

**STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 N. Nimitz Hwy, Suite 200
HONOLULU, HI 96817**

**Minutes of the Office of Hawaiian Affairs Committee on Land and Property
Thursday, January 8, 2015 9:30 a.m.**

ATTENDANCE:

LEI AHU ISA, AT-LARGE TRUSTEE
DAN AHUNA, KAUA'I/NI'IHAU TRUSTEE
ROWENA AKANA, AT-LARGE TRUSTEE
PETER APO, O'AHU TRUSTEE
HAUNANI APOLIONA, AT-LARGE TRUSTEE
C. HULU LINDSEY, MAUI TRUSTEE
ROBERT LINDSEY, HAWAII ISLAND TRUSTEE
COLETTE Y. MACHADO, MOLOKA'I TRUSTEE
JOHN WAIHE'E, IV, AT-LARGE TRUSTEE

BOT STAFF:

HAROLD NEDD
CAPSUN POE
KAUIKEAOLANI WAILEHUA
LADY ELIZABETH GARRETT
ALVIN AKEE
CLAUDINE CALPITO
DAVIS PRICE
LOUISE YEE-HOY
REYNOLD FREITAS
LEHUA ITOKAZU
KATHY OWARA TAKEO
DAYNA PA
LAURENE KALUAU-KEALOHA

ADMINISTRATION STAFF:

KAMANA'OPONO CRABBE, KA POUHANA/CEO
KAWIKA BURGESS, KA POU NUI/COO
ERNEST KIMOTO, CORP. COUNSEL
MOMILANI LAZO, ADMIN
DAVID OKAMOTO, INVST
KEHAU ABAD, CED
JOE LEWIS, OUTR
MEHANA HIND, CKO
MERLYN AKUNA, PUBL
MILES NISHIJIMA, LPMD
JONATHAN CHING, LPM
ALLEN KAM, LPM
MATTHEW KODAMA, LPM
GARRETT KAMEMOTO, MRM
LISA ASATO, COMM
NELSON GASPAR, CE

GUEST:

DR. PUALANI KANAKA'OLE KANAHELE
SIG ZANE
KUHAO ZANE
KALA MOSSMAN
FRANK BRANDT
RUSSEL CHUNG
TOM SCHNELL
LEHUA KAUHANE
CORD ANDERSON
ROB IOPA
MARK HIGA
LINDA CHEU
JIM HALLSTROM
TOM HOLLIDAY
KEVIN COCKETT
DAN PURCELL

I. CALL TO ORDER

Chairperson Hulu Lindsey Calls the Committee on Land and Property for Thursday, January 8, 2015 meeting to order at 9:34 a.m.

Chairperson Hulu Lindsey Notes for the record there are eight (8) trustees present constituting a quorum of eight (8) trustees.

		Present	Excused	Comments
TRUSTEE LEI	AHU ISA	X		
TRUSTEE DAN	AHUNA	X		
TRUSTEE ROWENA	AKANA			Arrives 10:02 a.m.
TRUSTEE PETER	APO	X		
TRUSTEE HAUNANI	APOLIONA	X		
TRUSTEE ROBERT	LINDSEY	X		
TRUSTEE COLETTE	MACHADO	X		
TRUSTEE JOHN	WAIHEE	X		
CHAIRPERSON HULU	LINDSEY	X		
		8		

II. APPROVAL OF MINUTES

Committee Chair Hulu Lindsey Asks if she can have a motion to approve the minutes of September 11, 2014 and October 9, 2014.

Trustee Ahuna Moves to approve the minutes of September 11, 2014 and October 9, 2014.

Trustee Apoliona Seconds the motion.

Committee Chair Hulu Lindsey Asks for a roll call vote.

Trustee Apo Moves to approve the minutes of September 11, 2014 and October 9, 2014.							
Trustee Apoliona Seconds the motion.							
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
LEI	AHU ISA			X			
DAN	AHUNA	X		X			
ROWENA	AKANA						Not Present
PETER	APO			X			
HAUNANI	APOLIONA		X	X			
ROBERT	LINDSEY			X			
COLETTE	MACHADO			X			
JOHN	WAIHE'E			X			
CHAIR HULU	LINDSEY			X			
TOTAL VOTE COUNT				8			
MOTION: [] UNANIMOUS [X] PASSED [] DEFERRED [] FAILED							
Motion passes with eight (8) YES votes and one (1) NOT PRESENT.							

