

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
JUNE 27, 2024**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
June 27, 2024

Members Present:

Brennon Morioka, Chair
Eric Fujimoto, Vice Chair
Kauai Burgess
John Fink
Michael Imanaka
Lois Manin, University of Hawaii, designee
Claire Tamamoto
Dane Wicker, Department of Business Economic Development, designee

Members Excused:

Camille Masutomi, Department of
Education, designee
Michael Yadao

Staff:

Ryan Andrews
Stephen Lee
Cedric Loo
Colette May
Liane Nakagawa

Chris Sadayasu
Samantha Spain

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)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Neal Yokota, Stryker Weiner & Yokota Public Relations
Franz Krintz, Department of Planning & Permitting (DPP)
Davy Murayama, Sodexo
Scott Saiki, Speaker, Hawaii State Representative
Staff Member of State Representative Yamashita's Office

Public:

Dave Reardon, Star Advertiser
Blaze Lovell, Civil Beat

KHON2 Representative
Dick Riegel

Sign-In Sheet (Exhibit A)

I. CALL TO ORDER

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

(Member Tamamoto entered the meeting at 8:02 a.m.)

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – May 28, 2024

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

III. CHAIRMAN'S REPORT

A. Chair Morioka announced that Member Fink and Member Burgess have finished their terms on the Stadium Authority Board. Member Fink has been a member since 2016 serving two terms while Member Burgess has served since 2020. Chair Morioka thanked Member Fink and Member Burgess as well as emphasized the great contributions that both members have provided to the stadium and to the New Aloha Stadium Entertainment District (NASED) project.

Chair Morioka announced that Member Fujimoto has been reappointed to the board for a second term.

Walter Thoemmes will be the new appointee effective as of the July board meeting and another appointee will be forthcoming. Both will need to go through the Senate confirmation process during the next legislative session.

IV. MONTHLY REPORTS

A. Stadium Manager's Report and Operational Reports

Stadium Manager Andrews thanked members John Fink and Kauai Burgess for their service.

1. Monthly Financial Update

We closed the month of May with actual revenues of \$593K and actual expenses of \$394K.

There was a total surplus of \$198K for the month.

2. Operational Updates and Announcements

a. Special Deputy Attorney General (or SDAG):

- We have completed a contract to provide guidance and interpretation to the Stadium Authority on matters related to real property - for matters that are above the beyond what the current Deputy AG's can provide. The contract was signed by Attorney General Lopez.
- Our Special Deputy Attorney General is Joel D. Kam, the Co-managing Partner at McCorrison, Miller, Mukai, and MacKinnon LLP. Mr. Kam specializes in real estate transactions, real estate development with an emphasis on land use entitlements and zoning matters, lease rent negotiation and arbitration, ground leases, financing, and administrative proceedings. We look forward to bringing him up to speed and engaging his services when necessary.
- The current contract term is through December 31, 2025.

- b. Current Events:
 - 50th State fair is still in operation and will continue through July 7th.
 - DLNR Conservation Resource Enforcement Academy is still using our Hospitality Room through December 13th.
 - c. Upcoming Events:
 - July 12th- The Birthday Bash concert features REBEL SOULIAHZ and JOSH TATOFI with special guests OPIHI PICKERS, HAWAIIAN STYLE BAND, THE VITALS, and KAMAKA CAMARILLO.
 - July 13th - R&B and Hip-hop artist T-Pain Concert.
 - d. Other Rentals:
 - There are 10 active contracts on this property - all are storage or parking arrangements.
 - This accounts for a little over \$47K in revenue each month.
 - Last year, it was a little over \$30K per month.
 - The stadium team continues to look for ways to maximize use of the property and generate revenue.
 - e. Structural Monitoring:
 - The on-site structural monitoring process was completed on June 12th. Manager Andrews will share the report once received.
 - f. Swap Meet:
 - 2024 is the 45th anniversary of the Swap Meet. Samantha Spain provided an update on different activities that are planned to celebrate this anniversary. (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. Sodexo-Live (Swap Meet) – Attached
- B. University of Hawaii (UH) - None
- C. New Aloha Stadium Entertainment District (NASED) Committee Report
- Chris Sadayasu, Deputy Stadium Manager provided an update regarding:
- Developer Selection Process
 - Communication and Public Engagement
 - Waiola Development Partners Withdrawal from NASED Request for Proposals
- (See Exhibit C)

Discussion:

Member Burgess asked if there is any significant cost to the state with the withdrawal of WDP? Manager Andrews responded that there will be no financial impact on the state and there could potentially be a savings with only having to evaluate one proposal.

Chair Morioka added that there will also be cost savings since we will not have to pay a design fee to WDP.

Chair Morioka stated that the NASED team is being as transparent as possible by providing monthly updates on various media outlets such as the Rick Hamada Show, Sports Animals etc.

Chair Morioka clarified that the state is still committed to \$350M and AHDP will still need to submit a compliant proposal and includes all the requirements as specified in the RFP in order to advance as our Preferred Offeror and be invited to participate in the diligence and discussions phase of the process.

Chair Morioka stated that the meeting would move into executive session to discuss the performance evaluation of the Stadium Manager and the Deputy Manager.

A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER FINK TO MOVE INTO EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

(Member Imanaka exited the meeting at 8:46 a.m.)

V. EXECUTIVE SESSION

(Meeting reconvened at 9:05 a.m.)

VI. NEW BUSINESS

- A. Stadium Manager Evaluation/Possible Salary Adjustment
- B. Deputy Stadium Manager Evaluation/Possible Salary Adjustment

Chair Morioka stated that the board discussed the performance evaluation for both Manager Andrews and Deputy Manager Sadayasu. The board agreed that both have done well, and they both met/exceeded their expectations. The board will adhere to the salary schedule as provided by the Commission on Salaries for FY2025 which is a 2 ½ % increase starting on July 1, 2024. Manager Andrews' new salary is proposed at \$156,108 and Deputy Manager Sadayasu' s salary is proposed at \$132,684.

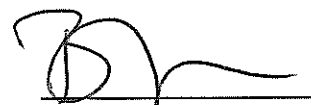
A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER TAMAMOTO TO ACCEPT THE PERFORMANCE EVALUATIONS AND A 2 ½ % SALARY INCREASE STARTING JULY 1, 2024, AS OUTLINED IN THE COMMISSION ON SALARIES FOR STADIUM MANAGER ANDREWS AND DEPUTY STADIUM MANAGER SADAYASU. THE MOTION WAS UNANIMOUSLY CARRIED.

VII. ANNOUNCEMENTS

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

VIII. ADJOURNMENT

AT 9:07 A.M. A MOTION WAS MADE BY MEMBER BURGESS AND SECONDED BY MEMBER FINK TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Chairman

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Recorded by: Colette May
Date: July 25, 2024