

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
OCTOBER 31, 2024**

Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
October 31, 2024

Members Present:

Brennon Morioka, Chair
Eric Fujimoto, Vice Chair
Michael Imanaka
Craig Angelos, University of Hawaii, designee
Camille Masutomi, Department of Education, designee
Andrew Pereira
Claire Tamamoto
Dane Wicker, Department of Business Economic Development, designee
Michael Yadao

Staff:

Ryan Andrews
Stephen Lee
Cedric Loo
Liane Nakagawa
Colette May

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
Jonah Uehara, WT Partnership
Jeff Ramsey, Crawford Architects
James Pastine, Crawford Architects
Neal Yokota, Stryker Weiner & Yokota Public Relations (SWAY)
Franz Kraintz, Department of Planning & Permitting
John Fink
Mark Taylor
Gerry Rodrigues
Cindy Delein
Sign-In Sheet (Exhibit A)

Members Excused:

Walter Thoemmes

Chris Sadayasu
Jasmine Lei Santos
Trina Silva
Samantha Spain
Ebru Yilmaz-Pedro

Kyle Oura
Kama Kane
James Franklin
KHON2 Representative
Dave Reardon, Star Advertiser
Brian McInnis, Spectrum News

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 – September 26, 2024

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER WICKER 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. Swap Meet

Smash and Grab Incident - The stadium's priority is the safety of staff, vendors and shoppers at the Swap Meet.

- A letter was sent to all vendors, letting them know that the stadium management is in collaboration with Sodexo Live, (who manages the vendors) and the Honolulu Police Department to take various actions.
- Actions taken to date include making our security staff and other swap meet personnel more visible using different uniforms and reflective vests, so their presence is more easily seen, assigning additional staff to monitor specific areas, and adding security cameras.
- In addition, the stadium management, Sodexo and a detective from the Honolulu Police Department held a training with the vendors. The goal of the training was to teach theft prevention techniques, including recognizing team theft tactics, providing vendor booth layout recommendations, and most importantly, how to report suspicious behavior and how to respond should they encounter a theft situation. The training was recorded and is available for the vendors who were unable to attend in-person.

We are strongly encouraging open communication between vendors and trying to create a "neighborhood watch-type" program within the Swap Meet.

Unfortunately, it is reported that smash and grab incidents are on the rise for the entire island and 100 cases have occurred this year alone.

b. Right of Entry

The stadium extended the Right of Entry to HART and the City's Department of Transportation Services for use of the Station, Bus Interface and Park and Ride lot. This extension goes through October 31, 2025. A longer-term Use and Occupancy Agreement is in progress and will be finalized once a developer is under contract.

c. Upcoming Events:

- Mayjah Rayjah concert on November 15th
- Lil Wayne concert on November 16th

Expected attendance: 10-12K people per event.

d. Current Events:

Fall Festival event held October 27th in conjunction with the Swap Meet. Samantha Spain provided a re-cap of the successful event.

e. Other Rentals:

Last reported in June, the monthly revenue was \$47,000 per month and the current revenue from these rentals is now \$57,000 per month.

Manager Andrews closed his report by adding that the Hawaii State Ethics Commission acknowledged that the Stadium Authority board is in full compliance with the Ethics Training for board members.

2. Monthly Financial Update
September ended with a surplus of \$306.7K, a net cash balance of \$55.6M, and a projected carryover cash balance of \$56.7M for FY26. (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) – Athletic Director Craig Angelos provided an update:
- UH entered the Mountain West Conference in all sports effective July 1, 2026.
 - The new UH president will start in January 2025.
 - The women’s soccer team won their first ever conference championship and will host the Big West tournament on November 11th.
 - Men’s and Women’s basketball teams kicked off their exhibition season in Hilo.
 - Women’s volleyball is currently in fourth place half-way through the season.
 - Football team plays against Fresno State this Saturday.
- C. New Aloha Stadium Entertainment District (NASED) Committee Report
- Manager Andrews announced that the Aloha Halawa District Partner (AHDP) will be advanced to the next phase of the procurement, which is the Diligence and Discussion phase. This phase will take place for the next 8 months and during this time the developer will perform site diligence and work with the State on refining their designs and plans with the goal of an executed contract by the end of June 2025. He reminded everyone that we are still in the procurement process until there is an executed contract. Manager Andrews thanked DAGS, Crawford, WT Partners and especially the evaluation committee members.

Deputy Manger Sadayasu explained the diligence and discussion phase:

The purpose of this phase is for the state and AHDP to finalize technical issues and other matters to move towards the contract execution by June 2025.

Other matters consist of:

- Site condition surveys [geotechnical, archeological, and hazardous materials detection and removal].
- Establishing the processes for timely permitting and other development authorizations.
- Finalizing the UH license agreement.
- Finalizing the works of art strategy.
- Developing a range of project management plans [including construction management and stakeholder/community engagement plans].
- Finalizing the finance plan and finance commitments.

The NASED team and AHDP will present the development plans and finalize them with the Legislature, County Council, and Mayor's Office during this phase. The project is still on track to open the new stadium in August 2028.

Manager Andrews added that there is still a lot of work ahead and the team is excited to work with AHDP.

Discussion:

Community member Mark Taylor asked when the public would receive information about the content of the developer proposal. He wanted to know if the public would see details, renderings, capacity proposal, etc.

Manager Andrews responded that the NASED team will have discussions with AHDP on the release of information and he anticipates that the timeframe may be around Christmas.

IV. NEW BUSINESS


A. None

V. ANNOUNCEMENTS

Vice Chair Fujimoto stated that the next board meeting is scheduled on Thursday, November 21st at 8:00 a.m. (a week early due to the holiday) The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:24 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: December 19, 2024