

**Stadium Manager's Monthly Report**  
**Regular Session**  
**September 25, 2025**

---

**A. ADMINISTRATIVE**

1. Transition Activities
  - a. Swap Meet Relocation – The vast majority of MEI Contractors work in the Upper Halawa Lot was 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 with the move projected to take place in December.
  - 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. RENTALS**

1. DHO-Joint Venture – Parking Rental, Bus Lot – Month-to-Month Term

FY 2026 Operating Budget Full Year Projected/Actual Amounts																					
	Projected/Actual Monthly Revenues & Expenditures through FYE 2026																			Update as of: 09/08/2025	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S		T
	Source Code	Recorded 07/2025	Recorded 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	438,849	455,000	430,000	420,000	410,000	385,000	375,000	340,000	340,000	345,000	345,000	5,136,167	5,152,319	(16,152)	(0.31)	5,119,798	16,369	0.32	
Parking Revenue	1320													-	0	0	0.00	307,661	(307,661)	(100.00)	RENTAL REVENUES: Parking Lot - \$16.8K/mo.
Food and Beverage Income	1321													-	0	0	0.00	194,556	(194,556)	(100.00)	
Rental Revenue	1322	34,511	16,525	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	219,036	219,311	(275)	(0.13)	758,199	(539,163)	(71.11)	
Interest Income	288	231,193	139,813	130,000		130,000		130,000		130,000		100,000	130,000	1,121,006	1,121,193	(187)	(0.02)	1,071,380	49,627	4.63	MISC: Projected Auction revenues + Licensee Reimbursements
Miscellaneous	Var.	7,576	1,403	5,000	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	63,979	72,576	(8,597)	(11.85)	73,707	(9,727)	(13.20)	
Total Revenues:		1,125,599	596,589	606,800	456,800	571,800	431,800	536,800	396,800	491,800	361,800	466,800	496,800	6,540,189	6,565,399	(25,210)	(0.38)	7,525,300	(985,111)	(13.09)	
EXPENSES																					
Personal Services - Payroll	2000	320,766	242,153	275,000	275,000	275,000	275,000	250,000	250,000	250,000	240,000	240,000	240,000	3,132,919	3,165,766	(32,847)	(1.04)	3,352,948	(220,029)	(6.56)	UPW Temporary Hazard Pay \$76.8K+Fringe Benefit July 2025 Payroll savings from Vacant Positions
Other Current Expenses	Var.	148,044	131,375	130,000	130,000	130,000	130,000	120,000	120,000	120,000	120,000	120,000	120,000	1,519,419	1,518,044	1,375	0.09	2,077,798	(558,379)	(26.87)	
Total Expenses:		468,809	373,528	405,000	405,000	405,000	405,000	370,000	370,000	370,000	360,000	360,000	360,000	4,652,338	4,683,809	(31,471)	(0.67)	5,430,746	(778,408)	(14.33)	
PROFIT / (LOSS)		656,790	223,061	201,800	51,800	166,800	26,800	166,800	26,800	121,800	1,800	106,800	136,800	1,887,851	1,881,590	6,261	0.33	2,094,554	(206,703)	(9.87)	

NET CASH BAL:	56,146,161	56,369,222	56,571,022	56,622,822	56,789,622	56,816,422	56,983,222	57,010,022	57,131,822	57,133,622	57,240,422	57,377,222
---------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

DATAMART- Acct. Summary	FY 2026
FY '26 Beginning Cash Balance:	55,489,371
FY '26 Surplus/Shortfall:	1,887,851
FY '26 Cash Balance:	57,377,222
*Less: FY '26 Transfer/Adjustment:	
FY '27 Carryover Cash Balance:	57,377,222

**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 – SEPTEMBER 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.
- Coordinate inventory relocation and documentation of sports museum and misc. items, including stadium files and documentation as they arise.

#### **9. Memorabilia Items**

- 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.

# September 2025

September 2025							October 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
7	1	2	3	4	5	6	5	6	7	1	2	3	4
14	8	9	10	11	12	13	12	13	14	15	16	17	18
21	15	16	17	18	19	20	19	20	21	22	23	24	25
28	22	23	24	25	26	27	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 7:00am AMR; LH 8:00am Stadium Board Meeting	31 7:00am AMR; LH	Nov 1

# November 2025

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

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



## MONTHLY SECURITY REPORT TO THE BOARD

The following is a summary of security related events and/or incidents which occurred from August 1, 2025 through August 31, 2025. The Swap Meet and Marketplace was open for business fourteen days during this period. 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 in preparation for demolition. Vendor Oahu Auction continues with auction efforts of state property. Assisted the ASO and the AGO with an injury litigation case that occurred in March 2025.

### Burglary

One (1) case reported. Involved unknown suspect(s) cutting the fenceline and breaking into some lockers on the north plaza. Police report filed. It occurred after business hours.

### Criminal Property Damage

Four (4) cases reported. Two (2) involved graffiti, One (1) stadium office trailer which was parked in the boneyard sustained graffiti damages again by unknown suspect(s). One (1) stadium rooftop sustained graffiti damages by unknown suspect(s). Two (2) cases reported, unknown cut holes in fenceline at the lower halawa and north kam fencelines. Both were repaired. Police reports were filed. All occurred after business hours.

### Lost & Found Property

Thirteen (13) cases reported. All occurred during the Swap Meet. Seven (7) were unclaimed and six (6) were claimed by the owners

### Medical Assist

Five (5) cases reported, all occurred during the swap meet. One (1) Injured Cared For case, involved a vendor who struck his head on the rear gate of his van. He was treated and released by the on-duty nurse. Three (3) were Sick Cared For cases due to dehydration, one refused treatment and two were transported by ambulance to an area hospital in stable condition. All occurred during the swap meet.

### Miscellaneous

Six (6) cases reported. All 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 a vendor and a shopper, police report declined. One (1) involved damage to vehicle windshield as a result of a vendors tent, declined police report due to mutual agreement. One (1) involved a group of juveniles loitering on property, refusing to leave. Police report filed. Two (2) involved personnel misconduct.

### Conclusion

Prepared and submitted by,  
Andrew Chang, Assistant Stadium Events Manager  
and Interim Stadium Security Manager  
9/10/25, 5:00 p.m.



Monthly Report  
Stadium Authority Meeting  
9/25/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE  
Aug 25

Shopper Attendance:

August Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	96,919	13	7,455	0	96,919	7,455
2025	105,862	14	7,562	0	105,862	7,562
Difference	8,943	1	107	0	8,943	107
%	9%		1%	#DIV/0!	9%	1%

Vendor Attendance:

August Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,180	13	3,870	298	3,310	255
2025	7,416	14	3,851	275	3,565	255
Difference	236	1	(19)	(23)	255	-
%	3%		0%	-8%	8%	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



=====

**September 25, 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:
  - Hawaii Public Radio “The Conversation” – September 2, 2025
  - Spotlight Now – September 16, 2025
  - Rick Hamada Show – September 23, 2025