

JOSH GREEN, M.D.
GOVERNOR

JAMES KUNANE TOKIOKA
DIRECTOR, DBEDT

BRENNON MORIOKA
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
APRIL 27, 2023**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
April 27, 2023

Members Present:

Brennon Morioka, Vice Chair
Kau'i Burgess
John Fink
Eric Fujimoto
Michael Imanaka
Camille Masutomi, DOE designee
David Matlin, UH designee
Chris Sadayasu
Claire Tamamoto
Michael Yadao

Staff:

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

Trina Silva
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)
David Harris, WT Partnership
Robert Parke, State Representative Aiu's Office
Stacey Jones, Crawford
Davy Murayama, Centerplate
Bridey Best, WT Partnership
Andrew Pereria, Commpac
Jon Nouchi, Department of Transit Services (DTS)

Public:

KITV Representative
Dave Reardon, Star Advertiser
KHON Representative

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 dates:

1. Regular Session Special Meeting – March 22, 2023

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

2. Executive Session Special Meeting – March 22, 2023

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

3. Regular Session – March 30, 2023

Member Burgess requested for the minutes to be edited to state the position of the testifier on the minutes.

Stadium Secretary Colette May confirmed that she will make the correction.

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

III. PUBLIC TESTIMONY

Rodney Funakoshi provided written and verbal testimony which supplements his testimony from March 16, 2023. He recently retired from the Office of Planning and Sustainable Development where he served as the Land Use Division Administrator. Mr. Funakoshi shared concerns with the recent proposed changes to the procurement process, stating that there is a lack of clarity and a questionable basis for the changes. He further stated that the Stadium Authority has sole procurement authority and therefore should stay the course with the original procurement. (See Exhibit B)

IV. MONTHLY REPORTS

A. Vice Chair Report

Vice Chair Morioka stated that he did not have any updates at this time. He noted that in agenda item (V) the board will address officer elections for the Stadium Authority.

B. Stadium Manager's Report

1. Manager Ryan Andrews provided an update:

Legislative Updates:

- a. HB300 – Budget bill

Unfortunately, neither the budget worksheets nor the budget bill breakout by appropriation (items approved and/or adjusted by the conference committee) are available at this time. We hope that the budget bill will be available within a week.

b. HB1018

Seeks to extend the lapse date of the \$49.5M in general funds that were appropriated last year so they can be deposited into our Stadium Development Special Fund. The conference for this bill is scheduled for today at 4:00 p.m.

Overall between these two bills we are looking for the following:

- The \$49.5M in general funds appropriated either through the budget bill or via HB1018.
- Special fund ceiling increase of \$49.5M for FY '24, which will allow us to supplement the \$350M of G.O. Bond funding in BED 142 and position the Stadium Authority to proceed with a stadium procurement.

Upcoming Events

EK Fernandez and the 50th State fair are back on property now setting up for the fair that begins on May 26th and continues through July 9th.

Decommissioning Activities:

The Hawaii Sports Hall of Fame display has now been removed and will be relocated to the Pearlridge Shopping Center to be displayed in vacant store spaces until such time we are ready to bring it back into the new stadium. All the other memorabilia that usually lines our hallways is being boxed up and will be secured and stored until the new stadium is ready.

Regarding stadium inventory and other items, the E-Commerce Store is still active and selling items like commemorative coins, stickers, patches, old Pro Bowl programs, etc. Oahu Auction is also continuing with online auctions on our behalf for the remainder of the year, with the next auction taking place during the summer months.

The stadium continues to work with the university, IMG and Daktronics on the transfer of the scoreboard to UH. We are working our way through the Memorandum of Agreement (MOA) and the timing of the transfer sits with UH and when they are ready to receive it. According to the manufacturer, Daktronics, until UH is ready to receive the board, it is best that it remains in its current location. They (Daktronics) want to perform the disassembly, transfer and reinstallation all at one time. They do not want to take it down and box it up now as it will require having to find storage and opens up the potential for boxes to go missing.

Procurement

We are looking forward to the solicitation for the shipping container restrooms to close on May 3rd. These are the portable restrooms that will be installed to support the swap meet transition to the UHPL.

Administrative Rules

We just shared our proposed changes to the two board members who make up the adhoc committee that was established at the end of February. Our plan moving forward is to work with the adhoc committee to refine these proposed changes and then bring it back to the full board for review.

Cans for A Cause

The Aloha Stadium staff participated in this year's Cans for A Cause as part of the Statewide Foodbank food drive. It was a great way to bond as a team and allow us to have some fun while participating in a great cause. Part of this included a DBEDT CANstruction contest. The requirement for this contest was to construct something related to our department from the cans we collected. The Stadium staff collected or donated a total of 468 cans. With the creative design from our marketing team, Samantha Spain and Rusty Vincent, along with everyone's input, we were able to construct a 4' tall football along with a surrounding stadium structure.

