

SUMMARY - MEETING NO. 268

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

December 4, 2002 - 9:00 a.m.

Hawaii Community Development Authority
677 Ala Moana Boulevard, Suite 1000, Conference Room
Honolulu, Hawaii 96813

ATTENDANCE

Members Present: Lori Ann Lum; James Kometani; Christine Camp; Patrick Kubota; Michael Goshi; Wayne Horie; Gary Kondo; Allan Los Banos; Thomas Smyth (for Sandra Lee Kunimoto); Eric Crispin; Michael McElroy (for Raynard Soon); Maeda Timson

Members Absent: Georgina Kawamura and Glenn Okimoto

Others Present: Jan Yokota; Matthew Akamu; Francine Champoux; Miko Dargitz; Gayle Ito; Annette Kawasaki; Cal Machida; Stephen Miyamoto; Melvin Nishimoto; Teney Takahashi; Marvin Uehara (also, see Meeting Attendance Record)

I. ROLL CALL

The meeting of the Hawaii Community Development Authority was called to order on December 4, 2002 by Chair Lori Ann Lum at 9:00 a.m. with the following roll call:

Member Horie	Present
Member Kometani	Present
Member Kondo	Present
Member Kubota	Present
Member Los Banos	Present
Member Smyth	Present
Member Crispin	Present
Member McElroy	Present
Member Timson	Present
Chair Lum	Present
Member Camp	Arrived at 9:05 a.m.
Member Goshi	Arrived at 9:07 a.m.

MATERIALS DISTRIBUTED

1. Agenda for December 4, 2002 Meeting;
2. Summary Minutes of Special Meeting of October 10, 2002;
3. Summary Minutes of Public Informational Meeting of November 7, 2002;
4. Summary Minutes of Regular Meeting of November 13, 2002;
5. Information Item: Proposal for the Redesignation of Land Use for Portions of the Eastern "Heritage Park" Parcel at Kalaeloa (Lot 13058-G) from "Park" to "Conservation" and the Remaining Portions from "Park" to "Commercial";
6. Information Item: Proposal for the Designation of Land Use for Portions of the "Akoko Parcel" at Kalaeloa (Lot 13058-D) as "Conservation" and the Remaining Portions as "Commercial";
7. Action Item: Approval to Advertise for Bids and Expend Public Facilities Dedication Funds for Phase 1 of the Construction of Two Parks Located Along the Queen Street Extension, Including Art, and to Authorize the Executive Director to Enter into a Contract for the Production of Sculpture for the Mauka Park.

II. APPROVAL OF MINUTES

1. Special Meeting of October 10, 2002; Public Informational Meeting of November 7, 2002; and Regular Meeting of November 13, 2002.

Chair Lum asked if the Members had any corrections to the minutes.

There were none.

It was moved by Member McElroy and seconded by Member Kondo that the Minutes of the Special Meeting of October 10, 2002, the Public Informational Meeting of November 7, 2002, and the Regular Meeting of November 13, 2002 be approved, as written. The motion passed unanimously.

III. REPORT OF THE EXECUTIVE DIRECTOR

Ms. Yokota noted that her report was enclosed in the packets distributed to the Authority members and said that she would be happy to answer any questions regarding her report.

Ms. Yokota added that, with respect to the Queen Street Extension project, the start of that project has been postponed until January because of the potential impact on traffic during the Christmas season. Construction on Ilalo Street is expected to be completed in January. Landscaping is now being installed on Ilalo Street.

Chair Lum then asked the Members if there were any questions regarding the Executive Director's report. There were none.

IV. ITEMS FOR INFORMATION

2. Proposal for the Redesignation of Land Use for Portions of the Eastern "Heritage Park" Parcel at Kalaeloa (Lot 13058-G) from "Park" to "Conservation" and the Remaining Portions from "Park" to "Commercial".
3. Proposal for the Designation of Land Use for Portions of the "Akoko Parcel" at Kalaeloa (Lot 13058-D) as "Conservation" and the Remaining Portions as "Commercial".

Because of the similarity of the items, Ms. Dargitz summarized together the information item reports distributed to the Authority relating to these matters.

Chair Lum requested that the record reflect that Member Camp had joined the meeting at 9:05 a.m.

Member Goshi arrived at 9:07 a.m.

Chair Lum asked the Members if there were any questions regarding Ms. Dargitz's presentation.

Member Timson said that she had several comments. Her first comment related to the lands encumbered by endangered species and archaeological sites. She asked how, if the lands are redesignated for commercial uses, HCDA could ensure that the new landowners would preserve and maintain the sites as intended. Member Timson said that her primary concern was that the land continues to be preserved.

Ms. Dargitz clarified that staff is not proposing to change the land use designation to "commercial" for the entire parcels but, rather, is proposing a "commercial" land use designation only for the unencumbered portions of both parcels. Therefore, the encumbered portions would be changed from "park" to

"conservation" use in order to protect the Akoko plant and archaeological sites.

Member Timson said that her primary question was who would be responsible for ensuring that the land continues to be preserved. Would it be the responsibility of the new landowner or would the State government or the Federal government be responsible for enforcing the new land use designation? She asked whether the requirements would be a condition of the conveyance.

Ms. Yokota said that the intent is that each parcel be conveyed as one unit, including portions designated for conservation use, as well for commercial use. In other words, an entire parcel would be conveyed to one entity. The landowner would then have the responsibility of ensuring that the encumbered portions remain in conservation use. There would also be deed covenants that would regulate the uses of the parcels. In other words, there would be different means of ensuring that the conservation use is enforced.

