

DAVID Y. IGE
GOVERNOR

MIKE MCCARTNEY
DIRECTOR, DBEDT

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

RYAN G. ANDREWS
STADIUM MANAGER



An Agency of the State of Hawaii

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701

APPROVED MINUTES
REGULAR SESSION
JUNE 30, 2022

June 30, 2022

Members Present:

Ross Yamasaki, Chair
Kau'i Burgess
John Fink
Michael Imanaka
Michael Iosua
Brennon Morioka
Claire Tamamoto
Camille Masutomi, DOE Superintendent's designee (ex-officio)
David Matlin, UH President's designee (ex-officio)

Members Excused:

Eric Fujimoto

Staff:

Ryan Andrews
Wendy Ho
Stephen Lee
Colette May
Liane Nakagawa
Neal Sakamoto

Trina Silva
Samantha Spain
Russell Uchida

Others:

Randall Nishiyama, Deputy Attorney General (AG)
Curt Otaguro, Comptroller
Audrey Hidano, Deputy Comptroller
Glenn Wakai, State Senator
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David DePonte, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Davy Murayama, Centerplate
Franz Kraitz, Transit Oriented Development (TOD)
Lori Kahikina, Honolulu Authority for Rapid Transit (HART)
Matt Scanlon, Honolulu Authority for Rapid Transit (HART)
Krista Lunzer, Honolulu Authority for Rapid Transit (HART)

Duane Shimogawa, KITV
Michael Yadao, Hawaii Masons' and Plasterers' Unions Stabilization Fund

I. CALL TO ORDER

A quorum being present, Chair Yamasaki called the meeting to order at 8:31 a.m.

(Member Tamamoto entered the meeting at 8:39 a.m.)

II. PUBLIC TESTIMONY

None

Written testimony provided:

Manager Andrews noted that a letter of interest was received from Takehiko Nakamura of Blue United. They have hosted the Pacific Rim Cup at Aloha Stadium since 2008. His letter stated that they are happy the NASED project is moving forward and that it will be compliant for professional soccer. Mr. Nakamura stated in the letter that he is looking forward to bringing events back to the stadium and recognizes the unique location of Hawaii in terms of being a nexus for professional soccer for the Pacific Rim.

III. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – May 26, 2022

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

2. Executive Session – May 26, 2022

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

IV. MONTHLY REPORTS

A. Chairman's Report

1. Chair Yamasaki stated that he did not have anything to report.

B. Stadium Manager's Report

1. Manager Andrews provided an operational and administrative report:

- a. Governor Ige signed Senate Bill 3334, now Act 220. This Act:

Transfers the Stadium Authority from being an attached agency of the Department of Accounting and General Services (DAGS) to being attached to the Department of Business, Economic Development & Tourism (DBEDT) effective July 1, 2022.

We have had two meetings with different members of DBEDT's management team to get a better understanding on their various work policies and procedures for both Personnel and Fiscal items. Manager Andrews thanked Mr. Uchida for initiating these meetings. Although there is now a lot of work to do with transferring contracts, personnel files, budget information, etc., we are in a better position to do so smoothly due to Mr. Uchida's pro-active nature and that of the DBEDT personnel we met with.

b. Personnel Items:

Joan Inocelda, who has served as our Clerk Typist since 2018 has opted to retire, effective July 1st.

Manager Andrews recognized Ms. Inocelda for her service to the Stadium Authority and the State. She has been a joy to have in the front office, has been nothing short of excellent with interacting with visitors and callers. He noted that with every event and every swap meet, there are dozens and dozens of calls seeking information, lost and found, etc. Ms. Inocelda has also been instrumental with our license agreement process and tracks everything, from the submittal of the application and approval process, through the collection of deposits and signatures on the license agreements. Manager Andrews stated she will be missed and wished her well as she embarks on her new retirement journey.

Manager Andrews stated that he intends to fill the Clerk Typist position and that the request is currently with the Department of Budget & Finance.

c. Solicitation on Auction Company:

The solicitation to liquidate our inventory has closed and we are finalizing our evaluation process. We hope to award this contract soon and issue a Notice to Proceed in the coming weeks.

d. Project Initiation Request:

We received approval from Comptroller Otaguro on a Project Initiation Request that we submitted, seeking assistance from DAGS Public Works to establish portable restroom trailers and associated utility connections to support the future swap meet operation during the site re-development period. Continuation of the swap meet during the construction period is critical and having the necessary infrastructure, such as restrooms is essential. This work is pending approval of the Budget Bill, which included \$500,000 to assist us with these transitional costs.

e. Event Updates:

- May 28th DOE Drone event went very well.
- The 50th State Fair will wrap up after the July 4th holiday weekend.
- Taste of Oahu Night Market will not occur in July but will return in August.