III. COMMUNITY CONCERNS

Committee Chair Hulu Lindsey Announces that there are no community concerns. The Trustees are very excited and looking forward to begin the planning for Kaka'ako Makai. It's exciting to know that OHA has a consortium of people that they can trust and people of Hawaiian descent who have successful records in our community. She calls on Ka Pou Nui Kawika Burgess to make the introductions.

IV. NEW BUSINESS

A. Presentation by Kuhikuhi Pu'uone Collaborative: WCIT Architecture, Edith Kanaka'ole Foundation, DTL, and PBR Hawai'i.

Ka Pou Nui Burgess Greets the Committee and guests. He states that the Kuhikuhi Pu'uone Collaborative is joining the meeting this morning. OHA sent out an RFP to begin a competitive bid process. As a result OHA has contracted the Kuhikuhi Pu'uone Collaborative, which is made up of WCIT Architecture, PBR Hawai'i, DTL (pronounced Detail), and the Edith Kanaka'ole Foundation. He turns it over to Allen Kam.

Allen Kam Greets the Committee and guests. OHA staff is excited to start the planning for Kaka'ako Makai. He thinks that 2015 will be a very exciting year. He introduces representatives of the four (4) firms that compose the Kuhikuhi Pu'uone Collaborative; Dr. Pualani Kanaka'ole Kanahahele, Edith Kanaka'ole Foundation; Lehua Ka'uhane, DTL; Frank Brandt, PBR Hawai'i; and Rob Iopa, WCIT

Architecture. Kuhikuhi Pu'uone was asked to come so the trustees could meet the team. They were also asked to prepare a presentation to explain what the approach for the Master Plan will be and what to expect for the next two years.

Dr. Pualani Kanaka'ole Kanahale Greet the trustees. She is from the Edith Kanaka'ole Foundation. She is very happy to be here at this particular time at the beginning of 2015. It's a great way to begin the year with new things that they are doing for Hawai'i and Hawai'i's people as well as its growth. She gives a background on the name Kuhikuhi Pu'uone. The name is in her family. It's her mother's name, daughter's name, and grand-daughter's name. The name goes back to Kohala. The full name is Kekuhikuhi pu'uone o na ali'i o kohala. She and Rob talked about a name for the group. It was imperative that they come up with a name that represents who they are, coming from many different areas of their lives within Hawai'i. The fact that Rob is an architect and throughout history, as Hawaiians, Kuhikuhi Pu'uone were known as builders. They knew the lay of the land. They knew the soil that sat under their land. They knew what they were building and how well the land could support that structure. They knew where to get different materials from different parts of the island. Because this is such a profound way of looking at history, it would be a profound way of taking on that name. It meant taking on a great kuleana by just having that name.

Frank Brandt States over the years he has worked with many of the trustees as a planner at PBR Hawai'i. What's been very significant is having the ability to use his Hawaiian culture and background incorporating it into some very significant projects that they've worked with over the years. One of them was the Kaho'olawe Island Plan, which he worked on with Aunty Pua and the Edith Kanaka'ole Foundation. It set some very strong parameters of what they were really looking at incorporating at the Kaka'ako Makai lands. That is trying to reestablish the Hawaiian culture and education through the lands with the programs that will go there. That's where kīpuka and hālau ola tie into this whole thing. They have also incorporated them into the design concepts for the Hawai'i Island and Maui campuses of Kamehameha Schools, which were very successful. Over the 45 years they have done numerous DHHL communities trying to incorporate the Live, Work, Play concept. They will incorporate this concept for Kaka'ako Makai as well. They are very excited to be a part of this planning effort and working with OHA.

