

SUMMARY - SPECIAL MEETING

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

May 8, 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; Douglas Won; Patrick Kubota; Allan Los Banos, Jr.; Lloyd Nekoba (for Neal Miyahira); Mary Alice Evans (for Glenn Okimoto); Brian Minaai

Members Absent: Michael Goshi; Christine Camp; Seiji Naya

Others Present: Jan Yokota; Teney Takahashi; Matthew Akamu; Arnold Imaoka; Cal Machida; Susan Tamura; Sandy Pfund; Marvin Uehara; Miko Dargitz; Aileen Fukunaga (also, see Meeting Attendance Record)

I. ROLL CALL

The special meeting of the Hawaii Community Development Authority was called to order on May 8, 2002 by Chair Lori Ann Lum at 9:00 a.m. with the following roll call:

Member Kometani	Present
Member Minaai	Present
Member Nekoba	Present
Member Evans	Present
Member Los Banos	Present
Member Kubota	Present
Member Won	Present
Chair Lum	Present
Member Goshi	Absent
Member Camp	Absent
Member Naya	Absent

MATERIALS DISTRIBUTED

1. Agenda for May 8, 2002 Special Meeting; and
2. Action Item: Approval to Enter into Negotiations with the University of Hawaii for Interim Parking for the Health and Wellness Center.

II. ITEM FOR ACTION

1. Approval to Enter into Negotiations with the University of Hawaii for Interim Parking for the Health and Wellness Center.

Mr. Takahashi summarized the Action Item report distributed to the Authority concerning this matter.

Member Kubota wanted to know whether staff would be entering into negotiations for the site that was designated at the May 1st Authority meeting.

Mr. Takahashi replied affirmatively. He said that the only difference is that, under the proposed action, staff will have more time to work out the concerns expressed by the Members at the May 1st meeting and also assure that HCDA will have rights to relocate the medical school interim parking site and that parking lease rents will be collected. At this point, he will not know how much the lease rents would be until after it is discussed with the University of Hawaii

Member Minaai said that the goal is to at least achieve a market rent.

Mr. Takahashi said that he was careful to say "market-based" rents to allow more flexibility. He noted that he didn't think we could achieve \$1.50 a square foot for 70,000 square feet of warehouse. However, the market response will be used as a basis to determine rents.

Member Nekoba asked whether the money generated from the 605 parking stalls would go to the U.H.

Mr. Takahashi said that, while HCDA should get a good portion of the money for rental of the warehouse and the site, U.H. would need to cover its expenses. He said that it will be costly to operate a parking lot but that U.H. should bear that expense. HCDA would get the net revenues.

Member Minaai asked whether a third party parking contractor will be hired to operate the parking.

Mr. Takahashi replied affirmatively. He also noted that other factors need to be considered with respect to the parking for U.H. For example, there are presently 300+ stalls for park users. Some of the 300+ stalls have been committed for use by the Children's Discovery Center as an interim parking measure. If a U.H. employee is charged \$400/stall a year and then discovers that there is free parking at the park, he or she will most likely park there, thereby displacing or taking up parking committed for other uses. Issues like this need to be addressed.

Member Minaai said that, as mentioned by Member Camp at the last Authority meeting, an effort should be made in terms of a (central) parking structure strategy to take care of all of our parking needs. He said redevelopment of this area should be accelerated but that the intent is not to subsidize parking for any of these employees.

Mr. Takahashi said that our intent is to ensure a fair rate of return for the investment that may be derived from the parking.

Member Minaai noted that whomever controls the parking has the power to grant exemptions, discounts, waivers, etc.

Mr. Takahashi also noted that, as staff indicated at the May 1st meeting, the presumption was that U.H. would pay lease rent to HCDA for the lot used for parking. He said he has not discussed with the U.H. the possibility that HCDA could limit the number of interim parking stalls to only what they need as opposed to 600+ stalls. He noted that 1,081 stalls are needed by the completion of Phase 2.

Member Nekoba said that he is not against limiting the number of stalls as long as some profit is realized.

It was moved by Member Minaai and seconded by Member Kometani to authorize the Executive Director to begin lease negotiations for the interim parking site with the University of Hawaii under the terms and conditions described in the Action Item.

There being no further questions, Chair Lum called for a vote.

The motion passed unanimously.

Chair Lum thanked Mr. Takahashi for his presentation and everyone for their attendance at this Special Authority meeting. She asked whether there are any other matters that should be brought up at this time.

Ms. Yokota noted that this may be Member Won's last Authority meeting.

In the event that he is unable to attend the June meeting, Chair Lum extended, on behalf of the Members, thanks and appreciation for his contributions to the Authority.

III. ADJOURNMENT

There being no other business, it was moved by Member Minaai and seconded by Member Kometani to adjourn the special meeting at 9:15 a.m. The motion passed unanimously.

Respectfully submitted,

Ann C Lum

yw

Douglas Won
Secretary