

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
FEBRUARY 29, 2024**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
February 29, 2024

Members Present:

Eric Fujimoto, Vice Chair
Craig Angelos, UHAD designee
Kauai Burgess
John Fink
Michael Imanaka
Claire Tamamoto
James Tokioka, DBEDT Director
Michael Yadao

Staff:

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

Others:

Dane Wicker, Deputy DBEDT Director
Alison Kato, Deputy Attorney General (AG)
Kevin Tongg, Deputy Attorney General (AG)
Glenn Wakai, Hawaii State Senator
Gordon Wood, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Bridey Best, WT Partnership
Stacey Jones, Crawford Architects
Neal Yokota, Stryker Weiner & Yokota Public Relations

Public:

Andrew Garcia, Star Elite Cage Fighting
Dave Reardon, Star Advertiser
KITV Representative

Members Excused:

Brennon Morioka, Chair
Camille Masutomi, DOE designee

Shelly Shoji
Samantha Spain
Ebru Yilmaz-Pedro

Davy Murayama, Centerplate
Chris Kinimaka

KHON Representative
Brian McInnis, Spectrum News

I. CALL TO ORDER

A quorum being present, Vice Chair Fujimoto called the meeting to order at 8:00 a.m.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – January 25, 2024

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER YADAO 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. Parking Rental:

Two of our bulk parking rentals have been renegotiated and extended through December of this year.

Total revenue per month from these two agreements is about \$23K.

b. Auction:

The auction closed on February 7th and earned about \$68K. This included some larger items like a backhoe, a 4x4 utility vehicle, scaffolding, and other tools. We will continue to hold auctions throughout the year. To date the auctions have generated gross revenue in excess of \$170K.

c. Recent Events:

- The 40th Annual Great Aloha Run was held on President's Day. There were about 10,000 runners in total.
- Manager Andrews thanked the staff who were working as early as 2:30am on that holiday to be ready to receive the cars that park here and to coordinate the shuttles that transport runners to Aloha Tower.

d. Skyline had an uptick in ridership due to this event, and Manager Andrews thanked the Department of Transportation Services for offering the early morning hours to accommodate this event.

e. Upcoming Events:

- Tuner Empire Hawaii Car Show and Concert 3/2/24
 - Approximately 130 cars on display
 - 8-10 different music acts
 - Expecting two thousand attendees
 - The event goes from 4:30pm to 10pm
 - This is a no-alcohol event
- Two concert nights in May for the Mayjah Rayjah
- Two concert nights in July for the Birthday Bash concerts
 - Both approximately 12,000 attendees

f. Swap Meet Update:

- There has been an increase in the frequency of trips/slips/falls with visitors to the Swap Meet. One of the reasons is of course the deteriorating asphalt.

The stadium authority takes safety seriously and have weekly inspections of the lot as well as a crew that is constantly patching the asphalt, however, there are many large areas where the tree roots have broken up the asphalt, and for those areas, we are mostly closing them off to keep people from walking over it. We've also revamped our incident response and reporting process, and we are relocating signage that warns the public of the uneven surfaces.

- Vendor meeting scheduled for 3/6/24
 - The annual review of fees was completed, and we received recommended fee increases from Centerplate.
One category that will increase starting May 1, 2024 will be our D-Row Vendors [Premium Vendors]. These specific vendors have not seen fee increases since 2008. The monthly rate will increase from \$303 to \$330 [9% increase].
 - The Daily Rate, those who only buy for one day at a time will go from \$100 per day to \$125 per day [25% increase].
We want to incentivize vendors to commit to being monthly vendors, hence the difference between a 25% increase for the daily row vendor and only a 9% increase for the monthly D-Row vendor.

Although revenues for Swap Meet have been good, we have also experienced increased expenses with the Swap Meet, mostly with labor expenses. Additionally, we are investing upwards of \$2M into the Swap Meet relocation, hence we want to recoup some of that investment through a growth in revenue. Vendors were informed at the last vendor meeting in October of the likelihood of an increase, so we do not expect anyone to be surprised.

- New swap meet relocation in the UHPL
 - A series of improvements are in the planning to relocate utilities to accommodate new restrooms and office trailers for the new Swap Meet location. Other improvements include resurfacing and restriping the Upper Halawa parking lot.
 - We are still waiting for the project documents to be completed by DAGS so this project can be advertised and interested entities can bid on the work.
This project was supposed to be bid out in late January but was delayed because we want to use an existing transformer, rather than purchase a new one - which is expensive and has a long lead time. The existing transformer needed to be tested, and we are still waiting for the test results. Our results from the testing should be returned in another week, so we do expect this solicitation to go out shortly after.

2. Monthly Financial Update

We have closed the month of January with a surplus of \$367K, and a cash balance of \$7.1M. Note that \$2M is reserved for the Swap Meet relocation. (See Exhibit B)

Member Yadao asked Manager Andrews to provide more information on the safety inspections of the swap meet.

Manager Andrews explained that weekly inspections are done over the entire lot by stadium staff and by Centerplate. There is also a crew designated to patch the parking lot. Some areas

have tree roots, and therefore the stadium posts barricades, and at times has to relocate vendors to other areas. Lastly, there is signage warning the public of uneven surfaces.

