6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL)	20 9:00am Pay	21	22 8:00am Swap Meet (UHPL)	23	24 6:00pm 50th State Fair (LHPL)	25 8:00am Swap Meet (UHPL) 4:00pm 50th State Fair (LHPL)
26 6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL)	27	28	29 8:00am Swap Meet (UHPL)	30 8:30am Board Meeting	Jul 1	2

July 2022

July 2022							August 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	1	2	7	1	2	3	4	5	6
10	11	12	13	14	8	9	14	8	9	10	11	12	13
17	18	19	20	21	15	16	21	15	16	17	18	19	20
24	25	26	27	28	22	23	28	22	23	24	25	26	27
31					29	30		29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 26	27	28	29	30	Jul 1 4:00pm Taste of Oahu (UHPL) 6:00pm 50th State Fair (LHPL)	2 8:00am Swap Meet (UHPL) 4:00pm 50th State Fair (LHPL)
3 6:30am Swap Meet (UHPL) 12:00pm 50th State Fair (LHPL)	4 Holiday - Independence Day 12:00pm 50th State Fair (LHPL)	5 7:45am 9:00am Pay	6 8:00am Swap Meet 9:00am 9:30am Staff Meeting	7	8	9 8:00am Swap Meet (UHPL)
10	11	12	13	14	15	16 8:00am Swap Meet (UHPL)
6:30am Swap Meet (UHPL)	7:45am DLNR/DOCARE (HR)	7:45am DLNR/DOCARE (HR)	7:45am DLNR/DOCARE (HR) 8:00am Swap Meet	7:45am DLNR/DOCARE (HR)	7:45am DLNR/DOCARE (HR) 4:30pm	
17 6:30am Swap Meet (UHPL)	18 7:45am DLNR/DOCARE (HR)	19 7:45am DLNR/DOCARE (HR)	20 7:45am DLNR/DOCARE (HR) 8:00am Swap Meet 9:00am Pay	21 7:45am DLNR/DOCARE (HR)	22 7:45am DLNR/DOCARE (HR)	23 8:00am Swap Meet (UHPL)
24 6:30am Swap Meet (UHPL)	25 7:45am DLNR/DOCARE (HR)	26 7:45am DLNR/DOCARE (HR) 8:00am DPS: Vehicle Operation Training	27 7:45am DLNR/DOCARE (HR) 8:00am DPS: Vehicle 8:00am Swap Meet	28 7:45am DLNR/DOCARE (HR) 8:00am DPS: Vehicle 8:30am Board Meeting	29 7:45am DLNR/DOCARE (HR)	30 8:00am Swap Meet (UHPL)
31 6:00am SCCA (LHPL) 6:30am Swap Meet (UHPL)	Aug 1	2	3	4	5	6

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

ROSS I. YAMASAKI
CHAIRMAN STADIUM AUTHORITY

RYAN G. ANDREWS
STADIUM MANAGER



Stadium Board Meeting Marketing Update – APRIL2022

Marketing and communication efforts will continue to ensure the Aloha Stadium is properly up to date on activities and developments as we move towards a the NASED project. In addition, we continue to focus on the following items as we continue to host and promote events with the current Stadium:

1. Communications/Marketing/Advertising Coordination

- Stadium event related media coordination as needed.
- Communication coordination with all Hawaii media platforms as they arise.
- Assist clients/sponsors with marketing and communication needs upon request.

2. Update and maintain website

- Continue to maintain and update the website with current events and information on a daily base.
- Continue to update backend site improvement issues online.

3. Social media and ongoing public relations efforts

- Continue to monitor and update daily.

4. New Event Support

- Work in collaboration with the Events team to expand, create and coordinate new programs and activities.

5. Advertising Coordination

- Oversee, as needed, events and activities.
- Oversee and expand sponsorship opportunities and online platforms utilizing new programs as they arise.

6. Swap Meet & Marketplace Coordination

- Continue to review and update swap meet marketing and operations needs as requested with Centerplate and Krysti Peacock/Moxie Agency.
- Coordinate and assist with expanding activities and programs within the swap meet & marketplace including all specialty events within the marketplace.
- Assist with marketing/PR, social media efforts and coordination.

7. Miscellaneous

- Assist with PR campaigns, media, neighborhood board meetings, advertising, and operational coordination for new stadium (NASED) as needed.

8. Memorabilia, Auction and Closing Celebration

- Event planning and coordination.
- Memorabilia and Auction planning and coordination.

9. Creative stadium & event collateral

- Creative production for stadium marketing as needed.

10. Internship

- Oversee IT internship team with ongoing computer programs and staff needs.

MONTHLY SECURITY REPORT TO THE BOARD

Brief summary of security related incidents which occurred March 1, 2022, through March 31, 2022.

Motor Vehicle Collision- Minor (MVC- Minor)

On March 12, 2022, Motor Vehicle Collision (MVC) in Upper Halawa Parking Lot (UHPL), near Pole 1. Driver 1 stated he struck vehicle 2, while he was attempting to park vehicle 1. Vehicle 2 had minor scratches on rear bumper. No injuries were reported by Driver 1 or Driver 2. Honolulu Police Department (HPD) responded and HPD Report was filed. Stadium Incident Report was completed.

