

## March 5, 2014 General Authority Meeting

### Scheduled Public Hearings

Kakaako Agora/ Wei Fang- April 2, 2014 (Decision Making)

Keauhou Lane Block A- March 19, 2014

Keauhou Lane Blocks A and B- April 30, 2014

### Halekauwila Place Update

- On-time, on-schedule, and on-budget
- Landscaping now underway, project expected to open shortly
- Rental applications now being accepted
- Authority members, general public will be allowed to tour the building once it opens
- Formal opening will be happening soon

### Discussion on Authority Position and Testimony for 2014 Legislation

HCDA related bills that already crossed over include HB 1866 HD2 and SB2699 SD1. HB 1865 is intended to be rewritten as a concurrent resolution, however a hearing date has not yet been scheduled.

Members weighed in on concepts within the following bills and formed positions for testimony. Common concepts within the following HCDA-related bills include:

- Building restrictions/ prohibitions (capping height at 400', 300' tower separation)
- Density restrictions (limiting to 1.5 FAR or 3.5 FAR)
- Requirement for project eligibility review/ infrastructure studies
- Contested case/ judicial appeals process changes
- HCDA board composition changes
- Community engagement/ public notice requirements and procedure changes)
- Greater legislative oversight (2/3 majority vote for numerous monetary decisions)
- Management and fiscal audit of the HCDA
- Elimination of HCDA CIP staff funding
- Revising the requirements and definitions of workforce/ affordable housing (80% area median income for low income housing/ 120% AMI for moderate/ workforce housing)

Members voted to **APPROVE 9-0** to authorize the executive director and/ or chairman of the Authority to provide testimony to the state legislature on behalf of all Authority members.

## **March 5, 2014 Kakaako Authority Meeting**

### **Kakaako Makai Childhood Education Facility**

- HCDA has been approached in recent years by several entities about developing childcare and early education centers in the Kakaako area
- An early childhood educational facility would be consistent with HCDA's master plan and the overall vision for Kakaako Makai
- Seagull Schools proposes building an childhood education facility in the maintenance shed area near Kakaako Waterfront Park
  - o Seagull's current facility atop the city parking garage on Alapai Street may be closed in the future as the city advances plans to renovate the parking garage. There is currently nowhere else for this school to go, so students and faculty/ staff will be displaced.
  - o 500 children currently on waitlist for Seagull Schools (2 year waitlist)
  - o Seagull Schools is an accredited, private, non-profit corporation that has been in operation since 1971. It has numerous childcare centers across the state, and also operates a food service and adult daycare program in Kapolei.
  - o Tuition slides according to age, but is generally about \$800 a month. Tuition assistance programs are also offered. Seagull Schools says that it offers the lowest price of any comparable preschool, thereby fulfilling its mission of providing the most affordable, quality childcare to all.
- Existing maintenance shed is 4,000 sq. ft. area in dilapidated condition, but framework is good
  - o Seagull Schools says this could be renovated to accommodate 120 children
  - o The UH Cancer Center says the proximity of such a facility in the area would be very convenient for UH employees with children
- Voyager School, UH School of Medicine, and Seagull Schools all approached HCDA about the potential for building childcare centers in area
  - o Request for Proposals was not done because current rules allow for direct negotiations and do not require it
  - o Executive director believes the imminent loss of the current Seagull childcare facility presents a compelling need for direct negotiations

The Authority voted to APPROVE 6-1 the authorization of an exclusive negotiation agreement with Seagull Schools for the development of an early childhood education facility in Kakaako Makai.

## Park Sewage Pump System Repairs and Maintenance

HCDA staff and DLNR agreed that HCDA would take on responsibility for the grinder sewage pump systems at Kakaako Waterfront Park, Kakaako Makai Gateway Park, and Kewalo Basin Parks. These parks were constructed in the 1990's. Experts advise it is more cost effective to repair and maintain existing sewage pumps, rather than replace them.

Competitive bids will be solicited and accepted until March 21, 2014 for a 2-year term, with option for 1-year extension. The contract would be worth up to \$15,000 a year, for a total not to exceed \$45,000. However, estimated costs are about \$5,000 a year, unless major repair work is needed. The contract would include regular inspections and maintenance to ensure park toilets and restrooms remain in good working condition.

The Authority voted to APPROVE 6-0 the authorization of a contract for the repair and maintenance of sewage pump systems at Kakaako Waterfront Park, Kakaako Makai Gateway Park, and Kewalo Basin Parks and expend up to \$45,000 from the HCDA revolving fund.

## Rehabilitating Historic Pump Station

HCDA has received various proposals to renovate the Historic Ala Moana Pump Station, however these have fallen through due to various logistical reasons. The 2011 conceptual master plan provides for various commercial and community uses.

The non-profit group, Pacific Gateway Center, proposes rehabilitating the Pump Station and using the building for a Senior Resource Center. The state legislature has already specifically designated \$1 million to Pacific Gateway Center in CIP funding for a senior center. The Dept. of Labor and Industrial Relations requests transfer of delegation for the \$1 million in CIP funds.

- If this appropriation is not used, the monies will lapse on June 30, 2014
- Pacific Gateway center mission is to help immigrants, refugees and low income residents become self sufficient
- Has culinary, agricultural, etc. programs in place, and provides restaurant incubators for immigrants and others to start up their businesses

Utilization of \$1 million CIP appropriation would restore the pump station to make it accessible to the community again.

- 1500 sq. ft. interior and windows would be restored
- Replace roof
- Grade yard and construct restrooms
- Renovating all three buildings on the site (pump station, pump house, and maintenance shed) might cost about \$4 million
  - o Pacific Gateway Center is willing to fundraise additional funds to restore the other buildings

The Authority voted to APPROVE 5-0 to approve the authorization of the executive director to prepare and issue a request for proposals to rehabilitate the historic Ala Moana Pump Station into a Community Resource Center and expend no more than \$1,000,000 in Capital Improvement Program grant funding

- This motion originally failed with a single no vote. However, after an executive session consultation with HCDA's deputy attorney general, the Authority made a motion to reconsider. The reconsidered motion passed unanimously.