

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
MARCH 30, 2023**

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

March 30, 2023

Members Present:

Brennon Morioka, Vice Chair
Kau'i Burgess
John Fink
Eric Fujimoto
Michael Imanaka
Chris Sadayasu
Claire Tamamoto
Michael Yadao

Members Excused:

Camille Masutomi, DOE designee
(ex-officio)

Staff:

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

Trina Silva
Samantha Spain
Russell Uchida
Ebru Yilmaz-Pedro
Cedric Loo

Others:

Randall Nishiyama, Deputy Attorney General (AG)
State Senator Glenn Wakai
Richard Mizusawa, Senator Wakai's Office
David DePonte, Department of Accounting & General Services (DAGS)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
Gordon Wood, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Robert Parke, State Representative Aiu's Office
Stacey Jones, Crawford
Davy Murayama, Centerplate
Bridey Best, WT Partnership
Andrew Pereria, Commpac

Public:

Blaze Lovell, Civil Beat
Dave Reardon, Star Advertiser
Erin Coogan, KHON

Sign- Sheet (See Exhibit A)

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session – February 23, 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.

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 Ryan Andrews provided an update:

- a. Personnel: Last month a request for a new list of applicants for a Human Resources Assistant IV position (HRA) was submitted to the Department of Human Resource Development. While waiting for that list, we are addressing a backlog of work that comes as a result of that position being vacant for several years. We have proceeded with a temporary, 89-day hire. Beginning in early April we have our former Human Resource Assistant, Gayle Kahakui, who will be coming in two days per week to help. She was our HRA from 2004 - 2012.
- b. Recent Events: The Department of Land and Natural Resource's (DLNR) use of the Hospitality Room ended as of March 17th with the completion of their Division of Conservation and Resource Enforcement (DOCARE) Officer Training and graduation. DOCARE Lieutenant Carlton Helm, his leadership team, and the recruits were great partners and we are happy that they chose Aloha Stadium as their home for the past 6 months. Manager Andrews expressed his gratitude to Member Burgess who brought this opportunity to the stadium.
- c. Aloha to Aloha Stadium Event: This was a fun day for the community to come in and have one last opportunity to visit the facility and see areas that are normally off limits to the public and to view a wide array of memorabilia. In many ways it was like a reunion for so many former athletes who played here in this stadium. Samantha Spain provided a quick slide show summarizing the event. (See Exhibit B) Manager Andrews gave a huge Mahalo to the stadium team for putting on this event. They went above and beyond to create a great experience and to give this

facility one more day in the limelight. He also thanked Centerplate and Free Spirits Hawaii, as well as the wide array of sponsors who helped make this positive event possible.

- d. Upcoming events: Manager Andrews was delegated authority to negotiate and rent what are called "other spaces" on the property, so he stated the stadium is proceeding with the rental of a portion of the Kamehameha Parking Lot to Halawa View Apartments who will use it through February of 2024 for tenant parking while construction occurs on their property. It's only a portion of the Kamehameha Lot because the rest of the lot will be used by HART and DTS for the upcoming opening of the rail.

- e. OTHER

Swap Meet Move/Transition: There is work that needs to happen before the move can be made including asphalt resurfacing, restriping the parking, utility connections for an office trailer and for restrooms, etc. We had our project "kick-off" meeting with Public Works and the consultants to confirm project scope, design intent and schedule. The goal is to have a contractor on board by the end of this calendar year, so work can commence early in 2024.

Related to this, we are about to release the Invitation for Bids for the portable restroom facilities. These are not porta-potties, but likely container restrooms, complete with air conditioning. Manager Andrews noted that the portable units will likely be much nicer than the restrooms we use today.

Other procurements that are pending release include tree trimming and IT Desktop Support Services.

- 2. Deputy Manager Russell Uchida provided a monthly financial update. (See Exhibit C) Member Burgess asked if the \$49.5M is the request for release on 3/16/23. Deputy Manager Uchida responded that we were appropriated \$50M, of which \$49.5M goes towards the stadium facility development and the balance of \$500K is what we will use to fund the Swap Meet transition plan. Thus far, \$450K has been released by the Governor, however, \$50K was held back. We requested for reconsideration on the release of the remaining \$50K. For reference, we estimate that the Swap Meet transition will cost \$2.2M [subject to bid results].

