

Minutes of a Regular Meeting
Of the Members of the
Hawaii Community Development Authority
State of Hawaii

Wednesday, September 3, 2014

KAKAAKO

I. CALL TO ORDER/ROLL CALL

A regular meeting of the Kakaako Members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority, at 9:09 a.m. on Wednesday, September 3, 2014, at the Authority’s principal executive offices at 461 Cooke Street, Honolulu, Hawaii, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Rodney Funakoshi (DBEDT)
Miles Kamimura
Brian Lee
Luis Salaveria (DBF)
Dean Seki (DAGS)
Brian Tamamoto

Others Present: Anthony Ching, Executive Director
Lori Tanigawa, Deputy Attorney General
Lindsey Doi, Compliance Assurance & Community Outreach
Officer
Shelby Hoota, Program Specialist
Ann Shimamura, Secretary
Holly Hackett, Court Reporter

II. APPROVAL OF MINUTES

1. Kakaako Regular Meeting of August 6, 2014

Chairperson Lee asked whether there were any corrections to the minutes of the August 6, 2014 meeting. There were no comments or corrections from Members, and the minutes were approved as presented.

Chairperson Lee stated that before moving on with the agenda he announced with respect to agenda item 7 regarding the petition by Victoria Ward, Ltd. for declaratory ruling that the petitioner withdrew its petition yesterday afternoon. He continued that Victoria Ward Ltd. may choose to refile their petition for declaratory ruling in the future but the

Authority would not be considering this agenda item today. He also stated that this agenda item remains on the agenda as it was written before the petition was withdrawn and will call it and accept any public comments for this item.

III. REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Ching covered current project activity report, the Kewalo Basin Harbor report and HCDA July financial report. He specifically mentioned that effective September 1, 2014, Victoria Ward, Ltd. / Howard Hughes Corporation will assume the responsibility for the operations of Kewalo Basin Harbor. HCDA will take the position of landlord instead of the landlord/operator. Mr. Ching also reviewed the materials presented at the open house on August 28, 2014 regarding the Makai Parks Master Plan.

Member Tamamoto inquired about the Artspace project which was missing on the current project activity report.

Mr. Ching replied that it will be on the next report as they have achieved their financing stack and received an allocation from the Hawaii Housing Finance and Development Corporation (HHFDC) for low income housing tax credit receipts as well as an allocation from the Rental Housing Trust Fund.

Member Tamamoto asked about the status of Kewalo Basin Harbor delinquent accounts.

Mr. Ching replied that this report will be presented at next month's meeting.

Member Tamamoto asked as Kewalo Basin Harbor transitions from Almar to Howard Hughes, would HCDA discuss with Howard Hughes the installation of security cameras.

Mr. Ching affirmed.

Member Funakoshi complimented the Authority staff for the extensive public outreach on the Makai Parks Master Plan and the Environmental Impact Study (EIS). However, he asked if the plan will address the current and growing homelessness population in the area.

Mr. Ching replied that this is a 2-prong matter. He stated at the last meeting, the Authority established a committee on housing to address and establish the homelessness situation in the area. But with respect to park master planning, HCDA park rules prohibit camping in the park and will continue to enforce this rule. He referenced the last meeting's discussion of the Look Lab location of the City program which enforces the sidewalk clearance statute and rule.

Member Funakoshi expressed his concern that as the City's ordinance is implemented the Waikiki homeless will be driven to Kakaako.

Mr. Ching expressed that all the more it will require HCDA to be diligent on multiple fronts in order to make headway on what is a growing community problem not only in this district but throughout the city.

Chairperson Lee asked for public testimony.

Mr. Dexter Okada, who is a business owner in Kakaako, expressed his disappointment that the conceptual master plan was not presented in the Makai Parks open house. He suggested that this plan should be presented as well.

Ms. Lisa Mitchell expressed her concern for the homeless population in Kakaako. She stated that the master plan should also provide for people that do not need much to live on. She envisions Hawaiian huts that blend in the park space environment and the natural environment. She suggested that this should be included in the master plan.

Chairperson Lee thanked both testifiers.

