

**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  
JULY 27, 2023**

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

July 27, 2023

Members Present:

Brennon Morioka, Chairman  
Kau'i Burgess  
John Fink  
Eric Fujimoto, Vice Chair  
Michael Imanaka  
Claire Tamamoto  
Michael Yadao  
David Lassner, UH President  
Craig Angelos, UH designee

Staff:

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

Others:

Alison Kato, Deputy Attorney General (AG)  
David DePonte, Department of Accounting & General Services (DAGS) KITV Representative  
Chris Kinimaka, Department of Accounting & General Services (DAGS) Brian McInnis, Spectrum News  
David Harris, WT Partnership  
Stacey Jones, Crawford  
Bridey Best, WT Partnership  
Garet Sasaki, Hawaii Community Development Authority (HCDA)  
Jon Nouchi, Department of Transit Services (DTS)  
Franz Krintz, Transit Oriented Development (TOD)

Members Excused

James Tokioka, DBEDT Director  
Camille Masutomi, DOE designee

Chris Sadayasu  
Andrew Chang  
Ebru Yilmaz-Pedro  
Cedric Loo  
Samantha Spain  
Shelly Shoji

Public:

Dave Reardon, Star Advertiser

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.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – June 29, 2023
2. Executive Session Meeting – June 29, 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.

A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER TAMAMOTO TO ACCEPT THE MINUTES OF THE EXECUTIVE 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 that he would add comment about the Convention, Sports and Entertainment Facilities Conference (CSEF) after the Manager's report.

B. Stadium Manager's Report

CSEF Conference – Manager Andrews shared that he, Chair Morioka and several others across DBEDT, HCDA and DAGS, attended the Convention, Sports and Entertainment Facilities Conference (CSEF) on July 17th and 18th in San Diego. Manager Andrews thanked Director Tokioka and Deputy Director Wicker for allowing this travel. Director Tokioka also extended the invite to legislators, and there were four (4) Senators and one (1) Representative who attended and participated in the sessions.

The conference explored innovative approaches on new developments as well as renovations related to entertainment facilities - and there was a special educational track targeted at the public sector with an emphasis on procurement, financing, planning, design, construction, and operations. This was a great opportunity to gain a greater understanding of current-day trends and best practices as they relate to community district developments with stadiums, and to meet with industry representatives, other facility owners, and government officials to benefit from their experiences and advice. We also used it as an opportunity to share and promote our NASED project.

Following the conference, our group enjoyed a tour of Snapdragon Stadium - and this was beneficial for our elected leaders to see what was done there and to envision what is possible

for Hawaii.

Upcoming Events

1. Birthday Bash Concert (TMR Events)– July 28-29, 2023 – Upper Halawa Lot
2. Driving Dynamics -August 9-11, 2023 – Lower Halawa Lot
3. American Medical Response – Driver Training – August 10-11, 2023 – Upper Halawa Lot
4. Sports Car Club of America (SCCA) – August 13 & 20, 2023 – Lower Halawa Lot
5. Honolulu JCI Megabon Festival – August 26, 2023 – Lower Halawa Lot
6. Star Elite Cage Fighting (MMA) – September 9, 2023 – Parking Lot

Rental of Other Spaces: Manager Andrews shared that since the closure of the stadium, we have been engaged in many more rentals that are not event related. These include short and mid-term rentals of spaces for storage, car parking or even office spaces.

|           | <u>Location</u>    | <u>Monthly Rent Revenue</u> | <u>Term</u> |
|-----------|--------------------|-----------------------------|-------------|
| Kiewit    | Former CDL Trailer | \$2,800.00                  | 12/2023     |
| Mira      | Storage -Boneyard  | \$2,000.00                  | 11/2023     |
| Verizon   | Antennae           | \$5,255.00                  | 10/2023     |
| T-Mobile  | Antennae           | \$3,326.00                  | 03/2024     |
| Halawa V. | Parking (Kam Lot)  | \$7,000.00                  | 03/2024     |
| DHO       | Parking (Bus Lot)  | <u>\$10,500.00</u>          | 01/2024     |

MONTHLY TOTAL: **\$30,831.00**

Personnel

Per the Board’s delegated authority, Manger Andrews filled the vacant Deputy Stadium Manager position. Chris Sadayasu was selected and accepted the position, effective July 14, 2023. Chris has worked in several positions for the State of Hawaii, dating back to 2001. Prior to that, he spent three years in a private law practice specializing in real estate transactions and land use. In addition to his most recent role in DBEDT, Chris has worked for the Department of the Attorney General, the Hawaii Tourism Authority, the Hawaii Community Development Authority and the Hawaii Housing Finance and Development Corporation. His background in real estate law, contracts and asset management will be particularly beneficial to the Stadium Authority as we continue to move forward with our NASED project. The board welcomed Deputy Stadium Manager Sadayasu.

