

Stadium Manager's Monthly Report
Regular Session
June 26, 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-July. One-month delay is due to completion of change order items MEI Contractors identified while competing the relocation work.
 - 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. 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: 06/06/2025	
	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	Recorded 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%	2%	14%	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	111,911	785,452	5,419,998	5,232,000	187,998	3.59	5,264,950	155,048	2.94	\$323,451.54 April 2025 Swap Meet Vendor Revenue will be recorded in June 2025.
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	55,684	45,000	745,957	540,000	205,957	38.14	615,573	130,384	21.18	RENTAL REVENUES:
Interest Income	288		8,754	-		61,746	178,115	281,140	98,771		106,407	198,482		933,416	500,000	433,416	86.68	110,210	823,205	746.94	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	3,157	2,000	76,896	30,000	46,896	156.32	133,556	(56,659)	(42.42)	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	369,234	832,452	7,678,483	6,582,000	1,096,483	16.66	6,743,940	934,543	13.86	
EXPENSES																					
Personal Services	2000	272,386	278,596	249,924	430,492	260,955	262,183	246,190	245,291	426,479	228,873	221,430	275,000	3,397,800	3,550,000	(152,200)	(4.29)	2,976,726	421,074	14.15	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	375,926	130,000	2,124,649	1,560,000	564,649	36.20	1,219,980	904,669	74.15	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	597,356	405,000	5,522,449	5,110,000	412,449	8.07	4,196,706	1,325,743	31.59	
PROFIT / (LOSS)		409,716	155,214	306,781	(54,469)	115,199	472,102	139,608	208,289	(51,193)	255,457	(228,122)	427,452	2,156,034	1,472,000	684,034	46.47	2,547,234	(391,201)	(15.36)	

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	56,543,399	56,970,851
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DATAMART- Acct. Summary	FY 2025
FY '25 Beginning Cash Balance:	54,814,817
FY '25 Surplus/Shortfall:	2,156,034
FY '25 Cash Balance:	56,970,851
*Less: FY '25 Transfer/Adjustment: DAGS/PWD MEI CONTRACT FOR SWAP MEET \$520,000 DAGS/PWD O'MELVENY CONTRACT FOR NASED \$900,000	(1,420,000)
FY '26 Carryover Cash Balance:	55,550,851

Monthly Summary of Events Report
Events Branch
5/17/25 to 6/16/25

DATE	EVENT/LICENSEE	LOCATION	ATTENDANCE	# OF USHERS	# OF PARKING ATTENDANTS	VEHICLES PARKED	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMENTS
5/28/25	Department of Law Enforcement	Field	-	-	-	-	-	Test launch of 1 aerial device.

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 7:00am AMR Training; LH	25 7:00am AMR Training; LH	26 8:00am Swap Meet; UHPL
27 6:30am Swap Meet; UHPL	28	29	30 8:00am Swap Meet; UHPL	31	Aug 1	2

August 2025

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

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

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 – JUNE 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 May 1, 2025 through May 31, 2025. The Swap Meet and Marketplace was open for business thirteen days during this period. There were two events, UPW Meeting and Oahu Auction Distribution. The upper/lower halawa lot swap meet resurfacing, restriping and construction project continues.

Fire

One (1) case reported. While on routine patrol, security observed smoke coming from the CDL lot. Upon arrival a brush fire was reported and 911 was notified. HFD arrived shortly and the fire was extinguished. The cause was determined to be from a discarded cigarette.

Lost & Found Property

Twenty (20) cases reported. Eight (8) were claimed by the owners. Twelve (12) remain unclaimed. All occurred during the Swap Meet.

Medical Assist

Six (6) cases reported. Two (2) were Injured Cared For cases due to trip/fall. One was minor and refused treatment. One treated and released by the on-duty nurse. Four (4) were Sick Cared For cases due to dehydration. Two (2) were examined and released. Two (2) required transport by ambulance to the hospital. All cases occurred during the Swap Meet.

Motor Vehicle Collision

Three (3) cases reported. One (1) Involved the contract security cart and a fixed object. Two (2) Involved vendors and occurred during the swap meet. One involved damages to both vehicles. One involved a vehicle and pedestrian, injured vendor was transported to the hospital in stable condition. Police reports were filed.

Conclusion

Prepared and submitted by,
Andrew Chang, Assistant Stadium Events Manager
and Interim Stadium Security Manager
6/13/25, 9:30 a.m.



Monthly Report
Stadium Authority Meeting
6/26/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE
May-25

Shopper Attendance:

May Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	90,424	13	6,956	0	90,424	6,956
2025	95,214	13	7,324	0	95,214	7,324
Difference	4,790	0	368	0	4,790	368
%	5%		5%	#DIV/0!	5%	5%

Vendor Attendance:

May Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,138	13	3,887	299	3,251	250
2025	7,115	13	3,707	285	3,408	262
Difference	(23)	0	(180)	(14)	157	12
%	0%		-5%	-5%	5%	5%

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

June 26, 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:
 - Construction Management Association of America (CMAA) Hawaii Annual Conference – May 29, 2025
 - Rick Hamada Show – June 3, 2025
 - Gary Dickman Show – June 4, 2025