Member Timson said that this was something that the Authority members needed to keep in mind.

Member Timson also said that some of the language in the information item distributed to the Authority members was not quite accurate. She referred to a sentence in the information item that stated: "...rather than pursuing an economic development conveyance for the Kalaeloa properties, the BPNAS-RC elected the option of allowing governmental agencies to pursue public benefit conveyances, which precludes the potential for economic development on these lands." Member Timson disagreed with that statement, explaining that the Base Realignment and Closure (BRAC) process dictated that the City and State agencies had the option of taking any part of the land as a public benefit conveyance for free. She said that, at that time, there was some opposition from the community to an economic development conveyance because it was obvious that such development wouldn't occur within the next 10 years. Member Timson emphasized that the community is not against any kind of economic development, but said that the process became a "land grab." She noted that the public agencies really had the first choice, and that the Barbers Point Naval Air Station Redevelopment Commission (BPNAS-RC) was quite limited as to what it could or could not do. Member Timson reiterated that

the community would like to see some quality economic development, and that the Commission's desire to pursue public benefit conveyances was not the driving force for the ultimate land use designations.

Chair Lum then asked the Members if there were any other questions or comments.

Member McElroy asked whether it was HCDA's intent to redevelop these properties.

Ms. Yokota noted that the properties in question are primarily conservation lands that include some pristine archaeological sites. Therefore, the intent is that one group, possibly a conservation organization, could take possession of these lands and protect them accordingly.

Member McElroy asked whether the Authority would be responsible for coordinating the process.

Ms. Yokota said that HCDA would approve the land redesignation and pursue an economic development conveyance for the portion of the lands that would be designated for commercial use. Conveyance would be the responsibility of the Navy. She added that this item was being brought to the Authority as an informational item and that approval by the Authority would be scheduled for next year, probably in February.

The meeting was recessed at 9:17 a.m. and resumed at 9:19 a.m.

V. ITEM FOR ACTION

4. Approval to Advertise for Bids and Expend Public Facilities Dedication Funds for Phase 1 of the Construction of Two Parks Located Along the Queen Street Extension, Including Art, and to Authorize the Executive Director to Enter into a Contract for the Production of Sculpture for the Mauka Park.

Mr. Akamu used a Power Point presentation to summarize the Action Item report distributed to the Authority concerning this matter. Mr. Akamu also introduced the design team.

The artist, Mr. Randall Shiroma, explained the design of the sculpture to the Authority.

Chair Lum then asked the Members if there were any questions.

Member Goshi said that he liked the sculpture and asked how the pavement surrounding the sculpture will be coordinated with the design of the sculpture.

Mr. Shiroma responded that he has been coordinating with Jason Umemoto of Umemoto Cassandro, which is the landscape architect for the project. He noted that a random pattern was deliberately selected for the paving, and that the colors will be variations of earth tones.

Member Smyth asked whether there would be any seats or benches or other rest areas.

Mr. Shiroma responded that the seats and the benches will be located behind the stone elements. There will be additional seats around the perimeter of the plaza.

Member Crispin asked who would be responsible for maintaining the sculpture after completion.

Mr. Akamu responded that the City will be conducting the maintenance for the entire park, including the sculpture.

Ms. Yokota added that HCDA has been working closely with the City Department of Parks and Recreation on the design of the park.

Member Crispin said that he liked the sculpture very much. He asked whether the stone in the sculpture was to be cast or built up.

Mr. Shiroma responded that it is to be built up and will stand about 12-14 feet tall.

Member Crispin asked if the built-up stone will have a rustic look to it.

Mr. Shiroma responded affirmatively and added that it would be difficult to distinguish between the built-up stone and real stone. He showed the members an example of the natural stone to be used.

Chair Lum then asked the Members if there were any other questions.

It was moved by Member Smyth and seconded by Member Los Banos to advertise for bids and expend public

facilities dedication funds for Phase 1 of the construction of two parks located along the Queen Street Extension, including art, and to authorize the Executive Director to enter into a contract for the production of sculpture for the Mauka park.

There being no other questions, Chair Lum called for vote.

The motion passed unanimously. (Note: .. Kalaeloa Member Crispin did not vote.)

VI. EXECUTIVE SESSION

Regarding Legal Issues Relating to Odor Problems at the American Brewery Building.

It was moved by Member Kometani and seconded by Member Camp to go into Executive Session to discuss Legal Issues Relating to Odor Problems at the American Brewery Building. The motion passed unanimously.

Ms. Yokota and Messrs. Nishimoto, Uehara, and Louie were requested to be present at the Executive Session.

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The Hawaii Community Development Authority convened in Executive Session at 9:34 a.m.

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It was moved by Member Camp and seconded by Member Goshi to reconvene the regular meeting at 10:35 a.m. The motion passed unanimously.

VII. ADJOURNMENT

Chair Lum asked whether there were any other matters to be brought to the attention of the Authority members.

Member Smyth said that, based on the latest census update, another portion of Kakaako, which includes most of the waterfront lands, will now be eligible for enterprise zone status. The Department of Business, Economic Development & Tourism (DBEDT) will send a letter to the City Council affirming that the area now qualifies for enterprise zone status and will ask the Mayor to recommend to the Governor that this area be approved as an enterprise zone.

Chair Lum thanked Member Smyth for bringing this to the Authority's attention.

There being no other business, it was moved by Member Kondo and seconded by Member Kometani to adjourn the meeting at 10:40 a.m. The motion passed unanimously.

Respectfully submitted,

Christine Camp

for

Christine Camp
Secretary