

**JOSH GREEN, M.D.**  
GOVERNOR

**SYLVIA LUKE**  
LT. GOVERNOR

**JAMES KUNANE TOKIOKA**  
DBEDT DIRECTOR

**DANE K. WICKER**  
DBEDT DEPUTY DIRECTOR

**ERIC FUJIMOTO**  
CHAIR, STADIUM AUTHORITY

**CHRIS J. SADAYASU**  
INTERIM STADIUM MANAGER



*An Agency of the State of Hawaii*

**APPROVED MINUTES  
SPECIAL MEETING  
REGULAR SESSION  
AUGUST 13, 2025**

Stadium Authority Special Meeting Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
August 13, 2025

Members Present:

Eric Fujimoto, Chair  
Matt Elliot, University of Hawaii, designee  
Lloyd Hisaka  
Andrew Pereira, Vice-Chair  
Claire Tamamoto  
Walter Thoemmes  
Dane Wicker  
Michael Yadao

Members Excused:

Michael Imanaka  
Camille Masutomi, DOE, designee

Staff:

Chris Sadayasu  
Stephen Lee  
Colette May  
Liane Nakagawa  
Samantha Spain  
Ebru Yilmaz-Pedro

Others:

Kevin Tongg, Department of the Attorney General (AG)  
Alison Kato, Department of the Attorney General (AG)  
Gordon Wood, Department of Accounting & General Services (DAGS)  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
Brennon Morioka, NASED Special Advisor  
David Harris, WT Partnership  
Bridey Best, WT Partnership  
Franz Krintz, Department of Planning & Permitting  
Neal Yakota, Stryker Weiner & Yokota Public Relations (SWAY)  
Brian Kenyon, O'Melveny & Myers  
Elizabeth Dubeck, O'Melveny & Myers  
Peter Breckheimer, O'Melveny & Myers  
Harout Dimijian, O'Melveny & Myers  
Daryl Huff, Hawaii News Now  
Ryan Smith, Hawaii News Now  
Jill Kawamoto, KHON  
Bob Cramer, KHON

Dave Reardon, Star Advertiser  
Brian McInnis, Spectrum News  
Christian Shimabuku, ASD  
Michael Lasquero, HI Sports Radio  
Daryl Higashi  
Mark Taylor

Sign-In Sheet (Exhibit A)

I. CALL TO ORDER

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

II. NEW BUSINESS

A. Discussion and action on authorizing:

1. The Interim Stadium Manager to execute a (i) Ground Lease Agreement between the Stadium Authority and Aloha Halawa District Partners ("**AHDP**"), (ii) The New Aloha Stadium Development and Operation Agreement between the Stadium Authority, Department of Accounting and General Services, and AHDP, (iii) Master Development Agreement between the Stadium Authority and AHDP, and (iv) Reciprocal Easement and Shared Infrastructure Agreement between the Stadium Authority and AHDP; and
2. Stadium management, or others on their behalf, to do any and all things necessary to complete the transaction contemplated above.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Stadium Authority may go into executive session to consult with its attorney(s) on questions and issues relating to the Stadium Authority's powers, duties, privileges, immunities, and liabilities.

A MOTION WAS MADE BY MEMBER YADAO AND SECONDED BY MEMBER PEREIRA TO ENTER INTO EXECUTIVE SESSION. THE MOTION WAS UNANIMOUSLY CARRIED.

Chair Fujimoto called for a recess at 8:05 a.m.

(Recess: 8:05 a.m. – 8:08 a.m.)

III. EXECUTIVE SESSION

(Meeting reconvened at 9:31 a.m.)

NEW BUSINESS (continued)

Chair Fujimoto stated that the following topics were discussed in the executive session:

- A. Ground Lease Agreement as it relates to the stadium property.
- B. New Aloha Stadium Development Operation Agreement between the Stadium Authority, Department of Accounting and General Services (DAGS), and Aloha Halawa District Partners (AHDP).

Chair Fujimoto provided a summary of the history of the NASED project including lifting the Deed Restriction, receiving \$350M of funding from the Legislature, and negotiations with AHDP.

A MOTION WAS MADE BY MEMBER TAMAMOTO AND SECONDED BY MEMBER PEREIRA TO (i) AUTHORIZE THE INTERIM STADIUM MANAGER TO EXECUTE A GROUND LEASE AGREEMENT BETWEEN THE STADIUM AUTHORITY AND ALOHA HALAWA DISTRICT PARTNERS AS IT RELATES TO THE STADIUM PROPERTY, (ii) THE NEW ALOHA STADIUM DEVELOPMENT OPERATION AGREEMENT BETWEEN THE STADIUM AUTHORITY, THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES, AND ALOHA HALAWA DISTRICT PARTNERS; AND STADIUM MANAGEMENT, OR OTHERS ON THEIR BEHALF, TO DO ANY AND ALL THINGS NECESSARY TO COMPLETE THE TRANSACTION CONTEMPLATED ABOVE.

Discussion:

Member Tamamoto commented that most of the people in the room will not be around at the completion of this project, but our keiki will and therefore the board needs to do what is right as a pono foundation. The main attraction for our state is the people and the Aloha spirit and if we keep that in mind; the project will be something to be proud of.

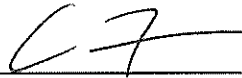
Member Pereira commented that there has been discussion in the media that a blank check is being provided to AHDP which is not the case. Every single parcel that is developed will come before the board regarding the plans, infrastructure, every built environment of every parcel and sub parcel will still need to be approved by the board.

Member Yadao added that this is a historical development, and the board is appreciative of all the previous board members for their service, and all of those that have been involved for this project and their commitment to the State of Hawaii.

THE MOTION WAS UNANIMOUSLY CARRIED.

IV. ADJOURNMENT

AT 9:40 A.M. A MOTION WAS MADE BY MEMBER HISAKA AND SECONDED BY MEMBER THOEMMES TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.

  
Eric Fujimoto  
Chair

Recorded by: Colette May

Date: September 25, 2025