

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY**

**STATE OF HAWAII**

In re: )  
 )  
The Application of )  
Baranof Holdings Investor Queen )  
Street, LLC, )  
 )  
Applicant, )  
 )  
To request a development )  
permit, Permit Number KAK 18-054, )  
for the construction )  
of a proposed retail and )  
self-storage facility at )  
facility at 868 Queen Street, )  
819, 825, 835 and 841 )  
Kawaiahao Street, )  
TMK Nos. (1)2-1-049:011, 033, )  
and 032. )  
\_\_\_\_\_ )

PRESENTATION HEARING

TRANSCRIPT OF PROCEEDINGS

Wednesday, January 8, 2020

Taken at Hawaii Community Development Authority

547 Queen Street, Second Floor

Honolulu, Hawaii 96813

commencing at 1:00 p.m.

Reported by: ELISABETH BALL, RPR, CRR, CSR No. 526

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**A P P E A R A N C E S**

John Whalen, Chairperson  
Wei Fang, Secretary  
Robert Yu, Budget & Finance Ex-Officio  
Jason Okuhama  
Chason Ishii  
Kevin Sakoda

ABSENT:

Phillip Hasha, Vice-Chair  
Lynn Araki-Regan, Dept. of Transportation Ex-Officio

STAFF:

Aedward Los Banos, Executive Director  
Garett Kamemoto, Interim Kaka'ako Planning and  
Development Director

LEGAL COUNSEL:

Max Levins, Esq.

ALSO PRESENT:

For the Applicant:

CHARLES D. HUNTER, ESQ.  
Kobayashi Sugita & Goda, LLP  
999 Bishop Street, 26th Floor  
Honolulu, HI 96813  
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1                   Wednesday, January 8, 2020, 1:00 p.m.

2                                   ---oOo---

3                   CHAIR WHALEN: I'd like to call to order the

4 January 8<sup>th</sup>, 2020, public hearing of Hawaii Community

5 Development Authority. The time is now 1:00 p.m. Thank

6 you for your attendance.

7                   My name is John Whalen. I'm the chair of the

8 authority. Let the record reflect the following

9 Kaka'ako members are present: Wei Fang, Jason Okuhama,

10 Kevin Sakoda, I believe Chason Ishii is here.

11                   MEMBER ISHII: Yes.

12                   CHAIR WHALEN: And John Whalen.

13                   Will counsel for the applicant state their

14 appearance at this time?

15                   MR. HUNTER: Good afternoon, Chair Whalen. My

16 name is Charles Hunter. I'm appearing on behalf of

17 Applicant, Baranof Holdings Investor Queen Street, LLC.

18                   If there are no objections, I'll refer to the

19 applicant as "Applicant Baranof" or "Baranof Holdings."

20                   The applicant has submitted for development

21 permit to redevelop its property at 868 Queen Street,

22 which is also 819, 825, 835 and 841 Kawaiahao Street.

23 The redevelopment -- which I will call a witness in a

24 minute to go over the overall project, if there are no

25 objections.

1           The redevelopment includes a mixed retail and  
2 storage project as outlined in Baranof development  
3 permit application dated October 31, 2019, along with  
4 Exhibits A through E.

5           Baranof has worked closely with the HCDA to  
6 make certain this project is in line with the HCDA  
7 standards, including the Mauka Area Rules. Baranof has  
8 not requested any variances, and all aspects of the  
9 development are in conformance with the Mauka Area  
10 Rules, Hawaii Administrative Rules Chapter 15-217.

11           I'd also like to thank the members for your  
12 service. I appreciate you all being here today.

13           CHAIR WHALEN: And thank you for actually  
14 covering a lot of my script. I think that will expedite  
15 things.

16           MR. HUNTER: My pleasure. My pleasure.

17           CHAIR WHALEN: I'll just add that the public  
18 hearing notice was published in the *Honolulu*  
19 *Star-Advertiser*, *The Maui News*, *The Garden Island*,  
20 *Hawaii Tribune-Herald* and *West Hawaii Today* on  
21 Wednesday, November 20<sup>th</sup>, 2019.

