

JOSH GREEN, M.D.
GOVERNOR

CHRIS J. SADAYASU
DIRECTOR, DBEDT

BRENNON MORIOKA
VICE CHAIRMAN, STADIUM AUTHORITY

RYAN G. ANDREWS
STADIUM MANAGER

RUSSELL UCHIDA
DEPUTY STADIUM MANAGER



ALOHA STADIUM

An Agency of the State of Hawaii

**APPROVED MINUTES
REGULAR SESSION
FEBRUARY 23, 2023**

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

February 23, 2023

Members Present:

Brennon Morioka, Vice Chair
Kau'i Burgess
John Fink
Eric Fujimoto
Michael Imanaka
Camille Masutomi, DOE designee (ex-officio)
Chris Sadayasu
Claire Tamamoto
Michael Yadao

Members Excused:

David Matlin, UH President's
designee (ex-officio)

Staff:

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

Trina Silva
Samantha Spain
Russell Uchida
Ebru Yilmaz-Pedro

Others:

Randall Nishiyama, Deputy Attorney General (AG)
David DePonte, Department of Accounting & General Services (DAGS)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Robert Parke, State Representative Aiu's Office
Ross Yamasaki
Blaze Lovell, Civil Beat
Dave Reardon, Star Advertiser

Sign- Sheet (See Exhibit A)

I. CALL TO ORDER

A quorum being present, Vice Chair Morioka called the meeting to order at 8:33 a.m.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – January 26, 2023

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 – January 26, 2023

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

III. PUBLIC TESTIMONY

None

IV. MONTHLY REPORTS

A. Vice Chair Report

Vice Chair Morioka stated that he did not have any updates at this time.

B. Stadium Manager's Report

1. Manager Andrews provided an administrative report:

- a. Personnel: Manager Andrews reported that the stadium was fortunate to be recipients of the Hele Imua Internship Program from the State of Hawaii Department of Labor and Industrial Relations (DLIR). We received two interns on February 1, 2023 and will have them through the end of April. Their focus is on marketing and communications, and their timing was perfect to provide great support with the planning for our Aloha to Aloha Stadium closing event.

We are trying to fill our Human Resource Assistant IV position. This position has not been easy to fill and has been a significant gap in our staffing. We have now requested our fourth list for applicants from DHRD and will start our interview process soon.

We are recruiting for Parking Attendants and recently attended a job fair to promote these openings. Parking is a key revenue driver for us and having a competent "army" of part time employees is necessary. The hourly wage for our entry level

parking attendant position was recently increased and now starts at \$15/hour.

- b. Events: We successfully hosted two concert events on February 10th and 11th. We had approximately 6,300 attendees on night one and 7,400 on night two. All the measures we took with stage placement, noise controls, and ending by 10:00pm resulted in zero complaints from the community. As is the case with all events, we have identified ways to continue to improve and we are working with the promoter to host future concert events - possibly as early as July.

We hosted the Great Aloha Run this past Monday, February 20th (President's Day). This is the first time in their history of the event finishing the race in our Lower Halawa parking lot. Although the number of runners has decreased compared to prior years, the event went well, and they were happy that despite the stadium bowl not being available, they could still finish the race here at the stadium.

Member Tamamoto asked if most of the people were standing at the concerts. Manager Andrews confirmed that they were primarily standing only – general admission tickets, however there were limited VIP cabanas with seating. He added that the events team is looking into options for seating for future events since four to five hours is a long time to stand at a concert.

- c. Aloha to Aloha Stadium Closing Ceremony: We hosted a media day in preparation for the Aloha from Aloha Stadium closing event. The event is this Saturday, February 25th from 10:00am – 9:00pm, with a variety of activities and activations throughout the day. The main programmatic piece of the event will occur in the evening segment from 5pm-9pm. Manager Andrews acknowledged all the work being done by the stadium staff to prepare the stadium and shared that the memorabilia we have on display is amazing. Manager Andrews offered to give the board a sneak preview of the locker rooms and the set up taking place on the field following the meeting.
- d. Legislative: Manager Andrews noted that attached to his report is a listing of legislative bills being monitored. He referenced which bills were still active and which were now “dead”.
- e. Stadium Financial Update:
Manager Andrews referenced the attached financial report and stated that the positive trend continues with revenues as well as with controlling expenses. On the report, the black font is for actuals, the green font are projections, and the red font are expenses.

C. Internal Affairs Committee (IAC):

Committee Chair's Report – Committee Chair Burgess stated that there were no meetings and the reports were sent out for review in the board packets.

1. Events

- a. Summary of Monthly Events – Attached
- b. Calendar of Events – Attached

2. Sales and Marketing - Attached

3. Security Report – Attached

D. External Affairs Committee (EAC):

Committee Chair’s Report – Committee Chair Fink stated the board reports were sent out for review in the board packets.

