

**Stadium Manager's Monthly Report**  
**Regular Session**  
**August 28, 2025**

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**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 early September. MEI will be returning to the Upper Halawa Lot to complete the electrical upgrades when they receive the long-lead time components they ordered earlier this year.
  - 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. Verizon – Space rental - Term ends 10/31/25
2. DHO-Joint Venture – Parking Rental, Bus Lot – Term ends 08/30/25

FY 2026 Operating Budget Full Year Projected/Actual Amounts

	Projected/Actual Monthly Revenues & Expenditures through FYE 2026																			Update as of: 08/06/2025	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	COMMENTS
	Source Code	Recorded 07/2025	Projected 08/2025	Projected 09/2025	Projected 10/2025	Projected 11/2025	Projected 12/2025	Projected 01/2026	Projected 02/2026	Projected 03/2026	Projected 04/2026	Projected 05/2026	Projected 06/2026	FY2026 12-Month Recorded & Projected	FY2026 12-Month Initial Projection as of July 1, 2025	\$\$ Change From Initial Projection	% Change Projected : Recorded	FY2025 12-Month Actual	FY 2026 Increase/ (Decrease) Over FY 2025	% Change Prior : Current Yr.	
REVENUES		17%	9%	9%	8%	8%	8%	7%	7%	7%	7%	7%	7%	100%	100%						
Swap Meet & Marketplace Fees	836	852,319	455,000	455,000	430,000	420,000	410,000	385,000	375,000	340,000	340,000	345,000	345,000	5,152,319	5,152,319	(0)	(0.00)	5,119,798	32,520	0.64	
Parking Revenue	1320													-	0	0	0.00	307,661	(307,661)	(100.00)	
Food and Beverage Income	1321													-	0	0	0.00	194,556	(194,556)	(100.00)	
Rental Revenue	1322	34,511	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	219,311	219,311	0	0.00	758,199	(538,888)	(71.07)	RENTAL REVENUES: Parking Lot - \$16.8K/mo.
Interest Income	288	231,193		198,000		198,000		198,000		98,000		100,000	98,000	1,121,193	1,121,193	0	0.00	1,071,380	49,814	4.65	
Miscellaneous	Var.	7,576	10,000	5,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	72,576	72,576	0	0.00	73,707	(1,130)	(1.53)	MISC: Projected Auction revenues + Licensee Reimbursements
Total Revenues:		1,125,599	481,800	674,800	456,800	639,800	431,800	604,800	396,800	459,800	361,800	466,800	464,800	6,565,399	6,565,399	0	0.00	7,525,300	(959,900)	(12.76)	
EXPENSES																					
Personal Services - Payroll	2000	320,766	275,000	275,000	275,000	275,000	275,000	250,000	250,000	250,000	240,000	240,000	240,000	3,165,766	3,165,766	(0)	(0.00)	3,352,948	(187,182)	(5.58)	UPW Temporary Hazard Pay \$76.8K+Fringe Benefit July 2025 Payroll savings from Vacant Positions
Other Current Expenses	Var.	148,044	130,000	130,000	130,000	130,000	130,000	120,000	120,000	120,000	120,000	120,000	120,000	1,518,044	1,518,044	(0)	(0.00)	2,077,798	(559,754)	(26.94)	
Total Expenses:		468,809	405,000	405,000	405,000	405,000	405,000	370,000	370,000	370,000	360,000	360,000	360,000	4,683,809	4,683,809	0	0.00	5,430,746	(746,936)	(13.75)	
PROFIT / (LOSS)		656,790	76,800	269,800	51,800	234,800	26,800	234,800	26,800	89,800	1,800	106,800	104,800	1,881,590	1,881,590	0	0.00	2,094,554	(212,964)	(10.17)	

NET CASH BAL:	56,146,161	56,222,961	56,492,761	56,544,561	56,779,361	56,806,161	57,040,961	57,067,761	57,157,561	57,159,361	57,266,161	57,370,961
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DATAMART- Acct. Summary	FY 2026
FY '26 Beginning Cash Balance:	55,489,371
FY '26 Surplus/Shortfall:	1,881,590
FY '26 Cash Balance:	57,370,961
*Less: FY '26 Transfer/Adjustment:	
FY '27 Carryover Cash Balance:	57,370,961

