

Josh Green, M.D.  
Governor

Sylvia Luke  
Lt. Governor

James Kunane Tokioka  
DBEDT Director

Dane K. Wicker  
DBEDT Deputy Director

Walter Thoemmes  
Stadium Authority Chair

Michael R. Yadao  
Stadium Authority Executive Director



Statement of  
**MICHAEL R. YADAO**  
Stadium Authority  
Department of Business, Economic Development, and Tourism  
before the

**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM**

Tuesday, March 03, 2026  
01:00 PM  
State Capitol, Conference Room 229

In consideration of  
**G.M. 620**

**SUBMITTING FOR CONSIDERATION AND CONFIRMATION TO THE STADIUM  
AUTHORITY, GUBERNATORIAL NOMINEE, MICHAEL IMANAKA,  
FOR A TERM TO EXPIRE 06-30-2029.**

Chair DeCoite, Vice Chair Wakai, and members of the Committee.

Thank you for the opportunity to provide this testimony in **strong support** of the confirmation of Michael Imanaka to the Stadium Authority.

Mr. Imanaka serves as Senior Manager of Development at Alexander & Baldwin and holds the CCIM designation (Certified Commercial Investment Member). CCIM designees are recognized as leaders in commercial real estate, demonstrating advanced expertise in financial analysis, market evaluation, leasing strategy, and ethical professional practice. This background is particularly valuable at this moment in the Stadium Authority's evolution.

As the New Aloha Stadium Entertainment District (NASED) project progresses, the Authority's responsibilities are shifting beyond facility operations and into a long-term landlord and development role. Oversight of leases, tenant relationships, property management considerations, and coordinated phased development will require members who understand how large, mixed-use projects are structured, financed, and sustained over time. Mr. Imanaka's professional experience directly aligns with these needs.

His knowledge of development processes, deal structures, and commercial property management will help ensure the State protects public assets while creating a viable and vibrant district that serves residents, businesses, and visitors. Just as important, the

CCIM designation emphasizes ethical responsibility and accountability, qualities essential when stewarding a public project of this scale and visibility.

The Stadium Authority will benefit from a member who can evaluate proposals, understand risk, and provide practical insight into how development decisions affect long-term operations and revenue stability. Mr. Imanaka's background offers exactly that perspective, helping the Authority make informed decisions as it guides the project from construction into sustainable operations.

For these reasons, I respectfully urge the Committee to confirm Michael Imanaka to the Stadium Authority.

Thank you for the opportunity to provide this testimony in support of Mr. Imanaka.

Josh Green, M.D.  
Governor

Sylvia Luke  
Lt. Governor

James Kunane Tokioka  
DBEDT Director

Dane K. Wicker  
DBEDT Deputy Director

Walter Thoemmes  
Stadium Authority Chair

Michael R. Yadao  
Stadium Authority Executive Director



Statement of  
**EBRU YILMAZ-PEDRO**  
Administrative Services Officer  
Stadium Authority  
Department of Business, Economic Development, and Tourism  
before the

**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM**

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FOR A TERM TO EXPIRE 06-30-2029.**

Chair DeCoite, Vice Chair Wakai, and members of the Committee.

Thank you for the opportunity to provide this testimony in **strong support** of the confirmation of Michael Imanaka to the Stadium Authority.

Mr. Imanaka is an exceptionally qualified nominee whose professional background perfectly aligns with the Authority's current redevelopment goals. As a Sr. Development Manager at Alexander & Baldwin and formerly at Kamehameha Schools, Mr. Imanaka has led complex projects including the Kaiāulu 'o Kaka'ako Master Plan and major retail expansions across West Oahu and Maui.

A graduate of 'Iolani School and the University of the Pacific, Mr. Imanaka is a Certified Commercial Investment Member (CCIM) and a licensed Hawai'i Real Estate Broker, bringing high-level financial and land-use literacy to the Stadium Authority Board.

His service on the TOD Council and NAIOP Government Affairs demonstrates his ability to bridge the gap between private development and public benefit, a critical skill for the success of the New Aloha Stadium Entertainment District (NASED) project.

Mr. Imanaka offers the "institutional memory" of a current board member combined with the technical rigor of a career developer. His commitment to Hawai'i's future makes him an ideal steward for this landmark project.

I respectfully urge the Committee to recommend consent for his confirmation.

Thank you for the opportunity to provide this testimony in support of Mr. Imanaka.



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**  
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI  
A HO'OMĀKA'IKAI

JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

JAMES KUNANE TOKIOKA  
DIRECTOR

DANE K. WICKER  
DEPUTY DIRECTOR

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Statement of  
**JAMES KUNANE TOKIOKA**  
Director  
Department of Business, Economic Development, and Tourism  
before the  
**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM**

Tuesday, March 3, 2026  
1:00 PM  
State Capitol, Conference Room 229

**GM 620**  
**SUBMITTING FOR CONSIDERATION AND CONFIRMATION TO THE STADIUM  
AUTHORITY, GUBERNATORIAL NOMINEE, MICHAEL IMANAKA,  
FOR A TERM TO EXPIRE 06-30-2029.**

Chair DeCoite, Vice Chair Wakai, and members of the Committee:

The Department of Business, Economic Development and Tourism (DBEDT), **supports** the confirmation of **Michael Imanaka** to the Hawai'i Stadium Authority.

