

HIGHLIGHTS OF JULY 16, 2004 HCDA MEETING

Following is a summary of actions taken at the July 16, 2004 meeting of the Hawaii Community Development Authority (HCDA).

Election of HCDA Officers

The Authority elected HCDA officers for the Fiscal Year 2004-2005. They are: Chairperson James Kometani, Vice-Chairperson Michael Goshi, and Secretary Paul Kimura.

Kalaeloa Community Development District

HCDA members authorized the HCDA Executive Director to initiate and implement the HCDA goals and recommendations for redevelopment of the Kalaeloa Community Development District, and to expend federal grant funds, general obligation bond funds, and revolving funds for this purpose. The 2002 State Legislature transferred redevelopment responsibility for the Kalaeloa District to the HCDA on July 1, 2002. The HCDA's goals for Kalaeloa are:

- To attract private investment to generate income for improvements and maintenance of properties while creating an economic engine compatible with U.S. Navy plans to potentially station an aircraft carrier air wing at Kalaeloa;
- To advance the concept of the "second city" by relating to the surrounding communities and recognizing the value of significant

residential/commercial development that has occurred and will continue to do so;

- To create jobs and economic development while addressing local and regional community issues such as infrastructure, traffic, public transportation and essential life safety concerns; and
- To enhance, with Kalaeloa redevelopment, the quality of life of residents, exemplifying or becoming a model of sustainability for the island.

Negotiations for a Cancer Research Center on the Kaka'ako Waterfront

HCDA members approved, with certain requirements, a third extension to the period of exclusive negotiations with the University of Hawaii for the development of a Cancer Research Center on the Kaka'ako Waterfront until November 30, 2004. In October 2002, the Authority entered into exclusive negotiations with the UH for the lease of a 5.5-acre parcel in Kaka'ako Makai, adjacent to the John A. Burns School of Medicine currently under construction. The UH is proposing the development of a comprehensive Cancer Research Center, which would include both research and clinical components.

In January 2004, HCDA members granted a second, conditional six-month extension to the period of exclusive negotiations with the UH. On July 8, 2004, the UH requested a third extension to November 30, 2004. The UH is continuing its pursuit of federal and private sources of funding for the development of the Cancer Research Center. Congress is expected to take final action on funding

measures for the Center around October 1, 2004. Also, the UH Board of Regents Kaka'ako Task Group is expected to conclude its study of governance and other issues for UH projects (including the Cancer Research Center) in Kaka'ako in August 2004. In granting the third extension, the Authority is requiring that the UH provide the Authority with: a draft Request for Qualifications or Request for Proposals that has been presented to the UH Board of Regents; a pro-forma business plan for the Cancer Research Center; a proposed plan for the development of permanent parking for the facility; and a development timetable for the Cancer Research Center. The Authority is also requiring that the UH provide draft reports on the development of the second phase of the John A. Burns School of Medicine and on the relocation of the Pacific Biomedical Research Center.