Other

- The Honolulu Planning Commission held a public hearing yesterday and made recommendations for city council approval of the rezoning and special district designation around the Halawa station to allow for mixed use development at higher densities and heights - while ensuring future developments are pedestrian friendly. This will now be heard in an upcoming City Council meeting.
- Impact of Skyline on Swap Meet  
If looking at entire month of July our walk-in traffic compared with 2022 increased from 5478 to 9093. That's an increase of 66%. If you factor out the free rail days, then we have an increase of 29% - still a significant increase in walk-in traffic.

This is obviously a small sample size, only using one month of data, but perhaps an interesting window into what we could expect in the future with use of rail to access our property.

Administrative Services Officer Ebru Yilmaz-Pedro provided a monthly financial update:

She stated that the stadium has maintained a stable and sustained level of revenue throughout FY23 with a total of \$6.6M in revenues. For expenditures, the stadium closed FY23 with a \$1.8M surplus and a FY24 carryover cash balance of \$5.4M. (See Exhibit B)

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.

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 against Stanford is scheduled for Friday, September 1, 2023. The scoreboard is installed and working fine. He said the Ching field is on track for the opening game and added that with the purchase of a season ticket, patrons receive a chair in the stands.
  - b. Transit Oriented Development (TOD) – Attached
  - c. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) – None
  - d. Department of Transportation Services/Skyline – Jon Nouchi provided an update:
    - Opening Day
    - Fare-Free ridership
    - Start of the New TheBus Services
    - Regular Operations(See Exhibit C)

Discussion

Member Tamamoto asked for clarification on the shopping centers in Kapolei.

Mr. Nouchi clarified that in Kapolei there are two bus services that take patrons to Ka Makana Ali'i as well as Kapolei Commons (Target) shopping centers.

Member Tamamoto asked if anyone has checked the Wi-Fi throughout the entire route.

Mr. Nouchi responded that he is not certain if it has been done yet but shared that he has personally used it on board, and he doesn't believe there are any dead spots.

Member Fink commented that he was at the Hawaii Interagency Council Transit Oriented Development Permitted Interaction Group (HIC-TOD-PIG) meeting and that they shared that the Pearl Harbor dry dock renovation is the largest capital improvement project of any military base in the United States at \$2.8 billion. He went on to say that one of the things discussed was the renovation of the entrances in conjunction with the Skyline.

Mr. Nouchi confirmed that DTS is working with base leadership and that they are looking to bring in 1,000 – 3,000 new employees into the shipyard area to do the dry dock expansion. He suggested there might be a good opportunity for the stadium to monetize future parking.

Manager Andrews confirmed that the stadium recently signed a rental agreement for on-site parking with the lead contractor performing this work for the Navy.

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

Chris Kinimaka, Public Works Administrator echoed all the accolades heard from the CSEF conference. She stated that it was educational and reinforced all the due diligence that has been done and continues to take place. She added that it was a great way for the team and all the attendees to network and reinforce the collaboration taking place.

The Market Sounding efforts continue, and written comments have been received from very strong proponents and members of the industry. This week the NASED team is meeting one-on-one with specific entities that may participate in the future procurement. They are integrating a lot of their advice and recommendations along with what was learned at the conference and all the research that the team brings together as they move forward to issuing the first part of the RFP before the end of the year.

Ms. Kinimaka recognized Franz Krintz and the City and County of Honolulu Department of Planning and Permitting for their supporting efforts to get the Planning Commission's recommendations. She shared that there is great article in the paper that outlines what the Halawa TOD plan entails and what the zoning approval would include in the future. The Halawa TOD plan reinforces working closely with the community and collaborating with the community not only from NASED's perspective but also from the developers regarding zoning. It is highlighted in the article that the zoning does not affect the fishpond, and NASED would continue to work with the community - and this would extend to the future development partners as well.

The NASED team met with the Navy to talk about their potential concerns about the TOD plan as well as the NASED development plans to make sure that we are good partners for them. In addition, the team met with consultants from the Halawa View Apartments to understand how they worked through the process with the Navy. We have commitments to continue to collaborate with the Navy and the team looks forward to a smooth partnership.