As Senior Manager of Development at Alexander & Baldwin and a CCIM (certified commercial investment member) designee, Mr. Imanaka brings professional expertise in commercial real estate development, leasing, and long-term asset management that will be particularly valuable as the New Aloha Stadium Entertainment District (NASSED) moves into implementation and operations.

His experience evaluating projects, structuring agreements, and overseeing complex development activities provides a practical understanding of how to responsibly steward public assets while promoting economic activity.

His background aligns with the State's objectives of ensuring the district supports housing, commercial vitality, and sustainable long-term operations.

For these reasons, I respectfully support his confirmation.



March 1, 2026

Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice Chair  
Members of the Committee on Economic  
Development & Tourism  
Thirty-Third Legislature, Regular Session of 2026

**RE: STRONG SUPPORT for GM 620 – Submitting for consideration and confirmation to the Stadium Authority, Gubernatorial Nominee, MICHAEL IMANAKA, for a term to expire 06-30-2029**

**Hearing Date: March 3, 2026, at 1:00 PM**

Aloha Chair DeCoite, Vice Chair Wakai and Members of the Committee,

Mahalo for the opportunity to express my support for **STRONG SUPPORT** for GM 620 - Submitting for consideration and confirmation to the Stadium Authority, Gubernatorial Nominee, MICHAEL IMANAKA, for a term to expire 06-30-2029.

Michael brings several years of executive leadership experience in Hawaii’s business community, including senior management roles overseeing complex operations, financial stewardship, large-scale project coordination, and organizational governance. His background reflects a deep understanding of strategic planning, capital improvement initiatives, stakeholder relations, and fiscal accountability—core competencies that are essential as the Stadium Authority advances the New Aloha Stadium Entertainment District (NASSED) project, one of the most significant public-private development efforts in our state’s history.

Throughout his career, Michael has demonstrated the ability to lead multidisciplinary teams, manage substantial budgets, and work collaboratively with public and private sector partners. His experience in executive management and board-level governance positions him well to provide thoughtful oversight, ensure transparency, and safeguard the public’s investment in this transformative project. The redevelopment of the stadium site requires steady leadership, sound financial judgment, and commitment to long-term community benefit, which are qualities clearly reflected in his professional record.

On a personal level, those who have worked with Mr. Imanaka recognize his integrity, professionalism, and commitment to Hawaii's future. He approaches challenges with practicality and a solutions-oriented mindset while maintaining respect for diverse stakeholder perspectives.

For these reasons, I strongly support GM 620 and urge you to confirm Michael's nomination to the Stadium Authority.

Mahalo for your consideration,

Michael L. Iosua, Partner  
Imanaka Asato, LLLC



ALEXANDER & BALDWIN  
PARTNERS FOR HAWAII

March 1, 2026

Senator Lynn DeCoite, Chair  
Senator Glenn Wakai, Vice-Chair  
Senate Committee on Economic Development and Tourism

Tuesday, March 3, 2026, 1:00pm  
Conference Room 229

**Re: GM 620 - Submitting for consideration and confirmation to the Stadium Authority, Gubernatorial Nominee, MICHAEL IMANAKA, for a term to expire 06-30-2029.**

Dear Chair DeCoite, Vice-Chair Wakai and Members of the Committee:

Thank you for the opportunity to testify in strong support of the confirmation of Michael Imanaka to the Stadium Authority. Michael has been with Alexander & Baldwin since November 2022, serving as a key member of our Development team. In his role as lead development underwriter and project manager, he works closely with a broad range of internal and external partners across the state. Over the past three and a half years, Michael has executed his responsibilities with diligence and professionalism, consistently demonstrating strong analytical skills and innovative problem-solving.

Beyond his contributions at A&B, Michael has shown genuine dedication in his nonprofit board service and in his commitment to advancing affordable housing initiatives. His willingness to listen, consider diverse viewpoints, and thoughtfully integrate constructive feedback has made him a trusted and valued colleague.

Michael brings an amiable and balanced disposition, a collaborative approach, and the technical expertise needed to support the Stadium Authority during this pivotal period.

Alexander & Baldwin offers its strong support for Michael Imanaka's confirmation and respectfully requests the committee's favorable consideration. Thank you for the opportunity to provide testimony.