Member Tamamoto asked if there is a deadline when the general funds will be released. Deputy Manager Uchida responded that there has been a request to the Governor for reconsideration, and it is with B&F. They have asked one question so far, and we are in the process of responding to it. If they are satisfied with our response, then it goes to the Governor for signature, and then we process the release of that money.

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

1. Stakeholder Reports

- a. University of Hawaii (UH) - None

AD David Matlin stated that he's been working with Manager Andrews and discussing the business arrangement for the new stadium. We are close to being able to present something to the appropriate stakeholders. His update on Ching Field is that they are starting on pre-work, and more of the heavy work will start in May with 6,000 additional seats, bringing the total up to approximately 15,300 seats. The logistics of moving the scoreboard is still being worked on.

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

Vice Chair Morioka asked Manager Andrews if there have been any briefings from HART about the start date.

Manager Andrews stated that he recently had a meeting with HART and they are moving forward on getting their interim operation up in July (Kapolei to Stadium). We are working on settling the arrangements with the use and occupancy agreement for the station and guideway as well as a license agreement on the park and ride lot. They are hoping to have a draft for review in the next three to four weeks.

Vice Chair Morioka asked if Manager Andrews could request for HART to provide an update at the next board meeting.

Member Tamamoto asked how Manager Andrews sees the rail being used as a destination to the stadium.

Manager Andrews responded that the stadium would like to partner with HART as they open to draw people to the swap meet and to other events such as the upcoming concerts that are being proposed. He noted that the Halawa station is the terminus for now and that this station will also host a bus interface. Although we anticipate a lot of bus traffic to/from this station, we have reviewed their plans and

do not have any concerns.

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

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

Ms. Kinimaka stated for governance, financial and keyworks system, our team is on hold until there is final decision on the future direction. This past Tuesday there was a hearing on Senate Concurrent Resolution 172 (SCR172). SCR172 urges the Public Works Division of the Department of Accounting General Services, in collaboration with the Stadium Authority, to procure a concessionaire to design, build, operate and maintain (DBOM) the New Aloha Stadium Facility. DAGS provided testimony and we acknowledged that the project team continues to work with the Administration and the Stadium Authority on a concept to procure a new multi-purpose stadium and develop a vibrant community district and that we appreciate the recommendation of this alternative procurement methodology.

Ms. Kinimaka acknowledged Senator Wakai who highlighted that the purpose for the Concurrent Resolution really is to help drive stakeholders to come to a collaborative agreement on our final direction, so we can get moving. She also acknowledged Senator Kim for defending the Stadium Authority basically stating that the Stadium Authority has done the best job that they could possibly do, but that they could not overcome years and decades of funding requests for major maintenance that were not funded.

Ms. Kinimaka stated that Senator DeCoite asked the NASED team if we had done any analysis and research in our recommendations and our exploration of the stadium features [such as size and amenities] and the team acknowledged that it was done, so the team is working on putting together a packet to highlight the different models. We said that we've looked at everything from 10k-15k seats to 35k seats and different configurations. The packet is being put together to share with the Senate committees and they will run it by the Stadium Authority board first.

Ms. Kinimaka went on to say that the team also launched the March newsletter. She provided a quick overview of the newsletter. She emphasized that it is a community newsletter. (See Exhibit D)

Ms. Kinimaka stated that the team attended the Salt Lake/Aliamanu/Foster Village Neighborhood Board 18 meeting on March 9, 2023, and the Aiea Community Association meeting on March 20, 2023. She shared that the Aiea Neighborhood Board 20 canceled their March meeting.

Ms. Kinimaka took time to address the Honolulu Civil Beat article that came out this week. She stated that DAGS was contacted to provide information and unfortunately there was not enough time to provide an in-depth response to the request for information. She stated that if one takes time to read the entire article, it is fair and thorough, however, the first five paragraphs are quite inflammatory. The team has gone through the article and information and they are ready to provide a response regarding changes to the contract for the consultants and how that impacted expenditures. Ms. Kinimaka is working on highlighting a past presentation that was provided last year [February 24, 2022] in which milestones were highlighted from 2017 to 2022. This presentation showed how the milestones overlay with the

legislation. When you look at what happened through the legislature, you can see why there were so many impacts, how we had to continue to maneuver and work around and provide all our due diligence to respond to all these changes. We are not done yet with the full funding in 2022 and we are also waiting for confirmation of the \$50M confirmation in 2023. She will again provide that to the board to review before it's released to the media.

