

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

**APPROVED MINUTES
REGULAR SESSION
NOVEMBER 16, 2023**

An Agency of the State of Hawaii

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
November 16, 2023

Members Present:

Brennon Morioka, Chairman
Eric Fujimoto, Vice Chair
John Fink
Michael Imanaka
Michael Yadao
Dane Wicker, DBEDT designee
Vince Baldemore, UH designee

Members Excused

Kaui Burgess
Claire Tamamoto
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

Others:

Kevin Tongg, 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 Architects
Neal Yokota, Stryker Weiner & Yokota Public Relations
Davy Murayama, Centerplate

Public:

Dave Reardon, Star Advertiser
Josh Gallardo, Aloha State Bicycle Racing Association
Robert Harwood, Toalepai Productions
KITV Representative

Sign-In Sheet – (See Exhibit A)

I. CALL TO ORDER

A quorum being present, Chair Morioka called the meeting to order at 8:03 a.m.

(At 8:05 a.m. Member Yadao joined the meeting).

II. MONTHLY REPORTS

A. Stadium Manager's Report and Operational Reports

- Monthly Financial Update

The revenues recorded are very healthy and exceed expenses for the month by almost \$400K.

Column P on the report was added to allow a comparison of the recorded and projected revenues and expenses to the initial projections made at the beginning of the fiscal year.

The carryover cash balance projected for the end of the year is \$7.9M, however, there is a placeholder expense of \$2M related to the Swap Meet relocation. This is a placeholder amount it will be updated once the bids come in, which is expected in January 2024.

- Events

Star Elite MMA – Held on November 4th in the parking lot

- Just over 600 in attendance.
- Event went very smoothly with no major issues.

Show Aloha Land Holiday Lights Show

- November 30th – December 30th.

- Swap Meet

- Recent meeting with the Swap Meet vendors regarding the future of the Swap Meet.
- Approximately 100 vendors in attendance.
- Vendors were pleased with our efforts to ensure the Swap Meet's viability into the future, both during the construction phase of the new stadium as well as beyond.
- It is mutually beneficial for the Swap Meet to succeed as it's a significant revenue source to the Stadium Authority and supports 700+ vendors.
- Shared the concept layout for the future location with vendors.
- Discussed other details, opportunities and collected feedback.

Due to technical difficulties, Manager Andrews deferred a summary presentation of what was shared, including the conceptual layout of the future swap meet. The presentation will be shared at the next board meeting.

- Committee on Zoning (Honolulu City Council)

The meeting scheduled for November 15th, (yesterday) was cancelled, so no further action was taken related to the Halawa Transit Oriented Development (TOD) Plan.

- B. Internal and External Reports:
 1. Events
 - a. Summary of Monthly Events – Attached
 - b. Calendar of Events – Attached
 2. Sales and Marketing – Attached
 3. Security Report – Attached
 4. Contractor Reports
 - a. Centerplate – Attached

III. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – October 26, 2023

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

(Continuation of Reports)

5. Stakeholder Reports
 - a. University of Hawaii (UH) – Vince Baldemore
 - Several events going on including Men’s Basketball, Women’s Volleyball, Maui Invitational Basketball Tournament, Hawaii High School Championship (HHSAA).
 - Approximately thirty athletic competitions over the next twelve days.
 - b. Transit Oriented Development (TOD) – Attached
6. New Aloha Stadium Entertainment District (NASED) Committee Report
Chris Kinimaka, Public Works Administrator, updated:

Market Sounding: The second market sounding has been launched to reach out to the industry on November 1, 2023. Deadline for feedback was November 15, 2023. The release of part-1 of the request for proposals (RFP) is still scheduled for this December.

Halawa TOD Special District: We continue to stay in contact with the Department of Planning and Permitting to track the Halawa Area TOD Special District zoning process. It’s expected that a hearing will be held on December 1, 2023, for Bills 50 and 51.

Community Outreach

The last NASED newsletter was published on October 30, 2023, which benefited from the public feedback survey which made the newsletter more effective as a communication tool.

Last week a presentation was made to the Society of American Military Engineers. This week a presentation will be given to the General Contractor’s Association. Outreach continues with the legislature and other stakeholders, including the neighborhood boards.

Chair Morioka stated that we are still on schedule to release part one of the request for proposals (RFP) in mid-December, which is the qualifications portion of the procurement process.

7. Legislative Update – None

IV. NEW BUSINESS

A. Event Approval

Applicant Name:	Aloha State Bicycle Racing Association (ASBRA)
Request:	Bicycle training and race event
Requestor:	Josh Gallardo
Location:	Upper Halawa Lot
Date:	March 23, 2024

Josh Gallardo stated that ASBRA is a non-profit company that provides education and bicycle racing for the state of Hawaii.

- Evening event.
- Education on racing and a race for all ages.
- Insurance is covered through USA Cycling.
- The parking will be inspected by ASBRA for the safety of the surface before the event.

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER FINK TO APPROVE THE BICYCLE TRAINING AND RACE EVENT ON MARCH 23, 2024. THE MOTION WAS UNANIMOUSLY CARRIED.

B. Event Approval

Applicant Name:	Toalepai Productions
Request:	Reggae Rap R&B JAM Concert event
Requestor:	Robert Harwood
Location:	Upper Halawa Lot
Date:	February 10, 2024

Robert Harwood spoke on behalf of Virginia Toalepai.

- Toalepai Productions has held several concert events including a recent event with 10K in attendance.
- One of the largest safety companies in Las Vegas so safety is their priority.
- Headliners: Mya and Fat Joe along with Bonafide and The Jets.
- Three drink-limit for attendees and partnered with Safe Ride Hawaii.
- There will be special security to mitigate underage drinking as well as overall safety.

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER YADAO TO APPROVE THE REGGAE RAP R&B JAM EVENT FEBRUARY 10, 2024. THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled early again on Thursday, December 14th due to the Christmas holiday. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:29 A.M. A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER FINK TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Chairman

Recorded by: Colette May

Date: December 14, 2023