

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

APPROVED MINUTES
REGULAR SESSION
AUGUST 28, 2024

An Agency of the State of Hawaii

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

Members Present:

Eric Fujimoto, Vice Chair
Michael Imanaka
Lois Manin, University of Hawaii, designee
Andrew Pereira
Claire Tamamoto
Walter Thoemmes
Dane Wicker, Department of Business Economic Development, designee
Michael Yadao

Members Excused:

Brennon Morioka, Chair
Camille Masutomi, Department of
Education, designee

Staff:

Ryan Andrews
Andrew Chang
Stephen Lee
Cedric Loo
Colette May

Liane Nakagawa
Chris Sadayasu
Jasmine Lei Santos
Trina Silva
Samantha Spain

Others:

Alison Kato, Department of the Attorney General (AG)
Kevin Tongg, Department of the Attorney General (AG)
Gordon Wood, Department of Accounting & General Services (DAGS)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Stacey Jones, Crawford Architects
Jeff Ramsey, Crawford Architects
Neal Yokota, Stryker Weiner & Yokota Public Relations (SWAY)
Lance Aquino, Stryker Weiner & Yokota Public Relations (SWAY)
Franz Krintz, Department of Planning & Permitting (DPP)

Public:

J. Kawamura
Frank Rogozienski
Ray Ho Jr.
Ashley Mizuo, Hawaii Public Radio
Brian McInnis, Spectrum News

Hawaii News Now
Dave Reardon, Star Advertiser
Blaze Lovell, Civil Beat
KITV
Sign-In Sheet (Exhibit A)

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 – July 25, 2024

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER PEREIRA 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. Monthly Financial Update

FY25 is in a strong financial position, ending July with a surplus of \$409.7K, a net cash balance of over \$55.2M, and a projected carryover cash balance of over \$56.5M for FY26. (Exhibit B)

2. Operational Updates and Announcements

Manager Andrews stated that the management team is preparing for the upcoming legislative session including both budget requests as well as legislative proposals.

a. Budget:

In addition to our usual request for ceiling for our operating expenses, the stadium plans to request a ceiling increase to expend a portion of the \$49.5M that was originally appropriated in FY2022 and deposited into our Special Fund this past fiscal year. The stadium was unsuccessful last year with this request and therefore another request will be submitted. The purpose for this ceiling request is to use the funds to cover the soft costs related to the NASED project, including the existing consultant contracts as well as a construction management contract or QA/QC (quality assurance/quality control) contract that will need to be in place before construction begins and remain until the new stadium is operational. Since the stadium does not need access to the entire amount at one time, the strategy will be to ask for access to half of the funding in FY26 and the other half in FY27.

b. Legislative Requests:

The stadium will resubmit the bill to update our statute related to establishing quorum for our board. The current statute is not specific on the requirements for quorum and it does not distinguish between voting and non-voting members, or account for board vacancies, thus at times making it challenging to reach quorum. This bill passed through both chambers last session, then died during conference because conferees were never appointed by the House.

c. Events:

Samantha Spain provided an update on the celebration events related to the Swap Meet's 45th anniversary and the planning underway regarding the upcoming Megabon - which is expected to have a very large attendance. (Exhibit C)

Manager Andrews congratulated the Stadium Events Team for receiving the Team of the Year Award at the DBEDT Service awards.

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) – Lois Manin, Assistant Athletic Director provided an update:
 - UH had its first football game with a win against Delaware State.
 - Volleyball, soccer, and cross country are all starting this week.
- C. New Aloha Stadium Entertainment District (NASED) Committee Report
Deputy Manager Sadayasu provided an update:
 - On 7.31.24 the Aloha Halawa District Partners (AHDP) submitted their NASED project development proposal.
 - The Evaluation Committee established by DAGS is in the process of reviewing the proposal.
 - There has been a Request for Clarifications (RFC) submitted to AHDP.
 - The selection of the preferred offeror will be made in September.
 - The process is on time as projected and the execution of the project contracts will be completed by 6.30.25.

