

Stadium Manager's Monthly Report
Regular Session
November 20, 2025

A. ADMINISTRATIVE

1. Transition Activities
 - a. Swap Meet Relocation – MEI Contractors work in the Upper Halawa Lot was completed in early September and 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 15, 2025, was the first day the Aloha Stadium Swap Meet and Marketplace was held at the Upper Halawa Lot. The first month of events at this new location has been well received by Swap Meet attendees and vendors.
 - c. Planning for the relocation of Stadium Authority Office continues with the move projected to take place in December.
 - d. Stadium Authority Staff are working with Oahu Auctions on one final auction of its surplus inventory before the end of the year.
2. Monthly financial update (see attached).

B. RECENT & FUTURE EVENTS

1. Aloha to Aloha Stadium Farewell Concert – October 25, 2025 – Lower Halawa Lot
2. Foodbank Distribution Events – November 6 and November 13, 2025
3. Aloha Stadium Swap Meet and Marketplace – Every Wednesday, Saturday, and Sunday

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: 11/05/2025	
	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	Recorded 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%	9%	14%	8%	7%	7%	7%	7%	7%	7%	100%	100%						
Swap Meet & Marketplace Fees	836	852,319	438,849	190,767	462,100	736,221	410,000	385,000	375,000	340,000	340,000	345,000	345,000	5,220,255	5,152,319	67,936	1.32	5,119,798	100,456	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)	Oct. 2025 revenue includes fees from the August Swap Meet.
Food and Beverage Income	1321													-	0	0	0.00	194,556	(194,556)	(100.00)	September revenues and the parking and food & beverage earnings from the Oct.25, 2025 Aloha to Aloha Stadium Concert will be recorded in November.
Rental Revenue	1322	34,511	16,525		35,100	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	220,536	219,311	1,225	0.56	758,199	(537,663)	(70.91)	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	6,895	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	72,421	72,576	(155)	(0.21)	73,707	(1,286)	(1.74)	MISC: Projected Auction revenues + Licensee Reimbursements
Total Revenues:		1,125,599	596,589	341,854	504,094	888,021	431,800	536,800	396,800	491,800	361,800	466,800	496,800	6,638,758	6,565,399	73,359	1.12	7,525,300	(886,542)	(11.78)	
EXPENSES																					
Personal Services - Payroll	2000	320,766	242,153	238,115	250,300	275,000	275,000	250,000	250,000	250,000	240,000	240,000	240,000	3,071,334	3,165,766	(94,432)	(2.98)	3,352,948	(281,614)	(8.40)	UPW Temporary Hazard Pay \$76.8K+Fringe Benefit July 2025 Payroll savings from Vacant Positions. \$23,309.40 Vacation Payout on Oct.20 payday.
Other Current Expenses	Var.	148,044	131,375	379,263	105,229	130,000	130,000	120,000	120,000	120,000	120,000	120,000	120,000	1,743,911	1,518,044	225,867	14.88	2,077,798	(333,887)	(16.07)	
Total Expenses:		468,809	373,528	617,378	355,529	405,000	405,000	370,000	370,000	370,000	360,000	360,000	360,000	4,815,245	4,683,809	131,436	2.81	5,430,746	(615,501)	(11.33)	
PROFIT / (LOSS)		656,790	223,061	(275,524)	148,565	483,021	26,800	166,800	26,800	121,800	1,800	106,800	136,800	1,823,513	1,881,590	(58,077)	(3.09)	2,094,554	(271,041)	(12.94)	

NET CASH BAL:	56,146,161	56,369,222	56,093,698	56,242,263	56,725,284	56,752,084	56,918,884	56,945,684	57,067,484	57,069,284	57,176,084	57,312,884
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DATAMART- Acct. Summary	FY 2026
FY '26 Beginning Cash Balance:	55,489,371
FY '26 Surplus/Shortfall:	1,823,513
FY '26 Cash Balance:	57,312,884
*Less: FY '26 Transfer/Adjustment:	
FY '27 Carryover Cash Balance:	57,312,884

Monthly Summary of Events Report
Events Branch
10/1/25 to 10/31/25

DATE	EVENT/LICENSEE	LOCATION	ATTENDANCE	# OF USHERS	# OF PARKING ATTENDANTS	VEHICLES PARKED	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMENTS
10/25/25	Aloha to Aloha Stadium Concert (TMR Events)	Lower Halawa Parking Lot	6358	3	34	1506	-	Farewell concert.
10/30/25 & 10/31/25	American Medical Response (AMR)	Lower Halawa Parking Lot	-	-	-	-	-	Ambulance driver training.