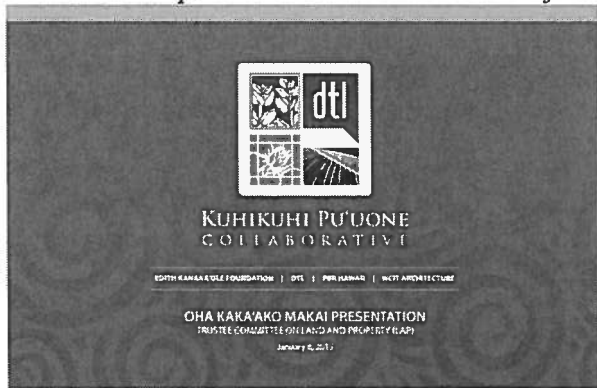
Rob Iopa States he is the president of the company and an architect at WCIT Architecture. They feel extremely privileged to be part of this project. He thanks the trustees for the opportunity. It is also a great privilege to work with Aunty Pua and the Edith Kanaka'ole Foundation and Frank Brandt and PBR, really stalwart thinkers in our community in many ways and respects. When they both agreed and when they started to talk about the idea of collaborating on the approach of the RFP so many things started to gel that led to this opportunity of being in front of the Trustees today. He looks forward to orchestrating and helping to facilitate their efforts. The fourth company on the team is DTL. They are a subsidiary of WCIT Architecture. The principals of the company are Malia Ka'aihue and Jason Antonio. Malia Ka'aihue is a principal that would be here today, however, she is out of the country. On her behalf is Lehua Ka'uhane.

Lehua Ka'uhane Greets the trustees. She is representing DTL and is excited to be here.

Rob Iopa States also part of the team, in response to the RFP, members from the four companies are here. He names those present from each company; Sig Zane, Kala Mossman, and Kuhao Zane of Edith Kanaka'ole Foundation; Russell Chun, Executive Vice President and Tom Schnell, Planner that leads the entitlement process for PBR; Linda Cheu, Senior Member of AECOM; Jim Hallstrom and Tom Holliday of the Hallstrom Group; and Kevin Cockett of Cockett Communications. The major components of the team are here and able to respond to questions as needed. There is a short presentation divided into four

segments. The first segment is referred to as an approach. It was presented during the interview process. It gives you a structure of how the team would approach the project and how they are taking a unique and Hawaiian approach to contemporary land planning. The second component will give a brief outline of the project schedule. There are great depths in the schedule. The third phase will bring up Linda and Tom to speak about the strategy in relation to market and financial analysis. The final component and one that is already engaging is the one of community engagement and outreach. Some dialogue has already begun with OHA's staff that is in charge of delivering the project.

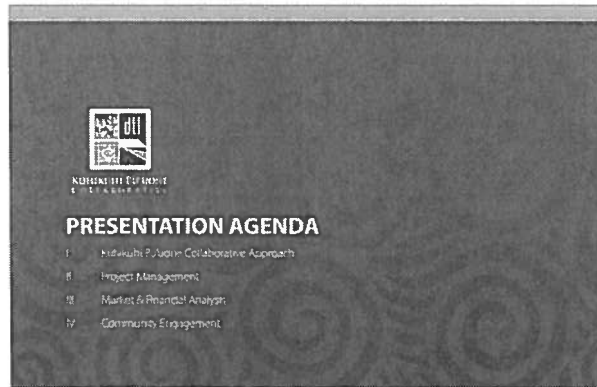
A PowerPoint presentation is made available for viewing on the wall monitors.



