

**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  
OCTOBER 26, 2023**

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

October 26, 2023

Members Present:

Brennon Morioka, Chairman  
Eric Fujimoto, Vice Chair  
John Fink  
Claire Tamamoto  
Michael Yadao  
Dane Wicker, DBEDT designee  
Craig Angelos, UH designee

Members Excused

Kaui Burgess  
Michael Imanaka  
Camille Masutomi, DOE designee

Staff:

Ryan Andrews  
Stephen Lee  
Cedric Loo  
Colette May  
Liane Nakagawa  
Neal Sakamoto  
Trina Silva

Shelly Shoji  
Jasmine Lei Santos  
Samantha Spain  
Ebru Yilmaz-Pedro

Others:

Kevin Tongg, Deputy Attorney General (AG)  
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 Krintz, Transit Oriented Development (TOD)  
Jon Nouchi, Department of Transportation Services (DTS)

Public:

Dave Reardon, Star Advertiser  
Charisse Freitas, HI Street Grindz

Sign-In Sheet – (See Exhibit A)

I. CALL TO ORDER

A quorum being present, Chair Morioka called the meeting to order at 8:01 a.m.

(At 8:04 a.m. Member Yadao joined the meeting).

II. PUBLIC TESTIMONY

NONE

III. MONTHLY REPORTS

A. Stadium Manager's Report and Operational Reports

1. Manager's Updates:

Event Review:

- Drive-Thru Haunted House show has been going on for three weeks and the event has gone very well.
- Show Aloha Land Holiday Lights will begin operating on November 30th through December 30<sup>th</sup> in the Lower Halawa Parking Lot.
- Elite Cage Fighting (MMA) event - November 4th in the parking lot.

Stadium Stars DVD program:

Hawaii State Archives has digitized the DVD's from the 1990's and they are available for streaming to the public. The remainder of the videos from the 2000's are scheduled to be ready by the end of the year. Videos can be found online at:

<https://digitalarchives.hawaii.gov/browse2/parent/ark:70111/4jSC>

Right of Entry:

The Right of Entry to operate Skyline has been extended to the Honolulu Authority for Rapid Transportation (HART) and the Department of Transportation Services (DTS) through October 31, 2024. The goal is to eventually have a long-term agreement in place that will support their operation and need for parking, as well as protect our ability to redevelop. This extension provides the time needed to come to a sensible long-term agreement.

Structural Monitoring:

Until the stadium is demolished, periodic structural monitoring needs to continue. Rust never rests, and corrosion grows exponentially, hence the need to continue the structural monitoring. Although the structure is not able to be occupied or accommodate live loads, it is able to withstand its own weight and we are able to continue occupying the administrative areas of the stadium for the time being.

2. Financial Update – Ebru Yilmaz-Pedro, Administrative Services Officer, provided an update: The stadium closed the month of September with \$184K surplus and \$6.4M net cash balance with a projected FY25 carryover cash balance of \$6.2M. Cash position remains enough to address FY24 expenses. (See Exhibit B)
3. Events
  - a. Summary of Monthly Events – Attached
  - b. Calendar of Events – Attached

4. Sales and Marketing – Attached
5. Security Report – Attached
6. Contractor Reports
  - a. Centerplate – Attached
7. Stakeholder Reports
  - a. University of Hawaii (UH) – Craig Angelos
    - Homecoming against San Jose State at 6:00 p.m. on October 28, 2023.
    - Charity Basketball game against St. Mary's last Friday to benefit Maui efforts.
    - Hosting Maui invitational basketball tournament November 20-22, 2023.
    - Working on an agreement to host the High School State Championship game at Ching Field on November 24, 2023.
  - 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
    - Halawa Stadium station is averaging 1,000 passengers/day.
    - 200-400 passenger increase on swap meet days.
    - Ridership is upward trending averaging 3,400/day.
    - Second grand opening is scheduled for July 2025 for the airport, Pearl Harbor, and Kalihi segments.