IV. KAKAAKO MATTERS

2. Information and Discussion re: Department of Education's McKinley High School Athletic Complex Master Plan Project.

Mr. Ching summarized that the State of Hawaii Department of Education (DOE) is proposing an athletic complex master plan to improve the athletic and wellness facilities at McKinley High School. He stated that these facilities will be located in the vicinity of existing athletic facilities. An environmental assessment has been prepared and a finding of no significant impact was published in the Environmental Notice. He then turned the discussion over to the officials from the DOE.

Mr. Nick Nichols, facilities planner for the DOE, introduced two sub-consultants, Charles Kaneshiro of Group 70 and Jon Nishimura of Fukunaga Associates.

Mr. Kaneshiro stated that the McKinley High School master plan started in 2008 and was envisioned to provide a replacement track, a football field for what is now the dirt track and grass area. He continued with a PowerPoint presentation to provide the history and evolving vision and specifics of this master plan.

Mr. Nishimura stated that the projects involved in this master plan are currently in the process of getting awarded. He went into detail describing this project including the security control, landscaping and access to the complex.

Member Tamamoto asked Mr. Nishimura if the group discussed Glenn Taniguchi's letter which opposes the use of artificial turf versus grass. He asked if their final decision still remained with artificial turf.

Mr. Nishimura replied that his company has done a lot of athletic fields including Aloha Stadium, Roosevelt, Mililani and Waikea. He stated that the benefits typically outweigh the negatives especially when you consider maintenance.

Member Tamamoto pursued the safety issue expressed in Mr. Taniguchi's letter.

Mr. Nishimura stated that the two are related because if the field cannot be maintained properly it actually can become harder, irregular and may be considered unsafe or less safe. He asked Mr. Nichols to continue addressing this issue.

Mr. Nicols talked about the maintenance of facilities from the DOE's perspective. He stated maintaining a natural surface is a real quality situation. He cited Kapolei High School which still has a natural field but has a downtime of five to six weeks minimum for the regrowth. He cited that the daily maintenance of a high quality natural field is an issue. The DOE spoke to every high school's Athletic Director (AD). To their credit, most of the ADs spend their Saturdays and Sundays mowing the field as the DOE does not have crews to maintain fields to that kind of level. He stated that with a synthetic field, the schools still have to do periodic testing to ensure that it is resilient to the proper level for safety. He continued if properly maintained, it provides a very safe environment.

Member Tamamoto expressed that he wanted to make sure Mr. Taniguchi's concerns were addressed. He then asked about the extensive black PV fence around the complex. He questioned if the planned landscaping would be visually aesthetic.

Mr. Nishimura described the landscaping along the fence consisting of Areca palms, ginger and lauae fern. He stated that it would be complimentary to the synthetic surfaces and pavement. He also stated that there is irrigation for the landscaped areas.

Member Tamamoto asked if any consideration was given to a better design rather than the fencing that goes straight along like a prison barrier.

Mr. Nishimura stated that the fence is for security and safety reasons as well as maximizing the area. He continued that they are working with HCDA to possibly upgrade the fencing. He stated that typically they do not like to create a lot of recesses in the fencing as it can become a place where a person could hide or can be difficult for the school to supervise and maintain a safe campus.

Mr. Tamamoto expressed along Kamakee Street and Kapiolani Blvd., there are a lot of students on the sidewalk. He questioned why this project wouldn't provide recess in the fencing for the students.

Mr. Nishimura pointed out the indentation at the bus stop for the students.

Mr. Tamamoto inquired if this was sufficient.

Mr. Nishimura stated that it will be an area bigger than the current.

Mr. Tamamoto asked if this area would be covered and if this could be a consideration.

Mr. Nishimura replied that it would not be covered and that they could possibly redesign to incorporate if the budget allowed.

Member Funakoshi commended the group for connecting through Kamakee Street in the developments makai of the campus. He asked about the land that was set aside for the YMCA which is no longer part of the project.

Mr. Nichols replied that the land is still set aside and they are looking for a partner.

Member Funakoshi suggested that some consideration be given to the City which is planning the Blaisdell complex.

Chairperson Lee asked if there were any questions for the DOE. There were none.

Chairperson Lee called a recess at 10:05 a.m.

Chairperson Lee reconvened the meeting at 10:20 a.m.

