

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
DECEMBER 19, 2024**

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

December 19, 2024

Members Present:

Brennon Morioka, Chair
Eric Fujimoto, Vice Chair
Michael Imanaka
David Lassner, University of Hawaii
Camille Masutomi, DOE, designee

Andrew Pereira
Claire Tamamoto
Walter Thoemmes
Dane Wicker, DBEDT designee
Michael Yadao

Staff:

Ryan Andrews
Stephen Lee
Colette May
Chris Sadayasu

Trina Silva
Samantha Spain
Ebru Yilmaz-Pedro

Others:

Alison Kato, Department of the Attorney General (AG)
Kevin Tongg, Department of the Attorney General (AG)
Representative Shimizu
Gordon Wood, Department of Accounting & General Services (DAGS)
Chris Kinimaka, Department of Accounting & General Services (DAGS)
David Harris, WT Partnership
Jonah Uehara, WT Partnership
Bridey Best, WT Partnership
Stacy Jones, Crawford Architects
Jeff Ramsey, Crawford Architects
James Pastine, Crawford Architects
Dawn Hirai, Stryker Weiner & Yokota Public Relations (SWAY)
Franz Krintz, Department of Planning & Permitting
Stanford Carr, Stanford Carr Development
Richard Riegels, Stanford Carr Development
Joe Weinberg, Aloha Stadium Community Development LLC
Josh Strickler, Ameresco
Dan Nakaso, Star Advertiser
Sign-In Sheet (Exhibit A)

KHON2 Representative
Dave Reardon, Star Advertiser
Brian McInnis, Spectrum News
HNN Representative
KITV Representative
Ryan Kagimoto

I. CALL TO ORDER

A quorum being present, Chair Morioka called the meeting to order at 8:01 a.m.

II. APPROVAL OF MINUTES

- A. Approval of minutes for the following date:
1. Regular Session Meeting – October 31, 2024

A MOTION WAS MADE BY MEMBER FUJIMOTO 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. Operational Updates and Announcements

a. Legislative Session

Chair Morioka, Member Pereira, Stadium Manager Andrews, and Deputy Manager Sadayasu have been meeting with various legislators and councilmembers to prepare for the Legislative Session to provide updates regarding the NASED project and highlight key priorities.

This includes:

- The request to increase the expense ceiling, to utilize the \$49.5M that is in the Special Fund.
- The housekeeping bill which is part of the admin package that seeks to change the requirements for establishing quorum by making it based upon a majority of voting members of the authority.

Part of the stadium's preparation includes providing several reports to the Ways and Means and Finance Committees.

b. Current Events

Two concert events:

- Mayjah Rayjah on November 15th – approximately 6K attendees
- Lil Wayne on November 16th – approximately 8K attendees

DLNR finished up their training academy that was held in the hospitality room for the past six months.

c. Upcoming Events

- Two concert events coming up on February 7th and 8th
- The Great Aloha Run on February 17th.

d. Swap Meet Relocation

- This is an enabling project for NASED.
- After we announced AHDP as our preferred offeror, the stadium wanted their input on the plans to ensure that the timing doesn't impact AHDP's planning for their on-site diligence.
- This also ensures our shared site plan works once construction is underway.
- The most recent update is that DAGS has awarded the contract.
- The work to begin in mid-February and end by early June 2025 includes:
 - utility relocations

- asphalt resurfacing
- restriping

(Member Wicker joined by Zoom at 8:03 a.m.)

(Member Tamamoto joined the meeting at 8:06 a.m.)

(Member Masutomi joined by Zoom at 8:20 a.m.)

2. Monthly Financial Update

November ended with a surplus of \$115.2K, a net cash balance of \$55.7M, 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

Chair Morioka welcomed Representative Shimizu to his first Stadium Authority Board meeting.

B. University of Hawaii (UH) – The Stadium Authority Board wished President Lassner farewell for his retirement and thanked him for his service on the board.

C. New Aloha Stadium Entertainment District (NASED) Committee Report

Deputy Manger Sadayasu reminded the board and public of two key elements to the procurement process:

1. This is a progressive procurement process and we are now in the third and final phase.

- This phase is designed to further develop and ‘progress’ the proposal of the preferred offeror.
- By design, Aloha Halawa District Partners LLC’s (AHDP) proposal is intended and expected to evolve as a range of diligence activities are completed. A key example of this is community engagement with AHDP will touch on.

2. The RFP set a very challenging task for offerors.

- It was clear that the base stadium required to meet minimum standards was unaffordable with the amount of funds the state has available.
- The RFP called for offerors to leverage future revenues from the real estate component of NASED to bridge this gap.
- However, even our own analysis indicated that this is extremely challenging.

A key part of this current phase is for the state team and AHDP to work together to work on the design and financials over the coming months and finalize those in agreements by June next year.

