

**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  
APRIL 25, 2024**

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

April 25, 2024

Members Present:

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

Members Excused:

Camille Masutomi, Department of  
Education, designee

Staff:

Ryan Andrews  
Stephen Lee  
Colette May  
Liane Nakagawa  
Chris Sadayasu

Jasmine Lei Santos  
Samantha Spain  
Ebru Yilmaz-Pedro

Others:

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)  
David Harris, WT Partnership  
Bridey Best, WT Partnership  
Stacey Jones, Crawford Architects  
Neal Yokota, Stryker Weiner & Yokota Public Relations  
Chris Kinimaka

Public:

Dave Reardon, Star Advertiser  
Blaze Lovell, Civil Beat  
Joshua Strickler

I. CALL TO ORDER

A quorum being present, Chair Morioka 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 – March 28, 2024

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

(Member Tamamoto entered the meeting at 8:08 a.m.)

III. MONTHLY REPORTS

A. Stadium Manager's Report and Operational Reports

1. Operational Updates and Announcements

a. Special Deputy Attorney General:

Manager Andrews provided clarification regarding the request to the Attorney General (AG) to procure a Special Deputy Attorney General and to negotiate a contract. The Special Deputy Attorney General will provide guidance and interpretation to the Stadium Authority (SA) on matters related to real property - for matters that are above and beyond what our current Deputy AG's can provide.

The request was approved by the Attorney General, and on April 12<sup>th</sup>, an evaluation committee met to rank interested attorneys.

The next step is to seek approval from the AG to begin contract negotiations with the selected attorney which is expected any day.

b. Upcoming events:

- Stan Walker Concert - May 4<sup>th</sup>.
- MayJah RayJah Concert - May 10<sup>th</sup> and May 11<sup>th</sup>.
- EK Fernandez/50th State Fair - Operations on Fridays, Saturdays and Sundays starting on May 24th through July 7th.

c. Site work improvements/ New Swap Meet Location in the Upper Halawa Lot:

- Pre-bid meeting was held on Tuesday, April 23<sup>rd</sup>.
- A handful of contractors attended.
- Bid opening scheduled for May 9<sup>th</sup>.
- The goal is to have these site works completed by the end of the calendar year.

2. Monthly Financial Update

We have closed the month of March with a surplus of \$120K, and a cash balance of \$7.2M.

It is crucial to note that \$2M is reserved for the Swap Meet relocation project. The anticipated FY2024 Carryover Cash Balance is approximately \$5.7M. (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

(Member Burgess entered the meeting at 8:16 a.m.)

(Member Angelos entered the meeting at 8:18 a.m.)

B. University of Hawaii (UH)

Craig Angelos, UH Athletic Director provided an update:

- Water polo, beach volleyball, tennis and women's track are all playing in their conference tournament championships.
- Water polo is ranked #2 in the nation behind UCLA.
- Women's beach volleyball is ranked within the top 10 in the nation.

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 12-26-7763 for the NASED Project.
- b. On March 28, 2024, the Priority Listed Offerors were announced and on April 2, 2024, the Project Documents, Contracts and Technical Requirements were provided to the Priority Listed Offerors. NASED Project Development Proposals are due on July 31, 2024.
- c. Selection of the Preferred Offeror will be made in September 2024.
- d. Execution of the NASED Project Contracts will be completed by June 30, 2025.

2. New Aloha Stadium – Zoning – Public Use and Structures

The City and County Department of Planning and Permitting (DPP), pursuant to a letter dated April 12, 2024, signed by Director Dawn Takeuchi Apuna, agreed that the new Aloha Stadium is permitted as a public use and structure for the purposes of the Revised Ordinances of Honolulu Chapter 21.

3. Navy Region Hawaii Support Letter

The Department of the Navy, pursuant to a letter dated April 16, 2024, signed by Admiral S.D. Barnett, expressed its "intent and commitment to closely collaborate with the State of Hawaii and City and County of Honolulu on the redevelopment of the Aloha Stadium and ancillary development via the New Aloha Stadium Entertainment District project." The letter also states that the project to date generates no impacts to the Navy's mission and asks that we maintain coordination with the Navy through its Joint Base Pearl Harbor-Hickam Installation Community Planning Liaison Officer.

Discussion:

Member Tamamoto asked Deputy Sadayasu to clarify why the process will take up until the end of June.

