

Stadium Manager's Monthly Report
Regular Session
May 29, 2025

A. ADMINISTRATIVE

1. Transition Activities
 - a. Swap Meet Relocation – MEI Contractors work in the Upper Halawa Lot continues and is projected to be completed in mid-June.
 - b. Planning for the Relocation of Stadium Authority Office continues.
 - c. Auction and removal of equipment through Oahu Auctions continues.
2. Monthly financial update (see attached).

B. RECENT & FUTURE EVENTS

1. Aloha Stadium Swap Meet and Marketplace

C. OTHER RENTALS

1. Kiewit Infrastructure West – Office Trailer Rental – Term ends 06/30/25
2. T-Mobile – Space rental - Term ends 06/30/25
3. Verizon – Space rental - Term ends 10/31/25
4. Halawa View Apartments – Tenant Parking Rental, Kamehameha Lot – Term ends 06/30/25
5. DHO-Joint Venture – Parking Rental, Bus Lot – Term ends 06/30/25
6. Nordic PCL – Parking Rental, Bus Lot – Term ends 05/31/25
7. American Electric – Parking Rental, Bus Lot – Term ends 05/31/25
8. Kone, Inc. – Parking Rental, Bus Lot – Term ends 05/31/25

FY 2025 Operating Budget Full Year Projected/Actual Amounts

	Projected/Actual Monthly Revenues & Expenditures through FYE 2025																			Update as of: 05/09/2025	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	COMMENTS
	Source Code	Recorded 07/2024	Recorded 08/2024	Recorded 09/2024	Recorded 10/2024	Recorded 11/2024	Recorded 12/2024	Recorded 01/2025	Recorded 02/2025	Recorded 03/2025	Recorded 04/2025	Projected 05/2025	Projected 06/2025	FY2025 12-Month Recorded & Projected	FY2025 12-Month Initial Projection as of July 1, 2024	\$\$ Change From Initial Projection	% Change Projected : Recorded	FY2024 12-Month Actual	FY 2025 Increase/ (Decrease) Over FY 2024	% Change Prior : Current Yr.	
REVENUES		10%	9%	8%	9%	7%	8%	7%	8%	8%	9%	8%	9%	100%	100%						
Swap Meet & Marketplace Fees	836	524,206	505,616	457,921	472,432	399,441	449,659	386,314	420,642	443,487	462,917	436,000	462,000	5,420,635	5,232,000	188,635	3.61	5,264,950	155,685	2.96	
Parking Revenue	1320	164,310	2,241	19,602	3,770		40,765		62,136	14,837	-			307,661	150,000	157,661	105.11	467,175	(159,515)	(34.14)	Parking and F&B Revenues are from concerts on 7/12/24, 7/13/24; Megabon on 9/7/2024; concerts on 11/15/24, 11/16/24; and concerts on 2/7/25, and 2/8/25.
Food and Beverage Income	1321	50,118		5,283	23,619		60,234		55,302					194,556	130,000	64,556	49.66	152,476	42,080	27.60	
Rental Revenue	1322	74,982	32,622	139,827	68,902	31,762	95,727	62,835	58,054	59,127	21,435	45,000	45,000	735,273	540,000	195,273	36.16	615,573	119,700	19.45	RENTAL REVENUES:
Interest Income	288		8,754	-		61,746	178,115	281,140	98,771		106,407		98,000	832,934	500,000	332,934	66.59	110,210	722,724	655.77	Cellular - \$8,862/mo. & CDL Trailer - \$2,900/mo.
Miscellaneous	Var.	10,766	8,129	12,185	438	152			10,327	11,363	18,379		2,000	73,740	30,000	43,740	145.80	133,556	(59,816)	(44.79)	Parking Lot - \$47K/mo.
Total Revenues:		824,381	557,362	634,817	569,161	493,101	824,500	730,289	705,233	528,814	609,138	481,000	607,000	7,564,798	6,582,000	982,798	14.93	6,743,940	820,857	12.17	
EXPENSES																					
Personal Services	2000	272,386	278,596	249,924	430,492	260,955	262,183	246,190	245,291	426,479	228,873	275,000	275,000	3,451,370	3,550,000	(98,630)	(2.78)	2,976,726	474,644	15.95	Projected Personnel Services Cost includes the FY25 BU Salary Increase, the NASED Development Coordinator salary, and Temporary Hazard Pay of \$250K plus \$43K in fringe benefits.
																					The fist installment was paid in October 2024, and the second installment was paid in March 2025.
Other Current Expenses	Var.	142,279	123,552	78,112	193,138	116,947	90,215	344,490	251,654	153,528	124,808	130,000	130,000	1,878,723	1,560,000	318,723	20.43	1,219,980	658,743	54.00	Projected Other Current Cost includes SDAG Contract cost.
Total Expenses:		414,665	402,149	328,036	623,630	377,902	352,398	590,680	496,944	580,007	353,681	405,000	405,000	5,330,093	5,110,000	220,093	4.31	4,196,706	1,133,387	27.01	
PROFIT / (LOSS)		409,716	155,214	306,781	(54,469)	115,199	472,102	139,608	208,289	(51,193)	255,457	76,000	202,000	2,234,704	1,472,000	762,704	51.81	2,547,234	(312,530)	(12.27)	

