

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
SEPTEMBER 26, 2024**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
September 26, 2024

Members Present:

Brennon Morioka, Chair
Michael Imanaka
Lois Manin, University of Hawaii, designee
Camille Masutomi, Department of Education, designee
Andrew Pereira
Claire Tamamoto
Walter Thoemmes
Dane Wicker, Department of Business Economic Development, designee
Michael Yadao

Members Excused:

Eric Fujimoto, Vice Chair

Staff:

Ryan Andrews
Stephen Lee
Cedric Loo
Colette May

Chris Sadayasu
Jasmine Lei Santos
Samantha Spain
Ebru Yilmaz-Pedro

Others:

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

Public:

J. Kawamura
Kelly Ha
Mark Taylor
Sign-In Sheet (Exhibit A)

KHON2 Representative
Dave Reardon, Star Advertiser
Brian McInnis, Spectrum News

I. CALL TO ORDER

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

A MOTION WAS MADE BY MEMBER TAMAMOTO 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. Monthly Financial Update

August ended with a surplus of \$155.2K, a net cash balance of \$55.3M, and a projected carryover cash balance of \$56.5M for FY26. (Exhibit B)

2. Operational Updates and Announcements

a. Annual Audit:

The audit of our financial statements as of June 30, 2024 has commenced. The scope of this year's audit is like past years and expected to be completed by the end of November. Manager Andrews will provide an update when the report is ready for review.

b. Events:

- Hawaii Construction Career Day – September 19th – 20th
Hundreds of middle schoolers and high schoolers were on site being introduced to the various trades and future opportunities in construction. It's possible that these students could work in construction on the stadium district for years to come.
- Megabon - September 7th.
 - Estimated attendance of about 15,000.
 - This event partnered with the Department of Transportation Services (DTS) to extend the hours of the Skyline operations with about 4,000 riders (about double the average ridership).
 - There was positive feedback with the expanded layout of the event.
 - Lighting in the dance area will be improved in the future.
 - This event included a drone show, which was a very popular addition to the event.

c. Upcoming Events:

- September 29th - Pickleball open play taking place in Section 9B during the swap meet.
- October 5th - Hawaii Street Grindz and Craft Festival, which includes live music, and a car show in the upper Halawa parking lot from 4pm-9pm.

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
- Deputy Manager Sadayasu provided an update:
- The evaluation process continues, and the committee is ensuring that the best value for the state exists. There are no current announcements yet until the committee completes its process.
 - Chair Morioka and Member Pereira were featured on the Rick Hamada show this past month which was a good segment as well as Let's Talk Sports and KHON2 News.
 - The team did a presentation to the Construction Management Association of America/Hawaii Chapter which was well received.

Discussion

Member Pereira asked (for the benefit of the public) for a recap on how the scoring takes place since it's a very thorough process with benchmarks that the proposer must meet.

Manager Andrews responded that there is a five-member committee that has been appointed by the State Comptroller. The committee comprises a mix of state employees as well as individuals with development expertise. They are looking at all parameters of the proposal, which includes an administrative proposal, a technical proposal, a financial proposal, a diligence and discussion proposal, and statements of commitment. Manager Andrews shared that this is not just a stadium project, and this evaluation also looks at how the developer will build out and finance the entire district, which includes retail, housing and even hotels and is likely to be built in phases over the next two decades. For the stadium alone, they need to ensure the developer is proposing the overall scope requirements such as capacity, number of locker rooms, number of suites, etc. This is an extremely detailed process that requires technical advisors who support the evaluation team. Should the developer be advanced as the Preferred Offeror, we will then enter a diligence and discussion period where the developer will perform site diligence, inclusive of geotechnical and hazardous materials studies, as well as negotiate the finer details of a contract.

Deputy Manager Sadayasu added that the project team, evaluation committee and technical advisors have been meeting with Aloha Halawa District Partners (ADHP) weekly. The team also issued a Request for Clarifications (RFC) and they are going through the detailed response as well as the scoring, evaluation and recommendation to the Comptroller.

Member Pereira concluded that it is good for the public to hear how detailed of a process this is and how thorough the NASED team is being to ensure the tax payers get the most value for what will be a live, work, play, thrive community.

IV. NEW BUSINESS

- A. Discussion and Action on forming a Permitted Interaction Group (PIG) for the 2025 legislative session.

In preparation for the legislative session, Chair Morioka requested for the following members to be included in the new PIG: Chair Morioka, Member Imanaka, Member Yadao, and Member Tokioka (or Deputy Director in his absence).

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER TAMAMOTO TO FORM A PERMITTED INTERACTION GROUP (PIG) FOR THE LEGISLATIVE SESSION. THE PIG WILL CONSIST OF CHAIR MORIOKA, DIRECTOR TOKIOKA (OR DEPUTY DIRECTOR IN HIS ABSENCE), MEMBER IMANAKA AND MEMBER YADAO. THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, October 31st at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:16 A.M. A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER PEREIRA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka
Chairman

Recorded by: Colette May
Date: October 31, 2024