3. Decision Making: Shall the Authority Authorize the Executive Director to Enter into a Four-Year Memorandum of Agreement with the City and County of Honolulu for Use of Approximately 29,560 s.f. of Open Yard Space Makai of Former Look Lab Facilities at Tax Map Key No. (1) 2-1-060: 001 (Por.) for its Sidewalk-Nuisance Ordinance and Stored Property Ordinance Program and Coning Unit Branch?

Mr. Ching summarized that at the last meeting the Board authorized the 4-year Memorandum of Agreement (MOA) for non-exclusive use of the 10,000 square feet within the Look Lab building for the City and County of Honolulu Department of Facility Maintenance. He stated that the agenda item did not specifically mention the included use of the open yard space. He stated that it was his recommendation that this same MOA with the City include this adjacent 29,560 square feet of open yard space Makai of the Look Lab building for the sidewalk-nuisance ordinance and stored property ordinance program and coning unit branch. He stated that they would use this space for storage of vehicles and employee cars.

Chairperson Lee asked the Members if they had any questions. There were none.

Chairperson entertained a motion to Authorize the Executive Director to Enter into a Four-Year Memorandum of Agreement with the City and County of Honolulu for Use of Approximately 29,560 s.f. of Open Yard Space Makai of Former Look Lab Facilities at Tax Map Key No. (1) 2-1-060: 001 (Por.) for its Sidewalk-Nuisance Ordinance and Stored Property Ordinance Program and Coning Unit Branch.

A motion was made by Member Salaveria and seconded by Member Tamamoto.

A roll call vote was conducted.

Ayes: Members Salaveria, Kamimura, Funakoshi, Seki, Tamamoto and Lee.

Nays: None

The motion passed 6 to 0, 3 excused (Members Grune & Mitsunaga absent, 1 Vacant Cultural Specialist).

4. Decision Making: Shall the Authority Authorize the Executive Director to Enter into a Memorandum of Understanding with the High Technology Development Corporation (HTDC) Documenting HCDA's and HTDC's Respective Roles and Responsibilities Regarding a Federal Grant Application for That Certain Project Referred to as "Entrepreneur's Sandbox at the Kakaako Collaboration Center" to be Located on Kakaako Makai Lot C, Tax Map Key No. (1) 2-1-015: 052?

Mr. Ching explained to the Board the location of Lot C on a map. He stated that it is an approximately 6-acre lot. He then explained the concept behind this Entrepreneur's Sandbox project with HTDC. HTDC is currently in the business of incubating tech startups. He explained that the first phase would be along the Ilalo Street where you might have a collaboration hub as a stand-alone building with the rest of the facilities occupying Ilalo Street frontage. The second phase would include the development of a parking structure to accommodate increased use. He continued that the third phase might include additional buildings and development of a mall area along Keawe Street which lies in between the School of Medicine and the Cancer Center. The final phase might allow for the completion of the campus or a large mall that would interface and integrate with the activities of the School of Medicine and the Cancer Center.

Mr. Ching explained the Federal Economic Development Administration (EDA) which has sponsored a grant program and their whole purpose is to spur new industry, ideas and jobs to be created for host projects. Their fiscal year 2015 grant program is currently in play. He further explained that this MOU is a joint application that was submitted by HTDC and HCDA. He stated that this application is in its final stages and if approved, EDA will provide a construction award of up to \$3,000,000.00 to HTDC. He continued that a local business would match the \$3,000,000.00 to produce this Entrepreneur's Sandbox. Mr. Ching stated that HTDC is a previous EDA awardee. He explained that recently, they were awarded a \$3,000,000.00 CIP appropriation for planning and design of new facilities. He stated that HCDA's assets are the lot and parcel for this proposed project. He also stated that HCDA will serve as the planning and project manager. Mr. Ching displayed various images of the collaboration and innovation hub. He introduced Robbie Melton to answer any questions.

Ms. Melton stated that HTDC sees this innovation hub as really a community center, a collaboration center. They refer to it as a "sandbox" because it's a place for entrepreneurs and innovators to come together and play. She explained that they

could have co-working space, a digital media room to develop games or U-tube videos or perform post production. It would be open to the public not just to companies. She continued to explain the various uses of this community center. They plan to have a training room space that would be used for the work force training. She sees this expansion of their Manoa Innovation Center into Kakaako opening up to the community. She stated that this is the reason why EDA is very excited to fund this project.

Chairperson Lee asked the Members if there were any questions to this report.