Member Burgess asked what the arrangement is for the memorabilia displays at Pearlridge Mall. Manager Andrews explained that the stadium has hosted the Hawaii Sports Hall of Fame display at the stadium for many years, and rather than just store the display, we sought a new location so the display could still be available to the public. Pearlridge Mall is graciously providing a free home for the displays.

Member Burgess acknowledged the beautiful community kokua that Pearlridge Mall is providing.

Member Tamamoto asked Manager Andrews if there are any warranties regarding moving the scoreboard.

Manager Andrews explained that Daktronics is the manufacturer and they provide the current warranty. In order to retain the warranty post transfer for the University, Daktronics must perform the dismantling and reinstallation.

2. Administrative Services Officer Ebru Yilmaz-Pedro provided a monthly financial update. She stated that the report reflects a stable and sustained level of revenue. The projected revenue includes several rentals, auction and e-commerce sales. Expenditure projections remain relatively level through the last quarter of FY23. (See Exhibit C)

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.

(Member Yadao entered the meeting at 8:52 a.m.)

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 – Jon Nouchi (DTS) (*Mr. Nouchi was not present at this point in the agenda. See below as his update was provided later in the meeting.*)
Manager Andrews stated that last Friday the stadium received the first draft of a Use and Occupancy Agreement (UAOA) for the guideway and the station. We are also working to establish a license agreement for the parking lot.

3. New Aloha Stadium Entertainment District (NASED) Committee Report
Chris Kinimaka, Public Works Administrator for DAGS provided an update:
Ms. Kinimaka stated that the team is waiting for the state budget bill (HB300) to be approved by both the House and Senate. We are also awaiting resolution with HB1018.

On April 20, 2023, the team responded to an inquiry from the hearing they participated in on March 28, 2023, which was a Senate hearing for Senate Concurrent Resolution 172 and Senate Resolution 127. They asked the team to provide information on all the stadium models that have been considered throughout the process. They asked what due diligence was performed that resulted in the various models. On April 20th, the team shared a compilation of all the past modeling, titled Stadium Program Development.

The NASED team attended all the neighborhood board and community association meetings for Aiea and the Aliamanu Salt Lake, Airport and Foster Village areas. The overlying concern from the boards is the ability to be engaged and have a voice in the entire process. The team will continue to attend all the meetings for the associations and neighborhood boards.

Ms. Kinimaka acknowledged the PBS Insight program special that aired on April 20th. She thanked Senator Wakai for eloquently sharing the history and modeling that took place in the past, and she also thanked neighborhood board Chair Steve Wood who provided the community perspective. Ms. Kinimaka lastly thanked Budget & Finance Director, Luis Salaveria for providing the administrative perspective on moving forward.

Ms. Kinimaka concluded with an apology that the New Aloha Stadium Community Newsletter is delayed in publication due to some internal approvals, but that it will be released as soon as possible.

Vice Chair Morioka asked Ms. Kinimaka if the presentation on the various stadium models could be posted on the NASED website.

Ms. Kinimaka responded yes.

Vice Chair noted that [referencing public testimony by Rodney Funakoshi] Mr. Funakoshi accurately pointed out that our Deputy Attorney General mentioned in a previous meeting that the Stadium Authority has the procurement authority to make decisions. Vice Chair went on to explain that unfortunately the complexity of the procurement requires approvals for the procurement from other agencies as well as appropriations from the legislature. While we may want to proceed in a certain direction, unless we get approvals that are required, the DBFM model which required availability payments, requires the B&F director to also sign off and authorize the procurement. In the previous administration as well in this administration, they had concerns about signing off on Hawaii Revised Statutes, Section 37D, which is essentially a financing agreement. In short, the Stadium Authority cannot act alone. We also need the appropriations and we are still uncertain on some of the appropriation aspects because we do need at least one of the appropriations to be extended beyond the current fiscal year otherwise it lapses, and we no longer have it. We still don't know if we have \$350M or \$399.5 to work with. These questions need to be answered before we can move forward. Unfortunately, meetings that were planned with key leadership did not take place due to the legislative session, however Vice Chair Morioka stated he is hopeful these meetings will take place between the Administration and the Legislative Branch as the session ends.

4. Legislative Update

Senator Wakai briefly addressed his appearance on PBS Insights and the difference of opinions that took place on the show. He feels there was a balanced approach for the best route to take moving forward on the project.

Member Yadao stated that he was frustrated when viewing PBS Insights due to the ideas from the moderator and Governor Cayetano that some issues are still up for debate [or up for discussion]. The issue at hand is more a question on procurement model, and *not* a discussion about *where* we are building it [or if we are building mixed use]. The discussion and debate about where we are building and what we are building ended one to two years ago. The more clearly this is communicated, the better off things will be once the RFP is out and things start moving.

Member Burgess agreed that we are past that stage and we need to communicate it as best we can.

(Jon Nouchi from the Department of Transportation Services (DTS) joined the meeting at 9:08 a.m.)

Member Fink asked Mr. Nouchi to provide an update from DTS as it relates to HART. Mr. Nouchi stated that DTS is responsible for the operation of the rail, and they are currently finalizing the date of the hand over from HART. With ongoing work from HART, they expect to open rail between 65-90 days from now.