Deputy Sadayasu responded that because it is a progressive procurement process that we are doing with the request for proposals, the developer is not preparing a full master plan proposal. They are providing a conceptual proposal that the evaluation committee will determine which is the best of the two priority listed offerors and then once the preferred offeror is selected, we will do a negotiation of the details that then will result in the development agreement.

Member Tamamoto asked what the deadline is of the detailed report?

Chair Morioka responded that the procurement of the contract is in the summer of 2025. He added that it takes a long time because they need to put a proposal together, work with us through the process, and just the sheer process of a contract [legal reviews, financial reviews, etc.] takes a long time. He noted that this is actually a very aggressive schedule which normally takes more than twelve months.

Member Tamamoto asked what will happen if we don't like what they propose from conceptual to detail?

Chair Morioka responded that it's important for us to have the conversations along the entire way, because if we wait until the end and find out that we don't like it, then we would terminate the procurement. Therefore, it's important to ensure that the path that we take with the selected developer is a very collaborative approach. We (State of Hawaii) and the developer need to be on the same page.

Member Tamamoto asked who will be speaking during the May 6<sup>th</sup> meeting?

Deputy Sadayasu explained that the meeting on May 6<sup>th</sup> is the Community Engagement Conference where the priority listed offerors will send representatives to come and listen to selected community members who will share their aspirations as well as concerns for the NASED project. Community presenters will be selected by Neighborhood Board #18, Neighborhood Board #20, and the Aiea Community Association. The goal of this conference is for the Priority Listed Offerors to be informed by the community as they start putting their proposals together.

Member Tamamoto asked if the Navy or other groups should be included in this meeting?

Deputy Sadayasu responded that there will be other opportunities for the priority listed offerors to hold discussions with stakeholders.

Member Tamamoto asked for clarification if she should represent the Stadium Authority or Aiea Community at this meeting.

Chair Morioka stated that the preference is for Member Tamamoto to represent the Stadium Authority, however he would double check with the AG's office as she is the Aiea community representative for the Stadium Authority.

#### D. Legislative Update

##### 1. HB1800 [Budget bill]

Stadium Manager Andrews shared that the stadium has been seeking a ceiling increase to account for the \$49.5M that was appropriated in FY2022. The good news is that this \$49.5M has been deposited into our Stadium Development Special Fund. The bad news is that without an increase to our expense ceiling, we can't use it. Although the Senate has been fighting for the ceiling increase on our behalf, the House has not supported the increase. Manager Andrews stated that he anticipates that the stadium will not be granted the ceiling.

Manager Andrews provided some background:

- Having the ceiling increase is important to the success of the NASED project, and without it, it requires a lot of budgetary “gymnastics”.
  - The plan was to use the \$350M in General Obligation Bonds (GO Bonds) to go to the Developer and put toward the design and construction of the stadium, and stadium related infrastructure.
  - The \$49.5M was meant to cover consultant contracts, construction management or quality assurance, as well as retaining some contingency for unforeseen expenses.
  - Without the use of the \$49.5M, the stadium must cover the consultant costs and construction management costs using the GO Bond funding, which leaves less for the design and construction costs.
  - The expenses related to design and construction don't need to begin being paid until FY26, and they will be made at intervals as progress payments until the stadium is complete in late 2028. This allows the stadium to continue to move forward without the ceiling lifted right now, and we will have the opportunity to seek the ceiling increase next session or the 2026 session.
  - The team continues to explore strategies without the ceiling and has potential solutions for making it work, however seeking and getting a ceiling increase in future years will still be the primary course of action.
2. HB2370 – Relating to the Stadium Authority  
Clarifies our statute as it pertains to establishing quorum.
- This bill passed through both the House and the Senate without a problem and although there were minor differences in the House and Senate versions, we expected these to be resolved in Conference.
  - The Senate appointed their Conferees on April 15th, and unfortunately the House, despite our requests, have not appointed any conferees.
  - This is simply an administrative housekeeping bill and should have been a "slam dunk", but for some reason, the House, despite our request, has not appointed any conferees. There is a good chance this bill will die.

Senator Wakai was happy to report that the \$350M is still available to move the NASED project forward and he is still hopeful that the ceiling increase may happen on the last day.

IV. NEW BUSINESS

None

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, May 30<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 8:27 A.M. A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER FINK TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



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Brennon Morioka  
Chairman

Recorded by: Colette May  
Date: May 30, 2024