22           So let me explain what our procedures will be  
23 today. First, the HCDA staff will present its report  
24 summarizing the permit application. And following that  
25 presentation, we will receive a presentation of the

1 applicant followed by testimony from the public. Only  
2 members of the authority and the executive director will  
3 be permitted to ask questions of staff, applicant or  
4 individuals providing testimony. And I'll be acting as  
5 presiding officer of this hearing.

6 Do you have any questions about the  
7 procedures?

8 MR. HUNTER: No, Chair. Thank you.

9 CHAIR WHALEN: So I'd like to start with the  
10 executive director's report. Garrett Kamemoto will do  
11 the presentation.

12 MR. KAMEMOTO: So see if the staff's report in  
13 front of you -- it basically shows the procedural  
14 history that we've been through as far as the -- as far  
15 as the review of this. The -- as you know, there's  
16 180-day automatic approval if the board doesn't take  
17 action. That date is May 17<sup>th</sup>, 2020.

18 Let's see. You covered the public hearing.  
19 And so most of the rest of this is very  
20 self-explanatory, because it just goes through all of  
21 the submissions we've gotten from various folks. And a  
22 lot of it is contained within their application or  
23 within their exhibits, as well.

24 So other than that, I stand on the written  
25 report.

1 CHAIR WHALEN: Are there any other questions?

2 Okay. So we'll proceed with the receipt of  
3 the exhibits, the report. And they're contained in here  
4 (indicating), Exhibit A, I think it is. Exhibits 1  
5 through 9.

6 MR. KAMEMOTO: Yeah. So you have Exhibit A  
7 and Exhibits 1 through 9 from the applicant.

8 CHAIR WHALEN: Members, do you have any  
9 objection to the exhibits being offered by the  
10 applicant?

11 Hearing no objections, the applicant's  
12 Exhibits 1 through 9 are entered into the record.

13 (Whereupon, Exhibits 1 through 9 were  
14 admitted.)

15 (Whereupon, Exhibits A through E were  
16 identified.)

17 CHAIR WHALEN: Will there be any expert  
18 witnesses that you'll be calling?

19 MR. HUNTER: Chair, I intend to call Gordon  
20 Ring, who is an engineer, and also Nolan Borden who has  
21 been most intimately involved with the project on behalf  
22 of Baranof.

23 CHAIR WHALEN: Okay.

24 MR. HUNTER: And if I could also interrupt, as  
25 far as the exhibits go, I'd like to make clear that

1 although the permit application itself and the first  
2 three documents listed in the exhibit list are not given  
3 exhibit numbers, that they are, in fact, part of the  
4 record. And I just want to clarify if there's any  
5 questions on that.

6 CHAIR WHALEN: Okay. Members, do you have  
7 questions? Or staff?

8 We have two binders here. So okay.

9 Okay. I think hearing no objections from the  
10 board or staff to the experts or the -- to be called or  
11 the exhibits, we can proceed with the presentation by  
12 the applicant.

13 MR. HUNTER: Thank you, Chair. I would like  
14 to introduce Applicant's first witness, Mr. Nolan  
15 Borden.

16 MR. BORDEN: Hello. Thank you for having me  
17 today.

18 MR. HUNTER: Mr. Borden, you will be sworn in.

19 MR. BORDEN: Oh. I'm sorry.

20 CHAIR WHALEN: I'll swear you in personally.  
21 Do you affirm to tell the truth in your  
22 testimony?

23 MR. BORDEN: Yes.

24 CHAIR WHALEN: All right.

25 MR. HUNTER: Thank you, Chair.



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NOLAN BORDEN,  
  
having been called as a witness  
  
by the Applicant, affirmed to tell the truth  
  
and was examined as follows:  
  
DIRECT EXAMINATION  
  
BY MR. HUNTER  
  
Q. Mr. Borden, what's your relation to the  
applicant?  
  
A. I work for Baranof Holdings. I'm a partner  
there. And I've been involved with this development  
since the very beginning, about two years ago when we  
started working on it.  
  
