HIGHLIGHTS OF AUGUST 3, 2005 HCDA MEETING

Following is a summary of actions taken at the August 3, 2005 meeting of the Hawaii Community Development Authority (HCDA).

Children's Discovery Center Sublease

HCDA members deferred action on a request to authorize the HCDA Executive Director to approve a sublease between the Children's Discovery Center (CDC) and Coral Wireless, LLC. Since 1996, the CDC has leased the former incinerator site on Olomehani Street (across from the Kaka'ako Waterfront Park) from the HCDA for the operation of its non-profit children's center and ancillary uses. Coral Wireless has approached the CDC to sublease space in the Center for a transponder site

Cancer Research Center

The Authority authorized the HCDA Executive Director to enter into a new Exclusive Negotiation Agreement with the University of Hawaii (UH) for a period of up to December 31, 2005 for the leasing of land to develop the Cancer Research Center of Hawaii (CRCH). The UH plans to lease a 5.5 acre parcel of land in the Kaka'ako Waterfront (adjacent to the John A. Burns School of Medicine [JABSOM]) to develop a Center with approximately 230,000 square feet of research and clinical components. HCDA and the UH began exclusive negotiations for the project in January 2003 and the agreement was extended several times to allow the UH the time necessary to select a developer for the Center. The UH and HCDA are currently actively negotiating the Development

Agreement and Ground Lease. The Development Agreement, Ground Lease

and reservation of the site will be subject to the UH meeting several conditions

including: the preparation of a permanent parking solution and financing plan to

meet parking needs of JABSOM and CRCH by September 30, 2005; the

selection of a developer for the second phase of JABSOM by the end of 2005;

the University's payment of outstanding Common Area Maintenance expenses

by September 30, 2005; and UH vacating the Pacific Biosciences Research

Center from the Kaka'ako Waterfront no later than December 2006.