

FOR ACTION

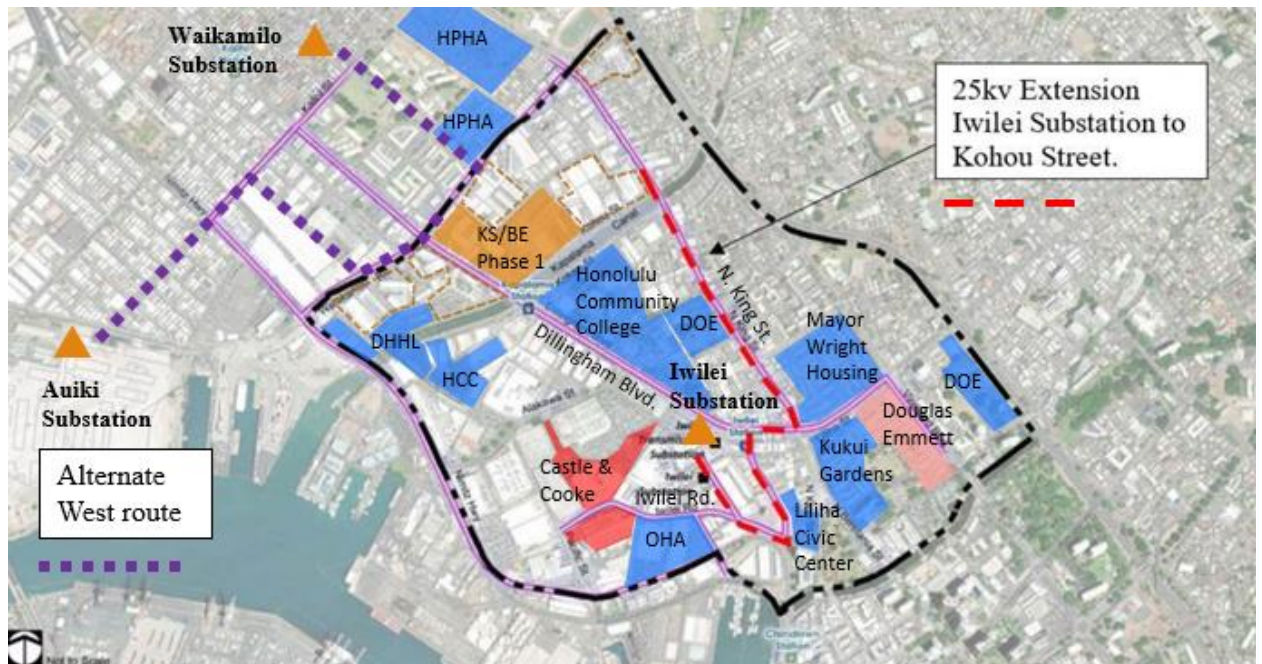
I. REQUEST

Consider Authorizing the Executive Director to enter into a Memorandum of Agreement (“MOA”) with the Hawaii Community Development Authority, Hawaii Housing Finance & Development Corporation (“HHFDC”), City and County of Honolulu (“CITY”), Hawaiian Electric (“HECO”), and Other Private Entities for the Purpose of Developing Electrical Infrastructure within the Iwilei-Kapalama Area to Serve the Initial Phases of Mayor Wright Homes, Liliha Civic Center, and Some Planned Private Development [, pursuant to Section 206E-4, Hawaii Revised Statutes.

II. BACKGROUND

Act 164, Session Laws of Hawaii 2023, appropriated \$25,000,000 for Iwilei-Kapalama TOD Infrastructure Design & Construction.

The Iwilei-Kapalama area is a designated transit-oriented development zone. Many infrastructure improvements are needed in the area to support transit-oriented development. Electrical upgrades are critical to further development in the area. The project involves construction of electrical infrastructure to support the development of new housing units.



While long-term infrastructure needed to serve the expected 27,000 new housing units totals nearly \$700M over the next three decades, a short-term priority list of projects will serve the initial phases of Mayor Wright Homes, Liliha Civic Center, and some planned private development.

III. DISCUSSION

HHFDC, CITY, HECO, and the HCDA, would like to enter into a memorandum of agreement that includes, but is not limited to, the following terms:

- HCDA shall procure the services of a contractor to design and build the electrical upgrades to support development in Iwilei-Kapalama;
- HHFDC shall provide technical guidance to HCDA and its contractor;
- CITY shall provide technical guidance too HCDA and its contractor;
- HECO shall provide technical guidance to HCDA and its contractor;
- HECO shall accept dedication of the electrical upgrades;
- Contribution by HECO and/or CITY
- HHFDC, HECO, and HCDA shall execute a memorandum of agreement, subject to additional discussions, and subject to review by the Deputy Attorney General's office.

IV. RECOMMENDATION

It is recommended that the Authority authorize the Executive Director (subject to additional discussions with HHFDC, CITY, HECO, and other private entities and agreement on the terms of an MOA) to enter into a MOA with the HHFDC, HECO, and other private entities to develop the electrical infrastructure.

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