

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
DECEMBER 14, 2023**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
December 14, 2023

Members Present:

Brennon Morioka, Chair
Eric Fujimoto, Vice Chair
John Fink
Michael Imanaka
Claire Tamamoto
Michael Yadao
Dane Wicker, DBEDT designee
David Lassner, UH President

Members Excused

Kaui Burgess
Camille Masutomi, DOE designee

Staff:

Ryan Andrews
Renee Iosefa
Stephen Lee
Cedric Loo
Colette May
Liane Nakagawa
Chris Sadayasu
Neal Sakamoto
Trina Silva

Shelly Shoji
Jasmine Lei Santos
Samantha Spain
Ebru Yilmaz-Pedro

Others:

Kevin Tongg, Deputy Attorney General (AG)
Alison Kato, Deputy Attorney General (AG)
Craig Angelos, UH Athletic Director
Glenn Wakai, Hawaii State Senator
David DePonte, Department of Accounting & General Services (DAGS)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Neal Yokota, Stryker Weiner & Yokota Public Relations
Davy Murayama, Centerplate
Jon Nouchi, Department of Transportation Services (DTS)
Franz Kraitz, Transit Oriented Development (TOD)
Netty Leviticus, State Senate

Public:

Dave Reardon, Star Advertiser
KITV Representative
Brian McInnis, Spectrum News
Ben Sadoski, Unite Here

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – November 16, 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.

III. MONTHLY REPORTS

A. Stadium Manager's Report and Operational Reports

1. Operational Updates and Announcements

• Events

Show Aloha Land Holiday Lights Show

- We are in the peak time for the light show through December 25th.

Other Rentals

- Parking rentals will extend into 2024 with continued growth in revenue to be expected (currently approximately \$35K/month).

• Swap Meet

- The Swap Meet relocation project will go to bid out this December and will be awarded by the end of January.
- 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.

Samantha Spain and Stephen Lee provided a summary presentation of what was shared, including the conceptual layout of the future swap meet. (See Exhibit A)

2. Monthly Financial Update

We have closed the month of November with a shortfall of \$41K due to November Swap Meet and Parking Lot rental revenues being posted in December. We are on our fiscal year-end target of \$2.2M surplus by the end of FY24. (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. Centerplate – Attached
- B. Transit Oriented Development (TOD) – Attached
Franz Kraintz, Chief of Community Planning Branch provided good news that the City Council had its third reading of Bills 50 and 51. These two bills will create the TOD Special District for the Halawa area and the zoning that was recommended in the TOD Plan.
- C. University of Hawaii (UH)
Craig Angelos, UH Athletic Director:
 - Women’s Volleyball went to the round of 32 in the NCAA tournament.
 - Men’s basketball is 7-1 and will play Nevada on Sunday.
 - Hosted Hawaii High School Athletic Association (HHSAA) State Championship at Ching Field with approximately 8,000 tickets sold.
 - Things are going well moving into the winter sports season.
- D. Skyline
Jon Nouchi, Deputy Director, DTS:
 - Ridership is at 3,200 on weekdays, 2,300 on Saturdays, 2,000 on Sundays, and 1,200 on major holidays.
 - The increase in ridership on Wednesdays to 3,500 -3,700 is notable due to the swap meet.
 - Skyline is carrying approximately 6% of swap meet attendees.
 - Released ‘Happy Holo-days’ campaign.
- E. New Aloha Stadium Entertainment District (NASED) Committee Report
Chris Kinimaka, Public Works Administrator:
The Request for Proposals (RFP) was issued today with a press conference following this board meeting. We met Governor Green’s deadline to kick off the process by the end of the year which was necessary to keep the project on track to deliver the stadium for the 2028 UH football season. The RFP includes all the input and feedback and is a result of the market sounding efforts. The conclusion of the second market sounding round provided key information and is available on the [NASED.hawaii.gov](https://www.nased.hawaii.gov) website.
Halawa TOD Special District: Kudos to Franz Kraintz and his report on the Halawa Area TOD Special District zoning process of Bills 50 and 51. This was a collaborative effort from City and County, NASED, and key stakeholders.
Community Outreach: Neighborhood boards 18 & 20 are on recess. The last newsletter was published on November 27, 2023 and the next one will be published on December 27, 2023.
- F. Legislative Update – NONE

IV. NEW BUSINESS
NONE

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, January 25th at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:42 A.M. A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



John Fink
Board Member

Recorded by: Colette May
Date: January 25, 2024