NET CASH BAL:	55,224,533	55,379,746	55,686,527	55,632,059	55,747,258	56,219,360	56,358,968	56,567,257	56,516,064	56,771,521	56,847,521	57,049,521
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DATAMART- Acct. Summary	FY 2025
FY '25 Beginning Cash Balance:	54,814,817
FY '25 Surplus/Shortfall:	2,234,704
FY '25 Cash Balance:	57,049,521
*Less: FY '25 Transfer/Adjustment:	-
FY '26 Carryover Cash Balance:	57,049,521

Monthly Summary of Events Report
Events Branch
4/15/25 to 5/16/25

DATE	EVENT/LICENSEE	LOCATION	ATTENDANCE	# OF USHERS	# OF PARKING ATTENDANTS	VEHICLES PARKED	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMENTS
4/17/25	United Public Workers	Hospitality Room	-	-	-	-	-	Ratification meeting.
5/6/25	United Public Workers	Hospitality Room	-	-	-	-	-	Ratification meeting.

May 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 27	28	29	30	May 1	2	3
Nordic, DHO JV, Commercial Plumbing & KONE - Bus Lot						
				6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL
				6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL
						8:00am Swap Meet; UHPL
4	5	6	7	8	9	10
Nordic, DHO JV, Commercial Plumbing & KONE - Bus Lot						
6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL
6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL
6:30am Swap Meet; UHPL		8:00am UPW THP Ratification-DOE; HR	8:00am Swap Meet; UHPL		8:00am UPW THP Ratification-DOE; HR	8:00am Swap Meet; UHPL
11	12	13	14	15	16	17
Nordic, DHO JV, Commercial Plumbing & KONE - Bus Lot						
6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL
6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL
6:30am Swap Meet; UHPL			8:00am Swap Meet; UHPL			8:00am Swap Meet; UHPL
18	19	20	21	22	23	24
Nordic, DHO JV, Commercial Plumbing & KONE - Bus Lot						
6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL	6:00am American Electric BL
6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL
6:30am Swap Meet; UHPL			8:00am Swap Meet; UHPL	10:00am UH Rainbow Warrior Racing; LH		8:00am Swap Meet; UHPL
25	26	27	28	29	30	31
Nordic, DHO JV, Commercial Plumbing & KONE - Bus Lot						
6:00am American Electric BL	Holiday - Memorial Day	6:00am American Electric BL	6:00am American Electric BL	8:00 AM Stadium Authority Board Meeting	6:00am American Electric BL	6:00am American Electric BL
6:00am Test & Balance Group; BL	6:00am American Electric BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL	6:00am American Electric BL	6:00am Test & Balance Group; BL	6:00am Test & Balance Group; BL
6:30am Swap Meet; UHPL	6:00am Test & Balance Group; BL	10:00am UH Rainbow Warrior Racing; LH	8:00am Swap Meet; UHPL	6:00am Test & Balance Group; BL		8:00am Swap Meet; UHPL
			4:00pm DLE Fireworks Test;			