Q. And are you an executive officer and  
authorized representative of the applicant?  
  
A. Yes.  
  
Q. And are you also the project manager for the  
applicant?  
  
A. Yes.  
  
Q. And have you been involved in all aspects of  
the development process for the applicant?  
  
A. Yes.  
  
Q. Are you familiar with the development permit  
application dated October 31<sup>st</sup>, 2019, listed in the  
exhibit list of the proceedings --  
  
A. Yes.

1 Q. -- for these proceedings?

2 And you reviewed the documents that are listed  
3 in the exhibit list. And did you find the permit  
4 application to be a true and correct copy of the  
5 application and its exhibits?

6 A. Yes.

7 Q. Do you recall submitting written testimony for  
8 this proceeding?

9 A. Yes.

10 Q. Do you recognize this document as being that  
11 written testimony?

12 A. Yes.

13 Q. If I -- and this document is Exhibit 1 to  
14 these proceedings, I'll note.

15 If I were to ask you to read into the record  
16 everything that's written in your testimony, would it be  
17 as presented in Exhibit 1?

18 A. Yes.

19 Q. Do you recall submitting a resumé in relation  
20 to these proceedings?

21 Do you recognize this document (indicating)?

22 A. Yes, I do.

23 Q. And I'll note that's Exhibit 2 to these  
24 proceedings.

25 Does that document appear to be a true and

1 correct copy of the resumé you submitted?

2 A. Yes.

3 MR. HUNTER: Thank you.

4 Chair?

5 CHAIR WHALEN: Yes?

6 MR. HUNTER: Would you like me to go through  
7 and authenticate each of the exhibits, or do you feel  
8 that that's been done sufficiently?

9 CHAIR WHALEN: Not each one. Yeah.

10 MR. HUNTER: Okay. Just the ones that pertain  
11 to this witness; is that right?

12 CHAIR WHALEN: That's fine.

13 BY MR. HUNTER

14 Q. Mr. Borden, Exhibit 7 to these proceedings is  
15 a summary and explanation of the project as presented by  
16 the applicant.

17 Do you recognize that document (indicating)?

18 A. Yes.

19 Q. Could you tell us about that document and the  
20 project?

21 A. Yes.

22 So this is basically the presentation that I'm  
23 going to go over. And I'll make it brief, because I  
24 know that everyone is familiar with the project to some  
25 extent. This is Exhibit 7, in case anybody missed that.

1           Quick introduction to Baranof Holdings, the  
2   developer: Baranof is the developer of this proposed  
3   project and a long-term holder of all of its properties.  
4   Baranof was started in 2014 and has worked on  
5   self-storage projects across the nation in markets  
6   including New York, Raleigh, New Orleans, Austin,  
7   Los Angeles, Orange County, Oakland, Seattle and  
8   Portland. And it's worth noting that storage is the  
9   only asset type that Baranof actually develops, and  
10   we're long-term holders of all of our properties.

11           On the following page, the project  
12   description. This project consists of two separate  
13   buildings on a 45,000-square-foot lot. There's a  
14   single-story leasing office that's roughly 1,000 square  
15   feet that's running Queen Street, and then there's a  
16   five-story building that's running Kawaiahao Street that  
17   consists of 11,500 square feet roughly of ground floor  
18   retail that fronts the entire 350 feet on Kawaiahao.  
19   And it also contains 6900 square feet of open space on  
20   the fifth floor.

21           There is no parking requirement for this  
22   project, but we have included nine parking stalls to  
23   support the businesses. And we are fully complying with  
24   the six loading spaces that are required by the code on  
25   this.

1           And the one thing that I want to stress that  
2 I'll get into a little bit later is that we are fully  
3 compliant with all the Mauka Area Rules for this  
4 project.

5           The next page is the location. The address is  
6 868 Queen Street, although there are other addresses  
7 associated with the Kawaiahao side of the property, as  
8 well. We have frontage on Queen Street and on  
9 Kawaiahao: 100 feet of frontage on Queen Street, and  
10 353 feet of frontage on Kawaiahao Street. And the  
11 project is located on the block that's situated between  
12 Cooke and Kamani Streets. This property is comprised of  
13 three separate TMKs that total about 45,000 square feet.

14           The next slide is a Google street view of the  
15 Queen Street side of the property.

16           The next slide after that is market demand.  
17 One of the most common questions that I get related to  
18 new development is, "Is new development warranted and  
19 what metrics do you have to show that?"

