

Josh Green, M.D.
Governor

Keith A. Regan
Acting Lt. Governor

James Kunane Tokioka
DBEDT Director

Dane K. Wicker
DBEDT Deputy Director

Walter Thoemmes
Stadium Authority Chair

Michael R. Yadao
Interim Stadium Manager



Stadium Authority Regular Session
99-500 Salt Lake Boulevard
Aiea, Hawaii 96701
April 30, 2026

Members Present:

Walter Thoemmes, Chair
Matt Elliott, UH, designee
Lloyd Hisaka
Michael Imanaka
Joel Kawachi
Camille Masutomi, DOE, designee
Andrew Pereira, Vice Chair
Claire Tamamoto
Dane Wicker, DBEDT, designee

Members Excused:

Eric Fujimoto
Wendy Hensel

Staff:

Michael Yadao
Stephen Lee
Colette May
Liane Nakagawa
Samantha Spain
Ebru Yilmaz-Pedro
Trina Silva

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)
Garet Sasaki, Hawaii Community Development Authority (HCDA)
Glenn Wakai, State Senate
Lois Manin, UH Athletics
Franz Krintz, Department of Planning and Permitting (DPP)
Stacey Jones, Crawford Architects
Jeff Ramsey, Crawford Architects
Jona Uehara, WT Partnership
David Harris, WT Partnership
Christian Shimabuku, Aloha State Daily
Tracey Lesetar-Smith

Ryan Kagimoto
Riley Akua
J. Matsatsugu
KHON Representative

Sign-In Sheet (Exhibit A)

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. Approval of minutes for the following date:

1. Regular Session Meeting – March 19, 2026

Chair Thoemmes stated that the minutes were inadvertently left off the agenda and therefore will be submitted for approval at the next meeting.

III. MONTHLY REPORTS

A. Interim Stadium Manager Report and Operational Reports

Manager Yadao stated that on April 23rd we held a second tripping of a portion of the stadium which was successful and well attended for viewing.

The NASED project is moving along nicely with the expectation of an executive session to review/discuss the final details of the Master Development Agreement (MDA) and ensure the board members have a full understanding.

2. Monthly Financial Report

Manager Yadao stated that the net cash balance stands at \$57.6M and includes the \$49.5M contingency fund which has a ceiling and will potentially be lifted within this session.

The annual financial audit has been completed and there were no material weaknesses, and our financial statements are presented fairly and accurately.

Results of the financial audit are available at:

https://files.hawaii.gov/auditor/Reports/2025_Audit/Stadium2025.pdf; and

https://files.hawaii.gov/auditor/Reports/2025_Audit/Stadium_Summary_2025.pdf.

3. Events Manager Stephen Lee provided an Operations update:

- a. The department of law enforcement held a gun buy back event on March 26th. A total of 304 guns were turned in.
- b. April 2nd a "Help our Schools Recover" event was held by the stadium for the public to donate school and cleaning supplies as a recovery effort from the Kona Low Storms.
- c. Swap Meet is supporting the Hawaii Food Bank by donating a dollar and water sales.

(Member Lesetar-Smith entered the meeting at 8:14 a.m.)

4. Community Relations and Communications Specialist Samantha Spain provided an update:

- Our Donate a Dollar campaign drive went very well in support of the Hawaii Food Bank in addition to water sales and a QR code that was present on the KHON2 commercial.

Educational Partnership:

- DOE curriculum development for K-12 construction career education launching August 2026.
- Construction Career Days scheduled November 2026 with General Contractors Association and Pacific Resource Partnership.
- School supply drive with Stanford Carr and Fisher Hawaii donated \$20K, benefiting Hokulani, Aiea, Nanakuli, and other schools.

Social Media Impact:

- The "Bald Thrifter" campaign targets younger demographics to be successful.
- April 16th dismantling post reached 300K+ views.
- YouTube channel launched for long-form storytelling focused on youth education.

- Strong attendance with 6.5% Instagram follower growth (11.4K), 90% increase in non-follower reach (901K views).

5. Legislative Summary provided by Manager Yadao and Senator Wakai

Budget & Development Governance (Ceiling Lift)

- HB 1800 (State Budget) & SB 2599 (Development): The Senate removed the \$49.5 million operational ceiling lift from the main House Budget (HB 1800) and shifted it into SB 2599.
- New Governance Structure: To get the \$49.5M ceiling lifted, a partnership was required. Under SB 2599, the Stadium Authority will continue to lead the stadium project itself, while the Hawaii Community Development Authority (HCDA) will lead the surrounding mixed-use development. HCDA must produce documents and assist with planning before the ceiling is officially lifted.

Naming Rights & Signage

- SB 2074 / SB 2353: SB 2353 is being merged into SB 2074. The team is collaborating with stakeholders to finalize a workable agreement on naming rights. A key priority is ensuring that all outdoor signage faces inward into the district.

6. University of Hawaii (UH)

Lois Manin provided a brief update:

- Baseball and softball are finishing strong trying to get to conference tournaments.
- UH is hosting the National Collegiate Athletic Association men's volleyball regional at Stan Sheriff Center.
- Mountain West (MW) meetings took place in Phoenix to prepare for transitioning into the MW Conference.

IV. NEW BUSINESS

- A. Stadium Manager to provide an update on the Master Development Agreement between the Stadium Authority and Aloha Halawa District Partners.

Manager Yadao explained that the board must discuss the development framework for the rest of the district because the contracts are interconnected. Specifically, the Master Development Agreement (MDA) incorporates both the ground lease and the shared infrastructure agreement, and it is entirely dependent on the stadium contracts. To consult with the board's attorney on questions pertaining to the board's powers, duties, privileges, immunities, and liabilities regarding the MDA, Manager Yadao recommended entering into an executive session.

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER TAMAMOTO TO MOVE INTO EXECUTIVE SESSION PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES. THE MOTION WAS UNANIMOUSLY CARRIED.

Chair Thoemmes called for a recess at 8:32 a.m.
(Recess: 8:32 a.m. – 8:38 a.m.)

V. EXECUTIVE SESSION

(Meeting reconvened at 9:23 a.m.)

NEW BUSINESS (continued)

Manager Yadao summarized that the board consulted with the board's attorneys and reviewed the specific details and framework of the Master Development Agreement (MDA). The discussion covered recent changes to the agreement, as well as the approval process required for the manager to execute the final contract.

VI. ANNOUNCEMENTS

Chair Thoemmes stated that the next board meeting is scheduled for Thursday, May 28, 2026, at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 9:26 A.M. A MOTION WAS MADE BY MEMBER IMANAKA AND SECONDED BY MEMBER TAMAMOTO TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Walter Thoemmes
Chair

Recorded by: Colette May
Date: May 27, 2026