The second item on Crawford's contract, [while it sounded inflammatory to talk about the expenses and the first-class airfare], we were ready to share with the reporter that indeed all the consulting contracts do have provisions for expenses. This contract does allow that "air transportation shall be for actual cost or coach class airfare, whichever is less". She added that they will be auditing all the invoices and if there was an error or overpayment, then a correction will be made and enforced through the contract. She stated that they are aware and want to share that the other expenses such as hotels and meals are also governed by the same arrangements as we are given for state offices and employees in the executive branch, who are excluded from collective bargaining coverage. We have the rates and will go through and make the correction. She wanted to defend that the article does state that most of the expenses are in alignment with these types of constraints. The airfare was the one condition we are looking at. Just to share, the airfare was roughly \$178K out of \$26M, which is 0.68% of the total expenditure. It doesn't make it right, and they will go through and make the correction and furnish the information that was requested to Honolulu Civil Beat as soon as they get the information compiled.

Vice Chair Morioka stated that the board hoped to have had a clearer path forward, by today's meeting based on the briefing received from the Director of B&F last week, however a meeting with the Administration and the Legislative leadership has not taken place. Vice Chair Morioka added that either he or Manager Andrews will be included in the follow-up meeting with the Administration and Legislature. He hopes to have some decisions and clearer direction before the next board meeting.

3. Legislative Update

Senator Wakai stated that there was a meeting a few weeks ago with DBEDT Director, B&F Director, Manager Andrews and board members to discuss the financial path forward. He stated that in that meeting all agreed that the route was going to be a Public-Private-Partnership (P3). He stated that regardless of what the media says, the Senate worked with the Governor on having the P3 agreement with a DBOM. He referenced Ms. Kinimaka mentioning the resolution passed which is a sign to show that the Senate and the Administration are in alignment with the path forward. It shows that two branches all agree that the project needs to move forward and there will never be a perfect RFP and there will always be risk. Ultimately, we are waiting for the House to come on board.

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

V. EXECUTIVE SESSION

None

VI. NEW BUSINESS

A. Event Approval

Applicant Name:	TMR Events, Ray Jr. LLC
Request:	Concert Events
Location:	Upper Halawa Parking Lot
Dates:	July 21 & 22 July 28 & 29 August 18 & 19 September 22 & 23

Events Manager Stephen Lee stated that TMR Events held two concerts in the Upper Halawa Lot on February 10 & 11 which were a success without complaints from the neighborhoods. He would like to use the same area, same footprint and same timeline.

Raymond Ho Jr. stated they are in the process of booking artists for the tentative dates listed on the application. The last concerts were a big success and they were able to mitigate sound which was their focus. Shows will end by 10:00 p.m.

Member Fink requested, since there are numerous dates, to have a recap meeting after each concert to address any issues that come up. Mr. Ho agreed that there will be recap meetings to address any issues.

Member Burgess asked what the goals of TMR Events are, as it relates to the community.

Mr. Ho responded that since the Blaisdell will be under construction, there is a void in entertainment venues and this will give the community a place to come. He also hopes to be involved as we build a future entertainment district at the stadium location.

Events Manager Stephen Lee stated he is recommending for approval.

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS TO APPROVE THE TMR PRODUCTIONS CONCERT EVENTS ON JULY 21,22; JULY 28,29; AUGUST 18,19; AND SEPTEMBER 22,23 IN THE UPPER HALAWA PARKING LOT. THE MOTION WAS UNANIMOUSLY CARRIED.

VII. ANNOUNCEMENTS

Vice Chair Morioka stated that the next board meeting is scheduled for Thursday, April 27th at 8:30 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

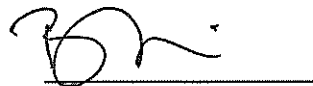
VIII. ADJOURNMENT

Stadium Authority Regular Session

March 30, 2023

Page 8

AT 9:18 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

A handwritten signature in black ink, appearing to read 'Brennon Morioka', written over a horizontal line.

Brennon Morioka
Vice Chair

Recorded by: Colette May

Date: April 27, 2023