June 2025

June 2025							July 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 1 4:15am DHO JV; BL 6:00am Nordic PCL; BL 6:30am Swap Meet; UHPL	2 4:15am DHO JV; BL 6:00am Nordic PCL; BL	3 4:15am DHO JV; BL 6:00am Nordic PCL; BL	4 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL	5 4:15am DHO JV; BL 6:00am Nordic PCL; BL	6 4:15am DHO JV; BL 6:00am Nordic PCL; BL	7 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL
8 4:15am DHO JV; BL 6:00am Nordic PCL; BL 6:30am Swap Meet; UHPL	9 4:15am DHO JV; BL 6:00am Nordic PCL; BL	10 4:15am DHO JV; BL 6:00am Nordic PCL; BL	11 Holiday - King Kamehameha Day 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL	12 4:15am DHO JV; BL 6:00am Nordic PCL; BL	13 4:15am DHO JV; BL 6:00am Nordic PCL; BL	14 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL
15 4:15am DHO JV; BL 6:00am Nordic PCL; BL 6:30am Swap Meet; UHPL	16 4:15am DHO JV; BL 6:00am Nordic PCL; BL	17 4:15am DHO JV; BL 6:00am Nordic PCL; BL	18 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL	19 4:15am DHO JV; BL 6:00am Nordic PCL; BL	20 4:15am DHO JV; BL 6:00am Nordic PCL; BL	21 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL
22 4:15am DHO JV; BL 6:00am Nordic PCL; BL 6:30am Swap Meet; UHPL	23 4:15am DHO JV; BL 6:00am Nordic PCL; BL	24 4:15am DHO JV; BL 6:00am Nordic PCL; BL	25 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL	26 8:00 AM Stadium Authority Board Meeting 4:15am DHO JV; BL 6:00am Nordic PCL; BL	27 4:15am DHO JV; BL 6:00am Nordic PCL; BL	28 4:15am DHO JV; BL 6:00am Nordic PCL; BL 8:00am Swap Meet; UHPL
29 4:15am DHO JV; BL 6:00am Nordic PCL; BL 6:30am Swap Meet; UHPL	30 4:15am DHO JV; BL 6:00am Nordic PCL; BL	Jul 1	2	3	4	5

July 2025

July 2025							August 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	1	2	3	4	5	3	4	5	6	7	1	2
13	14	8	9	10	11	12	10	11	12	13	14	15	16
20	21	15	16	17	18	19	17	18	19	20	21	22	23
27	28	22	23	24	25	26	24	25	26	27	28	29	30
		29	30	31			31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 29	30	Jul 1	2 8:00am Swap Meet; UHPL	3	4 Holiday - Independence Day	5 8:00am Swap Meet; UHPL
6 6:30am Swap Meet; UHPL	7	8	9 8:00am Swap Meet; UHPL	10	11	12 8:00am Swap Meet; UHPL
13 6:30am Swap Meet; UHPL	14	15	16 8:00am Swap Meet; UHPL	17	18	19 8:00am Swap Meet; UHPL
20 6:30am Swap Meet; UHPL	21	22	23 8:00am Swap Meet; UHPL	24	25	26 8:00am Swap Meet; UHPL
27 6:30am Swap Meet; UHPL	28	29	30 8:00am Swap Meet; UHPL	31	Aug 1	2

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

Stadium Board Meeting Marketing Update – MAY 2025

Marketing and communication efforts will continue to ensure the Aloha Stadium is properly up to date on activities and developments as we move towards a new facility. In addition, we continue to focus on the following items as we continue to host and promote events with the current Stadium:

1. Communications/Marketing/Advertising Coordination

- Stadium event related media coordination as needed.
- Communication coordination with all Hawaii media platforms as they arise.
- Assist clients/sponsors with marketing and communication needs upon request.

2. Update and maintain website

- Continue to maintain and update the website with current events and information on a daily base.
- Continue to update backend site improvement issues online.

3. Social media and ongoing public relations efforts

- Continue to monitor and update daily with new content across all media platforms.
- Create monthly media content calendar.
- Provide monthly analytical reports and trends.

4. Advertising Coordination

- Oversee, as needed, events and activities.
- Oversee Swap Meet & Marketplace monthly advertising reports and promotions.

5. Swap Meet & Marketplace Coordination

- Continue to review and update swap meet marketing and operational needs, advertising report reconciliations and budgets.
- Coordinate and assist with expanding activities and programs within the swap meet & marketplace including all specialty events, entertainment, giveaways and vendor coordination within the marketplace.
- Assist with marketing/PR, social media efforts and coordination.

6. Swap Meet & Marketplace Relocation

- Assist with future swap meet operations and market layout.
- Oversee new creative and production plans for the relocation.
- Assist with vendor communications on market plans and layout.

7. Miscellaneous

- Assist with NASED PR campaigns, media, neighborhood board meetings, e-newsletter content, and operational coordination for new stadium (NASED) as needed. .

8. Auction and Online E-commerce

- E-Commerce online and Oahu Auctions coordination.

9. Facility Inventory

- Coordinate inventory relocation and documentation of sports museum and misc. items, including stadium files and documentation as they arise.
- Assist State Archives (Stadium event tapes) as needed.
- Oversee archivist assistant for documentation and relocation of Aloha Stadium.

10. Creative stadium & event collateral

- Creative production for stadium marketing as needed.