Member Kamimura asked about the function of the “local partner.”

Ms. Melton explained that they have a local business that is willing to partner with HTDC to provide funding. She explained that this business would be co-located in the building with HTDC. She could not reveal that business’ name because the EDA grant has yet to be secured. She stated that this company is well known and is excited to give back to the community.

Member Kamimura inquired about the interest for this company regarding this project.

Ms. Melton replied that they would have space in this center and plan to operate more in the community aspects of the center.

Member Kamimura asked if this company was for profit.

Ms. Melton replied affirmatively that it was a for profit company. She stated that this company would provide some of the construction costs. She explained that in order for the EDA grant to be approved, there needed to be matching funds to the project.

Mr. Ching further explained that this company has a business plan that would actually be fueled off the synergy of people wanting to do startups. He stated HTDC would be managing the technical support and the space. The other co-located activities and existing businesses would also be able to help serve as a resource for the startups as well as provide the type of environment that HTDC believes will generate or take the startups to the next step.

Member Kamimura expressed discomfort in approving this MOU not knowing who this private partner was although he felt it was a great concept.

Mr. Ching explained that the only action to approve today was to authorize and confirm that HCDA and HTDC will jointly make an application for the EDA grant. He further explained if the grant is awarded, then it would require a business plan and the design of the facility. He stated then the Authority will need to exercise a lease arrangement with this commercial operator to construct and co-locate facilities.

Ms. Melton stated that this MOU was critical for HTDC to get the award. It would be solidifying one state agency to another state agency to work together.

Member Salaveria asked Ms. Melton if Budget and Finance will sit on HTDC's Board. He expressed difficulty understanding the commercial and public entity being together. He asked if HTDC would be seeking additional state funds for construction of the facility.

Ms. Melton answered that they would not.

Member Tamamoto asked if HTDC was fully owned and operated by the State of Hawaii. He also asked why would HTDC not seek State funds for construction.

Ms. Melton replied affirmatively that HTDC was a State agency. She stated the monies received from EDA and the private company match would be solely for construction. Ms. Melton continued that HTDC's portion would be 13,500 square feet. The total building is 21,000 square feet. She stated that the remainder of the building would be controlled by the private partner.

Member Tamamoto asked if the private partner would add any equity into the building.

Mr. Ching answered that the EDA grant's minimum requirement would be for HTDC to receive 13,500 square feet of dedicated space for their use only. He stated that any other space that is developed would be at the cost of the commercial developer.

Member Tamamoto expressed his concerns that federal programs have specific requirements and what would happen should the private developer pull out.

Ms. Melton replied that should the private partner pull out, the building would not be built. She stated that they already have a Letter of Agreement from the private partner to move forward with the project.

Member Tamamoto asked if HTDC would bond the project.

Ms. Melton replied that they would not because there is no public funds involved.

Member Tamamoto asked if the private developer pulled out, would HTDC repay the money back to the federal government.

Mr. Ching answered that federal monies would not be drawn until there is an agreement in place.

Member Tamamoto asked was RCUH, the Research Corporation of University of Hawaii, considered as a partner as they have outgrown their space.

Ms. Melton stated that they were not considered as it was critical to partner with a private entity not another state organization.

Member Salaveria expressed support for this concept although there are a lot of unknowns that make it difficult to proceed. He stated that he would like to see some type of gauging in terms of how this project progresses.

Member Kamimura inquired if the private partner would pay rent for their area and contribute to the building of this center.

Mr. Ching answered that any space that the commercial entity takes in co-location would be subject to commercial rent. He stated that they would pay ground rent and are obliged to construct the building.

Chairperson Lee asked for public testimony.

Ms. Lisa Mitchell expressed concerns about developing technology and the secrecy behind the local private partnership. She also expressed concerns of the homelessness.

Member Salaveria asked for clarification of this application.

Mr. Ching explained that this MOU was seeking to confirm the grant application only.

Ms. Melton added that this application was submitted with this private entity as a co-application. She stated that the MOU was critical to secure the funding from the EDA.

Mr. Ching addressed Member Salaveria concerns stating that should the match not materialize from the private partnership, the grant would not proceed.

Member Tamamoto asked Ms. Melton if HTDC would continue to maintain the Manoa Innovative Center.

