

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**JAMES KUNANE TOKIOKA**  
DBEDT DIRECTOR

**DANE K. WICKER**  
DBEDT DEPUTY DIRECTOR

**BRENNON T. MORIOKA**  
CHAIR, STADIUM AUTHORITY

**RYAN G. ANDREWS**  
STADIUM MANAGER



*An Agency of the State of Hawaii*

**APPROVED MINUTES  
REGULAR SESSION  
JUNE 29, 2023**

Stadium Authority Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
June 29, 2023

Members Present:

Brennon Morioka, Chairman  
Kau'i Burgess  
John Fink  
Eric Fujimoto, Vice Chair  
Michael Imanaka  
Claire Tamamoto  
James Tokioka, DBEDT Director  
Michael Yadao  
Craig Angelos, UH designee  
Camille Masutomi, DOE designee

Staff:

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

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

Others:

Randall Nishiyama, Deputy Attorney General (AG)  
Dane Wicker, DBEDT Deputy Director  
Alison Kato, Deputy Attorney General (AG)  
Bryan Yee, Supervising Deputy Attorney General (AG)  
David DePonte, Department of Accounting & General Services (DAGS)  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
David Harris, WT Partnership  
Stacey Jones, Crawford  
Davy Murayama, Centerplate  
Bridey Best, WT Partnership  
Garet Sasaki, Hawaii Community Development Authority (HCDA)  
Jon Nouchi, Department of Transit Services (DTS)  
Franz Kraintz, Transit Oriented Development (TOD)

Public:

Chris Sadayasu  
Dave Reardon, Star Advertiser  
KHON Representative  
KITV Representative

Brian McInnis, Spectrum News

Sign- Sheet (See Exhibit A)

I. CALL TO ORDER

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

(Member Tokioka entered the meeting at 8:32 a.m.)

Chair Morioka welcomed the new University of Hawaii Athletic Director (UHAD), Craig Angelos who started as the new UHAD on June 5<sup>th</sup>. Mr. Angelos provided the board with a brief background and thanked the board for the warm welcome.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – May 25, 2023

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

III. PUBLIC TESTIMONY

NONE

IV. MONTHLY REPORTS

A. Chairman's Report

Chair Morioka did not have anything to report and stated there would be discussions under new business.

B. Stadium Manager's Report

1. Administrative Services Officer Ebru Yilmaz-Pedro provided a monthly financial update. She stated that the report continues to reflect a stable and sustained level of revenue. Swap meet revenue continues to average over \$430K per month compared to pre-pandemic numbers. There's consistent revenue from monthly rentals and parking revenue. Expenditure projections remain relatively level through June, the last fiscal month of FY23. (See Exhibit B)

2. Manager Ryan Andrews provided an update:

Administrative Rules:

The Administrative Rules continues to move forward, with one significant change. Our existing rules fall under Title 3, which is associated with DAGS. Because we are now attached to DBEDT, rather than just amending the rules as we proposed, we have been asked to fully repeal the rules as they exist under DAGS, Title 3, and then enact new rules under DBEDT, which is Title 15. It's two completely different actions, but from speaking with our Deputy AG, we can perform them simultaneously. This work is

underway.

**HART/CROE:**

HART made the request to you last month to amend the existing Construction Right of Entry to allow for interim operations and maintenance. That amendment was completed, and it went into effect on June 26th. It is valid for the next 120 days while we continue to work on the Use and Occupancy agreement for the guideway and station and a separate License agreement for the Park and Ride and Bus Interface.

**Administrative Updates:**

Attached is a letter that was sent in to the Department of Planning and Permitting on behalf of the board supporting the proposed zone changes and designation as a Special TOD district around the Halawa station and stadium. Last month both Franz Kraintz from the City and County, and Chris Kinimaka from DAGS Public Works both spoke about the community meeting where the zone changes for Halawa area were presented. We will now be watching to see when this gets a hearing in the city council and will be providing testimony in support of the proposed zoning in those hearings.

**Upcoming Events:**

Birthday Bash Concerts will take place on July 28th and 29th. I encourage you to observe our concert operations to see how we have evolved the set-up to allow for these concerts in our parking lot with minimal impact on the surrounding communities.

