

**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

*An Agency of the State of Hawaii*

**APPROVED MINUTES  
REGULAR SESSION  
FEBRUARY 27, 2025**

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

February 27, 2025

Members Present:

Brennon Morioka, Chair  
Eric Fujimoto, Vice Chair  
Michael Imanaka  
Lois Manin, University of Hawaii, designee  
Camille Masutomi, Department of Education, designee  
Andrew Pereira  
Claire Tamamoto  
Walter Thoemmes  
Michael Yadao

Members Excused:

James Tokioka

Staff:

Chris Sadayasu  
Stephen Lee  
Cedric Loo  
Colette May

Liane Nakagawa  
Trina Silva  
Samantha Spain  
Ebru Yilmaz-Pedro

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  
Jeff Ramsey, Crawford Architects  
Davy Murayama, Sodexo  
Neal Yokota, Stryker Weiner & Yokota Public Relations (SWAY)  
Franz Kraintz, Department of Planning & Permitting  
Dave Reardon, Star Advertiser  
Brian McInnis, Spectrum News  
Hawaii News Now Representative  
Ryan Andrews

Sign-In Sheet (Exhibit A)

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 – January 30, 2025

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER FUJIMOTO TO ACCEPT THE MINUTES OF THE REGULAR SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. Executive Session Meeting – January 30, 2025

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER FUJIMOTO TO ACCEPT THE MINUTES OF THE EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

III. MONTHLY REPORTS

A. Interim Stadium Manager's Report and Operational Reports

1. Operational Updates and Announcements

- a. Significant Bills and Budget Matters Affecting the Stadium Authority –  
(Agenda Item III.A.7.)

Highlighting the following the bills we are planning to testify on and/or monitor:

- SB1337 is regarding the Stadium Authority quorum to change based on the number of seated voting members.
- Stadium Development Special Fund.
- Gambling Working Group under DBEDT.
- HB1494 is moving through the House to lapse the appropriation for NASED and re-appropriate the funds to UH.

(Member Tamamoto entered the meeting at 8:04 a.m.)

- b. Recent/Current Events

- February 7 – TMR Events presents TYGA, Upper Halawa Lot – 6k Attendees
- February 8 – TMR Events presents Rebelution, Upper Halawa Lot – 6k Attendees
- 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

2. Monthly Financial Report

January ended the month with a surplus of \$139.6K, a net cash balance of \$56.3M, and a projected carryover cash balance of \$56.9M for FY26. (Exhibit B)

Member Pereira asked if losing concert activity will affect the cashflow for the stadium.

Interim Manager Sadayasu responded that the stadium has a surplus and positive cash flow with the Swap Meet sustaining the needs of the stadium.

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) – None
8. New Aloha Stadium Entertainment District (NASED) Committee Report  
Interim Stadium Manger Sadayasu provided an update:
  - Our NASED Team continues to negotiate the Project Documents with Aloha Halawa District Partners (AHDP). We are getting closer to executing the Pre-Development Agreement.
  - The following State Project Documents are with AHDP for review:
    - Master Development Agreement
    - Stadium Development Operations Agreement
    - Form of a ground lease
    - Reciprocal Easement and Infrastructure Sharing AgreementThese should all be returned with comments over the next week or two.
  - The stadium is working with AHDP and Hawaiian Dredging on the demolition planning and permitting.
  - Swap Meet infrastructure relocation work will start mid-March with MEI Construction.
  - There may be an info-briefing to the legislature next month regarding the NASED project.

Discussion:

Member Yadao commented about his concerns regarding the compressed timeline with the June deadline and the uncertain stance expressed by AHDP with respect to financing that causes concern and confusion with the public and the legislature. Interim Stadium Manager responded that our team is working on all the details with AHDP and we continue the trajectory to meet the June 2025 deadline.

Member Tamamoto asked if the legislators have a clear understanding of the process that the development is under. Chair Morioka responded that it depends, but the NASED team has taken time to provide updates with the most up-to-date information to key legislators. The fast pace of the legislative session makes it challenging to adequately communicate everything.

Member Pereira questions whether HB1494 (which would lapse funding for the stadium) is impacting preconstruction activity by AHDP. Chair Morioka responded that it is not impacting negotiations, but it does pose a challenge to AHDP in seeking out final investors.

(Member Manin entered the meeting at 8:19 a.m.)

Member Yadao requested from Interim Manager Sadayasu that if the timeline becomes more difficult to meet, that he communicates with the Chair as well as the board so there will be a singular message. Interim Manager Sadayasu firmly agreed.

IV. NEW BUSINESS

- A. Chair Morioka stated that the board needed to complete a salary adjustment for Interim Manager Sadayasu since he stepped into the position at the last meeting. He stated that previous Stadium Manager Andrews was making \$156,108 voted by the Stadium Authority based on the Commission on Salaries (COS). Chair Morioka noted that the board is not bound by the COS and has utilized it solely as a guide. Chair Morioka proposed Interim Manager Sadayasu's salary to increase to \$149,400 (\$12,450 monthly). He acknowledged that it is less

than the permanent Stadium Manager's salary, since it is an interim position. He also added that the Deputy Manager position will not be filled, and therefore Interim Manager Sadayasu will technically be covering the duties of two positions.

Chair Morioka reminded the board that the Permitted Interaction Group (PIG) will be meeting to discuss the organizational structure (moving from a stadium management entity to a district management entity) and the roles, responsibilities and title of the future Stadium Manager position to a more appropriate Manager position/title.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER YADAO TO APPROVE INTERIM STADIUM MANAGER SADAYASU'S SALARY ADJUSTMENT.

Discussion:

Member Fujimoto noted that the rationale to approve the increase is that the stadium has been running a million-dollar profit in FY24 as well as projected FY25 and it's reasonable to provide an increase to a leader that can continue this trajectory.

Member Pereira added that it has been a seamless transition between Manager Andrews' departure and Interim Manager Sadayasu coming in.

Member Yadao commented that Interim Manager Sadayasu has been doing the job of two people very well and should be paid accordingly and commensurate with state colleagues.

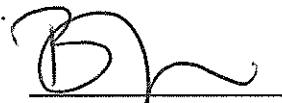
THE MOTION WAS UNANIMOUSLY CARRIED.

V. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, March 20<sup>th</sup> at 8:00 a.m. (a week early due to the Prince Jonah Kuhio Kalaniana'ole holiday). The meeting will continue to be hybrid with video conference and in-person attendance.

VI. ADJOURNMENT

AT 8:30 A.M. A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Brennon Morioka  
Chairman

Recorded by: Colette May

Date: March 20, 2025