Mr. Nouchi stated that once the work by HART is completed, then they can certify the rail system through the state, DTS and the federal transit administration (FTA). At that point, they can decide on the date to open the rail. Since this is a project of national significance, there will be federal officials, a congressional delegation, local elected officials as well as many stakeholders invited to the opening day ceremony. Depending on who attends will affect the level of security. He stated that they have identified a security liaison on behalf of DTS to work with HPD and the stadium for the security details. He went on to explain that the event will happen on a Friday sometime between June 30th – July 28th. It will be held on a Friday since it's easier for attendees from Washington D.C. to fly to Hawaii towards the end of the week and for locals to try out the rail over a Saturday and Sunday.

Discussions have taken place with the stadium staff and Centerplate to create a large-scale event so patrons can attend the swap meet and ride the rail for the first time. They will also coordinate with other merchants along the rail including Pearlridge, Pearl Kai, Waimalu shopping center, Pearl Highlands, merchants in Waipahu and all the way up to Ka Makana Ali'i shopping mall.

DTS is also excited about the upcoming events being held at the stadium, such as the 50th State Fair and possible concerts to build a foundation for patrons to ride the rail to such events.

Member Tamamoto asked if there are alternate places to pick up a HOLO card. Mr. Nouchi responded that they anticipate having a commemorative HOLO card for the opening event. They will be available at all the rail stations through a vending machine. They hope to give out free day passes to use for a first ride, and patrons will need a HOLO card to get into the system.

Member Tamamoto asked about the naming of stations and are there events surrounding that topic.

Mr. Nouchi explained that since things happened sooner than expected, he foresees opening ceremonies at specific stations to continue to take place after the actual opening of the rail. There are discussions regarding holding different community events to embrace stations in each specific neighborhood, such as open markets or farmers markets where riders can shop on their commute home.

Member Burgess encouraged Mr. Nouchi to let the Stadium Authority know how they can assist in engaging patrons to ride the rail by promoting stadium events. Mr. Nouchi thanked member Burgess and expressed his gratitude to the stadium staff and stadium marketing for working closely together for what lies ahead. He added that

they brainstormed cross-promotional ideas to provide a discount to events if patrons used the rail to attend.

Vice Chair Morioka asked if a representative from DTS or HART can provide a formal presentation on the operational aspects at the next board meeting such as how the Kamehameha Lot and the station area will be utilized, hours of operation, etc. Mr. Nouchi stated that they already have a presentation ready for the neighborhood boards and they can focus on the operational aspect as it pertains to the stadium station.

Mr. Nouchi thanked the stadium staff for being very collaborative in planning and appreciates the positive partnership that has developed.

V. EXECUTIVE SESSION

None

VI. NEW BUSINESS

A. Stadium Manager's Evaluation

Vice Chair Morioka stated that he is requesting a motion to create a Permitted Interaction Group (PIG) comprised of Vice Chair Morioka, Member Tamamoto and Member Imanaka to conduct the annual performance review of the Stadium Manager.

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER BURGESS TO CREATE A PIG IN ORDER TO CONDUCT THE ANNUAL PERFORMANCE REVIEW OF THE STADIUM MANAGER. THE MOTION WAS UNANIMOUSLY CARRIED.

B. Officer Elections: Chair/Vice Chair

Vice Chair Morioka stated that the board has had the chair vacancy since Chair Yamasaki termed out in June 2022. He asked the board members for nominations to fill the Chair position.

Member Tamamoto nominated the current Vice Chair Morioka to become the Chair of the Stadium Authority.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER YADAO TO NOMINATE VICE CHAIR MORIOKA AS THE NEW STADIUM AUTHORITY CHAIR. THE MOTION WAS UNANIMOUSLY CARRIED.

A MOTION WAS MADE BY CHAIR MORIOKA AND SECONDED BY MEMBER FINK TO NOMINATE MEMBER FUJIMOTO AS THE NEW STADIUM AUTHORITY VICE CHAIR.

Member Fujimoto thanked his peers for their confidence in him. He stated that he hears concerns from fans and the community. Member Fujimoto stated he would continue to listen to the Executive Branch/DBEDT, the Legislative leaders, UH leaders, the community, and the NASED process and wants to make sure there are enough people aligned with the mission of

the stadium. The mission states that we provide a first-class arena for the dreams of young people within the community. He added that in this proposed role, he would like to spend the time to listen and build the coalition between the Executive Branch, DBEDT, the Senate/House leadership, UH, and DOE with enough common ground to move forward. Shy of this, Member Fujimoto would like to reserve the right to revisit his leadership role and until then he will continue to be a fantastic listener and support the Stadium Authority as well as the stadium management.

THE MOTION WAS UNANIMOUSLY CARRIED.

VII. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled for Thursday, May 25th at 8:30 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VIII. ADJOURNMENT

AT 9:27 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Chairman

Recorded by: Colette May
Date: May 25, 2023