

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

Wednesday, April 7, 2021

MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii met virtually (utilizing the state-supported Zoom Meeting platform) for a meeting on April 7, 2021.

Board Chairperson, John Whalen, called the meeting to order at 9:20 a.m.
Those present were as follows:

Members Present: John Whalen, Chairperson
Kevin Sakoda
Jason Okuhama
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)
Wei Fang
Chason Ishii
Dawn Apuna, (DPP non-voting)

Members Excused: Daniel Ikaika Ito
Phillip Hasha

Legal Counsel: Kelly Suzuka, Deputy Attorney General

Staff Present: Deepak Neupane, Executive Director
Carson Schultz, Kakaako Planning and Dev. Director
Garet Sasaki, Administrative Services Officer
Lindsey Leaverton Doi, Asset Manager
Craig Nakamoto, Compliance Assurance & Community Outreach Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary to the Executive Director

A quorum was present.

Acknowledgement that the Meeting is Being Convened Virtually

Chair Whalen reiterated the wording contained in the Meeting Agenda regarding the state’s response to the COVID-19 pandemic, the state’s efforts to slow the community spread of the virus and Governor David Y. Ige’s issuance of Supplementary Emergency Proclamations which suspended Chapter 92 of the Hawaii Revised Statutes to the extent necessary to enable

public boards and commissions to conduct business without holding meetings open to the public.

With regard to the foregoing, Chair Whalen reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link, HCDA's Facebook page and YouTube Channel contained in the meeting agenda, HCDA also welcomes public comment and public participation via submission of written and or verbal testimony (consistent with the social distancing guidelines and Emergency Proclamation directives in effect).

Chair Whalen stated that individuals from the public who have requested to provide testimony are on standby and will be permitted to speak during the public testimony session of the specific agenda item.

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of March 3, 2021

The minutes were approved as presented.

III. ACTION ITEM

2. Authorize the Executive Director to Execute a Development Agreement, Substantially in the Form Attached, with the State of Hawaii Department of Transportation, Victoria Ward Limited, and the Ward Village Owners Association to Implement a U.S. Department of Transportation BUILD Grant for the Ala Moana Boulevard Elevated Pedestrian Walkway Bridge Project Located Near 1025 Ala Moana Boulevard, Honolulu, Hawaii, Tax Map Key Nos. (1) 2-1-058: 132 (portion) and (1) 2-1-058: 133 (portion), and undertake all tasks necessary to effectuate the purpose(s) of the Development Agreement.

HCDA Asset Manager, Lindsey Leaverton, provided a summary of the staff report. The Ala Moana Boulevard Elevated Pedestrian Walkway Project (connecting the Ward Village neighborhood to Kewalo Basin Harbor) was awarded a \$20,000,000.00 federal U.S. Department of Transportation BUILD grant. Victoria Ward Limited (VWL) and the State of Hawaii's Department of Transportation (DOT) will partner in building and completing the project. HCDA, as the landowner for the makai landing site of the bridge, is being asked for a right of entry and grant of easement (that will be brought forward for board action at its May 2021 board meeting). Today's request is to execute a Development Agreement to allow this project to continue and help VWL and DOT stay on track with regards to its timeline. The BUILD grant require funds to be encumbered by June 2021 and fully expended by 2026.

Chair Whalen asked Ms. Leaverton to confirm a development permit is not required for this project because it is a Public Works project. Ms. Leaverton stated, she believes that is correct and that today's request is to allow for a Development Agreement to help clarify roles between VWL, DOT and HCDA specific to the Bridge project.

There were no further questions or comments.

Public Testimony

Chair Whalen called for public testimony. There was no public testimony.

Motion

Member Sakoda motioned for the board to Authorize the Executive Director to Execute a Development Agreement, Substantially in the Form Attached, with the State of Hawaii Department of Transportation, Victoria Ward Limited, and the Ward Village Owners Association to Implement a U.S. Department of Transportation BUILD Grant for the Ala Moana Boulevard Elevated Pedestrian Walkway Bridge Project Located Near 1025 Ala Moana Boulevard, Honolulu, Hawaii, Tax Map Key Nos. (1) 2-1-058: 132 (portion) and (1) 2-1-058: 133 (portion), and undertake all tasks necessary to effectuate the purpose(s) of the Development Agreement.

Member Rodriguez seconded the motion.

Ms. Leaverton conducted the roll call vote. Motion passed with 7 votes and 2 excused.

3. Authorize the Executive Director to Amend the Development Agreement with Stanford Carr KM II LLC, a Wholly Owned Affiliate of Stanford Carr LLC, Dated April 11, 2018, for the Development of the Innovation Hale Project Located at Kakaako Makai Lot C, Honolulu, Hawaii, Tax Map Key No. (1) 2-1-015: 052 (portion), to Extend the Developer Feasibility Period by 365 Calendar Days.

Ms. Leaverton provided a summary of the staff report. Due to the pandemic and the current market, Stanford Carr is requesting an extension to complete its due diligence for the Innovation Hale.

Member Okuhama asked if the 7-story office is still a viable use, due to the COVID pandemic shutdown. Mr. Carr replied and noted that due to the pandemic there is uncertainty with where the office building will be located. Technology and Innovation are important to the economy and even through the interruptions with the pandemic technology and innovation are two components that allowed industries to continue to conduct business. There are additional technology and cyber companies that are interested to locate within the innovation center.

Member Sakoda asked Ms. Leaverton if the ground lease agreements are negotiable? Executive Director Neupane noted the ground lease is fixed based upon the Development Agreement that the HCDA board approved.

Member Sakoda noted HCDA's previous board approval for additional parking spaces at the Sandbox and asked why that item was not included in the lease and why did the item need to come to the board for approval?

Ms. Doi Leaverton responded that the parking spaces at the Sandbox is a separate matter from today's item, however, the Hawaii Technology Development Corporation (Sandbox Lessee) requested additional parking spaces at the Sandbox. The item was brought to the board for approval because it is a revision to the lease and the HCDA board is required to approve lease amendments.

Mr. Neupane clarified for Member Sakoda that the Innovation Hale lease will be with Stanford Carr and the Sandbox Lease is with the Hawaii Technology Development Corporation.

There were no further questions or comments by board members.

Public Testimony

Chair Whalen called for public testimony. There was no public testimony.

Member Okuhama motioned for the board to authorize the Executive Director to amend the Development Agreement with Stanford Carr KM II LLC, a Wholly Owned Affiliate of Stanford Carr LLC, dated April 11, 2018, for the Development of the Innovation Hale Project located at Kakaako Makai Lot C, Honolulu, Hawaii, Tax Map Key No. (1) 2-1-015: 052 (portion), to extend the developer feasibility period by 365 calendar days.

Member Fang seconded the motion.

Ms. Leaverton conducted the roll call vote. Motion passed with 7 votes and 2 excused.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Mr. Neupane stood on the report provided in the board packet.

There were no comments or questions by board members.

Public Testimony

There was no public testimony.

V. ADJOURNMENT

There being no further comment or questions on the Report of the Executive Director, Chair Whalen thanked those who joined the meeting on Zoom and adjourned the meeting at 9:41 a.m.

John Whalen, Chairperson

Date approved by Board