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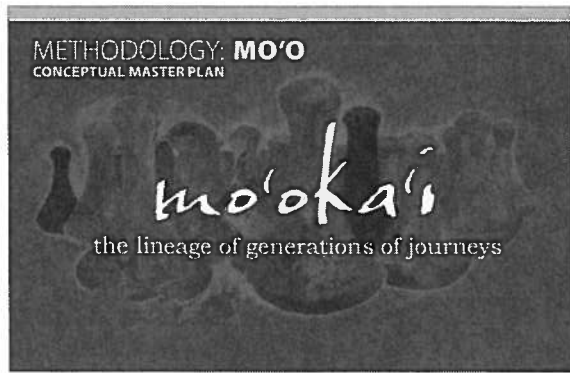
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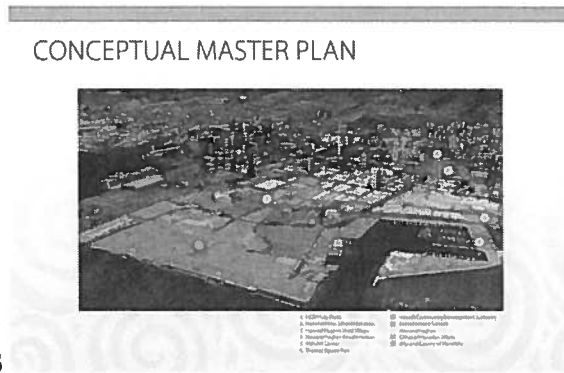
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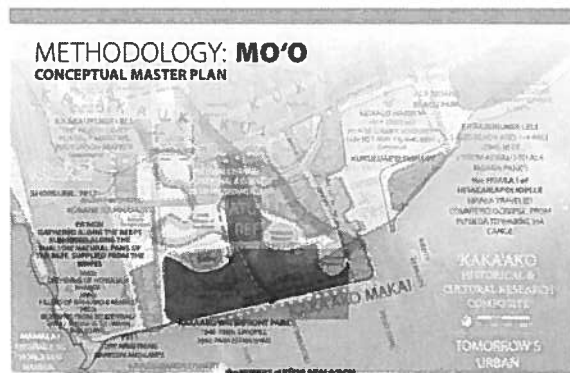
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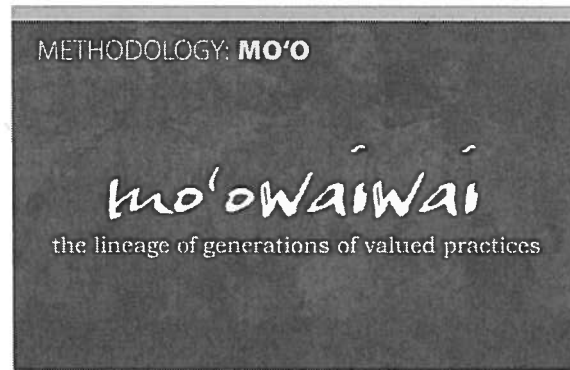
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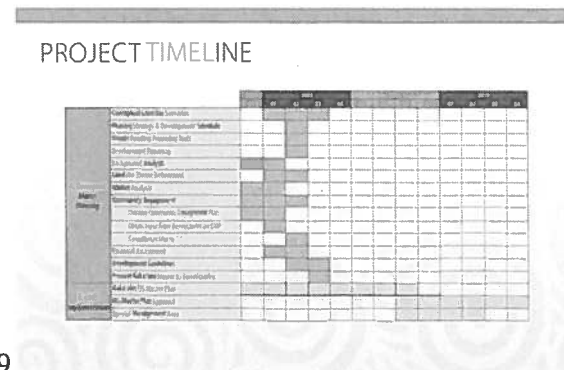
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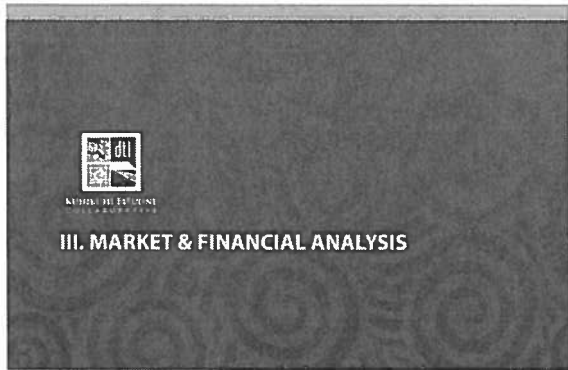
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MARKET & FINANCIAL ANALYSIS

	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12
Project Orientation												
Site Analysis												
Market Analysis: Demographics												
Market Analysis: Real Estate												
Land Use												
Market Demand: Report												
Percent of House on Financing												
Financial Analysis												
Key Findings & Recommendations												
Appendix												

