

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KAKAAKO BUSINESS MEETING

Wednesday, December 4, 2019

MINUTES

I. CALL TO ORDER/ROLL CALL

A regular business meeting of the Kakaako Members, Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by John Whalen, Chair of the Authority at 9:03 AM, December 4, 2019 at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

Members Present: Kevin Sakoda
Jason Okuhama
David Rodriguez
Robert Yu
Chason Ishii
Wei Fang
Phillip Hasa
John Whalen, Chair

Members Absent: Kathy Sokugawa

HCDA Staff Present: Aedward Los Banos, Executive Director
Garett Kamemoto, Interim Kakaako Planning and Development
Director
Lindsey Doi, Asset Manager
Francine Murray, Program Specialist
Tommilyn Soares, Secretary to the Executive Director

Legal Counsel: Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

Minutes for the November 6, 2019 meeting were approved as presented.

III. INFORMATION & DISCUSSION

Kakaako Sunset Study Permitted Interaction Group Update

Chair Whalen provided the report in the board packet.

Member Hasha noted the long-range planning goals and the board should consider the recent Kakaako Park transfer as a case study.

Member Yu asked if the goal is to look at sections of Kakaako to transfer/close out?

Member Fang asked what is HCDA's biggest challenge? She noted the board should look at what the relevant protocols or best practices are that could be later applied to other districts.

Member Hasha added that its important to have a clear understanding of HCDA's goals.

Member Sakoda commented that the difficult issue is having no metrics, however, suggests stepping back to look at HCDA's goals. He added that generally metrics may change according to each administration.

Mr. Los Banos noted that boards comments provided at today's meeting will be included in the report and subject to board approval at its January meeting. He reminded the board that the Report to legislature is due 20 days prior to start of legislative session.

There were no further comments and no public testimony.

III. ACTION ITEMS

Shall the Authority Authorize the Executive Director to Amend General Lease NO. 17-04 for the Entrepreneur's Sandbox with the Hawaii Technology Development Corporation for the Purposes of Adding Parking and Landscape Maintenance Responsibilities?

Ms. Lindsey Doi provided the staff report included in the board packet. The HTDC is requesting to amend its Entrepreneur's Sandbox lease to add 25 parking stall and landscape maintenance language to its lease. The amendment would result in greater revenue to HCDA for parking stall and would ensure HTDC maintains the landscaping that was installed for the purpose of constructing the Sandbox. The parking stalls would help alleviate current parking issues for visitors to the Sandbox.

Mr. Len Higashi of HTDC noted that the utilization of the lot varies. It's been a challenge for events that are held at the Sandbox with no parking for special guests and visitors.

Member Fang suggests staff/authority to think about parking moving forward in regard to TOD and hopes to work with City to provide bus services to the area.

There was no further comments or questions.

MOTION:

Member Ishii motioned for the board to authorize the Executive Director to amend General Lease No. 17-04 for the Entrepreneur's Sandbox with the Hawaii Technology Development Corporation for the Purposes of Adding Parking and Landscape Maintenance.

Member Hasha seconded.

Ms. Lindsey Doi conducted the roll call vote.

Motion passed with 8 votes.

Shall the Authority Authorize the Executive Director to Extend the Developer Feasibility Period by 365 Calendar Days and Execute an Amendment to the Development Agreement with Stanford Carr KM II LLC, a Wholly Owned Affiliate of Stanford Carr LLC, for the Development of the Innovation Hale Project?

Mr. Kamemoto provided the staff report included in the board packet.

Member Yu stated his support, however, asked staff to clarify the purpose for the extension as that was not made clear in the staff report.

Mr. Kamemoto stated that more time is needed.

PUBLIC TESTIMONY

Stanford Carr of Stanford Carr Development provided a brief background for members who were not a part of the HCDA when this project started 5 years ago. He noted there have been recent demands for more parking in the area and have been monitoring the robotic parking industry over the last few years. He added that Stanford Carr Development feels this parcel is precious Makai real estate, and to efficiently utilize land they are considering automated robotic parking; however, feels more time is needed to accommodate the needs for the area.

Chair asked if Mr. Carr has had conversations with State Harbors division in regard to its robotic parking? The DOT Harbors division has had discussions with the Hawaii Pacific University regarding robotic parking and one of the requirements is that there needs to be a company that can maintain such a parking structure.

Mr. Carr noted that this is the first he's heard about it and would reach out to DOT. In anticipation of rail, car share and multi modal options, he feels that in the future there will be less necessity for parking, however Hawaii is not at that place yet.

There were no further questions and comments.

MOTION:

Member Okuhama motioned for the board to authorize the Executive Director to extend the development feasibility period by 365 calendar days and execute an amendment to the development agreement with Stanford Carr KM II LLC, a wholly owned affiliate of Stanford Carr LLC, for the Development of the Innovation Hale Project.

Member Rodriguez seconded.

Mr. Kamemoto conducted the roll call vote. Motion passed with 8 votes.

REPORT OF EXECUTIVE DIRECTOR

Mr. Los Banos referred to the report provided in the board packet and highlighted the Kauhale Kakaako Elevator repairs that needed to be completed.

He also noted that the Artspace Lofts is set to open in February 2020.

There were no further questions or comments and no public testimony.

V. ADJOURNMENT

Chair Whalen adjourned the regular meeting at 10:12 am.

Approved and Submitted by,

John Whalen, Chairperson

Date Approved by HCDA Board