

**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  
SEPTEMBER 28, 2023**

Stadium Authority Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
September 28, 2023

Members Present:

Brennon Morioka, Chairman  
Kauai Burgess  
John Fink  
Claire Tamamoto  
Michael Yadao  
James Tokioka  
Lois Manin, UH designee

Staff:

Ryan Andrews  
Stephen Lee  
Colette May  
Neal Sakamoto  
Trina Silva

Others:

Alison Kato, Deputy Attorney General (AG)  
Kevin Tongg, Deputy Attorney General (AG)  
Glenn Wakai, Senator, State of Hawaii  
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  
Neal Yokota, Stryker Weiner & Yokota Public Relations  
Davy Murayama, Centerplate  
Franz Kraintz, Transit Oriented Development (TOD)

Public:

KHON Representative  
Dave Reardon, Star Advertiser  
KITV Representative  
Brian McInnis, Spectrum News  
Ben Angarone, Civil Beat  
PJ Sorono, Tuner Empire  
Sign-In Sheet – (See Exhibit A)

Members Excused

Eric Fujimoto, Vice Chair  
Michael Imanaka  
Camille Masutomi, DOE designee

Samantha Spain  
Ebru Yilmaz-Pedro  
Cedric Loo

At 8:00 a.m. Chair Morioka, Member Fink, Member Tokioka, and Member Manin joined the meeting.

At 8:06 a.m. Member Yadao joined the meeting.

At 8:16 a.m. Member Tamamoto joined the meeting.

At 8:21 the board received testimony and presentations without deliberation or decision making on Items I and II below.

I. PUBLIC TESTIMONY

NONE

II. MONTHLY REPORTS

A. Stadium Manager's Report

1. Financial Update – Ebru Yilmaz-Pedro, Administrative Services Officer provided an update:

The stadium closed the month of August with \$760K surplus and \$6.2M net cash balance and projected FY25 Carryover Cash Balance of \$6.2M. Cash position remains sufficient to address FY24 expenses. (See Exhibit B)

2. Manager's Updates:

Budget Requests for the Second Year of the Biennium:

- a. Expense ceiling increase to our Stadium Development Special Fund. The Legislature appropriated \$49.5M from General Funds to be deposited into our Stadium Development Special Fund. Those funds cannot be expended without an increase to our ceiling; therefore, we are asking for an increase of \$10M in ceiling for FY25 knowing that we will not require use of all the funds now.
- b. Exempt positions for the NASED project team. We have requested a three-person Special Project Team through the Governor and will be asking the Legislature to make these three positions permanent exempt positions for the duration of the project. One of the three positions will come from one of our vacant positions that we will re-describe. The three positions include a Development Manager, a Development Coordinator, and a Project Support Specialist.

Audit:

The annual audit is underway for our financial statements as of June 30, 2023. We expect this to be completed by the end of November.

Personnel:

The Human Resource Assistant IV position has been filled. Jasmine Lei Santos will be joining the stadium team starting on October 2, 2023.

Current Events:

- The Rebel Souljahz concert took place in our Upper Halawa Lot this past Saturday.
- 12,000 in attendance, our largest concert to date in the parking lot.

- The concert went very well, and Manager Andrews is appreciative of the stadium team in their flexibility for making these events work in a less than ideal venue.
- We hope to continue to partner with this promoter to host more concerts in 2024.

Upcoming Events:

- Drive Thru Haunted House starting October 6th.
- Holiday Lights show set to open to the public just after Thanksgiving.
- Star Elite Cage Fighting Event on November 4th.

Agreements:

- Two new parking rental agreements have been established.
- More of our revenue is coming from these types of rentals.

Swap Meet:

- Included in the Manager's Report is the project schedule for the upgrades to the Upper Halawa Parking Lot - which will be the new site for the Swap Meet.
- The bid package will go out in November and we hope to award the contract by February of next year with the work commencing in late Spring or early Summer.
- There is a lot of work taking place on the new layout and planning for what we have dubbed Marketplace 2.0, and this includes vendor involvement.
- Vendor meeting is scheduled for October 25th, and we will be inviting them to participate in a series of focus groups that will take place over the next several months so that our new marketplace builds upon our current strengths, addresses weaknesses, and capitalizes on new opportunities.
- Along with Centerplate we are in progress on a fee review process and may be coming back with recommended changes.