November 2025

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

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 9:00am Hawaii Foodbank	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 9:00am Hawaii Foodbank	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
7	1	2	3	4	5	6	4	5	6	7	1	2	3
14	8	9	10	11	12	13	11	12	13	14	8	9	10
21	15	16	17	18	19	20	18	19	20	21	15	16	17
28	22	23	24	25	26	27	25	26	27	28	22	23	24
	29	30	31								29	30	31

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

January 2026

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 28	29	30	31	Jan 1, 26 Holiday - New Year	2	3 8:00am Swap Meet; UHPL
4 6:30am Swap Meet; UHPL	5	6	7 8:00am Swap Meet; UHPL	8	9	10 8:00am Swap Meet; UHPL
11 6:30am Swap Meet; UHPL	12	13	14 8:00am Swap Meet; UHPL	15	16	17 8:00am Swap Meet; UHPL
18 6:30am Swap Meet; UHPL	19 Holiday - Dr. Martin Luther King Jr	20	21 8:00am Swap Meet; UHPL	22	23	24
25	26	27	28	29 8:00am Stadium Board Meeting	30	31

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 – NOVEMBER 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 Operations

- Assist with swap meet operations and market layout.
- Oversee new creative and production.
- Assist with vendor communications on market plans and updates.

7. Miscellaneous

- Assist with NASED PR campaigns, media, neighborhood board meetings, e-newsletter content, and operational coordination for new stadium (NASED) as needed.
- Assist as needed with staff relocation.

8. Auction and Online E-commerce

- E-Commerce online and Oahu Auctions coordination.

9. Memorabilia Items / Inventory

- Assist State Archives (Stadium event tapes and inventory) as needed.
- Oversee archivist assistant for documentation and relocation of Aloha Stadium memorabilia.

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 October 1, 2025 through October 31, 2025. The Swap Meet and Marketplace were open for business thirteen days during this period. There were two scheduled events, TMR Aloha Stadium Concert and AMR driver training event held in the lower Halawa parking lot. The New Aloha Stadium Swap Meet and Marketplace relocation has been completed in the Upper and Lower Halawa Parking Lots. Traffic patterns have been modified to accommodate traffic flows. Stadium branches continue interior cleaning, clearing, disposal and relocation of all stadium property in preparation for demolition.

Aloha to Aloha Stadium Concert

The Aloha to Aloha Stadium TMR Events Concert was held on Saturday 10/25/25 in the Lower Halawa Parking Lot from 4:00pm to 10:00pm. Aloha Stadium, Rein Security, Events Medics Hawaii and HPD were hired to support this event.

The following incidents were reported during the event.

One (1) Group of individuals were ejected due to conduct. Three (3) Medical cases reported, One (1) required transport by ambulance to the hospital due to substance ingestion.

Overall this event went well culminated with a fireworks display at the conclusion of the event. Bag checks and wandings were conducted by the promoter security. A small amount of prohibited items were confiscated (one knife, alcohol, marijuana all disposed of). Liquor Commission Investigators conducted inspection.

Criminal Property Damage

Three (3) cases reported. Involved unknown person(s) cut holes in the perimeter fenceline at the North Kam Gate, Aiea Pedestrian Bridge and H1 East Ramp. These incidents occurred after business hours. Homeless have been attempting to gain access to stadium property to find shelter, continuous problem since decommission. The damages has since been repaired.

Lost & Found Property

Eight (8) cases reported. All occurred during the Swap Meet. Four (4) were claimed by owners and four (4) were unclaimed and stored for safekeeping.

Medical Assist

Five (5) cases reported. All occurred during the swap meet. Four (4) Involved Injured Cared For cases, Three (3) as a result of a trip and fall, One (1) as a result of a splitter from the info ramp. All were treated and released by the on-duty nurse. One (1) was a Sick Cared For case, due to medical condition. She refused further treatment and transported home by family member.

Conclusion

Prepared and submitted by,
Andrew Chang, Assistant Stadium Events Manager
and Interim Stadium Security Manager
11/1/25, 4:30 p.m.



Monthly Report
Stadium Authority Meeting
11/27/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE
Oct-25

Shopper Attendance:

October Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	83,689	13	6,438	0	83,689	6,438
2025	81,962	13	6,305	0	81,962	6,305
Difference	(1,727)	0	(133)	0	(1,727)	(133)
%	-2%		-2%	#DIV/0!	-2%	-2%

Vendor Attendance:

October Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,015	13	3,662	282	3,353	258
2025	7,230	13	3,652	281	3,578	275
Difference	215	0	(10)	(1)	225	17
%	3%		0%	0%	7%	7%

Operations Information:

Local Broadcast	Local / Visitor Print
KHON TV	Honolulu Star Advertiser
Pacific Media Radio	Midweek (Voice Pubs)
-KDDB	Drive Magazine
-KPOI	101 Things To Do
-KQMQ	Island Brochure Racking Service

Social Media Platforms
Instagram @alohastadiumswapmeet
Facebook @alohastadiumswapmeet

November 20, 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, Form of Development Ground Lease 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:
-Rick Hamada Show – November 6, 2025