4. Legislative Update

NONE

Discussion

Member Yadao stated that he would like to discuss the structure of the board and its current committees. He feels that as the stadium moves away from an operations focus, and moves into a more business development, interagency relations and real estate maximization, that the board needs to possibly restructure the committee process/alignment. For instance, the board could develop a real estate committee and communications committee where members could utilize their areas of expertise.

Chair Morioka agreed that Member Yadao's comments are timely and most likely necessary with the direction that the stadium is headed. He added that up until now, the board has continued the structure from the previous Chair and this is a good time to start the conversation on how the board should reorganize the committees and distribute responsibilities. Chair Morioka stated that as members of the board's terms expire, the complexion of the board will most likely evolve [shifting away from stadium management] based on areas of expertise for real estate and development.

Member Yadao asked how the board processes these changes.

Chair Morioka responded that he will start with a conversation with Manager Andrews to find out what the needs are, then there would be an open discussion with the board. Chair stated that AG Kato would oversee things to make sure that the structure is done appropriately. He foresees the discussion taking place within a board meeting in the next month or two.

V. NEW BUSINESS

A. Event Approval

- |                    |                                       |
|--------------------|---------------------------------------|
| 1. Applicant Name: | Big Ben Entertainment/Ben Seseapasara |
| Request:           | Polynesian Music & Hip-Hop Fest       |
| Location:          | Upper Halawa Parking Lot              |
| Date:              | November 24-25, 2023                  |

Ben Seseapasara, owner of Big Ben Entertainment presented his concert event proposal and stated that his company would follow all guidelines that the stadium and state requires to hold their event at the stadium.

Discussion

Member Tamamoto asked what the hours would be and if there would be alcohol sales. Mr. Seseapasara responded that the hours would be from 5:00 pm – 10:00 pm. There will be alcohol sales and stated that his event would include three security companies as well as the support from the Honolulu Police Department. He added that he will run it similar to TMR Events that the board has approved and are currently taking place at the stadium.

Chair Morioka stated that Events Manager Stephen Lee will work closely with Big Ben Entertainment to ensure that all the guidelines will be met such as security, insurance, etc.

Member Burgess suggested to promote designated drivers through the marketing. Member Fink asked Jon Nouchi if the Skyline would make an adjustment to extend their operating hours to accommodate transportation for patrons of the music fest. Mr. Nouchi responded that they are currently developing their criteria of how to support events at the stadium. They are working through the operations costs and trying to figure out the metrics to best service the community.

Mr. Sesepasara's assistant stated that she is looking into a company called Safe Ride Hawaii that offers a ride home service for patrons that includes their vehicle as well.

A MOTION WAS MADE BY MEMBER YADAO AND SECONDED BY MEMBER FINK TO APPROVE THE BIG BEN ENTERTAINMENT EVENT ON NOVEMBER 24 & 25, 2023. THE MOTION WAS UNANIMOUSLY CARRIED.

|                    |   |
|--------------------|---|
| 2. Applicant Name: | United States Navy/Jesse Ryan Allen - <b>DEFERRED</b> |
| Request:           | Use of Aloha Stadium to Access Halawa Stream          |
| Date:              | August 1, 2023 – July 31, 2024                        |

Member Yadao suggested that although this use request is deferred, he wants to make sure that there is a clause in the agreement to protect other licensees. In the event the Navy needs "emergency access", he wants to ensure they will compensate active licensees for loss or damages.

Chair Morioka explained that the Navy will need to come to a meeting in person, so the board can pose these types of questions for discussion.

Manager Andrews stated that the Navy called to inform him that they were rescinding their application so they could work through some programmatic details, and that they may or may not resubmit in the future. Manager Andrews shared that our standard process is that our Events Manager reviews use applications and discusses the key event details with the applicant prior to bringing the proposal to the board. Getting the board's approval on the concept and date of the event is critical for the promoter as they do not want to invest a lot of time with logistics until they have concept and date approval. Most promoters do not want to engage in key contract negotiation until the event concept and date are approved. Following the board's review and approval, the hard work begins for stadium staff regarding the details of the license agreement [insurance requirements, safety and risk mitigation, security plan, traffic plan, ticket sales, food and beverage, parking, etc.] Manager Andrews explained that although the board may approve an event, there are still many requirements that need to be met within the agreement for an event to take place. He agreed that the Navy request for site access is a unique request and that the stadium administration will come back to the board should they resubmit their application.

VI. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled for Thursday, August 31<sup>st</sup> at 8:30 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 9:29 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



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Brennon Morioka  
Chairman

Recorded by: Colette May

Date: August 31, 2023