

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
JANUARY 25, 2024**

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

January 25, 2024

Members Present:

Eric Fujimoto, Vice Chair
Kauai Burgess
John Fink
Michael Imanaka
Claire Tamamoto
Michael Yadao
Dane Wicker, DBEDT designee
Craig Angelos, UHAD designee
Camille Masutomi, DOE designee

Members Excused:

Brennon Morioka, Chair

Staff:

Ryan Andrews
Stephen Lee
Cedric Loo
Colette May
Liane Nakagawa
Chris Sadayasu
Neal Sakamoto

Jasmine Lei Santos
Shelly Shoji
Samantha Spain
Ebru Yilmaz-Pedro

Others:

Kevin Tongg, Deputy Attorney General (AG)
Craig Angelos, UH Athletic Director
Glenn Wakai, Hawaii State Senator
David DePonte, 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
Chris Kinimaka

Public:

Dave Reardon, Star Advertiser
KITV Representative
Brian McInnis, Spectrum News

I. CALL TO ORDER

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

(Member Yadao entered the meeting at 8:04 a.m.)

(Member Imanaka entered the meeting at 8:05 a.m.)

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – December 14, 2023

A MOTION WAS MADE BY MEMBER YADAO AND SECONDED BY MEMBER FUJIMOTO 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

a. Budget Briefings

- Briefings were completed with the Senate Ways & Means Committee on 1/3/24 and the House Finance Committee on 1/12/24.
- Only request is to increase the expense ceiling to allow the stadium to expend the \$49.5M that was appropriated in FY2022.

b. Audit

- Annual audit was completed by N&K CPAs.
- The financial position of the Stadium Authority as of 6/30/23, the changes in financial position, and its cash flows for the fiscal year ended in accordance with accounting principles generally accepted in the United States of America.
- Fiscal Officer, Liane Nakagawa was recognized for working through all the details of the audit.
- Manager Andrews will send out a link to the audit once it is posted.

c. Events

Show Aloha Land Holiday Lights Show

- Light show wrapped up on December 25th with a total of 14 event nights and over 8,600 cars driving through.

Upcoming events:

- Feb. 19 – Great Aloha Run
- Mar. 2 – Car Show & Concert
- May 10-11 – Mayjah Rayjah
- Jul. 19-20 – Birthday Bash
- Jun. – Dec. – DLNR State Conservation Enforcement Officer Academy

- d. Swap Meet
 - 2024 is the 45th anniversary of hosting a marketplace on the stadium property – there are activities planned this summer.
 - e. Auction

The live auction going on now through February 7th with oahuacutions.com.
 2. Monthly Financial Update

We have closed the month of December with a surplus of \$39.2K. We are on our fiscal year-end target of \$2.2M surplus by the end of FY24. Total surplus as of December 31, 2023, was \$1.3M. (See Exhibit A)
 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. University of Hawaii (UH)
- Craig Angelos, UH Athletic Director provided an update:
- Women’s water polo just beat the #1 team, Stanford.
 - Basketball games for men and women going on.
 - Football Spring game – Sunday, Feb. 25th.
 - President Lassner shared with the Board of Regents the proposed new stadium usage agreement. UH and Stadium administration have met a few times to discuss what the university would like to see as part of the new stadium usage agreement. These will be ongoing discussions.
- C. New Aloha Stadium Entertainment District (NASED) Committee Report
- Chris Sadayasu, Deputy Stadium Manager provided an update:
1. Press Conference announcing the Release of the NASED request for proposal (RFP) on December 14, 2023
 - a. Governor Green, Senator Wakai, Chair Morioka and President Lassner spoke in support of the NASED Project.
 - b. On January 10, 2024, the NASED Team hosted a virtual Pre-Response Conference that attracted approximately 90 attendees. To date we received several Requests for Clarification (RFC’s) and have responded to them in a timely manner. We are currently preparing an Addendum that will catalog all the RFCs and our responses.
 - c. Qualification submittals are due on February 15, 2024.
 - d. Priority Listed Offerors selected in April 2024.
 - e. Progressive Procurement Proposals Due in Summer 2024.
 - f. Selection of Preferred Offeror by Fall 2024.
 - g. Execute Development Agreement by Summer 2025.
 2. The City Council adopted and Mayor Blangiardi signed Bills 50 & 51.

The ordinances expanded the TOD special district to include the Halawa Station and incorporate the land use standards and guidelines as recommended in the Halawa Area TOD Plan.
- D. Legislative Update
- Member Yadao provided an update:
1. A Bill for an Act Relating to the Stadium Authority – SB3059 and HB2370

Amends section 109-1, Hawaii Revised Statutes, (HRS).

Purpose: To clarify the requirement to establish a quorum to do business and validate acts of the Stadium Authority.

This bill will clarify that a majority of the Stadium Authority's currently appointed voting members is required to do business, and the concurrence of a majority of the Stadium Authority's currently appointed voting members is required to take official action.

2. Monitoring legislation relating to Tax Increment (TIF) Bonds.

- DBEDT's Office of Planning and Sustainable Development (OPSD) is submitting legislation as part of the Administration's Bill Package to place a proposed constitutional amendment on the 2024 General Election Ballot to expressly allow Hawaii County governments to issue Tax Increment Financing Revenue Bonds. If the constitutional amendment is adopted, Counties will be able to issue revenue bonds where its debt service will be paid by real property tax revenues generated by future development within the designated TIF Districts.
- Last session, similar legislation in the forms of HB997 and SB1295 was introduced but did not move out of the House of Representatives Finance Committee.
- The Authority supports this legislation as TIF Financing will be a welcomed financing tool to fund infrastructure development for the NASED Project. However, the Authority wants to make sure stakeholders know the NASED Project will still be able to move forward in the event this legislation is not enacted or passed by the voters.
- The Authority will collaborate with DBEDT, OPSD, the development community and stakeholders on moving this legislation through both chambers and conference committee this session and on a "get-out-the vote" campaign in support of adopting the Constitutional Amendment.

Senator Wakai introduced Bill 3197 which would provide for a billboard exemption for NASED.

- This would allow for advertising within the district.
- The Aloha Stadium scoreboard obtained an exemption in the 1970's.
- Potential for increase in advertising revenue.

IV. NEW BUSINESS
NONE

V. ANNOUNCEMENTS
Member Fink stated that the next board meeting is scheduled on Thursday, February 29th at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:23 A.M. A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER FUJIMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.


Eric Fujimoto
Vice Chairman

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Recorded by: Colette May

Date: February 29, 2024