20           And what I can tell you is that the way that  
21 market works in self-storage, is that it's a three-mile  
22 industry, basically meaning that most of our customers  
23 are going to come from a three-mile radius around our  
24 project. So one of the first things that we do is we  
25 start our supply/demand analysis by looking at the

1 three-mile population and by looking at the three-mile  
2 supply of self-storage in that area.

3 And the national average of a healthy market  
4 for self-storage is about 7.5 net rentable square feet  
5 per person; this three-mile trade area is 4.12 square  
6 feet. So it's about -- it's underserved by about  
7 600,000 square feet. And our project aims to deliver  
8 87,000 square feet of rentable storage space in this  
9 area along with the retail.

10 Some trends that have led to the imbalance in  
11 the self-storage supply/demand in this area and also  
12 everywhere in the nation, in this specific area there  
13 has been no new self-storage in this trade area -- no  
14 new development -- I'm sorry -- in this trade area in  
15 the last 10 years in this three-mile trade area. In  
16 addition to that, there's been population growth and new  
17 multifamily development, as everybody is aware of, in  
18 this area.

19 On top of that, people are using self-storage  
20 differently. And people are actually using more storage  
21 per person than they did 10 years ago. And there's a  
22 couple of different reasons for that. One reason is  
23 that individuals are living in smaller units. A lot of  
24 the units that are getting developed now are  
25 micro-units, as I'm sure you guys are aware. And along

1 with that, a lot of the times people need to have  
2 self-storage for all their other goods, their sporting  
3 goods and anything else they want and have in their  
4 life. We're seeing this in several markets across the  
5 nation, especially the markets with really high rental  
6 rates. And obviously this market is one of those.

7 And, finally, one of the other trends that  
8 we're seeing is that businesses are using self-storage.  
9 And that's increasing the need for self-storage, as  
10 well. Extra Space Storage is one of the management  
11 companies that we work with on our properties. And we  
12 would work with them on this property. And they keep --  
13 they keep data on all of this. And their data basically  
14 says in a typical store, they see 20 to 30 percent of  
15 their customers as small business customers, and as high  
16 as 50 percent of their customers are business customers,  
17 depending on the market.

18 Warehouses are obviously expensive and they  
19 have long-term contracts. It's really difficult for a  
20 small business to -- to sign a long-term lease when they  
21 don't know what their future is going to look like. And  
22 so storage is a really good option for small businesses  
23 because it offers flexibility and month-to-month  
24 contracts.

25 The next page is the project benefits. And

1 the two that I touched on earlier are that storage gives  
2 individuals in smaller dwelling units some more space if  
3 they need it, and it offers small businesses  
4 flexibility.

5 A couple of other benefits are the 350 feet of  
6 ground floor retail frontage on Kawaiahao Street, which  
7 definitely can be a catalyst to change this block.  
8 Right now we've got the dilapidated warehouses that are  
9 a bit of a -- an eyesore and a hazard for -- for  
10 homeless and everything else. And I really think that  
11 this can help to transform the pedestrian experience on  
12 this block.

13 Another great thing about self-storage is that  
14 it's a low-impact use related to traffic and utilities.  
15 Our facilities are extremely secure. And, finally, they  
16 are environmentally responsible in that there's low  
17 water usage. And we'll use solar on this property.

18 The next slide is -- is all about conformance  
19 with the regulatory requirements. Again, we're fully  
20 compliant with all the Mauka Area Rules. And we have a  
21 compliance table that's available as Exhibit A for  
22 everyone's review.

23 CROSS-EXAMINATION

24 BY CHAIR WHALEN

25 Q. I have some questions primarily on Exhibit A,



1 the plans that are presented with the application. And  
2 you noted that the project design complies with the --  
3 the Mauka Area Rules. And I note that the ground floor,  
4 that you are satisfying that with active street front  
5 and retail spaces. And there was a note in there about  
6 -- a question about the size of the retail space. I  
7 think 800 square feet is kind of small.