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:
- Men's & Women's swimming and diving won the conference championship.
 - Indoor track took 2nd place in the championship.
 - Water polo is ranked 2nd in the country (only losing to #1 UCLA).
 - Men's & Women's basketball only have four games left in the season, and conference tournament starts on March 11th.
 - Women's basketball is in 1st place and look good for post season opportunities.
 - Football schedule comes out today, with only twelve games instead of thirteen. There will be seven home games and five away games.
 - UH is revamping the facilities rental rates due to an increase in expenses.
 - The big focus on campus is the continued search for the new UH President.
- C. New Aloha Stadium Entertainment District (NASED) Committee Report
- Chris Sadayasu, Deputy Stadium Manager provided an update:
1. Developer Selection Process
 - a. On December 14, 2023, DAGS issued Request for Proposals (RFP) 12-26-7763 for the NASED Project.
 - b. On January 10, 2024, the NASED Team hosted a virtual Pre-Response Conference that attracted approximately 90 attendees.
 - c. February 14, 2024 was the due date for offerors to submit their qualification responses and we are pleased with the number of responses DAGS received. The Evaluation Committee is in the process of reviewing these responses and is planning to announce the Priority Listed Offerors in late March or early April 2024.
 - d. The RFP Technical Requirements will be published in April and NASED Project Development Proposals are due on July 31, 2024.
 - e. Selection of the Preferred Offeror will be made in Fall 2024.
 - f. Execution of the Development Agreement will be completed by June 30, 2025.
 2. Hawai'i Project Labor Agreement
 - a. On February 16, 2024, Governor Green signed the Hawai'i Project Labor Agreement (PLA) which will ensure a steady labor supply for Hawai'i's construction projects. PLA's help contractors with the recruiting, hiring, and training of local workers and prohibit labor disruptions to ensure that construction projects are efficiently completed on deadline. They also require out-of-state contractors to exhaust the supply of local workers before importing labor from the mainland. The Hawai'i PLA aligns with President Biden's Executive Order 14063, which requires PLA's for most large-scale federal construction projects.

- b. The PLA covers all executive agency construction projects in excess of one million five hundred thousand dollars (\$1,500,000). We will be working with DAGS, our Deputy AGs, and Consultant Team to include the appropriate language in the RFP Technical Requirements regarding this PLA.

D. Legislative Update

Manager Andrews provided an update on three key bills that he has been tracking and referred board members to Attachment A in their packets as it includes all the bills being tracked.

1. Senate Bill 3059 / House Bill 2370 -Relating to the Stadium Authority
This is an Administration Bill, and basically a housekeeping bill to update the language in our statute as it pertains to establishing quorum to do business and validate acts of the Stadium Authority.
On the Senate Side, the bill was heard and passed in the Committee on Energy, Economic Development and Tourism and in the Judiciary Committee.
On the House side, it was heard and passed by the Committee on Judiciary and Hawaiian Affairs. We await cross-over of these bills.
2. Senate Bill 3197 - Relating to Advertising. This bill passed through the Committee on Energy, Economic Development and Tourism, but was Deferred in the Committee on Commerce and Consumer Protection.
3. House Bill 2664 - Relating to Sports Facilities. This bill passed through House Finance. Manager Andrews expressed appreciation to the Comptroller, the Director of Budget and Finance and to the University of Hawaii for providing their testimony in opposition to this bill.

Senator Wakai reported that SB3197 [which would provide naming rights] did not pass. He apologized for labeling the bill with the term 'billboards' and clarified that the purpose of the bill was to provide naming rights for the stadium and convention center. Senator Wakai intends to reintroduce the bill next year with the focus on naming rights.

Senator Wakai, along with Stadium Manager Andrews, had a meeting with the Navy to discuss views and sight lines between the NASED and Pearl Harbor. The meeting went well and was a good collaborative effort for future endeavors between both entities. The outcome was that the Navy will provide a letter confirming that they have no encroachment concerns based upon their understanding of the project and their review of the conceptual master plan. The Navy requested on-going engagement, especially once we have a developer selected.

IV. NEW BUSINESS

A. Event Approval

Applicant Name:	Star Elite Cage Fighting
Request:	Mix Martial Arts Fights (MMA)
Requestor:	Andrew Garcia
Location:	Upper Halawa Lot
Date:	April 20, 2024

Andrew Garcia stated that Star Elite Cage Fighting would like to return to Aloha Stadium to hold a second MMA event.

- This event will have a truss lighting system over the fighting octagon.

- The event timeline will be from 5:00 pm – 10:00 pm.
- Expected attendance is 700-1000.
- Staff, police, insurance will all be the same as the previous event.
- Planning to have a beer garden provided the permit arrives in time.

Member Tamamoto asked if there is a request for a beer garden and if so, would alcohol be served until 10:00 p.m.? She expressed her concern about people drinking up until they leave the stadium.

Mr. Garcia responded that a beer garden was approved for the last event to serve alcohol between 5:00 – 10:00 p.m. and he is requesting an approval for this event. If approved, he will stop serving alcohol at 9:00 p.m.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER YADAO TO APPROVE THE MIX MARTIAL ART (MMA) EVENT ON APRIL 20, 2024. THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Vice Chair Fujimoto stated that the next board meeting is scheduled on Thursday, March 28th at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:36 A.M. A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Eric Fujimoto
Vice Chairman

Recorded by: Colette May
Date: March 28, 2024