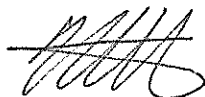
Swap Meet

Stadium Nurses reported four Medical Assistance Call; one case was Injured Cared For (ICF). Injured person tripped & fell while shopping. Injured person was evaluated and treated by Stadium Nurse, then released to family member.

Three cases were Sick Cared For (SCF). One case, person feeling sick felt faint & fell. Someone called 911 and City & County ambulance responded. Person feeling sick was evaluated and treated by Emergency Medical Technicians (EMTs), then released. Person feeling sick refused any further medical assistance and drove himself off Stadium property. Person feeling sick had no visible injuries. Stadium Nurse arrived as person feeling sick was being released by City & County EMTs. Second case, person feeling sick felt dizzy & was overheated. Person feeling sick was evaluated and treated by Stadium Nurse, then released to family member. Third case, person feeling sick did not feel well & was dehydrated. Person feeling sick was evaluated and treated by Stadium Nurse, then released to family member. 4

Conclusion

Prepared and submitted by,



Neal O. Sakamoto, Stadium Security Officer
4-18-2022, 1400hrs

Facility/Site Report For
Stadium Authority Board Meeting
April 21, 2022

1. Maintenance & Facility Items

- a. Irrigation line repair in Lower Halawa Parking Lot completed.
- b. Roadway directional markings on main circle road in progress.
- c. Toilet/sink repairs in Swap Meet restrooms – on-going.
- d. Several leaks detected in main chiller on 4/11/22. Leak repair and freon recharge in progress.
- e. Asphalt, curb repairs and pothole patching – on-going.
- f. Scrap metal recycling continues. All old trash barrels have been smashed and recycled.
- g. Former CDL trailer to be cleaned/prepped for rental.

2. General / Other

- a. Received approval from State Procurement Office to proceed directly with disposal of surplus property by public auction, which is allowable under §3-130-10 (a) (2) and 3-§130-11 (b) (5) (B) Public Auction.
- b. Awaiting report from Wiss, Janney, Elstner Associates Structural Engineers regarding the investigation and monitoring related to critical structural items (Diagonal Cross Braces and Cantilever Raker Beams).

New Aloha Stadium Entertainment District Committee April 21, 2022

Board Members: Brennon Morioka (Chair), John Fink

Stadium Staff: Ryan Andrews, Stephen Lee

Purpose: Update the Stadium Authority on various activities concerning NASED.

1. Governance

- Three key bills are being monitored that have an impact on the Stadium Authority and NASED:
 - a) SB3334 - Relates to future governance of the stadium and real estate projects and proposes to move the Stadium Authority from being an attached agency of the Department of Accounting and General Services to being attached to the Department of Business, Economic Development & Tourism (DBEDT). This bill also adds the Director of DBEDT to the Stadium Authority board. The intention of this bill is to aggregate enterprise agencies and land management functions under one department. This bill also amends Act 268, SLH 2019, Section 6, to reduce the GO Bond appropriation from \$170M down to \$20M to address existing expenditures and obligations to consultants.
 - b) HB1552 – Clarifies the composition of the Stadium Authority Board and establishes thirteen total board members, inclusive of two ex-officio, non-voting members. It also specifies that of the thirteen board members, one must be a resident of the Aiea community and one a resident of the west Honolulu community.
 - c) HB1600 – Budget bill appropriates \$350M to fund stadium district redevelopment and an additional \$50M for the NASED liquidity reserve; removes \$1M in ARPA funds for the second year of the biennium; reduces personnel headcount by 2.0 permanent full-time equivalents.

2. Financial

The financial model continues to be revised and updated to account for current market conditions and future revenue projections. The RFP for the stadium project will require proposals to be within a defined “affordability limit” and the state team will seek to ensure that the minimum required scope fits within the financial parameters.

3. Schedule of Key Work-Streams

Programmatic Environmental Impact Statement (PEIS)

- Anticipated publication of the Final PEIS is targeted for April 23, 2022. Following publication, we will be seeking a notice of acceptance by the Governor that the document is complete and technically adequate. With this acceptance, a 60-day legal challenge period will begin where aggrieved parties may challenge the acceptability of the document in court.

Request for Proposals (RFP's)

- Both the real estate RFP and the stadium RFP are set for release pending the outcome of the legislative session and final state review and approval.
- Several subject matter workgroups continue to meet to facilitate this process and to review the technical and financial specifications of the RFP documents.

4. Communication and Public Engagement

Website/Newsletter– Continually updated. Note that an E-Newsletter was distributed on March 16, 2022 to all on the distribution list.

Neighborhood and Community Meetings

The following meetings were attended by representatives of DAGS and Stadium Authority:

Neighborhood Board # 18 April 14, 2022
(Salt Lake/Aliamano/Foster Village)

New Aloha Stadium Entertainment District Committee April 21, 2022

Neighborhood Board # 20 April 11, 2022.
(Aiea)

Aiea Community Association Canceled for April.

Key stakeholders – On-going meetings with NASED team, State and City and County of Honolulu agencies to continue due diligence for both projects.