

**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  
MARCH 28, 2024**

Stadium Authority Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
March 28, 2024

Members Present:

Eric Fujimoto, Vice Chair  
Craig Angelos, University of Hawaii, designee  
Kauai Burgess  
John Fink  
Camille Masutomi, Department of Education, designee  
Claire Tamamoto  
Michael Yadao  
Dane Wicker, Department of Business, Economic Development & Tourism, designee

Members Excused:

Brennon Morioka, Chair  
Michael Imanaka

Staff:

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

Jasmine Lei Santos  
Samantha Spain

Others:

Alison Kato, Department of the Attorney General (AG)  
Kevin Tongg, Department of the Attorney General (AG)  
Glenn Wakai, Hawaii State Senator  
Gordon Wood, Department of Accounting & General Services (DAGS)  
David DePonte, Department of Accounting & General Services (DAGS)  
Franz Krintz, Department of Planning & Permitting (DPP)  
David Harris, WT Partnership  
Bridey Best, WT Partnership  
Stacey Jones, Crawford Architects  
Neal Yokota, Stryker Weiner & Yokota Public Relations  
Dawn Hirai, Stryker Weiner & Yokota Public Relations  
Chris Kinimaka  
Dick Riegels, Stanford Carr Development  
Paul Kay, Hunt Development Group  
Olivia Gurney, Hunt Companies Hawaii

Public:

Dave Reardon, Star Advertiser  
Jennifer Brink, KHON  
Brian McInnis, Spectrum News  
Riki Nishimura  
Brian Lucas

Sign-In Sheet (See Exhibit A)

I. CALL TO ORDER

A quorum being present, Vice Chair Fujimoto called the meeting to order at 8:02 a.m.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – February 29, 2024

A MOTION WAS MADE BY MEMBER FINK AND SECONDED BY MEMBER BURGESS 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. Convention, Sports and Entertainment Facilities Conference (CSEFC) - May 20 – 21, 2024:

Attendees:

- Manager Andrews
- Deputy Manager Sadayasu
- Chair Morioka
- Member Imanaka
- Contingent made up of DBEDT, DAGS, the Department of the AG employees
- Legislators

The conference was hosted in San Diego last year and was very educational in terms of understanding the nuances of public private partnerships as they relate to sports and entertainment facilities. This conference will take place in Las Vegas, and we have scheduled a special meeting with a couple members of the Las Vegas Stadium Authority to learn from their experience with Private, Public, Partnerships (P3) and their roles and responsibilities as landowners with oversight of an operator. The Las Vegas Stadium Authority are in the process of land acquisition and funding for another stadium.

b. Recent Events:

- Concert and Car Show held on March 2<sup>nd</sup> ran smoothly with no issues.
- Aloha State Bicycle Racing Association (ASBRA) race event, March 23<sup>rd</sup> went well with no issues.

c. Upcoming Events:

- April 20<sup>th</sup> - Star Elite Cage Fighting event will be postponed. Date to be determined.
- April 14<sup>th</sup> and April 28<sup>th</sup> - Swap Meet hosting The Famous Idaho Potato tour display. The giant potato has travelled to all other 49 states and we are the last on this tour.

d. Upper Halawa site Improvements project:

Project delayed due to the need to have our existing transformer inspected and tested to confirm that it can be used with the Swap Meet relocation. The good news is that the transformer was approved for re-use and our project is going out for advertisement today. A pre-bid meeting will be held on April 10<sup>th</sup> and bids will be due on May 2<sup>nd</sup>.

As a reminder, this project includes all the utility realignments, asphalt improvements and installation of container restrooms to support the future Swap Meet operation.

Site works should be completed during the fall and the swap meet can make its transition from its current location to the new location in early 2025.

e. Retirement Announcement:

Building Manager, Shelly Shoji is retiring, effective March 28<sup>th</sup>. She has been with the State for 30 years and with Aloha Stadium for 16 of those years. Manager Andrews expressed his gratitude for her faithful years of service and announced a celebration for her after the board meeting.

2. Monthly Financial Update

- a. Revenues - \$435,786
- b. Expenses - \$316,150
- c. Surplus - \$119,636

We are on track with our initial projections and project to see a surplus of \$2.2M overall for fiscal year 2024.

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:

- Press box is being named after Don Robbs and Jim Leahey.
- Baseball swept San Diego State last week.
- Women's basketball was invited to the WBIT playing Cal Berkeley.
- Coach Laura Beeman was named coach of the year in conference.
- Men's basketball ended up third seed in the tournament.
- Water polo is rated third in the country.
- Men's volleyball player Spyros Chakas is out for an injury for the remainder of the season. Consequently, UH lost to Long Beach State and Cal State Northridge.

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. February 14, 2024 was the due date for offerors to submit qualification responses. The Evaluation Committee has reviewed the submittals and we are excited to have Gordon Wood, DAGS Acting Public Works Administrator, announce the Priority Listed Offerors.