# August 2025

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

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 9:00am Swap Vendor Meeting; HR	12	13 8:00am Swap Meet; UHPL 8:00am Special Board Meeting;	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 8:00am Stadium Board Meeting	29	30 8:00am Swap Meet; UHPL
31 6:30am Swap Meet; UHPL	Sep 1	2	3	4	5	6

# September 2025

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

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

# October 2025

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

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

**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*

### **Stadium Board Meeting Marketing Update – JULY 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 summary of security related events and/or incidents which occurred from July 1, 2025 through July 31, 2025. The Swap Meet and Marketplace was open for business thirteen days during this period. There were three events held during this period. AMR EVOC driver training in the UHPL on 7/24-25/25, DLE fireworks amnesty event in the LHPL on 7/26/25, and a UPW union meeting held in the hospitality room on 7/29/25. The upper/lower Halawa lot swap meet relocation and construction project continues. Stadium branches continue interior cleaning, clearing, disposal and relocation of all stadium property on all levels. Vendor Oahu Auction continues with auction efforts of stadium property.

### Criminal Property Damage

One (1) case reported. Stadium office trailer which was staged in the boneyard, sustained graffiti damages. Police report filed.

### Fire

One (1) case reported. Anonymous person reported a fire in the upper halawa lot. A check of the area determined a fire at a homeless camp near the makai cattle gate just outside of the Salt Lake Blvd. fenceline. Police also responded. The small fire was extinguished, and the homeless individual was counseled by police. Police report filed.

### Lost & Found Property

Eleven (11) cases reported. All occurred during the Swap Meet. Eight were unclaimed and three were claimed by the owners

### Medical Assist

Five (5) cases reported, all occurred during the swap meet. Three (3) were Injured Cared For cases. All were minor, one trip & fall transported by ambulance to hospital in stable condition, one treated and released, one refused treatment by the on-duty nurse. Two (2) were Sick Cared For cases due to dehydration, one refused treatment and one transported by ambulance to the hospital in stable condition.

### Miscellaneous

Two (2) cases reported, occurred during the swap meet. One (1) involved a 911 drop call from a cellphone user. Swap Meet crew and HPD checked the area and no emergency located. One (1) involved a disagreement between two vendors, police report declined.

### Conclusion

Prepared and submitted by,  
Andrew Chang, Assistant Stadium Events Manager  
and Interim Stadium Security Manager  
8/12/25, 11:00 a.m.



Monthly Report  
Stadium Authority Meeting  
8/28/2025

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ALOHA STADIUM SWAP MEET AND MARKETPLACE  
July 2025

Shopper Attendance:

July Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	118,402	13	9,108	0	118,402	9,108
2025	108,379	13	8,337	0	108,379	8,337
Difference	(10,023)	0	(771)	0	(10,023)	(771)
%	-8%		-8%	0%	-8%	-8%

Vendor Attendance:

July Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,429	13	3,940	303	3,489	268
2025	7,269	13	3,802	292	3,467	267
Difference	(160)	0	(138)	(11)	(22)	(1)
%	-2%		-4%	-4%	-1%	0%

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



**August 28, 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 October 31, 2024, Aloha Halawa District Partners, LLC (AHDP) was named the Preferred Offeror, and the Diligence and Discussion phase of the procurement started.
- d. 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.
- e. On August 13, 2025, the Stadium Authority Board of Directors authorized the Interim Stadium Manager to execute New Aloha Stadium Development and Operation Agreement and the Initial Ground Lease.

### **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:
  - Gary Dickman Show – August 1, 2025
  - Insights on PBS Hawaii – August 7, 2025
  - Pacheco & Hart Show – August 13, 2025
  - Let's Talk Sports – August 14, 2025
  - Rick Hamada Show – August 19, 2025