Chair Yamasaki asked why the new restrooms are important for the transition of the stadium.

Manager Andrews explained that the current stadium will be demolished, and it currently provides the infrastructure for the swap meet, including office spaces, and restrooms. We must have some interim plans in place for when the current stadium is demolished. These restroom trailers are a step up from porta potties, with air conditioning and utility connections. These will also be very useful for other events that we will be hosting in our parking lot including the pre-game tailgate period prior to UH football games.

Member Tamamoto asked if we are looking at one unit.

Manager Andrews stated that there are requirements for the number of fixtures (toilets, sinks, etc.) based upon estimated attendance. Therefore, it will likely require multiple trailers, including one that complies with the Americans with Disabilities Act (ADA).

2. Stadium Financial Update:

Administrative Services Officer (ASO) Russell Uchida reported: (See Exhibit A)

Chair Yamasaki asked Mr. Uchida if the personnel services column will have the existing personnel for the next fiscal year.

Mr. Uchida affirmed that is correct.

Chair Yamasaki noted that when the stadium moves into the transition plan we will need to adjust the numbers into the existing personnel service.

Mr. Uchida agreed.

C. Internal Affairs Committee (IAC):

1. Committee Chair's Report – Committee Chair Iosua stated the reports were sent out for review in the board packets and he did not have anything to add.
2. Events
 - a. Summary of Monthly Events - Attached
 - b. 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 – Committee Chair Fink stated the board 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
 - b. Honolulu Authority for Rapid Transport (HART)

Lori Kahikina, Executive Director/CEO of HART, Krista Lunzer, Director of Property Acquisition and Right of Way, and Matt Scanlon, Director of Construction provided a report. (See Exhibit B)

Progress to date:

- The first nine stations are substantially complete from East Kapolei to the stadium.
- The next four stations {going to Middle street} are about 70% complete.
- 18 of the first 20 trains are on island.
- Only 7 trains are needed to operate from East Kapolei to the stadium.
- City Center utility relocation designs are done, and Dillingham is the next phase.
- Bids for the mauka shift to keep the HECO lines on the makai side [above ground] are due by August 2022.
- The interim rail operation is still projected to begin by the end of 2022.
- The Pearl Highlands Parking Garage has been deferred since the cost will be approximately \$330M. The high cost is due to the soft-substrate underneath.

Krista Lunzer shared that HART is working on four property agreement requests that will soon be presented to this board. These include:

- Station Easement
- Guideway and Column Easement
- Term Easement for the Park and Ride and Bus Interface
- Amendment to the Existing Memorandum of Understanding (MOU)

The MOU will expire once there is a new agreement in place which will take into consideration the redevelopment of the site. Under the new development, having HART have the single level parking is not the best use of the land, so under a new agreement we will incorporate HART's needs with the new development of the site.

Discussion:

Member Tamamoto asked if the rail will go over the buildings at Hawaii Community College (HCC).

Ms. Kahikini responded that the rail will not go over the buildings, but very close along the tree line.

Member Tamamoto asked if it would help to post signage regarding the break-in at the Halawa station (trespassing and/or high voltage).

Ms. Kahikini indicated that there are labels regarding the high voltage, and the gates are locked, however additional signage might be needed.

Member Morioka asked why there was a change to an easement versus a use in occupancy.

Ms. Lunzer responded that the original MOU always contemplated that there would be easements. The Federal Transit Administration (FTA) requires that HART has permanent property rights and permanent control of the site.

Member Morioka clarified that there was never an intent for an easement agreement since he was the person that negotiated the MOU with the Stadium Authority on behalf of HART.

Ms. Lunzer stated that she is more than willing to discuss it further since her knowledge is limited to what she finds in the file.

Chair Yamasaki asked for clarification on the targeted turn over to the City and County of Honolulu, Department of Transportation Services (DTS). Chair asked what remaining things are necessary for the transition, and what is the projected timeline?

Ms. Kahikini stated that Hitachi is responsible for preliminary testing and commissioning. We are projecting at the end of July or beginning of August for everything to be done, and then we can go into trial running. Trial running must go for ninety days without any issues. Therefore, the soonest we are anticipating handing over to the City is December 2022.

Chair Yamasaki asked if the trial running is non-occupied.

Ms. Kahikini confirmed it is non-occupied, however they will use sandbags to test the weight on the trains.

Chair Yamasaki thanked HART for their report and stated that the board appreciates their partnership and coordination in the project.

