

Stadium Manager's Monthly Report
Regular Session
December 18, 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 late January.
 - 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. DBEDT Staff Holiday Celebration – December 12, 2025 – Hookipa Hale
2. Aloha Stadium Swap Meet and Marketplace – Every Wednesday, Saturday, and Sunday
3. Honolulu Fire Department Training – Various dates in January and February 2026 – Lower Halawa Lot and Canal
4. American Medical Response Driver Training – Various dates in 2026 – Lower Halawa Lot

C. RENTALS

1. DHO-Joint Venture – Parking Rental, Kamehameha 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: 12/08/2025	
	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	Recorded 10/2025	Recorded 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	739,540	410,000	385,000	375,000	340,000	340,000	345,000	345,000	5,223,573	5,152,319	71,254	1.38	5,119,798	103,775	2.03	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					13,609								13,609	0	13,609	0.00	307,661	(294,052)	(95.58)	Nov. 2025 revenue includes Sept. & Oct. Swap Meet revenues. \$13.6K parking and \$17.6K food & beverage revenues from the Oct.25, 2025 Aloha to Aloha Stadium Concert.
Food and Beverage Income	1321					17,664								17,664	0	17,664	0.00	194,556	(176,892)	(90.92)	
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	126	5,000	5,000	5,000	5,000	5,000	5,000	5,000	67,547	72,576	(5,029)	(6.93)	73,707	(6,160)	(8.36)	MISC: Projected Auction revenues + Licensee Reimbursements
Total Revenues:		1,125,599	596,589	341,854	504,094	787,738	561,800	536,800	396,800	491,800	361,800	466,800	496,800	6,668,475	6,565,399	103,076	1.57	7,525,300	(856,825)	(11.39)	
EXPENSES																					
Personal Services - Payroll	2000	320,766	242,153	238,115	250,300	253,042	275,000	255,000	255,000	255,000	255,000	255,000	255,000	3,109,376	3,165,766	(56,390)	(1.78)	3,352,948	(243,572)	(7.26)	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	209,815	130,000	120,000	120,000	120,000	120,000	120,000	120,000	1,823,726	1,518,044	305,682	20.14	2,077,798	(254,071)	(12.23)	
Total Expenses:		468,809	373,528	617,378	355,529	462,857	405,000	375,000	375,000	375,000	375,000	375,000	375,000	4,933,103	4,683,809	249,294	5.32	5,430,746	(497,643)	(9.16)	
PROFIT / (LOSS)		656,790	223,061	(275,524)	148,565	324,881	156,800	161,800	21,800	116,800	(13,200)	91,800	121,800	1,735,372	1,881,590	(146,218)	(7.77)	2,094,554	(359,182)	(17.15)	

NET CASH BAL:	56,146,161	56,369,222	56,093,698	56,242,263	56,567,143	56,723,943	56,885,743	56,907,543	57,024,343	57,011,143	57,102,943	57,224,743
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DATAMART- Acct. Summary	FY 2026
FY '26 Beginning Cash Balance:	55,489,371
FY '26 Surplus/Shortfall:	1,735,372
FY '26 Cash Balance:	57,224,743
*Less: FY '26 Transfer/Adjustment:	
FY '27 Carryover Cash Balance:	57,224,743

Monthly Summary of Events Report
Events Branch
11/1/25 to 12/8/25

DATE	EVENT/LICENSEE	LOCATION	ATTENDANCE	# OF USHERS	# OF PARKING ATTENDANTS	VEHICLES PARKED	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMENTS
11/6/25	Hawaii Food Bank	Parking Lot	1750	-	2	-	-	Food distribution in response to the federal government shutdown. A total of 1750 households received food.

