

**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

**CHRIS J. SADAYASU**  
DEPUTY STADIUM MANAGER

*An Agency of the State of Hawaii*

**APPROVED MINUTES  
REGULAR SESSION  
AUGUST 31, 2023**

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

August 31, 2023

Members Present:

Brennon Morioka, Chairman  
John Fink  
Eric Fujimoto, Vice Chair  
Michael Imanaka  
Michael Yadao  
Camille Masutomi, DOE designee  
Craig Angelos, UH designee  
Dane Wicker, DBEDT designee

Staff:

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

Others:

Alison Kato, Deputy Attorney General (AG)  
Kevin Tongg, 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  
Gordon Wood, Department of Accounting & General Services (DAGS) Ben Angarone, Civil Beat  
David Harris, WT Partnership  
Bridey Best, WT Partnership  
Paul Bloom, Goldman Sachs  
Stacey Jones, Crawford  
Neal Yokota, Stryker Weiner & Yokota Public Relations

Members Excused

Kau'i Burgess  
Claire Tamamoto

Chris Sadayasu  
Andrew Chang  
Ebru Yilmaz-Pedro  
Cedric Loo  
Samantha Spain  
Trina Silva

Public:

KHON Representative  
Dave Reardon, Star Advertiser

I. CALL TO ORDER

A quorum being present, Chair Morioka called the meeting to order at 8:32 a.m.

II. APPROVAL OF MINUTES

- A. Approval of minutes for the following date:  
1. Regular Session Meeting – July 27, 2023

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

Member Wicker abstained from voting since he was not present for the July 27<sup>th</sup> meeting.

III. PUBLIC TESTIMONY

NONE

(Member Yadao entered the meeting at 8:36 a.m.)

IV. MONTHLY REPORTS

A. Stadium Manager's Report

1. Financial Update – Ebru Yilmaz-Pedro, Administrative Services Officer provided an update:  
The stadium is projecting to maintain a stable and sustained level of revenue throughout FY24 with a total of \$6.3M revenues. For expenditures, the stadium is projecting to close FY24 with over \$2.2M surplus and a FY24 carryover cash balance of \$6M after Swap Meet Transition Project expenses. (See Exhibit A)
2. Personnel:  
Wendy Ho, Stadium Secretary I, has accepted a position with DOT Airport and will transfer as of September 6<sup>th</sup>.
3. Events:
  - a. Birthday Bash Concert
    - Event went well with 9,000 attendees each night
    - No noise complaints
    - Staff did a great job in providing a successful model to hold these types of events
    - Mahalo HPD for providing a strong presence
  - b. Megabon Festival
    - Free event with 10,000 – 12,000 attendees
    - Meeting with promoter next week to debrief
    - Intent for the Megabon event to return

Upcoming Events:

- a. Rebel Soulijahz – Scheduled for September 23<sup>rd</sup>
  - Promoted by TMR Events
- b. Star Elite Cage Fighting
  - MMA Event scheduled for November 4<sup>th</sup>
4. Other:

Vandalism on stadium property such as cut chains, cut gates, and graffiti.  
A police report was filed for graffiti on the roof and we have surveillance which is being investigated by HPD to identify the suspects. Addressing contracted security to make changes regarding these matters.
5. Swap Meet:

Scope is complete and will be going out for bid this fall regarding resurfacing Upper Halawa Lot, and installing water, sewer and electric for new restrooms.  
The marketplace experience is undergoing a re-envisioning process. We will work with vendors, shoppers and stadium staff to accomplish the rebranding.  
We will be going through a Request for Proposal (RFP) process this Fall for services to manage the Swap Meet. The new contract should be in place by January 2024.
6. HART and City and County of Honolulu Agreements:
  - a. Use and Occupancy Rights Agreement in process for the Guideway and Rail Station. (long term agreement)
  - b. License Agreement for The Bus interface and Kam Lot Parking (short term agreement)

The primary goal in these negotiations is to provide as much flexibility as possible to protect our future development rights. The existing Right of Entry (CROE) expires October 31<sup>st</sup> and will need to be extended so the negotiations can continue.
7. Pa`aiiu Community Day at the Aiea Fish Pond  
A team of Stadium staff, DAGS staff, consultants for NASED, and board member Michael Imanaka participated in this well attended community service opportunity.