MONTHLY SECURITY REPORT TO THE BOARD

The following is a brief summary of security related events and/or incidents which occurred from April 1, 2025 through April 30, 2025. The Swap Meet and Marketplace was open for business twelve days during the month of April.

Forgery

One (1) case reported. PTI employee reported not receiving his paycheck. It was determined the check was mailed to his place of residence. Further checks revealed the paycheck was deposited at an ATM machine into an unauthorized persons account. Police reports were filed and a fraud report filed with the bank.

Lost & Found Property

Thirteen (13) cases reported. Eight (8) were claimed by the owner. Five (5) remain unclaimed. All occurred during the Swap Meet.

Medical Assist

Eight (8) cases reported. Four (4) were Injured Cared For cases due to trip/fall, Two (2) were treated and released by the on duty nurse. Two (2) required ambulance transport to the hospital. Four (4) were Sick Cared For cases due to medical condition, Two (2) were examined and released. Two (2) required transport by ambulance to the hospital. All cases occurred during the Swap Meet.

Miscellaneous Public

Three (3) cases reported. One (1) Involved a parking director who was citing an unauthorized vehicle during the swap meet. A vendor who appeared to be the owner approached the director and exchanged words. The director felt uneasy and reported the incident to his supervisor as he felt the vendor may retaliate against him. A security report was filed to document the incident. The case was referred to Sodexo for disciplinary action. One (1) Involved a reported altercation during the swap meet. A check of the area determined nothing found. One (1) Involved a vendor wanting to file a police report that she was being harassed by swap meet personnel due to a rule violation. As it was determined to be a non-criminal civil matter, police filed a miscellaneous report.

Motor Vehicle Collision

Two (2) cases reported. Both involved the contract security cart and a fixed object. No injuries were reported, both involved damages.

Theft

One (1) case reported. A swap meet vendor reported his cellular phone taken from his booth. He declined a police report. The damaged phone was later recovered in the lower halawa parking lot.

Conclusion

Prepared and submitted by,
Andrew Chang, Assistant Stadium Events Manager
and Interim Stadium Security Manager
5/16/25, 4:00 p.m.



Monthly Report
Stadium Authority Meeting
5/29/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE
April 2025

Shopper Attendance:

April Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	81,950	12	6,829	0	81,950	6,829
2025	85,332	13	6,564	0	85,332	6,564
Difference	3,382	1	(265)	0	3,382	(265)
%	4%		-4%	0%	4%	-4%

Vendor Attendance:

April Total Stall Sales		Days Open	D,E, & F Total Stalls	Daily Average Stalls	A,B,C Total Stalls	Daily Average Stalls
2024	7,117	12	3,714	310	3,403	284
2025	6,971	13	3,699	285	3,272	252
Difference	(146)	1	(15)	(25)	(131)	(32)
%	-2%		0%	-8%	-4%	-11%

Operations Information:

Local Broadcast
KHON TV

Local / Visitor Print
Honolulu Star Advertiser
Midweek (Voice Pubs)
Drive Magazine
101 Things To Do
Island Brochure Racking Service

Social Media Platforms
Instagram @alohastadiumswapmeet
Facebook @alohastadiumswapmeet

May 29, 2025

NASED Project Update to Stadium Authority Board of Directors

1. Developer Selection Process

- a. On December 14, 2023, DAGS issued Request For Proposals 12-26-7763 for the NASED Project.
- b. On March 28, 2024, the Priority Listed Offerors were announced and on April 2, 2024, the Project Documents Contracts and Technical Requirements were provided to the Priority Listed Offerors.
- c. On July 31, 2024, Aloha Halawa District Partners, LLC (AHDP) submitted its NASED Project Development Proposal.
- d. On October 31, 2024, AHDP was named the Preferred Offeror and the Diligence and Discussion phase of the procurement started.
- e. On March 31, 2025, AHDP, DAGS and the Stadium Authority executed a Pre-Development Agreement which provides milestones leading to the execution of the NASED Project Contracts.
- f. Execution of the NASED Project Contracts will be completed by Summer 2025.

2. Communication and Public Engagement

- NASED Website– Continually updated: <https://nased.hawaii.gov/>
Please also refer to the Frequently Asked Questions Section at:
<https://nased.hawaii.gov/quickfactsfaqs/>
- Recently published NASED Community e-newsletters can be found at:
<https://nased.hawaii.gov/monthly-newsletter/>
- Presentations and Stakeholder/Community Meetings:
 - Rick Hamada Show – May 13, 2025
 - On Point with Artie Wilson – May 23, 2025