Stanford Carr presented AHDP’s concept for the NASED project: (See Exhibit C)

- a. Development Vision and Partners: The vision for a 21st-century urban mixed-use, mixed-income destination incorporating history and culture, with local partner Cordish Company and other collaborators like Ameresco, Stanford Carr, and Populous.
- b. Stadium and Entertainment District: Plans for a 365-day venue with live entertainment, restaurants, and retail, designed to integrate with the community and Pearl Harbor.

- c. Transportation and Infrastructure: Preliminary discussions with State Department of Transportation (DOT) and local transportation authorities to improve the corridor and transit station site.
- d. Financial and Operational Management: The financial relationship between the stadium and the entertainment district, with the operator/developer responsible for ongoing management and any deficits.
- e. Educational Facilities: The potential development of a new 21st-century elementary school within the community, with considerations for it being a Department of Education (DOE) or charter school.
- f. Community Engagement: Plans to start community engagement in February to address community concerns.

Discussion/Questions from the board:

1. What are the aspirations in making this a 365-day Venue and how it falls in line with the Skyline?

Answer: The key is programming to cater to different populations on weekdays and weekends, focusing on the local residential population first as the primary audience and visitors will follow.

There are preliminary discussions with State DOT and City and County Department of Transportation Services to re-align and expand the corridor opposite of Ford Island bridge, and to combine the transit station site with the stadium site so it is continuous pedestrian friendly/user friendly.

2. What is your expectation for Aloha Live considering your best practices and economics in St. Louis, Atlanta, Kansas City?

Answer: Previous projects have generated \$5B - \$10B in economic activity, revitalizing these areas.

3. What is AHDP's excitement for the new stadium?

Answer: It's the quintessential opportunity to create a new urban community with active/passive parks, education, various attractions and amenities for locals as we used to have in the past.

4. Please give insight on the new operator partner's role:

Answer: The new operator is ASM Global. They are very familiar with Hawaii and will manage the stadium and bring a global perspective to programming different venues. They manage approximately 400 venues all around the world consisting of stadiums, arenas, and convention centers. They were recently purchased by Legends and bring a global perspective to programmatically plan different venues at the stadium.

5. What is the financial relationship between the stadium and the rest of the development?

Answer: The operator/developer will be responsible for the ongoing management and any financial deficits of the stadium. We believe that the stadium can economically stand on its own.

6. Is there a parking plan?

Answer: There will be parking structures integrated with the architecture, similarly to the Keauhou Place Community (Kaka'ako) where we have parking structures behind the townhomes.

7. What type of a school are in the plans?

Answer: The school could be either a DOE school or a charter school. We see an opportunity to redevelop the Aiea Elementary parcel for more housing and put a 21st century elementary school within the community. Education is an important priority for young families so this is what we envision.

8. What is the number of housing units:

Answer: There are approximately 4,000 residential units planned, with various types of housing (rental, workforce rental, mid-level, market rate units).

IV. NEW BUSINESS

- A. Discussion and action on delegating to the Stadium Manager, Deputy Stadium Manager and members of the Legislative Permitted Interaction Group, the authority for the 2025 legislative session to track legislative measures relating to the Stadium Authority and to draft and submit testimony on behalf of the Stadium Authority in accordance with positions and policy directives adopted by the board.

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER TAMAMOTO TO DELEGATE THE AUTHORITY TO THE STADIUM MANAGER, DEPUTY STADIUM MANAGER, AND MEMBERS OF THE LEGISLATIVE PERMITTED INTERACTION GROUP (PIG) TO TESTIFY ON BEHALF OF THE STADIUM AUTHORITY. THE MOTION WAS UNANIMOUSLY CARRIED.

- B. Discussion and action on authorizing the Stadium Manager and Deputy Stadium Manager, or others on their behalf, to pursue deregistration of Lot 179-A-1-B-1, depicted on Map 143 in Land Court Application 966, with the Land Court of the State of Hawaii, and to do all things necessary to complete the deregistration.

Manager Andrews explained that the two recordation systems in Hawaii are: Regular system and Land Court system. Approximately 15 acres of the land is registered in the Land Court, which adds bureaucracy and doubles the completion time for certain processes. The board needs to deregister the 15 acres from the Land Court to expedite predevelopment work and overall development of NASED.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER PEREIRA TO DEREGISTER THE 15 ACRES OF LAND FROM THE LAND COURT.

Discussion:

Member Tamamoto – What are the advantages and are there certain protections that Land Court offers the property?

Manager Andrews – Being registered in Land Court does give some benefits of state certification of ownership and at the same time if you want to subdivide the land, it is a longer process going through the Land Court because they are so backlogged and therefore the way to move the process more rapidly is to deregister it and go through the regular system.

Deputy AG Kato – Usually a Land Court property is a guarantee of the ownership. This is a very small portion of the property, so the benefits are outweighed by the negatives since it's a lengthier process to subdivide through the Land Court. If you were to do anything with that lot, it would require an extra process.

Chair Morioka – It would cause delays for the developer to have access to those sites. This one step could cause a one to two-year delay. If we deregister, it will take one legal step out of the process of subdividing or doing other things that requires Land Court approval.

THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, January 30th at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 9:17 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: January 30, 2025