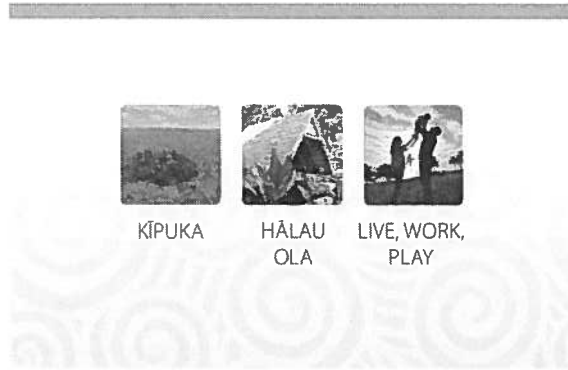
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Dr. Pualani Kanaka’ole Kanahale Comments on the great choices in artwork that are displayed around the OHA boardroom. She starts by talking about kīpuka and the great choice OHA made to pull out that whole concept and include it as part of the plan for Kaka’ako. Kīpuka has become a very esoteric kind of imagery for a lot of Hawaiians today. The common knowledge for some is that kīpuka is an oasis of land that still has old soil and old trees on it, but for miles around it nothing but fresh lava flow. That oasis of land is our kīpuka. It’s that imagery or philosophy of that oasis of land and what that oasis of land can do for us. It becomes that medium to build new land or continue the growth and the seeds will blow from that kīpuka into this new land. As long as there is rain, a new lava flow is fertile and it’s the best for growth; it’s this idea of having this oasis in the middle of chaos. Living on O’ahu we don’t have an oasis, we have chaos. She likes the idea of having a kīpuka at Kaka’ako. That will bring together an oasis where Hawaiians can go back and regenerate themselves and rethink about where they came from and why. The fact that we live on islands, we have to continue an island mentality. Our lands our big and they begin to shrink after a while. We like new lava flows. It gives us more land to live on. That’s what an oasis is all about. You can take your oasis from that kīpuka that’s happening on the lava flow to the

coral head that's in the ocean. You go back to the Kumulipo, the first thing that's born is the coral polyp. Why? It provides a home for feeding fish. The feeding fish and the limu that grows on it provide an attraction to bigger fish. The coral polyps will be carried by the currents and it will start a new coral head. It's the same idea of a kīpuka; it provides a place where things can come and gather, nurture each other, and then be sent out. It's the same idea as us, as a family; when we have our own family, that's our kīpuka, our kids can always come back. They can come back and get energized and be reminded of who they are.

Rob Iopa States the second framework theme was Hālau Ola and the transition of the discussion that Aunty Pua just presented and the thinking of the work that the Edith Kanaka'ole Foundation has done. It even ties back to Frank's introduction and the idea of the work that began at Kaho'olawe.

Frank Brandt States the theme of Hālau Ola was given to them when they were working on the Kaho'olawe Plan. The vision statement stated *Kaho'olawe will be a cultural learning center where traditional cultural and spiritual customs, beliefs, and practices of the Hawaiian people can take firm rule and flourish.* They would like to establish that at Kaka'ako under the theme Hālau Ola and bring this forward and make it a very significant place for the Hawaiian people.

Rob Iopa States their firms are building on the work that the Edith Kanaka'ole Foundation and PBR has done. The firms try to represent and carry on the next steps. The ability to work in conjunction and taking some of that thinking is being expressed in some of the work that they are doing in similar fashions in Waikiki.

Lehua Ka'uhane Points out the map on the screen (slide 8) is the map of Queen Emma's lands at Kaluaokau. It is really detailed in WCIT's and PBR's efforts in incorporating some of the concepts and thinking that were first started in planning for Hawaiian national lands with Kaho'olawe and taking those concepts into an urban setting. Kaluaokau, like Kaka'ako Makai, is an urban area where Live, Work, Play is also a main focus of that space. Work is done to incorporate land, the stories of the kūpuna from that area along with the best and most sound financial analysis, really reconfiguring the concept of what's highest and best use for Hawaiian people.

