

**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  
APRIL 24, 2025**

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

April 24, 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  
Dane Wicker, Department of Business Economic Development, designee

Members Excused:

Michael Yadao

Staff:

Chris Sadayasu  
Stephen Lee  
Cedric Loo  
Colette May  
Liane Nakagawa

Trina Silva  
Samantha Spain

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)  
Jeff Ramsey, Crawford Architects  
David Harris, WT Partnership  
Neal Yakota, Stryker Weiner & Yokota Public Relations (SWAY)  
Ryan Andrews, University of Hawaii  
Dave Reardon, Star Advertiser  
Brian McInnis, Spectrum News  
Christian Shimabuku, Aloha State Daily  
Blaze Lovell, Civil Beat  
Jonathan Nasralla

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.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – March 20, 2025

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

III. MONTHLY REPORTS

A. Interim Stadium Manager's Report and Operational Reports

1. Operational Updates and Announcements

a. Swap Meet Relocation

- MEI Contractors are working on utility connection and repaving the Upper Halawa Lot.
- Work should be completed mid-June.

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

Highlighting the following the bills being monitored:

- HB300 (Relating to the State Budget) – regarding the ceiling increase request for \$49.5M. This was not included in HB300 D1 and was not agreed upon between the House and Senate.
- SB1589 (Relating to the Stadium Development Special Fund) has not been scheduled for a conference committee hearing.
- HB1494 (Relating to Sports Facilities) has not been scheduled for a conference committee hearing.
- SB583 (Relating to Naming Rights). We are still tracking this bill that was amended to specifically provide naming rights for the Stadium Facility and the Convention Center.
- HB1007 – (Relating to Hawaii Community Development) Authorizing HCDA to issue revenue bonds to finance infrastructure in its development districts.
- SB1337 (Relating to Stadium Quorum) Passed, but still subject to conference committee hearing.

Gordon Wood from DAGS made a statement to clarify ownership of the stadium. The stadium will always remain under the State's ownership. The developer will not lease the stadium but will assist the State with operation of the stadium.

2. Monthly Financial Report

March ended the month with a loss of \$51.1K, a net cash balance of \$56.5M, and a projected carryover cash balance of \$56.9M 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

7. University of Hawaii (UH) –  
Interim AD Manin updated that this weekend is the men's volleyball championship games.
8. Department of Transportation Services (Skyline) - None
9. New Aloha Stadium Entertainment District (NASED) Committee Report  
Interim Stadium Manager Sadayasu provided an update:
  - Effective March 31, 2025 the Pre-Development Agreement was executed with Aloha Halawa District Partners (AHDP).
  - Chair Morioka has been on several media outlets providing updates on the project.

Discussion:

Chair Morioka addressed the special fund ceiling with access to the \$49.5M. He stated that the project can still move forward without the ceiling and it will not delay the project, but it will make the financing more complicated and cash payouts will be a little slower.

Member Tamamoto clarified that the \$49.5M has already been appropriated and the ceiling is requesting the use of that appropriation.

Member Thoemmes asked if the developer has provided a cashflow schedule in terms of the draws they need to make.

Chair Morioka responded that there are some drafts and concepts, but they are waiting for finalization of contract terms and documents before they can finalize financing.

Member Pereira asked as AHDP reaches milestones, where the funding comes from tied to the Pre-Development Agreement.

Interim Manager Sadayasu responded that will be paid from the G.O. bonds and therefore there are no restrictions on those funds.

Chair Morioka concluded that this has been a very productive time with AHDP and everyone is motivated to execute the contract by this summer to reach the next milestone.

IV. ANNOUNCEMENTS

Chair Morioka stated that the next board meeting is scheduled on Thursday, May 29<sup>th</sup> at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

V. ADJOURNMENT

AT 8:24 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: May 29, 2025