

## **Highlights of January 5, 2005 HCDA Meeting**

Following is a summary of actions taken at the January 5, 2005 meeting of the Hawaii Community Development Authority (HCDA).

### **HCDA REVISED BY-LAWS**

HCDA members adopted revised by-laws to incorporate provisions of Act 234, Session Laws of Hawaii 2004, regarding board membership. The law basically requires that the termination of the term of any board member whose absence, without valid excuse, from three consecutive meetings, resulted in the board's failure to constitute quorum necessary to conduct business. Since HCDA falls under the definition of a "board" under the Hawaii Revised Statutes, HCDA's by-laws were amended to reflect the new law.

### **KAKAAKO WATERFRONT DEVELOPMENT PROJECT**

The Authority approved the issuance of a Request-For-Proposals (RFP) for development of several HCDA-owned parcels in the Kakaako Waterfront. Authority members also approved the expenditure of previously appropriated and approved general obligation bond funds, and HCDA revolving funds as needed, in an amount not to exceed \$80,000, to obtain the assistance of a specialist in processing the RFP.

### **LEASE NEGOTIATIONS WITH FEDERAL GOVERNMENT FOR RADIATION PORTAL MONITORING SYSTEM**

HCDA members authorized the Executive Director to negotiate and execute a lease with U.S. Customs and Border Protection for a portion of an access road and egress lane at the Foreign Trade Zone. As part of the U.S. Homeland Protection System, all international seaports in the United States are being equipped with Radiation Portal Monitoring (RPM) Systems to detect any radioactive substances from cargo containers. The Pacific Northwest National Laboratory (PNNL), under the U.S. Department of Energy, will be constructing the system at Pier 1. PNNL has indicated that the next generation of technology will allow the RPM to be installed directly on cranes, enabling monitoring during the offloading process. PNNL anticipates that this technology will be available soon, and will allow subsequent abandonment of the proposed facility.

### **909 KAPIOLANI PROJECT**

Authority members approved revisions to POSEC Hawaii, Inc's request for modifications of the Rules relating to yard, view corridors, height, open space and loading. The Authority also approved the joint development of the Project Site with the adjacent Musicians' Association of Hawaii building, as well as the waiver of the reserved housing cash-in-lieu fee. The HCDA Chairperson will approve the Planned Development Permit after the applicant has redesigned the Project in compliance with HCDA's approval.

The proposed 909 Kapiolani Project is a residential/commercial/industrial development proposed at the Diamond Head/makai corner of Kapiolani Boulevard and Ward Avenue. The complex would consist of a 29-story residential tower on top of a 5-story podium built next to the existing 2-story Musicians' Association Building. Together with the Musicians' Association Building, the Project will have a total of approximately 254,000 square feet of floor area and 225 residential units contained in a 332-foot tower. The project would also include: approximately 12,000 square feet of industrial floor area, 10,000 square feet of commercial floor area, 7,000 square feet of street level open space and 456 parking stalls. As a joint development between POSEC and the Musicians' Association, the existing Musicians' Association Building would be integrated into the project, which will provide a new sound studio.