Rob Iopa States the other interesting component in this case, is they can think in perpetuity. They can think of lands that will be here for generations and generations. With this opportunity and with some of the back work of planning the collaborative has done, he feels they are well-suited to try and focus the three framework themes that have been identified through significant efforts that have already begun as a springboard for their efforts at Kaka'ako. He describes the framework of the methodology. It starts with the idea of 'āina and kanaka living together and in balance. They have a methodology that they've been talking about in a broad range concept; the idea of tomorrow's urban ahupua'a. Take the ideas and the place-base knowledge of the past, the people, and the activities that have lived in this place and use that to inform the contemporary planning decisions. Their hope is that through this approach they can look for greater influences from thinking in the past. One that doesn't stop at natural resource management or sustainability practices, but also engages social-political practices and how we engage as people and economic practices of finding the balance of development with other types of uses. He goes over the four linear paths of organization for development thinking.

- Mo'okūāuhau: Understanding where we came from and the place and people that existed
- Mo'olelo: Tales that have influenced the people and place along that period
- Mo'oka'i; Journeys that can exist often define the path work of how we connect our planning activities

- **Mo‘owaiwai:** Values that are being expressed. What are we trying to do when we’re achieving this? What is that final solution?

Lehua Ka‘uhane States many are well aware of the last time that OHA was in the community talking about Kaka‘ako Makai in 2012. Their collaborative was fortunate enough to have several members of their team that were instrumental in that process. Malia Ka‘aihue, the Vice President of Strategy at DTL, was at OHA at the time and facilitated those meetings. Kevin Cockett of Cockett Communications was hired by OHA to be a third-party neutral observer of those meetings. Some of the key take aways that came from that round of community engagement were:

- Community was in general support of taking the proposed settlement offer
- Community recognized this could be a good source of income generation for OHA to provide necessary funds for the programs, education, and cultural revitalization
- Community was excited and welcomed OHA back into their communities. Once the settlement was finalized, they really wanted to be a part of the process of the planning of Kaka‘ako Makai lands

Now it’s 2015 and they are ready to go back and engage these communities once again. They will go to 12 communities throughout the islands to hold meetings and conduct outreach to get feedback from the community on what they would like to see on these urban spaces that OHA has now.

Rob Iopa States the second aspect is this idea of understanding our stories and our place. Research and analysis is a huge component of that. He frames the idea of market and financial analysis as part of the stories that will drive the solutions. The map (slide 21) essentially shows the global extent of what AECOM and their resources bring to the team. The idea of seeing other places, knowing what contemporary thinking is doing around the world, and actually seeing how cultural solutions are being done in different aspects are a tremendous value that Linda Cheu and her resources bring to the team. As global a perspective that they provide, there’s probably nobody better, as evidenced by the history of their work here on the islands, then Jim Hallstrom and the Hallstrom Group with Tom Holliday being a key component to it.

Rob continues with talking about the idea Mo‘oka‘i; how do you start to frame your journeys and how do you start to frame the connectivity? The Conceptual Master Plan Map (slide 24) outlines landowners and the neighboring activities that are going on.

Frank Brandt States the Kaka‘ako Makai Park is contiguous to almost all of the nine (9) parcels, which is very important because the planning that is going on there is very influential to each of these parcels. They would like as fast as possible to get that input back into the HCDA Park so that there is some cohesion and it works together. It’s contiguous to everything.

Rob Iopa States, in his perspective, there are two amazing facts; nowhere can you point to one geographical area and find near the amount of thinking and planning that’s occurring simultaneously as you see on this map. This represents 200-300 acres of urban Honolulu; and the opportunity to do it right is great.

Committee Chair Hulu Lindsey States one of OHA’s lots (on the point) is left out of this map.

Rob Iopa Continues to state that there is an opportunity to make sure there is planning that all can be a cohesive. He goes on to describe the Kaka‘ako Historical & Cultural Research Composite Map (slide 25). All these ideas will start to influence the Master Planning activities. When they are complete with what

they think is a Master Planning Solution they will come back and share again their thoughts, and then they would go back into the community.

Lehua Ka'uhane States that some of the information from the community from the first round of community engagement will go into some of the influence, design, and planning of the Conceptual Master Plan. That goes hand in hand with the market and financial analysis. Following the development of the Master Plan they will be going back into the community for a second round and will be visiting the same communities in the first round and also some of the key stakeholders that were identified in round one. They will share the feedback they came up with in round one. They will share the plan and how the plan reflects the community's feedback, some cultural thinking, financial market analysis, and show them where OHA is headed in the future.