8. New Aloha Stadium Entertainment District (NASED) Committee Report  
Chris Kinimaka, Public Works Administrator, updated:

Market Sounding: The first market sounding incorporated good feedback that we have incorporated into our efforts. We are now preparing for a second market sounding in early November to further guide our progress towards a competitive, viable procurement process optimized to yield the best value possible.

Procurement: The team is working around the clock to wrap up our due diligence and to address and integrate all the feedback we've received so we can start the RFP process this coming December. The target opening date for the new Aloha Stadium remains in time for the 2028 UH football season.

NASED Outreach:

- Our next newsletter will be issued this coming Monday, which also benefits from all the suggestions we received from last month's reader survey results.
- We hosted the Naval Facilities engineers and architects on a tour of the existing stadium to share the history, current conditions, and future for Aloha Stadium.
- We met and introduced our project to the full One Water Panel on October 19, 2023. We aim to work collaboratively with key stakeholders on wastewater and water reuse alternatives for our development.

Halawa TOD Special District: On October 18, 2023, the City Council's Zoning Committee granted a 60-day extension to the current November 23, 2023, deadline for Bills 50 and 51 as requested by the Department of Planning and Permitting to allow the council more time for review. The deadline for Council Action is now extended to January 22, 2024.

9. Legislative Update – None

IV. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – September 28, 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.

V. NEW BUSINESS

A. Event Approval

Applicant Name:	HI Street Grindz and Craft Fest., LLC
Request:	Hawaii Hot August Nights
Location:	Upper Halawa Lot
Date:	August 3, 2024

Charisse Freitas stated that her company has hosted night market events that include food trucks, food and specialty drink vendors, crafters, and retailers.

- Free to the public.
- Family friendly event.
- This will be a non-alcoholic event.
- Includes a car show, live music, and entertainment.
- There will be security.
- The event timeline is 4:00 p.m. – 10:00 p.m.
- All vendors will have insurance and will comply with all State and City and County rules and regulations.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER FUJIMOTO TO APPROVE THE HAWAII'S HOT AUGUST NIGHTS EVENT ON AUGUST 3, 2024. THE MOTION WAS UNANIMOUSLY CARRIED.

B. Event Approval

Applicant Name:	Toalepai Productions
Requestor:	Virgina Toalepai
Location:	Upper Halawa Lot
Date:	February 10, 2024

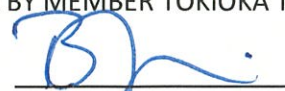
Events Manager Stephen Lee stated that Ms. Toalepai had technical difficulties connecting to the meeting and therefore this event proposal is deferred until the next meeting.

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, November 16th. It will be held earlier in the month due to the Thanksgiving holiday. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 8:31 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER TOKIOKA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



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Brennon Morioka  
Chairman

Recorded by: Colette May

Date: November 16, 2023

PLEASE PRINT  
Sign-In Sheet



ALOHA STADIUM

EVENT: Stadium Authority Board Meeting

DATE:

NAME	ORGANIZATION	EMAIL	PHONE NUMBER
Dave Bender	Star Advertiser	drebender@staradvertiser.com	(808) 726-1098
Chavis Freeman	H Street Gym - Outfit	freemc@hstreetgym.com	4788582

Board 10/26/2023

**FY 2024 FINANCIAL INFORMATION**

FY 2024 full year projection through June 30, 2024, with actual data through September 30, 2023.

**On the REVENUE side:**

In September, Swap Meet generated \$446K in revenues \$48K is recorded in October, \$398K in September.

\$22.6K in Parking from August 26 Megabon event.

\$5.8K Megabon Food and Beverage revenue.

\$20.8K is our Monthly Parking lot rentals and event rental fees.

**On the EXPENDITURE side:**

- There has not been a significant or material change to actual and projected expenditures.
- We expect the expenditure projection to remain relatively level through June 2024.

We have closed the month of September with a \$184K surplus and \$6.4M net cash balance and projected FY25 Carryover Cash Balance of \$6.2M.

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