8           So I guess my first question is -- you've done  
9 other self-storage projects in other places. And there  
10 may have been a similar requirement for some kind of  
11 active street front used as part of the building,  
12 associated with the building.

13           Have you done something similar to this with  
14 the small retail space at the ground floor?

15           A. Yeah. It's definitely a growing trend that  
16 cities want to see some sort of an activated use,  
17 especially on more popular streets. And in the past,  
18 what we've presented and that has definitely picked up  
19 some steam, was some sort of co-working spaces in those  
20 areas. Those have -- those have seemed to get a lot of  
21 attention and people seem to like them; again, because  
22 it offers flexibility and it's something that people get  
23 behind.

24           Cafes are another big one. A lot of people  
25 like to see cafes. In this particular location, what we

1 did is in order to -- in that 800-square-foot -- that  
2 unit size that you mentioned, that -- that's basically  
3 -- there are, I think, nine different units across  
4 Kawaiahao. And the way that we got to that number is  
5 that we spoke to a couple of different retail brokers in  
6 the area. And we said, "Given the fact that this is in  
7 Kaka'ako and that it's on Kawaiahao Street where, you  
8 know, parking is a challenge and you have some other  
9 things going on there, what size retail spaces do you  
10 think would be -- would have the greatest chance of  
11 getting leased out?" And he told us that 800 feet, he  
12 felt like, was the sweet spot. And so that's why we  
13 planned there.

14           With that being said, there is flexibility  
15 there. Like if somebody came in and said, "We want  
16 3,000," there are demising walls where we can get rid of  
17 that and offer a larger space there. But 800 was what  
18 we were told is probably the right size.

19           Q.    Okay. It looks like there are storage spaces  
20 behind retail spaces. Could you envision, say, storage  
21 being part of the retail space? I mean, it would be  
22 rented out for both purposes.

23           A.    Yeah. The thought was that it could be a  
24 showroom. Like maybe the 800 square feet like a tile  
25 showroom or something like that, and then they rent

1 storage space behind it for all their inventory. I  
2 think it offers some flexibility for options like that,  
3 as well.

4 Does that make sense?

5 Q. Um-hm. Yeah. It's more important that makes  
6 sense to you, actually as the developer, I suppose. But  
7 -- that it actually can work.

8 MEMBER ISHII: I have a question on that.

9 CHAIR WHALEN: Yeah.

10 CROSS-EXAMINATION

11 BY MEMBER ISHII

12 Q. You know on the self-storage side in general,  
13 do you see or have you other self-storage locations that  
14 allow businesses to run out of the self-storage units?  
15 And the reason I ask that is that some of them may or  
16 may not be operable in the scenario of safety, so forth  
17 and so on.

18 So my concern or my question is, what does  
19 your bylaws state or what does your laws state as far as  
20 the tenant usage of the self-storage units that you're  
21 going to be leasing out?

22 A. Sure. So Extra Space has a leasing agreement  
23 with each of the customers that comes in. And it  
24 basically lays out, you know, how you can't store  
25 hazardous materials, you can't live in units, what the

1 hours are and all that sort of thing. What it exactly  
2 says about the rules -- like, for example, I've heard  
3 about people running a tutoring business out of a  
4 self-storage unit before. I don't know that that would  
5 be -- that that wouldn't be allowed. I don't know  
6 exactly what -- how the lease would read for that. But  
7 I know -- you know, I know for -- for certain that you  
8 can't be in there after hours, you can't live there, you  
9 can't store hazardous materials. But I don't have a --

10 Q. I guess the reason I'm asking is I'm very  
11 familiar with self-storage units because I own a few and  
12 -- actually, lease a few. And what I notice is that  
13 there are actually full-fledged businesses in a lot of  
14 them, thus it affects the parking in the area. And  
15 that's the reason for my question.

16 A. Um-hm. Yeah.

17 I don't know exactly how the lease reads  
18 related to running a business out of it. I know that  
19 you're allowed to be a small business customer and store  
20 your things there. I realize that parking is a big  
21 challenge down in this area. But I'm not a hundred  
22 percent sure how that reads.

