

**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

**CHRIS J. SADAYASU**  
INTERIM STADIUM MANAGER

**APPROVED MINUTES  
REGULAR SESSION  
JANUARY 30, 2025**

*An Agency of the State of Hawaii*

Stadium Authority Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
January 30, 2025

Members Present:

Brennon Morioka, Chair  
Eric Fujimoto, Vice Chair  
Wendy Hensel, President, University of Hawaii  
Michael Imanaka  
Camille Masutomi, Department of Education, designee  
Andrew Pereira  
Claire Tamamoto  
Walter Thoemmes  
Dane Wicker, Department of Business Economic Development, designee  
Michael Yadao

Staff:

Ryan Andrews  
Stephen Lee  
Cedric Loo  
Colette May  
Liane Nakagawa

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)  
Glenn Wakai, State Senator  
Brandon Elefante, State Senator  
Lois Manin, UH Interim Athletic Director  
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  
Neal Yakota, Stryker Weiner & Yokota Public Relations (SWAY)  
Franz Kraintz, Department of Planning & Permitting

Dave Reardon, Star Advertiser  
Brian McInnis, Spectrum News  
Hawaii News Now  
Frank Rogozienski

Sign-In Sheet (Exhibit A)

I. CALL TO ORDER

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

(Member Yadao joined the meeting at 8:02 a.m.)

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – December 19, 2024

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER THOEMMES 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. Annual Audit

N&K's CPA's completed our annual audit for the FY2024.

N&K issued an opinion that the financial statements present fairly, in all material respects, and that the changes in financial position and its cash flows for the fiscal year ended in accordance with accounting principles generally accepted in the United States of America.

Stadium Manager recognized Fiscal Officer Liane Nakagawa for her work as the primary person responsible for working through all the details of the audit. The full audit is posted on the Office of the Auditors website.

b. Transitional Activities related to our operation- three key areas:

- Swap Meet Relocation – The notice to proceed went out to MEI Corporation and we anticipate their start to be mid-February.  
The work includes utility relocations and resealing and re-striping the Upper Halawa lot, so we can install our portable restroom containers and office trailers. The restroom containers arrived in late December.
- Relocation of Stadium Authority Office –We are working with Aloha Halawa District Partners (AHDP) to refine the needs and requirements for the temporary office space. The plan is to place the temporary office compound in our Bone Yard (the southern-most point on this property) as all the utility connections are already in place.
- Inventory -UH Athletics is the biggest beneficiary to receive transferrable usable inventory. Online auctions have taken place with Oahu Auctions – the next auction will be held in February consisting mostly of maintenance items and tools. To date we have shredded over 187 boxes of paper and old files that are well past their hold dates to manage old documents.

c. Significant Bills and Budget Matters Affecting the Stadium Authority – (Exhibit B)

This exhibit highlights the bills we are planning to testify on, monitor, or simply interested in knowing the outcome. In past years, the Stadium Manager or Deputy Manager would provide testimony as an individual. We can only provide testimony on behalf of the

entire board if the board first votes on an official position. If the board wants to have an official position, we will need to list that bill specifically as a new business item on the agenda. Since the board only meets once a month, it will likely require scheduling an additional meeting.

d. Recent/Current Events

- January 11 – Fireworks Amnesty -Lower Halawa Lot (1300lbs of fireworks dropped off)
- February 7 – TMR Events presents TYGA, Upper Halawa Lot
- February 8 – TMR Events presents Rebelution, Upper Halawa Lot
- February 17 – Great Aloha Run – Lower Halawa Lot
- February 20 – Girl Scout Cookie Pick-up – Upper Halawa Lot
- February 27 & 28 – American Medical Response Driver Training – Lower Halawa Lot

e. Swap Meet

- Hawaii Magazine's 13th annual Readers' Choice Awards voted Aloha Stadium Swap Meet was voted #1 Store for Souvenirs.  
[2024 Readers' Choice Awards: O'ahu - Hawaii Magazine](#)
- 2024 had 2% attendance increase over 2023, with 1 less day of operation.

| 2024<br>YTD Total | 2024<br>Local | 2024<br>Visitor | 2023<br>YTD Total | 2023<br>Local | 2023<br>Visitor | 2024<br>vs<br>2023 | Local<br>2024<br>vs<br>2023 | Visitor<br>2024<br>vs<br>2023 | %<br>2024<br>vs<br>2023 |
|-------------------|---------------|-----------------|-------------------|---------------|-----------------|--------------------|-----------------------------|-------------------------------|-------------------------|
| 1,123,800         | 665,421       | 458,379         | 1,113,661         | 659,342       | 454,319         | 10,139             | 6,079                       | 4,060                         | 2%                      |

2. Monthly Financial Report

December ended with a surplus of \$472K, a net cash balance of \$56.2M, and a projected carryover cash balance of \$56.8M for FY26. (Exhibit C)

Manager Andrews provided a closing statement referencing his departure:

“Most if not all of you know that I have accepted a new position at the University of Hawaii as the Director of Student Recreational Services – so before concluding my final report as Stadium Manager, I want to take a moment to express my deepest gratitude to Chair Morioka, Vice Chair Fujimoto and each of you for your unwavering support throughout my tenure. Your guidance and dedication have been instrumental in shaping the success of our efforts during an incredibly transformative time.