IV. NEW BUSINESS

- A. Discussion and Action on Forming a Permitted Interaction Group (PIG) for the New Aloha Stadium Entertainment District Project to allow members to participate in project briefings and updates.

The NASED Permitted Interaction Group was dissolved last month because the only way to assign new members to a PIG is to dissolve the PIG in one meeting and wait until a subsequent meeting to re-establish the PIG.

It is important that there is member participation in project briefings and updates related to NASED, therefore Manager Andrews requested that the board re-establish the Permitted Interaction Group for the New Aloha Stadium Entertainment District project. Manager Andrews and Chair Morioka recommended the following members be included: Chair Morioka, Director Tokioka (or Deputy Director in his absence), Member Thoemmes, Member Pereira, and Member Angelos.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER WICKER TO FORM A PERMITTED INTERACTION GROUP (PIG) FOR THE NEW ALOHA STADIUM ENTERTAINMENT DISTRICT PROJECT TO ALLOW MEMBERS TO PARTICIPATE IN PROJECT BRIEFINGS AND UPDATES. THE PIG WILL CONSIST OF CHAIR MORIOKA, DIRECTOR TOKIOKA (OR DEPUTY DIRECTOR IN HIS ABSENCE), MEMBER THOEMMES, MEMBER PEREIRA AND MEMBER ANGELOS. THE MOTION WAS UNANIMOUSLY CARRIED.

- B. Discussion and Action on the Stakeholder Engagement Framework for the New Aloha Stadium Entertainment District

Maintaining a coordinated stakeholder engagement approach is crucial for the success of the project's progress through the procurement process for NASED and in anticipation of selecting a Preferred Offeror. Open dialogue with stakeholders and the community enhances the team's decisions and actions.

(Exhibit A in the board packet explains our Stakeholder Engagement Framework for the NASED project).

The Stakeholder Framework is a control document, that will be supported by individual detailed

plans that define responsibilities, processes, and methods for engagement across the State, PMO (Project Management Office), and the Master Developer.

This framework was developed by our PMO in collaboration with DAGS and the Stadium team, and it aligns with best practices for P3 projects, ensuring consistency and coordination.

It outlines our commitment to:

- Engage stakeholders timely throughout the project.
- Incorporate stakeholder input.
- Build and maintain key relationships.
- Keep stakeholders and the community informed.
- Ensure transparent and inclusive communication.

Given the length and complexity of this project, it is important that this board review and approve this Framework for how the Development team plans to engage the Stakeholders.

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER YADAO TO ACCEPT THE STAKEHOLDER FRAMEWORK TO KEEP OPEN DIALOGUE AND ENGAGE THE STAKEHOLDERS. THE MOTION WAS UNANIMOUSLY CARRIED.

C. Event Approval – Discussion/Action

Ray Jr., LLC - TMR Concert Events

Speaker: Raymond Ho Jr.

Dates: February 7-8, 2025

Location: Upper Halawa Lot

Time: 5:00 p.m. – 10:00 p.m.

- Reggae Group – Rebelution
- Average attendance is 6k-8k people
- HPD is very helpful with their presence
- Protocols will be followed to ensure safety while serving alcohol
- Ray Jr. responded to questions from the board about facility needs and confirmed that Hawai'i has a huge opportunity with concert events, but unfortunately lacks a large enough venue. He reiterated the need and urgency of building a new stadium.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER PEREIRA TO APPROVE THE REGGAE REBELUTION EVENT ON FEBRUARY 7-8, 2025. THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Vice Chair Fujimoto stated that the next board meeting is scheduled on **Thursday, September 26th** at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:42 A.M. A MOTION WAS MADE BY MEMBER THOEMMES AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

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Recorded by: Colette May
Date: September 26, 2024



Eric Fujimoto
Vice Chairman