Two Priority Listed Offerors listed in alphabetical order:

**i. Aloha Halawa District Partners**

Lead Equity Members:

- Development Ventures Group, Incorporated
- Stanford Carr Development, LLC

- Ameresco, Incorporated
- Aloha Stadium Community Development, LLC, (affiliate of Cordish Company)

Design Team:

- RMA Architects
- Populous
- SB Architects
- Henning Larsen
- Alakea Design Group, LLC
- WCIT Architects

Construction Team:

- Hawaiian Dredging Construction Co., Inc.
- AECOM Hunt

Other Team Members:

- Castle & Cooke Hawaii
- Wilson Okamoto Corp.

**ii. Waiola Development Partners**

Lead Equity Members:

- EllisDon Capital, Inc.
- BSC Acquisitions II, LLC
- Kobayashi Group, LLC

Design Team:

- Design Partners, Inc.
- Manica Architecture, PA Inc.
- Stantec Architecture, Inc.

Construction Team:

- Nan Inc.

Other Team Members:

- Machete Group
- ES CON Sports & Entertainment
- Biederman Redevelopment Ventures
- SSFM International, Inc.
- Rider Levett Bucknall, Ltd.
- Shade Group, LLC

- PBR Hawaii & Associates, Inc.
  - c. Draft Project Contracts and Technical Requirements will be provided to the Priority Listed Offerors next week and the NASED Project Development Proposals are due on July 31, 2024.
  - d. Selection of the Preferred Offeror will be made in September 2024.
  - e. Execution of the NASED Project Contracts are expected to be done by June 30, 2025.
2. Community Engagement Conference
- a. As part of the RFP Process, on May 6, 2024, we will be hosting a Community Engagement Conference at the Stadium Authority Hospitality Room at 6:30 p.m. We have already reached out to the Aiea Neighborhood Board, Salt Lake/Aliamanu Neighborhood Board and Aiea Community Association to designate official representatives to attend the Conference and present comments and questions on their behalf. At this Conference, the Priority Listed Offerors will obtain community input, and ask and answer questions that will assist them as they develop their NASED Project Proposals.
- D. Legislative Update
- 1. HB1800 [Budget bill]  
The stadium is seeking a ceiling increase to account for the \$49.5M that will be deposited into our Special Fund. We are working to have a portion of those funds encumbered on project related expenses.
  - 2. HB2370, [Admin bill]  
Clarifies our statute as it pertains to establishing quorum and was heard last week in Senate Committee on Energy, Economic Development and Tourism. It passed and has now been referred to Senate Committee on Judiciary.
  - 3. SB3059 [Companion bill] was referred to the House Committee on Judiciary and Hawaiian Affairs, and we await a hearing.

Senator Wakai congratulated the Stadium Authority on reaching the milestone of announcing the priority listed offerors and reiterated his support for the NASED project moving forward.

IV. NEW BUSINESS

Manager Andrews stated that the Stadium Authority anticipates a need for expertise and additional legal support pertaining to real property that is above and beyond what is provided by our Deputy AGs. This might include guidance and interpretation on various real property matters and how they align or conflict with our goals; assistance in negotiations with various entities, such as Honolulu Authority for Rapid Transportation (HART) or other county or federal agencies, and assistance with various transactions, such as easements, leases or Use and Occupancy agreements.

Manager Andrews requested board approval to make a request to the Department of the Attorney General to engage the services of a Special Deputy Attorney General with this expertise.

Funding for these services would come from Stadium Development Special Fund and therefore

Manager Andrews is also seeking the board's approval to allow Manager Andrews and the board chair to negotiate the compensation amount for this engagement with a Special Deputy Attorney General.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER BURGESS REQUESTING ASSISTANCE FROM THE DEPARTMENT OF THE ATTORNEY GENERAL FOR THE ENGAGEMENT OF A SPECIAL DEPUTY ATTORNEY GENERAL TO PROVIDE SPECIALIZED REAL PROPERTY EXPERTISE ON THE VARIOUS AND REAL PROPERTY MATTERS WITHIN THE RESPONSIBILITY OF THE STADIUM AUTHORITY; AND TO AUTHORIZE THE STADIUM MANAGER AND/OR THE CHAIRPERSON TO DETERMINE AND NEGOTIATE THE COMPENSATION AMOUNT FOR THE ENGAGEMENT OF A SPECIAL DEPUTY ATTORNEY GENERAL FOR THE ABOVE PURPOSE.

Discussion

Member Tamamoto asked if this is a service that would be provided by the state or if the stadium would be billed.

Manager Andrews responded that the stadium would pay for the services out of our special fund. The AG's office has a list of attorneys that have the expertise and we would go through a hiring process. Deputy Stadium Manager Chris Sadayasu would be on the selection committee since he has a legal background.

Member Tamamoto asked if the AG would be on an outside contract.

Manager Andrews confirmed that it would be a professional services contract and we would only call upon the person on an as needed basis.

Deputy Manager Sadayasu also clarified that the contract would be through the Department of the Attorney General. They will do the selection through a pre-qualified list that they have established with the real estate experience that is needed.

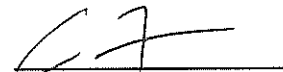
THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Vice Chair Fujimoto stated that the next board meeting is scheduled on Thursday, April 25<sup>th</sup> at 8:00 a.m. 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 FINK AND SECONDED BY MEMBER BURGESS TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Eric Fujimoto  
Vice Chairman

Recorded by: Colette May

Date: April 25, 2024