

Stadium Manager's Monthly Report
Regular Session
October 16, 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. Wednesday, October 15th is the planned first day for the Swap Meet at the Upper Halawa Lot.
 - c. Planning for the relocation of Stadium Authority Office continues with the move projected to take place in December.
 - d. 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
2. Aloha to Aloha Stadium Farewell Concert – October 25, 2025 – Lower Halawa Lot

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: 10/08/2025	
	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	Recorded 08/2025	Recorded 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		16%	8%	4%	15%	8%	8%	7%	7%	7%	7%	7%	7%	100%	100%						
Swap Meet & Marketplace Fees	836	852,319	438,849	190,767	778,448	420,000	410,000	385,000	375,000	340,000	340,000	345,000	345,000	5,220,382	5,152,319	68,063	1.32	5,119,798	100,583	1.96	July 2025 revenue includes May and June Swap Meet fees. Delay in recording August 2025 Swap Meet Fees of \$348,447.64.
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	16,525		16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	202,236	219,311	(17,075)	(7.79)	758,199	(555,963)	(73.33)	RENTAL REVENUES: Parking Lot - \$16.8K/mo.
Interest Income	288	231,193	139,813	134,540		130,000		130,000		130,000		100,000	130,000	1,125,546	1,121,193	4,353	0.39	1,071,380	54,167	5.06	
Miscellaneous	Var.	7,576	1,403	16,547	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	75,526	72,576	2,950	4.06	73,707	1,820	2.47	MISC: Projected Auction revenues + Licensee Reimbursements
Total Revenues:		1,125,599	596,589	341,854	805,248	571,800	431,800	536,800	396,800	491,800	361,800	466,800	496,800	6,623,690	6,565,399	58,291	0.89	7,525,300	(901,610)	(11.98)	
EXPENSES																					
Personal Services - Payroll	2000	320,766	242,153	238,115	275,000	275,000	275,000	250,000	250,000	250,000	240,000	240,000	240,000	3,096,034	3,165,766	(69,732)	(2.20)	3,352,948	(256,914)	(7.66)	UPW Temporary Hazard Pay \$76.8K+Fringe Benefit July 2025 Payroll savings from Vacant Positions
Other Current Expenses	Var.	148,044	131,375	379,263	130,000	130,000	130,000	120,000	120,000	120,000	120,000	120,000	120,000	1,768,682	1,518,044	250,638	16.51	2,077,798	(309,116)	(14.88)	
Total Expenses:		468,809	373,528	617,378	405,000	405,000	405,000	370,000	370,000	370,000	360,000	360,000	360,000	4,864,716	4,683,809	180,907	3.86	5,430,746	(566,030)	(10.42)	
PROFIT / (LOSS)		656,790	223,061	(275,524)	400,248	166,800	26,800	166,800	26,800	121,800	1,800	106,800	136,800	1,758,974	1,881,590	(122,616)	(6.52)	2,094,554	(335,580)	(16.02)	

NET CASH BAL:	56,146,161	56,369,222	56,093,698	56,493,945	56,660,745	56,687,545	56,854,345	56,881,145	57,002,945	57,004,745	57,111,545	57,248,345
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DATAMART- Acct. Summary	FY 2026
FY '26 Beginning Cash Balance:	55,489,371
FY '26 Surplus/Shortfall:	1,758,974
FY '26 Cash Balance:	57,248,345
*Less: FY '26 Transfer/Adjustment:	
FY '27 Carryover Cash Balance:	57,248,345

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 8:00am Stadium Board Meeting	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	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 8:00am Stadium Board Meeting	21	22 8:00am Swap Meet; UHPL
23 6:30am Swap Meet; UHPL	24	25	26 8:00am Swap Meet; UHPL	27 Holiday - Thanksgiving	28	29 8:00am Swap Meet; UHPL
30 6:30am Swap Meet; UHPL	Dec 1	2	3	4	5	6

December 2025

December 2025							January 2026						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6		5	6	7	8	9	10
7	8	9	10	11	12	13	4	12	13	14	15	16	17
14	15	16	17	18	19	20	11	19	20	21	22	23	24
21	22	23	24	25	26	27	18	26	27	28	29	30	31
28	29	30	31				25						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 30	Dec 1	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 8:00am Stadium Board Meeting	19	20 8:00am Swap Meet; UHPL
21 6:30am Swap Meet; UHPL	22	23	24 8:00am Swap Meet; UHPL	25 Holiday - Christmas	26	27 8:00am Swap Meet; UHPL
28 6:30am Swap Meet; UHPL	29	30	31 8:00am Swap Meet; UHPL	Jan 1, 26	2	3

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 – OCTOBER 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.

MONTHLY SECURITY REPORT TO THE BOARD

The following is a summary of security related events and/or incidents which occurred from September 1, 2025 through September 30, 2025. The Swap Meet and Marketplace were open for business twelve days during this period. There was one AMR driver training event held in the lower Halawa parking lot. 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.

Altercation

One (1) case reported. It involved two Swap Meet vendors involved in verbal disagreement. Police responded and both declined further action. Sodexo issued verbal warnings and documented the incident. Any further incidents will involve removal and trespass warning for both vendors.

Criminal Property Damage

One (1) case reported. Involved unknown male cut hole in the perimeter fenceline at the Aiea pedestrian bridge. When security shined his light at the area the individual fled. This occurred after business hours. The damage has since been repaired.

Lost & Found Property

Five (5) cases reported. All occurred during the Swap Meet. All were unclaimed and stored for safekeeping.

Medical Assist

Five (5) cases reported. All occurred during the swap meet. One (1) Involved Injured Cared For case, a vendor who sustained injury as a result of falling from his motor scooter. He was treated and released by the on-duty nurse. Four (4) were Sick Cared For cases, two due to dehydration, two due to medical condition. Three refused further treatment and one transported by ambulance to an area hospital in stable condition.

Miscellaneous

Two (2) cases reported, both involved a 911 drop call from a cellphone user. Swap Meet crew and HPD checked the area and no emergency was located.

Conclusion

Prepared and submitted by,
Andrew Chang, Assistant Stadium Events Manager
and Interim Stadium Security Manager
10/1/25, 4:30 p.m.



Monthly Report
Stadium Authority Meeting
10/16/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE
Sep-25

Shopper Attendance:

September Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	93,080	13	7,160	0	93,080	7,160
2025	80,120	12	6,677	0	80,120	6,677
Difference	(12,960)	-1	(483)	0	(12,960)	(483)
%	-14%		-7%		-14%	-7%

Vendor Attendance:

September Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,274	13	3,637	280	3,637	280
2025	6,904	12	3,659	305	3,245	270
Difference	(370)	-1	22	25	(392)	(10)
%	-5%		1%	9%	-11%	-4%

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

October 16, 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 October 31, 2024, Aloha Halawa District Partners, LLC (AHDP) was named the Preferred Offeror and the Diligence and Discussion phase of the procurement started.
- c. 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.
- d. On September 23, 2025, AHDP, DAGS and the Stadium Authority executed the New Aloha Stadium Development and Operation Agreement and the Initial Ground Lease. Negotiations over the Master Development Agreement and District Governing Documents continues.

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 – September 29, 2025