Sincerely,

Dana M. Harvey  
Vice President  
Corporate Responsibility



Testimony of  
Pacific Resource Partnership

Hawai'i State Legislature  
Honorable Members of the Senate Committee on Economic Development and Tourism (EDT)  
Tuesday, March 3, 2026

**Subject: Strong support for GM620, nomination of Michael Imanaka to the Stadium Authority.**

Aloha Chair DeCoite, Vice Chair Wakai, and Members of the Senate Committee on Economic Development and Tourism:

Pacific Resource Partnership (PRP Hawai'i) strongly supports the confirmation of Michael Imanaka to the Stadium Authority under GM620.

PRP Hawai'i represents the Hawai'i Regional Council of Carpenters — the state's largest construction union — along with more than 250 contractors. We advocate for responsible development, quality job creation, and projects that strengthen Hawai'i's communities and economy.

The New Aloha Stadium Entertainment District (NASED) is one of the most significant public infrastructure initiatives in our state, and experienced leadership on the Stadium Authority is essential to its success. Michael Imanaka has already been serving on the Stadium Authority board since July 2021. In that time, he has provided invaluable insights on financing and project management — critical expertise for a complex, multi-year redevelopment of this scale.

As a real estate professional with Alexander & Baldwin, a Certified Commercial Investment Member (CCIM), and with extensive experience leading large-scale master plans, Mr. Imanaka brings proven skills in development finance, public-private partnerships, and strategic project oversight that directly benefit the Stadium Authority's mission. His continued service will ensure continuity and momentum for NASED, helping deliver jobs for our carpenters and contractors while creating long-term economic and community value for all the people of Hawai'i. PRP Hawai'i urges the Committee to favorably confirm this nomination so that Mr. Imanaka can keep contributing his knowledge and dedication to this important board.



**(Continued From Page 1)**

Mahalo for the opportunity to testify in strong support of GM620.

Respectfully submitted,

Andrew Pereira



Director of Public Affairs  
Pacific Resource Partnership  
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March 3, 2026

Chair, Vice-Chair, and Members of the Committee  
Hawai'i State Capitol  
415 S. Beretania Street  
Honolulu, HI 96813



**RE: Re-Appointment of Michael Imanaka to the Stadium Authority**

Aloha Chair, Vice-Chair, and Honorable Members of the Committee,  
I am pleased to offer my strong support for the re-appointment of Michael Imanaka to the Stadium Authority.

I had the privilege of working closely with Mike from 2016 through 2019 and continuing thereafter on several significant large-scale development projects, including Hale Ka Lae, Sky Ala Moana, and projects within Maui Business Park and Campbell Industrial Park. In my role as design lead at Design Partners Incorporated, I collaborated with Mike extensively on the design and execution of these complex developments.

Throughout our work together, Mike consistently demonstrated exceptional leadership, sound judgment, and a deep understanding of project delivery at scale. He is highly competent, organized, and solutions-oriented. During periods of tight timelines and high-pressure decision-making, he remained steady, positive, and focused on outcomes. His ability to bring together diverse stakeholders and move projects forward collaboratively is one of his strongest attributes.

Beyond technical competence, Mike is respected by colleagues and project partners alike. He approaches challenges with professionalism and integrity, and he understands how to balance fiscal responsibility, long-term vision, and community impact — qualities that are particularly important for the work of the Stadium Authority.

Given the complexity and public importance of the Stadium Authority's current efforts, Mike's experience in managing large, multi-faceted development initiatives makes him exceptionally well suited to continue serving in this role. I am confident he will continue to provide thoughtful leadership and immediate value to the Authority.

Thank you for your consideration of his re-appointment. Please feel free to contact me should you require any additional information.

Sincerely,



Ryan Kamo  
Associate, Architect AIA  
Vice President, Architect AIA  
Design Partners Incorporated

March 2, 2026

Chair, Vice-Chair and Members of the Committee  
Hawai'i State Capitol, CR 229  
Honolulu, HI 96813

**RE: Stadium Authority**

To Whom It May Concern,

I am pleased to provide my strong recommendation for Michael Imanaka's appointment to the Stadium Authority.

I had the privilege of working with Michael during his tenure at Kamehameha Schools from 2019 through 2022. During that time, he played a meaningful role in several significant planning initiatives, including the Kaiāulu 'o Kaka'ako Master Plan and strategic planning efforts related to Hawai'i Kai and Kahala land and asset holdings. These efforts required thoughtful long-term visioning, financial evaluation, and coordination with multiple internal and external stakeholders.

Michael's responsibilities were wide-ranging and substantive, encompassing strategic planning, feasibility analysis, project management, master plan reporting, legal review, and negotiations. He consistently approached his work with diligence and discipline, and he demonstrated strong analytical skills and sound judgment in complex situations. He is resourceful, hardworking, and unwavering in his integrity.

Through his experience as a Planning and Development Manager and his work with a broad range of development partners, Michael has developed a practical understanding of large-scale development, governance considerations, and stakeholder coordination. I am confident he will bring valuable insight and a steady, principled perspective to the Stadium Authority.

I strongly support his appointment and am confident he will serve with distinction.

Sincerely,  
Serge Krivatsy