B. Internal Affairs Reports:

Chair Morioka 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

C. External Affairs Reports:

Member Fink stated that the board reports were sent out for review in the board packets.

1. Contractor Reports
  - a. Centerplate – Attached
2. Stakeholder Reports
  - a. University of Hawaii (UH)

AD Craig Angelos stated that UH has the following games:

    - UH vs. USC Women's Volleyball Thursday and Saturday
    - UH vs. Stanford Football on Friday – Attendance projected at 12,000

- Partnered with Hawaii's Finest for pre-game activities
    - Scoreboard is all set and working well
  - b. Transit Oriented Development (TOD) – None
  - c. Hawaii Interagency Council for Transit Oriented Development (HIC-TOD) – None
  - d. Department of Transportation Services/Skyline – None
- 3. New Aloha Stadium Entertainment District (NASED) Committee Report  
Chris Kinimaka, Public Works Administrator updated:
  - Wrapping up Market Sounding efforts
  - Addressing a wealth of feedback
  - Continue due diligence leading up to issuance of the Request for Qualifications (RFQ) by the end of this year
  - Monthly newsletter pushed back to mid-September to include information from the Market Sounding and a meeting with Governor Green in coming weeks
  - We are still on target to issue the Request for Proposal Part 1 (RFQ) by the end of this calendar year
- 4. Legislative Update - None

V. NEW BUSINESS

A. Event Approval

Chair Morioka stated that the event approval listed on the agenda for the Pacific Hawaiian Group Inc. would not present this month and they anticipate proposing at the next meeting.

B. Board structure and consideration for the establishment of Committees and Permitted Interaction Groups (PIG)

1. Intent to stand up a Legislative PIG in November or December prior to the next Legislative Session.
2. We currently have:
  - PIG for NASED
  - PIG for the Hawaii Administrative Rules (HAR) evaluation
3. We annually stand up a Performance Evaluation PIG for the stadium manager's evaluation which has already concluded.
4. We are considering creating Business Development, Administration, and Communications standing committees.
  - Chair Morioka recommends for one or two board members to attend the NASED communications meetings instead of standing up a communications committee.
  - He suggested to continue conversations with the AG's office to answer questions regarding committees and whether a standing committee can establish its own PIG when necessary.
  - Business Development and Intergovernmental Affairs are two committees being considered.
  - The board anticipates acting on standing committees and PIG changes at the next meeting.

VI. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled for Thursday, September 28th at **8:00 a.m. (new time)**. The meeting will continue to be hybrid with video conference and in-person attendance. Please note that the meetings in November (15<sup>th</sup>) and December (14<sup>th</sup>) will be on the second Thursday of the month to accommodate the holidays.

VII. ADJOURNMENT

AT 9:17 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER FUJIMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka  
Chairman

Recorded by: Colette May

Date: September 28, 2023

Board 08/31/2023

**FY 2024 FINANCIAL INFORMATION**

The financial report represents FY24 full year projection through June 30, 2024, with actual data through July 31, 2023.

We are projecting to maintain a stable and sustained level of revenue throughout FY24 with total of **\$ 6.3M revenues**.

When we compare FY24 projection to FY23 actual numbers, we see 5.4% decrease in revenues due to \$309K Food and Beverage reserved account balance received in FY23.

As to expenditures, 15.8% decrease in expenses from FY23 to FY24 is due to onetime expenses such as Special Fund Assessment paid in FY23.

We are projecting to close FY24 with over \$2.2M surplus and FY24 carryover cash balance of \$6M after Swap Meet Transition Project expenses.

There was a delay in recording July actual revenues and expenses due to delay in DAGS Accounting system set up for FY24. Therefore, August and September projections are adjusted to maintain Swap Meet revenue projection by the end of FY24 around **\$5.2M, \$438K monthly average**.

Aside from unforeseen emergent or any large unplanned expenses, our cash position remains sufficient to address FY24 expenses.