Samantha Spain provided details related to this coming weekend, where the Swap Meet is promoting its Ride, Shop, Dine and Play event in conjunction with the Skyline Grand Opening. We are expecting busy roads around the stadium this weekend with the rail grand opening and free rides. We are bringing in additional staff to help manage traffic on property, and DTS and HPD are managing traffic on the surrounding roads.

**Other:**

The scoreboard was removed and transferred successfully and has now been erected at UH. UH still has electrical work to fully make the board operational, but the plan is for the board to be certified by the end of July and it will be working before their first game.

**Announcements:**

1. Attorney General, Ann Lopez has made some assignment changes, and effective July 1, 2023, Deputy AG Randall Nishiyama will no longer be assigned to the Stadium Authority. He has been supporting the Stadium Authority for 20+ years. In his place, Bryan Yee, the supervising AG that oversees DBEDT will be assigning an AG to the board. Manager Andrews spoke with Deputy AG Yee, and he understands the changing needs of the authority as it pertains to land management and real estate. Manager Andrews gave a huge Mahalo to AG Nishiyama for his support and work on the stadium's behalf and wished him well.

Deputy Attorney General, Bryan Yee stated that Deputy Attorney General, Alison Kato will be assigned to the Stadium Authority. He added that he will be assigning an additional Deputy Attorney General with real estate background and that announcement will be forthcoming.

2. Russell Uchida is retiring, effective July 1, 2023. As such, tomorrow is his last day of work. Manager Andrews thanked Mr. Uchida for his more than three decades of service to the State of Hawaii. Of that, he spent 13 of those years here with the Stadium Authority. Mr. Uchida has been central to our operation and has handled everything from personnel, budget and finance, procurement, contracts, as well as being our lead with everything related to the legislature. He's been a tremendous support as he transitioned into his role as Stadium Manager, thus allowing us to recruit for a new Administrative Services Officer. Manager Andrews expressed that Mr. Uchida will be missed by the entire team and wished him well as he enters this next chapter of life. Mr. Uchida gave a heartfelt thank you speech to the board and stadium staff.

C. Internal Affairs Reports:

Member Burgess stated that 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 Reports:

Member Fink stated that the board reports were sent out for review in the board packets. Member Fink extended a fond Aloha to AG Nishiyama and Mr. Uchida.

1. Contractor Reports
  - a. IMG/Learfield/Hawaii Sports Properties – None
  - b. Centerplate – Attached
2. Stakeholder Reports
  - a. University of Hawaii (UH)

AD Angelos stated that the first football game is scheduled against Vanderbilt. The campus is quiet over the summer while the coaches are gearing up for the season.
  - 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 thanked both AG Nishiyama and Mr. Uchida for all their hard work and dedication over the years. She stated that the NASED team

kicked off the Market Sounding webinar which was attended by 165 different individuals with interests ranging from financial, development, construction, operations, maintenance, investments, and key consultant areas. There was an active and constructive Q&A session and the information was posted on the website at: <https://nased.hawaii.gov/nased-market-sounding/>.

Ms. Kinimaka stated that they are evaluating the feedback and they'll be conducting one-on-one discussions with respondents. Anyone interested in seeing the list of participants can do so via the NASED website by opting in for the information.

The next step after the one-on-one meetings is to move forward with the Request for Proposals Phase I, which is the Request for Qualifications (RFQ). They anticipate issuing that by late fall of this year, and the Request for Proposals (RFP) [or Phase II] is anticipated to be issued this time next year. With all that underway, they are looking to enter into contract by the middle of 2025 and to be operational by the 2028 football season.

In addition, Ms. Kinimaka stated that they are submitting a joint report to the legislature on Senate Resolution 127 Senate Draft 1 as of June 29, 2023. This urges the Public Works Division of the Department of Accounting and General Services in collaboration with the Stadium Authority to procure a developer to design, build, operate, and maintain the new Aloha Stadium facility.