Ms. Melton replied that they would as that remains their incubation center while the Kakaako location would be more of a collaboration center. She also addressed Member Kamimura's questions about the private partner non-disclosure. She stated that once the EDA grant is awarded, HTDC would reveal the private partner.

Member Salaveria stated that should there be an issue with this partner, the Board has the authority to not proceed with this project.

Chairperson Lee called a recess at 11:10 a.m.

Chairperson Lee reconvened the meeting at 11:20 a.m.

Chairperson Lee entertained a motion that the Board convene into executive session to discuss agenda item 4.

A motion was made by Member Salaveria and seconded by Member Seki.

Board convened to an executive session at 11:25 a.m.

Chairperson Lee reconvened the meeting at 11:35 a.m.

Chairperson entertained a motion to Authorize the Executive Director to Enter into a Memorandum of Understanding with the High Technology Development Corporation (HTDC) Documenting HCDA's and HTDC's Respective Roles and Responsibilities

Regarding a Federal Grant Application for That Certain Project Referred to as “Entrepreneur’s Sandbox at the Kakaako Collaboration Center” to be Located on Kakaako Makai Lot C, Tax Map Key No. (1) 2-1-015:052.

A motion was made by Member Salaveria and seconded by Member Funakoshi.

Members Salaveria and Tamamoto expressed that there are still more questions that need to be answered but would support the measure to move it forward.

A roll call vote was conducted.

Ayes: Members Funakoshi, Seki, Salaveria, Tamamoto and Lee.

Nays: Kamimura

The motion passed 5 to 1, 3 excused (Members Grune & Mitsunaga absent, 1 Vacant Cultural Specialist).

5. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Lease Amendment With Lessee Volunteer Legal Services of Hawaii for the Second and Final Five-Year Lease Extension Period Ending July 31, 2019 at the Honuakaha Condominium Project, located at 545 Queen Street Suite 100, Honolulu, Hawaii 96813, in Accordance With the Terms and Conditions Recommended by Staff?

Mr. Ching explained that the Volunteer Legal Services of Hawaii has been a tenant at Honuakaha Condominium project since August of 1999. The Volunteer Legal Services is a non-profit whose mission is to provide needy persons who require legal services with referrals to attorney who are willing to provide such services without charge. He explained that their mission is to help people and groups achieve equal access to justice by providing volunteer legal services to those unable to afford such services, collaborating with other service providers, creating models of effective service delivery and encouraging and advocating the practice of pro bono services. The original lease required our tenant to construct their own improvements for the 1,338 square foot space which was approximately \$90,000. Mr. Ching stated that the original lease agreement was for the 10-year term and two additional five-year terms which stipulated rental at zero dollars a year, triple net for the first five years, and \$1,338.00 per month for the second five years. In May 2004, the lease was amended to extend the free rent period into March 31, 2005. February 2009, the first lease extension was approved for a five-year period at the same \$1,338 base rent with eight parking stalls subject to market rents. He discussed a letter from the Volunteer Legal Services requesting a temporary extension of the current lease term to September 31, 2014 to allow time for securing quotes for the proposed tenant improvements to improve traffic flow in the office and create a secured clientele waiting area for their staff’s safety. Mr. Ching explained to Members that HCDA has met with Michelle Acosta, the Executive Director, to get updates on progress and that she was here today.

Mr. Ching stated that it was staff's recommendation to authorize a base rent for the Volunteer Legal Services at the current \$1,338.00 per month rent for the first two years and 10 percent increases in year three, four and five for the five-year extension period.

Member Tamamoto asked Ms. Acosta the difference between Volunteer Legal Services and Legal Aid Society of Hawaii.

Ms. Acosta responded that their model is actually based on a staff/volunteer model and Legal Aid is based on a staff model. She stated that Legal Aid functions as a law firm with in-house staff attorneys providing services. She continued that Volunteer Legal refers cases to pro bono attorneys and the majority of the cases are handled through their organization is provided by volunteer attorneys.

Member Tamamoto inquired about their funding.

Ms. Acosta responded that the majority of their funding comes from the government, state and local city funding. They have also launched an aggressive fund raising campaign this year for private donations.

Chairperson Lee asked about the recommended amount of pro bono work that is encouraged by the attorneys.

Ms. Acosta replied 50 hours per year.