23 CHAIR WHALEN: Any questions?

24 //

25 //

RECROSS-EXAMINATION

BY CHAIR WHALEN

Q. Okay. You mentioned co-working spaces. I don't know if you have any -- done preliminary marketing for it.

A. We -- we really haven't done anything more than meet with the brokers several times to talk about potential ideas. We haven't -- you know, the project is not far enough along at this point to start trying to attract tenants. It's tough with just, you know, a drawing on a paper to attract people. We figured that once we got under construction, we would start reaching out to tenants and trying to start attracting some people in the spaces.

Q. There are some -- as you know, there's a lot of development activity taking place right now in the surrounding area. And some of them, for example, with villages. I mean, we have a requirement to provide some relocation for certain uses.

If you're looking at exploring that opportunity for relocation of existing businesses there, the two major landowners would be the person -- you know, they might have some leads about possible --

A. Okay.

Q. -- tenants for those spaces.

1           A.     Appreciate that.

2           CHAIR WHALEN:   Any other questions?

3           Okay.   Thank you very much for your testimony.

4           MR. BORDEN:   Thank you.

5           MR. HUNTER:   Thank you.

6           I have no more questions.

7           Chairman Whalen, if it's all right, I would  
8 like to introduce Mr. Gordon Ring, who is a civil  
9 manager with R.M. Towill Corporation.

10          CHAIR WHALEN:   Okay.

11          Gordon?

12          MR. RING:   Hi.

13          CHAIR WHALEN:   Hi.

14          Raise your right hand.   And do you swear to  
15 tell the truth in your testimony?

16          MR. RING:   I do.

17                               ---oOo---

18                               GORDON RING,

19                               having been called as a witness

20           by the Applicant, affirmed to tell the truth and was  
21                               examined as follows:

22                               DIRECT EXAMINATION

23   BY MR. HUNTER

24           Q.   Mr. Ring, did you submit a written testimony  
25 in relation to this project and do you recognize that

1 document as being that written testimony?

2 A. Yes.

3 Q. And I'll note that that is Exhibit 5 to these  
4 proceedings.

5 And is that -- that is a true and correct copy  
6 of the testimony you submitted?

7 A. Yes.

8 Q. And do you recognize this document?

9 A. Yes. It's my resumé.

10 Q. And I'll note that that document is marked  
11 Exhibit 6 to these proceedings.

12 Does that appear to be a true and correct copy  
13 of the resumé that you submitted?

14 A. Yes.

15 MR. HUNTER: I have no questions for Mr. Ring.

16 I will end my questioning and turn it over to  
17 you, Chair, if you would like to -- if anyone has  
18 questions.

19 CHAIR WHALEN: Members, any questions? Staff  
20 or members?

21 Okay. Thank you.

22 MR. HUNTER: I have no further witnesses.

23 CHAIR WHALEN: That's it? Okay.

24 So we're ready to hear public testimony. Is  
25 there anyone who would like to be heard on this

1 application?

2 Okay.

3 MEMBER FANG: Sorry. I do have a question.

4 CHAIR WHALEN: Good.

5 MEMBER FANG: The project schedule that's  
6 included on Exhibit 7, is that still up to date? It  
7 says that you guys are getting your grading permit this  
8 month.

9 MR. HUNTER: I'm sorry. That's Exhibit 7 to  
10 the application itself?

11 MEMBER FANG: Seven. Yeah.

12 MR. BORDEN: I can answer that without even  
13 seeing it.

14 No. It's already slid. We've run into  
15 trouble with permitting. And so that schedule is a pipe  
16 dream at this point.

17 MEMBER FANG: Okay.

18 MR. BORDEN: We are -- when does it say  
19 demolition starts on there, March?

20 MEMBER FANG: Yes. March.

21 MR. BORDEN: I think the most optimistic date  
22 for demolition to start would be April at this point.

23 MEMBER FANG: Okay.

24 CHAIR WHALEN: Any other questions?

25 //



1 NOLAN BORDEN,  
2 having been previously sworn and called as a witness  
3 by the Applicant, testified further as follows:

4 CROSS-EXAMINATION

5 BY MEMBER SAKODA

6 Q. I have another question.

7 Could you just give me a little bit of  
8 background on Baranof just in terms of, like, size of  
9 the balance sheet, operations, number of employees.

