

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
**KAKAAKO BUSINESS MEETING**

Wednesday, February 05, 2020

**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 12:28 PM, January 08, 2020 at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

**Members Present:** Kevin Sakoda  
Jason Okuhama  
Chason Ishii  
Wei Fang  
Phillip Hasha  
John Whalen, Chair

**Members Absent:** David Rodriguez, DOT  
Robert Yu, B&F  
Kathy Sokugawa, DPP

**HCDA Staff Present:** Garrett Kamemoto, Interim Executive Director  
Lindsey Doi, Asset Manager  
Francine Murray, Program Specialist  
Garet Sasaki, Administrative Services Officer  
Tommilyn Soares, Secretary to the Executive Director

**Legal Counsel:** Max Levins, Deputy Attorney General

**II. ACTION ITEMS**

\*\* Chair Whalen reordered the agenda to the following:

- Ala Moana Boulevard Elevated Pedestrian Walkway Project;
- Public Safety Lease No. 9-03
- Report of the Executive Director; and
- Approval of Minutes.

**Shall the Authority Authorize the Executive Director to Negotiate and Execute a Memorandum of Agreement with the State of Hawaii Department of Transportation and the Howard Hughes Corporation, to Implement a United States Department of Transportation BUILD Grant for the Ala Moana Boulevard Elevated Pedestrian Walkway Project?**

Mr. Kamemoto referred to the report provided in the board packet and stated, HCDA's participation in this project is the landowner of the makai landing site. Howard Hughes and the Department of Transportation are in partnership to build the elevated pedestrian walkway project and will provide an informational presentation.

Chair Whalen called representatives from Howard Hughes and the Department of Transportation to make its presentation.

Mr. Todd Apo, Howard Hughes Corporation (HH) explained the Department of Transportation (DOT) received a "Better Utilizing Investments to Leverage Development" (BUILD) grant for an elevated pedestrian walkway over Ala Moana Boulevard. Mr. Apo added HH and DOT are in partnership to build the pedestrian walkway that will connect from the mauka side of Ala Moana Boulevard to the landscaped berm on the Kewalo Basin Harbor side of Ala Moana Boulevard. He further added the Department of Transportation (DOT) will secure procurement, be the expending agency of the grant, manage the project, collaborate with project design and approval, and own the final project. Howard Hughes will initiate project planning, design and permitting activities, collaborate with project design and approval and provide general maintenance of the project.

This project will provide a critical mauka-makai connection over a six-lane boulevard to provide a safe pedestrian experience. At this time, no funding is being requested of the HCDA. The DOT will own the walkway and be responsible of the structure while HH has agreed to provide land space on the mauka side of Ala Moana Boulevard for the landing point of the structure – and has agreed to be responsible for the general maintenance and landscaping.

Mr. Ed Sniffen of DOT explained they received notification in November 2019 that DOT was awarded \$20 million to implement this project, and both HH and DOT will be seeking to expeditiously proceed. All grant proceeds must be encumbered by June 2021 and requires completion of all necessary plans, design studies and securing all necessary permits.

Member Fang asked how would HCDA ensure there is a public transparency and public comment with its planning process? She also asked if and when will HCDA have interaction with this project?

Mr. Sniffen responded, DOT is required to follow the Federal process and requires public notification and a public comment period. Information will be disseminated by its Consultant to the HCDA board, public as well as the legislators.

Member Fang asked if HCDA will have another interaction regarding this project?

Mr. Apo explained that the HCDA will be informed after the design and planning stages have been discussed with the consultant. HCDA will also be included in the Environmental Assessment process.

Member Ishii asked what the total cost of the project is.

Mr. Sniffen explained the overall total cost of the project is \$30 million, which includes in-kind consultant fees by Howard Hughes, DOT will provide approximately \$4 million and the BUILD grant should cover the rest.

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

**MOTION:**

Member Ishii motioned for the board to authorize the Interim Executive Director to Negotiate and Execute a Memorandum of Agreement with the State of Hawaii Department of Transportation and the Howard Hughes Corporation to Implement a US Department of Transportation BUILD Grant for the Ala Moana Boulevard Elevated Pedestrian Walkway Project.

Member Hasha seconded.

Mr. Kamemoto conducted the roll call vote.

Motion passed with 6 in favor.

**Shall the Authority Authorize the Executive Director to Amend Lease NO. 9-03 for 240 Keawe Street with the State of Hawaii Department of Public Safety (PSD), to Extend the Existing Term of the Lease for UP to Five Additional Years and Include a Provision for Payment of Rent by PSD?**

Ms. Lindsey Doi provided the report in the board packet and highlighted the current lease with the Department of Public Safety (DPS) for its facility at 240 Keawe Street will expire in May 2020. DPS has submitted a request to amend its lease to remain at the facility until a new facility can be secured. DPS' extension request is for an additional three-year term, plus an additional two-year extension option if DPS is unable to relocate to its permanent facility by May 2023. Ms. Doi noted the requested amendment would also include DPS paying HCDA \$80,000 in annual rent. Ms. Doi noted this is in line with market rent that could be generated if HCDA converted the lot to surface parking.

DPS Deputy Director for Law Enforcement, Renee Sonobe-Hong, reiterated the facility at 240 Keawe Street is temporary and noted DPS continues to engage in discussions with the Department of Accounting and General Services (DAGS) to relocate the facility to a permanent site. She noted discussions were unsuccessful for the past two years; however, DPS recently discussed relocating both its office facility and receiving desk to a location under DAGS jurisdiction. DPS notes such a relocation requires legislative appropriations and construction time; therefore, the requested two-year extension option would only be

exercised if the facility was not ready for DPS occupation by May 31, 2023. DPS also requested an early termination clause be added to enable DPS to terminate the lease when it secures an alternate facility.

Member Sakoda asked if the terms of the lease are breakable and if the new lease includes an increase for rent.

Ms. Doi explained the lease includes a termination clause with a 60-day notice provision and does not include increase for rent. The lease rent to HCDA is set at \$80,000 per year.

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

**MOTION:**

Member Fang motioned for the board to Authorize the Executive Director to Amend HCDA Lease No. 9-03 with the State of Hawaii Department of Public Safety, to Extend the Lease Term at 240 Keawe Street, Up to Five Additional Years and Include a Provision for Rent.

Member Hasha seconded.

Ms. Doi conducted the roll call vote.

Motion passed with 6 yes votes.

**IV. REPORT OF EXECUTIVE DIRECTOR**

Mr. Kamemoto deferred to the report provided in the packet.

There were no questions or comments and no public testimony.

**V. APPROVAL OF MINUTES**

Meeting minutes for the December 4, 2019 and January 8, 2020 meetings were approved as presented.

There were no other comments, questions.

**VI. ADJOURNMENT**

Chair Whalen adjourned the regular meeting at 12:49 pm.

Approved and Submitted by,

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John Whalen, Chairperson

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Date Approved by HCDA Board