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) - None
  - b. Transit Oriented Development (TOD) – Attached
  - 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:

- The Market Sounding publication is available on [NASED.hawaii.gov](http://NASED.hawaii.gov) website.

- Currently following up on some of the items that were identified during the market analysis. One of the key follow-ups is an update to our financial analysis.
- We are incorporating all recommendations from the market sounding and will still be on target for the procurement process by the end of this year - with a stadium opening by the 2028 football season.
- There were two Monthly Newsletters issued in September including a survey in the latest release.
- In the outreach effort, the team was able to meet with the Chair of the House Finance Committee as well as members of the Economic, Development, and Tourism Committee.
- October 5<sup>th</sup> will be the presentation to the One Water Panel to address concerns with waste water and water infrastructure.

4. Legislative Update – None

At 8:37 Chair Morioka called for a five-minute recess.

At 8:45 a.m. Member Burgess joined the meeting.

III. CALL TO ORDER

A quorum being present, Chair Morioka called the meeting to order at 8:46 a.m.

IV. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – August 31, 2023

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

V. NEW BUSINESS

A. Event Approval

Applicant Name:	Tuner Empire, LLC
Request:	Concert & Car Show
Location:	Upper Halawa Lot
Date:	March 2, 2024

PJ Sorono stated that his company has hosted car events for the past 10 years.

- This will be a non-alcoholic event.
- There will be security and bag checks.
- Emergency Medical Technicians will be onsite.
- Time line is 4:30 p.m. – 10:00 p.m.
- The expected crowd size is 2,000 - 3,000 attendees.
- No Skyline coordination anticipated due to the smaller crowd.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER TOKIOKA TO APPROVE THE TUNER EMPIRE CONCERT & CAR SHOW EVENT ON MARCH 2, 2024. THE MOTION WAS UNANIMOUSLY CARRIED.

B. Consideration for the dissolution and establishment of Committees and Permitted Interaction Groups (PIG) (See Exhibit C)

1. Stand up Legislative PIG

Scope: To strategize and meet with legislators and stakeholders on legislation during the 2024 legislative session. Since hearings are only required to have a 48-hour notice, the Legislative PIG needs the ability to have discussions as needed and react quickly.

Members:

- Member Burgess
- Chair Morioka
- Member Yadao
- Member Tokioka or DBEDT Director's designee

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER TOKIOKA TO STAND UP THE LEGISLATIVE PERMITTED INTERACTION GROUP. THE MOTION WAS UNANIMOUSLY CARRIED.

2. Dissolve NASED Coordination Committee

Chair Morioka explained that the existing NASED Coordination Committee needed to be dissolved since one of the members, former Chair Yamasaki, termed out of his position.

A MOTION WAS MADE BY MEMBER TOKIOKA AND SECONDED BY MEMBER FINK TO DISSOLVE THE PREVIOUS NASED COORDINATION COMMITTEE. THE MOTION WAS UNANIMOUSLY CARRIED.

3. Stand up New Aloha Stadium Entertainment District (NASED) Permitted Interaction Group

Scope: To allow members to attend and participate in NASED project briefings and other similarly related project updates and meetings.

Members:

- Member Fink
- Chair Morioka
- Member Tokioka or DBEDT Director's designee
- UH President or designee

A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER YADAO TO STAND UP THE NASED PERMITTED INTERACTION GROUP. THE MOTION WAS UNANIMOUSLY CARRIED.

4. Stand up External Engagement Committee

Scope: Create a standing committee to discuss and brainstorm with the private sector for business opportunities relating to the district. In addition, the committee will keep external entities in touch with the district.

Members:

- Member Fujimoto
- Member Imanaka
- Member Tamamoto
- Member Yadao

A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER TOKIOKA TO STAND UP THE ENGAGEMENT COMMITTEE (STANDING COMMITTEE). THE MOTION WAS UNANIMOUSLY CARRIED.


Chair Morioka noted that with the change in these groups and committees, the board will see a change in the agenda format.

VI. ANNOUNCEMENTS

Chair Morioka reminded the board that the new meeting time is at **8:00 a.m.** and the next board meeting is scheduled for Thursday, October 26th. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 9:01 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER TOKIOKA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka  
Chairman

Recorded by: Colette May

Date: October 26, 2023