December 2025

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

January 2026						
Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	1	2	3
11	12	13	14	8	9	10
18	19	20	21	15	16	17
25	26	27	28	22	23	24
				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
4	5	6	7	1	2	3	1	2	3	4	5	6	7
11	12	13	14	8	9	10	8	9	10	11	12	13	14
18	19	20	21	15	16	17	15	16	17	18	19	20	21
25	26	27	28	22	23	24	22	23	24	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 8:00am Honolulu Fire Dept Trng; LH	16 8:00am Honolulu Fire Dept Trng; LH	17 8:00am Swap Meet; UHPL
18 6:30am Swap Meet; UHPL	19 Holiday - Dr. Martin Luther King Jr	20 8:00am Honolulu Fire Dept Trng; LH	21 8:00am Swap Meet; UHPL	22 8:00am Honolulu Fire Dept Trng; LH	23 8:00am Honolulu Fire Dept Trng; LH	24
25	26 8:00am Honolulu Fire Dept Trng; LH	27 8:00am Honolulu Fire Dept Trng; LH	28	29 8:00am Honolulu Fire Dept Trng; LH 8:00am Stadium Board Meeting	30 8:00am Honolulu Fire Dept Trng; LH	31

February 2026

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 1	2 8:00am Honolulu Fire Dept Trng; LH	3 8:00am Honolulu Fire Dept Trng; LH	4	5	6 8:00am Honolulu Fire Dept Trng; LH	7
8	9 8:00am Honolulu Fire Dept Trng; LH	10 8:00am Honolulu Fire Dept Trng; LH	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26 7:00am AMR Training; UHL 7:00am AMR Training; UHL 8:00am Stadium Board Meeting	27 7:00am AMR Training; UHL	28

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

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 November 1, 2025 through November 30, 2025. The Swap Meet and Marketplace were open for business fourteen days during this period. There were one scheduled Food Bank Distribution event scheduled in the parking lot. The New Aloha Stadium Swap Meet and Marketplace continue to be held 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.

Criminal Property Damage

One (1) case reported. Involved unknown person(s) gained unauthorized access into stadium proper and left graffiti markings on walls and doors to south plaza areas. This incident occurred after business hours. Police report filed. Trespassers and homeless have been attempting to gain access to stadium property to find shelter, continuous problem since decommission.

Lost & Found Property

Seven (7) cases reported. All occurred during the Swap Meet. All items unclaimed and stored for safekeeping.

Medical Assist

Twelve (12) cases reported. All occurred during the swap meet. Four (4) Involved Sick Cared For cases due to medical conditions. One transported to the hospital. Eight (8) Involved Injured Cared For cases. Four (4) due to a trip and fall, One (1) due to a cut on the finger, Three (3) due to a wind event causing tents to fly causing injury. One (1) required transport by ambulance to the hospital due to concussion. All were treated and released by the on-duty nurse and EMS. Police reports filed.

Misc. Damages

Three (3) cases reported. All occurred during the swap meet during a wind event that caused tents to fly. Police reports filed.

Motor Vehicle Collision

Three (3) cases reported. Two (2) occurred during the swap meet. One (1) occurred during none swap meet hours. All were minor.

Conclusion

Prepared and submitted by,
Andrew Chang, Assistant Stadium Events Manager
and Interim Stadium Security Manager
12/5/25, 2:25 p.m.



Monthly Report
 Stadium Authority Meeting
 12/18/2025

ALOHA STADIUM SWAP MEET AND MARKETPLACE
 Nov-25

Shopper Attendance:

November Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2024	81,106	13	6,239	0	81,106	6,239
2025	80,613	14	5,758	0	80,613	5,758
Difference	(493)	1	(481)	0	(493)	(481)
%	-1%		-8%	#DIV/0!	-1%	-8%

Vendor Attendance:

November Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2024	7,072	13	3,965	305	3,107	239
2025	6,558	14	3,902	279	2,656	190
Difference	(514)	1	(63)	(26)	(451)	(49)
%	-7%		-2%	-9%	-15%	-21%

Operations Information:

<u>Local Broadcast</u>	<u>Local / Visitor Print</u>
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

December 18, 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:
 - Aiea Community Christmas Parade & Fun Fair – December 13, 2025
 - Rep. La Chica’s Community Talk Story – December 15, 2025