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

4. NASED Coordination Committee Report

Chris Kinimaka, Public Works Administrator for the Department of Accounting and General Services stated that she would highlight some items from the report:

- Senate Bill 3334 (SB3334) was signed into law as Act 220 effective July 1, 2022. The Stadium Authority will no longer be under the DAGS umbrella and will now be attached to the Department of Business, Economic Development & Tourism (DBEDT).
- House Bill 1600 (HB1600). The Governor has until July 12th to issue line item vetoes, sign bills into law, or let them pass into law.
- Financial:
The NASED team is updating the financial costs and revenues associated with the program. We anticipate that report to come in for review by mid-July. Our delays on issuing the RFP are going to have some impacts and we want to quantify them as accurately as possible.
- Schedule of Key Work Streams/Programmatic Environmental Impact Statement (PEIS):
We are waiting for the Governor to approve publication of the Programmatic Environmental Impact Statement. We have met with the Governor and addressed the concerns he had and eagerly wait for the “green light” from him as well as his approval to release the Request for Proposals for both the stadium and real estate projects. The team is working very hard to keep those proposals active and current. We will be incorporating the updated financials into the model as we await feedback from Budget & Finance regarding edits to the proposed project agreement.
- Communication and Public Engagement:
In collaboration with the Hawaii State Foundation for Culture and the Arts, we have established an Art Advisory Committee. This committee includes members of the community, art experts, the consultant technical team and Stadium Authority representation. This committee will look at how we want to define the art that will be incorporated into the district.

Discussion:

Member Tamamoto asked what line item vetoes were being anticipated. Ms. Kinimaka stated that there are not any that DAGS is concerned about. She hasn’t heard of any specific to our project that we should be concerned with.

Member Burgess asked what Ms. Kinimaka meant by “waiting for the green light from the Governor” as it relates to HB1600.

Ms. Kinimaka explained that we tried to publish the Programmatic EIS in April, however, the publication was pulled. Subsequent to that, we found out that it was pulled by the Governor. His concern was that the EIS language may limit the different options available to where the stadium could be located. We explained and confirmed with the Environmental Review Program and met with DBEDT Director to explain that although we are focusing on Option B, that looks at moving the stadium a slightly west from the existing footprint, we did so because that location has more impacts when you look at the environmental requirements [cultural and historical elements] of an EIS. We chose that option

to study because it had the most impact. If you do that, you address the potentially worse conditions so anything that has less impact would be clear sailing for our developers. The Governor wanted to ensure that Option A was still available, which is to keep the stadium in the exact same footprint. We have confirmed that we've done the due diligence to make sure we have the flexibility. For the RFPs, we need the green light because Budget and Finance must give us some very specific information that needs to be incorporated and they are not doing so until they get the Governor's blessing.

Senator Wakai explained that the mentality of the law makers [referring to the bill to move to DBEDT] is to try to consolidate some of the agencies that can monetize lands, such as the Stadium Authority and the Agribusiness Development Corporation. Senator Wakai expressed his lack of confidence with how DBEDT has handled RFP's and shared that he is concerned how we move forward. He is hopeful that the new administration will get RFPs out in a timely manner.

Chair Yamasaki thanked Comptroller Otaguro for all his work and support of the Stadium Authority while being a part of DAGS. He additionally thanked Chris Kinimaka and the rest of her team for all their support.

V. NEW BUSINESS

A. Event Approval

Applicant Name:	United States Marine Corps III Marine Expeditionary (III MEF) EOTG
Request:	Active Shooter Training
Location:	Stadium Field, SW Storage Are, SW Stairwell, Locker Rooms, Maintenance Causeway, Kalaloa Gate, Field
Date:	January 17, 2023

Matthew DeBerry, Department of Defense USMC, explained that he is requesting use of the stadium for a multi-agency training exercise. He explained that they are planning for a joint training with local, state and federal participation, including the Honolulu Police Department and Federal Bureau of Investigation. This training is for response and coordination involving civil disruption/active shooter scenarios within a densely populated urban environment.

Member Burgess asked if it will be a live fire training.

Mr. DeBerry responded that participants will be using paint ball marking pistols in a very controlled environment.

A MOTION WAS MADE BY MEMBER IOSUA AND SECONDED BY MEMBER MORIOKA TO APPROVE THE ACTIVE SHOOTER TRAINING BY THE DEPARTMENT OF DEFENSE UNITED STATES MARINE CORPS ON JANUARY 17, 2023. THE MOTION WAS UNANIMOUSLY CARRIED.

Chair Yamasaki requested from Mr. DeBerry to provide feedback [for our consultants] on design for the new stadium to help facilitate these types of scenarios to make it safer.
Mr. DeBerry agreed to provide feedback.

VI. ANNOUNCEMENTS

Chair Yamasaki stated that the July 28th meeting will continue to be hybrid with video conference and in-person.

VII. ADJOURNMENT

AT 9:30 A.M. A MOTION WAS MADE BY MEMBER MORIOKA AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Vice Chairman

Recorded by: Colette May
Date: July 28, 2022