

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



APPROVED MINUTES  
REGULAR SESSION  
MAY 27, 2026

Stadium Authority Regular Session  
99-500 Salt Lake Boulevard  
Aiea, Hawaii 96701  
May 27, 2026

Members Present:

Walter Thoemmes, Chair  
Matt Elliott, UH, designee  
Eric Fujimoto  
Lloyd Hisaka  
Michael Imanaka  
Joel Kawachi  
Andrew Pereira, Vice Chair  
Dane Wicker, DBEDT, designee

Members Excused:

Camille Masutomi, DOE, designee  
Claire Tamamoto  
Tracey Lesetar-Smith

Staff:

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

Others:

Kevin Tongg, Department of the Attorney General (AG)  
Alison Kato, Department of the Attorney General (AG)  
Chris Kinimaka, Department of Accounting & General Services (DAGS)  
Garet Sasaki, Hawaii Community Development Authority (HCDA)  
Franz Krintz, Department of Planning and Permitting (DPP)  
Jeff Ramsey, Crawford Architects  
James Pastine, Crawford Architects  
Bridey Best, WT Partnership  
Jaymie Nakama  
Ben Sesepasara, Big Ben Entertainment  
Scotty Moniz  
Janelle Kaoju-Kauahi, Kaohu Productions  
Tony Bower  
KITV Representative  
KHON Representative

Sign-In Sheet (Exhibit A)

I. CALL TO ORDER

A quorum being present, Chair Thoemmes called the meeting to order at 8:03 a.m.

II. APPROVAL OF MINUTES

A. Approval of minutes for the following dates:

1. Regular Session Meeting – March 19, 2026
2. Regular Session Meeting – April 30, 2026
3. Executive Session Meeting – April 30, 2026

A MOTION WAS MADE BY MEMBER WICKER AND SECONDED BY MEMBER PEREIRA TO ACCEPT THE MINUTES OF THE REGULAR AND EXECUTIVE SESSIONS. THE MOTION WAS UNANIMOUSLY CARRIED.

III. MONTHLY REPORTS

A. Interim Stadium Manager Report and Operational Reports

1. Manager Yadao stated that so far two upper sections of the stadium have come down. The next tripping on the mauka side is scheduled for June 2<sup>nd</sup> with the last tripping coming soon. The North and South end zones are being dismantled piece by piece. Dismantling is still on time with an estimated demo completion in October or November.
2. Monthly Financial Report  
The month concluded with a net profit of \$150.7K, bringing our current net cash balance to \$57.2M. We are currently projecting a \$2.1M surplus for FY26, with a projected carryover cash balance of \$57.6M for FY27. (Exhibit B)
3. Events Manager Stephen Lee provided an Operations update:
  - a. Parson's Transportation Group is renting parking stalls from May - July.
  - b. Stadium staff are working with AHDP on logistics for the next tripping on June 2nd.
  - c. Swap Meet restrooms now have air conditioning and we've added an additional trailer close to the entrance to help support long lines.
4. Community Relations and Communications Specialist Samantha Spain provided an update summarized in (Exhibit C).  
In partnership with University of Hawaii, Ms. Spain shared a video clip supporting the UH Volleyball program demonstrating that the stadium can be used as a platform to support all UH athletics.  
Ms. Spain added that PBS is launching their Aloha to Aloha Stadium documentary that has been in production for the past three and a half years.

(Member Wicker exited the meeting at 8:30 a.m.)

5. Legislative Summary provided by Manager Yadao

- HB 1800 (State Budget): This bill transfers three positions from the Stadium Authority to DBEDT, however DBEDT has expressed that these three positions will be dispatched back to the Stadium Authority. The main purpose for this is so that these positions could potentially help other attached agencies within DBEDT.
- HB2599 – The bill that removes the \$49.5M ceiling and requires a partnership with HCDA. DBEDT, DAGS and HCDA are working together to clarify any administrative hurdles to make the monies available.
- SB 2074 – The bill that allows naming rights and gives the stadium a concession exemption.

6. University of Hawaii (UH)

Matt Elliot provided a brief update:

- UH secured five conference championships in the Big West, including men's and women's swimming/diving, water polo, volleyball, and men's basketball
- 170 – 200 graduates this year within the athletic program

IV. NEW BUSINESS

A. Event Approval – Discussion/Action

1. Big Ben Entertainment – Sam Jam Music Polynesian Concert

- Date: November 27-28, 2026
- Location: Upper Halawa Parking Lot
- Time: 5:00 p.m. to 10:00 p.m.

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER KAWACHI TO APPROVE THE SAM JAM MUSIC POLYNESIAN CONCERT ON NOVEMBER 27-28, 2026. THE MOTION WAS UNANIMOUSLY CARRIED.

B. Event Approval – Discussion/Action

1. Kaohu Productions LLC – 5<sup>th</sup> Annual Juneteenth Block Party Cultural Community Event

- Date: June 19, 2026
- Location: Lower Halawa Parking Lot
- Time: 5:00 p.m. to 10:00 p.m.

A MOTION WAS MADE BY MEMBER IMANAKA AND SECONDED BY MEMBER KAWACHI TO APPROVE THE JUNETEENTH EVENT ON JUNE 19, 2026. THE MOTION WAS UNANIMOUSLY CARRIED.

C. Discussion and action on authorizing:

1. The Interim Stadium Manager or Stadium Manager, to execute a Master Development Agreement between the Stadium Authority and Aloha Halawa District Partners ("AHDP"); and
2. Stadium management, or others on their behalf, to do any and all things necessary to complete the transaction contemplated above.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Stadium Authority may go into executive session to consult with its attorney(s) on questions and issues relating to the Stadium Authority's powers, duties, privileges, immunities, and liabilities.

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER IMANAKA 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 8:52 a.m.  
(Recess: 8:52 a.m. – 8:55 a.m.)

V. EXECUTIVE SESSION  
(Meeting reconvened at 9:26 a.m.)

NEW BUSINESS (continued)

Manager Yadao summarized that the board reviewed the Master Development Agreement (MDA) which is the framework from which the Stadium Authority and the developer operate on building out the entire district. The discussion covered the roles and responsibilities of both the developer and the Stadium Authority and what the expectations are moving forward.

A MOTION WAS MADE BY MEMBER PEREIRA AND SECONDED BY MEMBER IMANAKA TO APPROVE (1) THE INTERIM STADIUM MANAGER OR STADIUM MANAGER TO EXECUTE A MASTER DEVELOPMENT AGREEMENT BETWEEN THE STADIUM AUTHORITY AND ALOHA HALAWA DISTRICT PARTNERS ("AHDP"); AND (2) STADIUM MANAGEMENT, OR OTHERS ON THEIR BEHALF, TO DO ANY AND ALL THINGS NECESSARY TO COMPLETE THE TRANSACTION CONTEMPLATED ABOVE. THE MOTION WAS UNANIMOUSLY CARRIED.

VI. ANNOUNCEMENTS

Chair Thoemmes stated that the next board meeting is scheduled for Thursday, June 18, 2026, at 8:00 a.m. The meeting will continue to be hybrid with video conference and in-person attendance.

VII. ADJOURNMENT

AT 9:28 A.M. A MOTION WAS MADE BY MEMBER IMANAKA AND SECONDED BY MEMBER PEREIRA TO ADJOURN THE MEETING. THE MOTION WAS UNANIMOUSLY CARRIED.



Walter Thoemmes  
Chair

Recorded by: Colette May  
Date: June 18, 2026