

SUMMARY - MEETING NO. 272

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

June 5, 2003 - 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; Katherine Thomason (for Russ Saito); Mark Anderson (for Theodore Liu); Allan Los Banos; Gary Kondo

Members Absent: Michael Goshi; Rodney Haraga; Georgina Kawamura

Others Present: Jan Yokota; Eric Crispin; Matthew Akamu; Arnold Imaoka; Steve Miyamoto; Francine Champoux; Arnold Imaoka; Cal Machida; Susan Tamura; Melvin Nishimoto; Teney Takahashi (also, see Meeting Attendance Record)

I. ROLL CALL

The meeting of the Hawaii Community Development Authority was called to order on June 5, 2003 by Chair Lori Ann Lum at 9:05 a.m. with the following roll call:

Member Kometani	Present
Member Camp	Present
Chair Lum	Present
Member Kondo	Present
Member Kubota	Present
Member Los Banos	Present
Member Thomason	Present
Member Anderson	Present

Chair Lum recognized Member Camp for her valuable and significant contributions to HCDA. Member Camp's term expires on June 30, 2003.

Chair Lum also acknowledged the presence of Mr. Paul Kimura in the audience. Mr. Kimura will be joining the Authority in July 2003.

MATERIALS DISTRIBUTED

1. Agenda for June 5, 2003 Meeting;
2. Summary Minutes of Regular Meeting of May 14, 2003;
3. Action Item: Approval to Expend Funds to Initiate the Process for the Phase I Parking Structure Project in the Kakaako Waterfront (*Revised*).

II. APPROVAL OF MINUTES

1. Regular Meeting of May 14, 2003

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

There were none.

It was moved by Member Camp and seconded by Member Kubota that the Minutes of the Regular Meeting of May 14, 2003 be approved, as written. The motion passed unanimously.

III. REPORT OF THE EXECUTIVE DIRECTOR

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

Ms. Yokota updated the Members on the construction of the U.H. Medical School in the Waterfront area. Ms. Yokota noted that concrete slabs for one of the buildings are being erected. She added that the projected date of completion for the first building is Fall 2004. The completion date for the Research Building is estimated to be one year later.

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

IV. ITEM FOR ACTION

2. Approval to Expend Funds to Initiate the Process for the Phase I Parking Structure Project in the Kakaako Waterfront (Revised).

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

He circulated renderings among the Members to illustrate the complexity of the proposed parking structure which would be integrated with a commercial or residential project.

Mr. Takahashi noted that one of the concerns expressed at the last Authority meeting was whether, because the Aquarium and Marine Research Complex was still in the planning stage, consideration of parking needs could be deferred until it is determined that the project will proceed. Mr. Takahashi clarified that parking will be needed in any event, and that any major project will trigger the need for parking.

Mr. Takahashi said that the request previously made to the Authority to expend funds of up to \$718,500 for a parking feasibility study had been revised. It is now proposed that the study be done in phases, with the scope of work revised to focus initially on the parking program, which is only one of several facets of the proposed feasibility analysis.

Mr. Takahashi noted that the budget had been reduced accordingly, with the traffic and environmental studies deferred to a later phase. The amount designated for project management was reduced, as well as architectural and engineering costs. The scope for the parking analysis portion of the study was retained at the same level, because it is the major focus of the study. The revised amount requested for expenditure is \$215,000.

Mr. Takahashi said that, while a comprehensive study will eventually be needed, the Phase I study will answer a number of basic questions and provide definitive information about parking needs and solutions, including information such as how many parking stalls are actually needed, the method of parking control, what alternate configurations are possible, how the residential and commercial units should be interfaced with the parking, the number of entries and exits needed and where they should be

located, what conditions will be imposed by the City, where the utility requirements will be, and so forth.

Mr. Takahashi said that as much information as possible on preliminary design, timeline, and cost and revenues will be generated by the Phase I study. He reiterated, however, that the Phase I study will not include environmental, soils and traffic analyses, nor architectural and engineering work beyond a schematic level. He noted, therefore, that it is very likely that staff will have to submit additional requests for funding for future phases of the study. At that time, however, staff will be able to better assess progress on the Aquarium and Marine Research Complex and narrow down the numerous alternative schemes for parking.

Mr. Takahashi added that an adjustment to the timeline may also be necessary. Although every effort will be made to maintain the original schedule, Mr. Takahashi anticipates that the request for bond authorization may be delayed until the 2005 legislative session. If the project timeline is delayed by one year, the Aquarium project could conceivably be completed prior to the completion of the parking structure. In this event, the initial parking needs of the project will have to be satisfied by interim on-site parking. Mr. Takahashi said that this should not be a major problem, because it is unlikely that the interim initial parking needs would be that significant.

Mr. Takahashi also mentioned that, as a follow up to Member Camp's suggestion at the last Authority meeting that KUD be asked to contribute a portion of the cost of the study, this proposal had been made to KUD. He said that KUD was not opposed to the idea, but felt that it would be more appropriate if they could integrate the idea with their business plan.

It was moved by Member Kondo and seconded by Member Los Banos to approve the staff recommendation to expend revolving funds (specifically from public facilities dedication fees) to initiate the process for the Phase I parking structure project, in an amount not to exceed \$215,000, subject to the approval of the Governor.

The motion passed unanimously.

V. ADJOURNMENT

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

There being no other business, it was moved by Member Camp and seconded by Member Kubota to adjourn the meeting at 9:25 a.m. The motion passed unanimously.

Respectfully submitted,

/s/ Christine Camp

Christine Camp
Secretary