Lastly, Ms. Kinimaka shared the current newsletter that can be found on the NASED website at: <https://nased.hawaii.gov/new-aloha-stadium-community-newsletters/>

#### 4. Legislative Update

Senator Wakai thanked AG Nishiyama and Mr. Uchida for helping the stadium get through some pivotal moments regarding the NASED project. He shared that he recently rode the new Skyline, which provided a good view of the surrounding area and future development sites. He noted the Pu'u Wai Momi housing complex and wondered how we can partner with Hawaii Public Housing Authority with regard to their future expansion/development in terms of a better location to facilitate their needs while also ensuring the best use of their current site adjacent to NASED that better aligns with the goals of the future entertainment district.

Chair Morioka stated that the meeting would move into executive session to discuss the performance evaluation of the Stadium Manager and the potential for the Deputy Manager vacancy.

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS TO MOVE INTO EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

Vice Chair Morioka called for a recess at 9:03 a.m.

(Member Yadao exited the meeting at 9:03 a.m.)

(Recess: 9:03 a.m. – 9:07 a.m.)

V. EXECUTIVE SESSION

(Meeting reconvened at 9:26 a.m.)

VI. NEW BUSINESS

A. Stadium Manager Evaluation/Possible Salary Adjustment

Chair Morioka reported that the Stadium Authority agrees on the evaluation of Manager Andrews' performance. He added that a salary adjustment was made including a merit bonus on his performance noting that Manager Andrews has exceeded the expectations and budget goals.

B. Chair Morioka stated that since Deputy Stadium Manager position will become vacant and it is in the FY2024 budget, the board will post the opening for recruitment and delegate the authority to hire a new Deputy Stadium Manager to the Stadium Manager.

C. Event Approval – MMA Fighting Event

1. Applicant Name: Star Elite Cage Fighting
- Request: MMA Fighting Event
- Location: Upper Corner Lot/Bus Lot
- Date: September 9, 2023

Andrew Garcia, owner of SEC, Star Elite Cage Fighting provided information regarding the kick-boxing event:

- Projected attendance – 1000 people
- Security – 20 security guards, 5 police officers
- 25 staff members
- 2 fight doctors
- 2 EMS personnel
- AMS on sight
- Vendors with appropriate licenses/certifications
- Secured designated beer area

Discussion

Member Tamamoto asked about the purpose of wristbands and if they were to designate age in order to purchase alcohol.

Mr. Garcia confirmed that wristbands are to signify that the individual's identification was checked and that they are of legal age to purchase and drink alcoholic beverages. He also noted that alcohol consumption would be limited to a designated area.

Member Tamamoto asked if there is going to be a limit on alcohol consumption.

Mr. Garcia stated that the area will be controlled by the beverage vendor and that like most other events, they do not limit alcohol consumption unless the buyer is displaying signs of intoxication.

Events Manager, Stephen Lee added that the concessionaire monitors the patrons before pouring alcohol and will restrict alcohol if signs of intoxication are present.

Member Fujimoto asked who the governing body is that sanctions an event like this to make sure it's compliant.

Mr. Garcia responded that it's Hawaii Department of Commerce and Consumer Affairs (DCCA).

Member Fujimoto asked if his organization (SEC) meets all the liability requirements.

Events Manager Lee responded that there is a state commissioner that is on site and recommends to SEC what is needed to protect the fighters.

Member Fink asked how the HPD will be situated.

Mr. Garcia responded that they will be stationed throughout the area and their presence will be known.

Member Tamamoto asked if the event would end at 10:00 p.m.

Mr. Garcia stated that it usually only takes three to four hours, so he doubts it will go too long and the parking lot will get cleared out by 10:00 p.m.

Member Fink asked if ticket sales rise over a thousand people, then will the amount of security increase.

Mr. Garcia responded that yes, he would increase security based upon attendance.

Member Tamamoto asked if it's possible for the drinks to be out of clear cups.

Mr. Garcia agreed that it is a good idea.

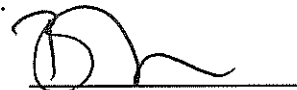
A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER FINK TO APPROVE THE MMA FIGHTING EVENT ON SEPTEMBER 9, 2023. THE MOTION WAS UNANIMOUSLY CARRIED.

VII. ANNOUNCEMENTS

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

VIII. ADJOURNMENT

AT 9:46 A.M. A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka  
Chairman

Recorded by: Colette May

Date: July 27, 2023