I’d also like to recognize the exceptional Stadium team. Their perseverance and performance, especially as we navigated the challenges of the stadium’s closure, have been nothing short of remarkable. Despite adversity, we’ve maximized the use of this property, driven revenue growth, and laid the groundwork for the future of this site. Their resilience and hard work are a testament to what can be achieved through

teamwork and commitment.

I'd also like to give a mahalo to the DAGS team including Chris Kinimaka, Gordon Wood, and David DePonte for their dedication to the New Aloha Stadium Entertainment District (NASED) project and for their solution-oriented approach to keeping our project moving forward. And of course, a big Mahalo to Senator Wakai who has championed and continues to champion our project.

My decision to transition out of this role reflects a desire to align with my own passions in operations - specifically program and facility management. As I shared, beginning next week I will be stepping into the role of Director of Student Recreation Services at the University of Hawaii, Manoa Campus. This role will allow me to return to the roots of what inspires me most: creating and managing environments that positively impact the lives of students. Interestingly, this was the job I was hoping for 14 years ago when I moved to Hawaii - unfortunately it wasn't available then- but I must say that my "detour" here with the Stadium Authority has been an absolute honor - and I've grown in so many ways both personally and professionally because of it - and I owe a debt of gratitude to Stephen Lee and Lois Manin who initially hired me, and of course to former stadium manager, Scott Chan who mentored me.

Although my last day is January 31<sup>st</sup> (tomorrow), I will continue to assist with the transition and provide support wherever I can to ensure the ongoing success of this NASED project. I look forward to staying connected and watching the bright future of the stadium authority and this incredible community."

Senator Elefante and Senator Wakai presented Manager Andrews with a Legislative Certificate.

(Member Tamamoto joined the meeting at 8:16 a.m.)

(Member Pereira joined the meeting at 8:16 a.m.)

Chair Morioka stated that Manager Andrews will continue to support the NASED project through June 2025 which is the target date for a signed contract.

Member Fujimoto commended Manager Andrews (who became the manager right after the pandemic) on building reserves with a non-functioning stadium from a couple million to seven million leaving the stadium in a strong operational cashflow capacity.

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
7. University of Hawaii (UH) – The Stadium Authority Board welcomed President Hensel to the board.

Interim Athletic Director Manin provided an update:

  - Men's and Women's Basketball against UC San Diego
  - Men's Volleyball at BYU
8. New Aloha Stadium Entertainment District (NASED) Committee Report

Deputy Manger Sadayasu provided an update:

  - Our NASED Team continues to negotiate the Project Documents with AHDP. The current focus has been on the stadium demolition plans and Swap Meet relocation work.
  - Another key focus during this period has been providing NASED Project updates to Legislators and Councilmembers. With the start of the Legislative Session on January 15<sup>th</sup>,

we are working together with AHDP to track and testify on Bills affecting the NASED Project. There is a hearing later this morning before the House Water and Land Committee on a Bill proposing to lapse the new Stadium appropriation and to fund a new stadium on the UH Manoa campus (HB1494). Deputy Manager Sadayasu is attending the hearing in person.

- The stadium is hosting a NASED Community Meeting this coming Monday, February 3<sup>rd</sup>, at 6:30 p.m. in the Hospitality Room. AHDP will present their preliminary plans for the NASED Project and answer the public's questions regarding the development.

IV. NEW BUSINESS

- A. Chair Morioka reminded the board that at last month's meeting the board approved to deregister Lot 179-A-1-B-1, and subsequently there is an additional parcel that needs to be deregistered. Therefore, Chair Morioka requested a motion to pursue deregistration of Lot 51-B-1-B-1, depicted on Map 143 and 117 in Land Court Application 966.

A MOTION WAS MADE BY MEMBER FUJIMOTO AND SECONDED BY MEMBER WICKER TO APPROVE TO AUTHORIZE STADIUM MANAGEMENT, OR OTHERS ON THEIR BEHALF, TO PURSUE DEREGISTRATION OF LOT 51-B-1-B-1 IN LAND COURT APPLICATION 966, WITH THE LAND COURT OF THE STATE OF HAWAII, AND TO DO ALL THINGS NECESSARY TO COMPLETE THE REGISTRATION. THE MOTION WAS UNANIMOUSLY CARRIED.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER FUJIMOTO TO MOVE INTO EXECUTIVE SESSION PURSUANT TO SECTIONS 92-5(a)(2) AND 92-5(a)(4), HAWAII REVISED STATUTES. THE MOTION WAS UNANIMOUSLY CARRIED.

Chair Morioka called for a recess at 8:25 a.m.  
(Recess: 8:25 a.m. – 8:30 a.m.)

V. EXECUTIVE SESSION

(Meeting reconvened at 8:43 a.m.)

NEW BUSINESS (continued)

- B. Chair Morioka announced that the Stadium Authority has appointed Deputy Manager Chris Sadayasu as the Interim Stadium Manager effective February 3, 2025. Member Fujimoto reminded the Board about the Permitted Interaction Group (PIG) that was established to evaluate the future organizational structure of the Stadium Authority's management. The Stadium Authority is undergoing a significant transition from an entity focused on operating and maintaining a stadium to one that serves as a contract manager overseeing land use. This is an opportune time for the PIG to reconvene and assess the current Manager position. The PIG could explore how this role might be redefined to align with future needs and develop a strategic plan for recruiting a qualified permanent replacement.

VI. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, February 27<sup>th</sup> at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 8:46 A.M. A MOTION WAS MADE BY MEMBER THOEMMES AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka  
Chairman

Recorded by: Colette May

Date: February 27, 2025