There were no additional questions or public comments on this agenda item.

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Execute a Lease Amendment With Lessee Volunteer Legal Services of Hawaii for the Second and Final Five-Year Lease Extension Period Ending July 31, 2019 at the Honuakaha Condominium Project, located at 545 Queen Street Suite 100, Honolulu, Hawaii 96813, in Accordance With the Terms and Conditions Recommended by Staff.

A motion was made by Member Tamamoto and seconded by Member Seki.

A roll call vote was conducted.

Ayes: Members Tamamoto, Seki, Funakoshi, Salaveria, Kamimura and Lee.

Nays: None

The motion passed 6 to 0, 3 excused (Members Grune & Mitsunaga absent, 1 Vacant Cultural Specialist).

6. Decision Making: Shall the Authority Authorize the Executive Director to Enter into a Contract and to Expend an Amount Not to Exceed \$80,000.00 from the Hawaii

Community Development Revolving Funds Leasing and Management Subaccount for Landscape Maintenance Services for Ilalo, Ahui, Ohe, and Olomehani Streets and the Queen Street Extension?

Mr. Ching summarized that the Ilalo Street improvements were completed in December of 2003. He stated at that point, the City and County of Honolulu accepted the dedication of Ilalo Street but not the median strip. HCDA continues to maintain the landscaping on Ilalo, Ahui, Ohe and Olomehani Streets in the Makai area. He stated that the City trims the trees on Ilalo but HCDA maintains the median and the trees in the tree well. Mr. Ching stated that in order to maintain the landscaping on Ilalo, Ahui, Ohe, Olomehani and the Queen Street extension, HCDA seeks Board authorization to execute a contract to any responsible bid.

Member Tamamoto asked was the intent for the City and County to take over the dedication of the maintenance of these streets.

Mr. Ching replied that all improvements are preformed to City standards in hope that they will accept the conveyance at some point. He stated for various reasons, the conveyance has not been accomplished on these streets.

Member Tamamoto suggested further discussions with the City over the dedication of these streets and remind them that we have just concluded a MOA with the City for the storage of space needed for their sidewalk street ordinance.

Chairperson Lee asked for public testimony.

Ms. Lisa Mitchell suggested that the Board consider a bill from the last legislative session to make urban gardens. She stated she would like to see more tropical trees for landscaping.

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Enter into a Contract and to Expend an Amount Not to Exceed \$80,000.00 from the Hawaii Community Development Revolving Funds Leasing and Management Subaccount for Landscape Maintenance Services for Ilalo, Ahui, Ohe, and Olomehani Streets and the Queen Street Extension.

A motion was made by Member Salaveria and seconded by Member Seki.

A roll call vote was conducted.

Ayes: Members Salaveria, Seki, Tamamto, Kamimura, Funakoshi and Lee.

Nays: None

The motion passed 6 to 0, 3 excused (Members Grune & Mitsunaga absent, 1 Vacant Cultural Specialist).

7. Decision Making: Shall the Authority Issue a Declaratory Ruling in Response to Victoria Ward, Limited's Petition for Declaratory Relief re: Vested Rules and Provision of Reserved Housing Units to Allow Sale and/or Rental of Reserved Housing Units?

Chairperson Lee explained to the Members that on September 2nd, Petitioner Victoria Ward, Ltd. filed notice of its withdrawal without prejudice of its petition for a declaratory ruling regarding vested rules and provisions of reserved housing units to allow sale and/or rental of reserved housing. He continued that therefore this agenda item will not be discussed. However, he asked for public testimony.

Ms. Lisa Mitchell stated she was glad that this agenda item was cancelled.

Mr. Dave Striph, Senior Vice President of Howard Hughes Corporation, stated that they withdrew their petition for declaratory ruling as they felt that their intent was misunderstood. He stated that Howard Hughes believes that there is a great need for affordable housing and that they are seeking clarification of the rules so that they can determine whether changing from a for sale product to a for rent product was feasible. He stated they were not requesting to build fewer reserved housing units at Ward Village or change the numbers at 988 Halekauwila.

Chairperson Lee asked for further public testimony. There were none.

V. ADJOURNMENT

The meeting was adjourned at 12:07 p.m.

Respectfully submitted,

/s/

Miles Kamimura
Secretary

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.