10 A. Yeah. There are seven of us. It started in  
11 2014, as I stated. Andy Hendricks and Andrew Aiken are  
12 the two gentlemen that started the company. They  
13 brought me on as their first employee. Basically, the  
14 way that worked is they tied up a couple of properties  
15 that they wanted to develop self-storage on. Andy had  
16 development expertise, and Andrew came from the private  
17 equity side. And they realized they didn't know  
18 anything about construction. So when it got time to  
19 start construction, they brought me on because my  
20 background was working with general contractors. So I  
21 was the first employee that was brought on, and then  
22 slowly throughout the last couple of years we've built  
23 the team up to seven now.

24 As far as the size of the balance sheet and  
25 things like that, I really don't know off the top of my

1 head. I wish I could tell you, but it would be a  
2 complete guess. But, yeah. We're a 7- -- we're a lean  
3 shop of seven guys that -- well, we're based out of  
4 Dallas, Texas. I was on the West Coast running  
5 everything from over there on the development side. I  
6 recently relocated to Dallas in the last two months. So  
7 we're all there now.

8 Q. Total square footage?

9 A. Of everything we've developed?

10 Q. Yeah.

11 A. Right around a million square feet.

12 Q. In about six locations maybe?

13 A. Total facilities that we have? We are on  
14 development No. 12 right now.

15 Q. Twelve. Okay.

16 CHAIR WHALEN: Okay. Thank you.

17 And there was -- I called for public testimony  
18 before. There was no response. So if there is no  
19 further public testimony and/or questions from the  
20 board, then -- I'm sorry.

21 MS. DEAN: I'm Cathy Dean (phonetic). I live  
22 in Imperial Plaza at 725 Kapiolani. I just want to make  
23 sure that they're aware of some issues that are going on  
24 in the Kaka'ako area, specifically around Kawaiahao  
25 Street, Kawaiahao and Queen, which will be a private

1 street. They're going to be required to put in  
2 sidewalks, I assume, as part of this. And you're  
3 probably going to run into a problem with two brothers  
4 who are going to claim that they own that. So I just  
5 want to make sure that you're aware of that and have  
6 made provisions for that as you're planning this.

7 Also, I want to make sure you're aware that  
8 there's another development going on between Kawaiahao  
9 Street and Waimanu Street that's going to be, like,  
10 three buildings away from where you are going to be  
11 building. And there's -- so there's going to be  
12 concrete trucks and all the construction equipment going  
13 on there, too. And I was hoping that you all had some  
14 kind of provisions as to how you all would be working  
15 together or making sure that your construction and their  
16 construction wasn't somehow blocking those streets and  
17 people in those areas.

18 MR. BORDEN: Sure. Can I just --

19 CHAIR WHALEN: Yes.

20 MR. BORDEN: Thank you for your concerns.

21 We have spoken with the Chun brothers, and we  
22 did sign an access and egress agreement for our property  
23 with them so that we can get to our property and provide  
24 the curb cuts where necessary.

25 And then the -- I believe it's 803 Waimanu,

1 the other project that was referenced. We know the  
2 general contractor that's working on that project very  
3 well. I've been speaking with them for about the last  
4 18 months. So we will do everything necessary to  
5 coordinate, you know, concrete deliveries and material  
6 deliveries and everything else to make sure that we  
7 aren't goofing up all the businesses in the area.

8 CHAIR WHALEN: Okay. Okay. If there's no  
9 other public testimony or member questions, then on  
10 behalf of the HCDA authority, members and staff, thank  
11 you for attending.

12 Public hearing on the applicant's development  
13 permit presentation now stands adjourned. We won't make  
14 a decision until the following month. We'll lie over  
15 for one month.

16 So the time is now 1:32 p.m.

17 (Whereupon, the hearing adjourned at  
18 1:32 p.m.)

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I, ELISABETH BALL, a Certified Shorthand Reporter in and for the State of Hawaii, do hereby certify:

That the foregoing is a full, true and correct transcript of said proceedings;

Dated this 22nd day of January 2020, in  
Kapolei, Hawaii.

ELISABETH BALL, RPR, CRR, CSR No. 526