1. Contractor Reports

- a. IMG/Learfield/Hawaii Sports Properties – None
- b. Centerplate – Attached

2. Stakeholder Reports

- a. University of Hawaii (UH) - None
- b. Transit Oriented Development (TOD) – None
- c. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) – None
- d. HART – None

3. New Aloha Stadium Entertainment District (NASED) Committee Report

Chris Kinimaka, Public Works Administrator for DAGS provided an update:

- a. Governance: Ms. Kinimaka noted the Star Advertiser’s segment with Governor Green where he describes the “impasse” within the legislature regarding our project. She explained that his comments were somewhat overcome with some of the news announcements that came with the Aloha from Aloha Stadium news clips. We eagerly await more updates on action and direction from the administration.
- b. Schedule of Key Workstreams: We are still working on refining the Request for Proposal (RFP). We have been collaboratively working with the Department of Budget and Finance (B&F). That refining continues until we get final direction.
- c. Communications and public engagement: We are still very active in all the community meetings. Neighborhood Boards 18, 20 and Aiea Community Association all met this month. Ms. Kinimaka provided the community newsletter that is being shared with the communities. The newsletter has become more of a stadium/district/community newsletter. (See Exhibit B)

One of the new features coming in the February newsletter is the Kama’ilio Korner where we have input from the community and stakeholders. The newsletter can also be viewed in a web browser at: www.nased.hawaii.gov

- d. Water: Ms. Kinimaka stated that the team met with the Department of Health (DOH), Clean Water Branch, and Wastewater Branch on February 1st. They also met with the Board of Water Supply (BWS) on February 13th as part of the due diligence to help smooth out all future development. They talked about recycled water, onsite waste water treatment and the overall regional approach to provisions for the infrastructure requirements. The good news is that all three agencies are on board with our concepts and the next step is meeting with the City and County of Honolulu’s One Water Panel. They are a consortium of key members involved in potable water, waste water and recycled water. We are also pulling in the DOH in that discussion and we

are looking forward to collaborating with them. One of the key members that the BWS asked us to include [that have already been part of the discussions] is the Hawaii Department of Transportation (DOT). We've already spoken to them about using recycled water if we generate it for irrigation, for the landscaping adjacent to the district, and for potential use for all users down to the airport. This is something we are working on with the BWS to connect them with information from our active engagement with the Hawaii Interagency Coalition for Transit Oriented Development because they have a regional perspective in their planning. We'll bring that to the BWS, as they requested, and we'll look at how we can make our entire community more engaged and up to par with what we look at, not just the stadium and affordable housing, but really revitalize the entire community in a responsible and sustainable way.

Discussion

Member Burgess asked Director Sadayasu what Governor Green's comments about early demolition looks like. He responded to Member Burgess by stating that Director Salaveria of B&F is working on a cost analysis of different models like what DAGS and the consultants had provided. Looking further into the funding and what the cost of capital would be with respect to moving forward with the P3 model (public-private-partnership) that is currently being proposed under the RFQ/RFP process. The next step is to meet with the Governor and look at those numbers. The meeting is scheduled for this week. Governor Green may have gotten a copy of the report and therefore that may be the reason he spoke on the news last night. We will discuss the steps moving forward in the next few days and then we'll have more to report back to the board.

Member Tamamoto mentioned that at the Community Association meeting there was a concern raised for water draw that's going to be used for the stadium district development, and whether it will take water resources from other things we use in the community such as the fish pond. She wanted to know how much water we will be able to recycle and how much water we will be able to save and see how much water the whole area will use.

Ms. Kinimaka responded that these are all thoughtful questions that the community is raising and it's why the team continues to do what they do. We are projecting that at full build out we'll use roughly 1.25 million gallons of water per day. We also have looked at if we did full onsite waste water treatment and create a R1 recycled water system, we could reduce that consumption by up to 50%. That's huge when you start talking about protecting our potable water supply. One of the things we wanted to clarify is explaining where our water comes from. For the stadium site we use all our potable water coming straight from the BWS. Although the spring from the Sumida Farms area piping does come through the property and go to the pump house up to the Halawa tank, we are not tapping into that resource. When we talk about reducing our potable water consumption, what that does [potentially] is reduce the amount of irrigation water that is being currently fed by that spring, and potentially allowing more of the natural water to flow back down to Pearl Harbor. We'll work on

explaining that to the community because the team is very in sync with all the concerns with water and wastewater in the area.

4. Legislative Update

None

Vice Chair Morioka stated there was no need for an executive meeting at this time.

V. EXECUTIVE SESSION

None

VI. NEW BUSINESS

None

VII. ANNOUNCEMENTS

Vice Chair Morioka stated that the next board meeting is scheduled for Thursday, March 30th at 8:30 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VIII. ADJOURNMENT

AT 8:59 A.M. A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER YADAO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Vice Chair

Recorded by: Colette May

Date: March 30, 2023