Rob Iopa States the last segment is one that synergizes the activities and focus back in on the framework and strategies they began with.

Dr. Pualani Kanaka'ole Kanahahele States the different themes all meld together. One leads off of the other. Some might think that things are lost or forgotten, but there is still a lot. That is where the idea of the oasis comes in. The challenge is, with the amount of literature and chants that we have, to pull out old wisdom and still have it applicable to today's world. That's what all of these different themes bring and the collaborative will make it come to life.

Trustee Akana Asks if there will be room for a theatre in the Conceptual Plan. Perhaps something like a concert hall where there could be ongoing educational films for people that are visiting, not just on the culture and history, but also on other things that Hawaiians are involved in. Hawaiians have made many contributions to the American culture. These stories that many aren't aware of can be showcased and shared in a theatre form.

Dr. Pualani Kanaka'ole Kanahahele States there is no theatre in Hawai'i that will lend to that. There is the Blaisdell, but that's it. They are looking at the Wyly Theatre in Texas (Dallas).

Committee Chair Hulu Lindsey States the presenters will finish the presentation and then there will be time for more questions.

Trustee Machado States she hopes that Rob will cover the community outreach stage and highlight round one and the collection of the data to get to round two.

Rob Iopa States the next segment is a simple project timeline. Presented (slide 30) is an outline of the scope of their work and time frames that they look to establish. The last quarter of 2014 there was a significant amount of effort in four distinctive categories. A significant amount of work has already been done, both by OHA in its evaluation and previous efforts, but much planning has begun in this area. They have also begun the discussions on the market analysis. Linda and Tom will present a background. They have begun the research and collection of the data. Lehua and Kevin will share on the discussions that have occurred in the past several weeks and some of the preliminary time frames that look for engaging with the community. They have not begun conceptual land use planning. They begin with a process of background and analysis. They will come up with an idea based on information from the community. It will come back to OHA and they will work with the OHA team in establishing what may be those strategies. We know that there are three strategies; without residential; with residential; and with residential potentially as a later activity. Their intention is to be unbiased in those representations and to take each one in totality on their own and develop them in the best way forward and for OHA to decide the best way in moving forward. As they move through the process of conceptual land use scenarios, he

believes they will be in a good place to conclude those efforts in the third quarter of this year. That conclusion of that land use scenario will then dovetail in with the financial analysis. It doesn't matter how great a plan looks if there isn't financial basis to it. That financial assessment is important. They will do it in multiple ways. Obviously highest and best use will be a strategy. There will be other measures in the process that will allow for other opportunities for OHA to make decisions on best routes moving forward. At the conclusion and blessing of the solutions taken to the community they begin the entitlement process; the EIS and other regulatory approvals that need to occur. He and other members of the team can be available for much more detail as necessary. He asks Linda Cheu and Tom Holliday to go over the market and financial analysis phase.

Linda Cheu States she is the Vice President of AECOM and has been with the firm for about 20 years. She thanks the committee for the opportunity to share some of their thinking, not just on real estate or market analysis, but on successful destinations that will be financially viable for a long time. She provides some background on the firm. They have developed a very robust practice around the world helping to create cultural entertainment and other community development projects. One of the most important points is that they understand that there are goals beyond financial return. Financial return is important and to the viability of the project, but they understand that OHA is trying to create something much more in the community and have other goals to be supported. They take a holistic approach to really assessing what the potential is.

Tom Holliday States the Hallstrom Group was founded 35 years ago by Jim Hallstrom and his brother. They count OHA, DHHL, the Royal Trusts, and Kamehameha Schools as some of their clients. One of the driving thoughts of their company has been, under all is land. We are creatures of the land. It determines who we are, what we are, what our children can become. The use of the land is the most important thing that we as people have. Sovereignty is not just a political, cultural or spiritual issue. It's a land use issue to the extent that you are free to use your land to serve your community and your people. The purpose of what they are trying to do is to provide information OHA needs to make sovereign decisions (inaudible ending). They will look at every potential legal use of the property, both from the standpoint of where the land use entitlements exist and what they may be. They will work with the group to get the input from the community, Trustees, and OHA Administration to move forward. They can start looking at a huge range of potential uses and how it best works economically and culturally.

Linda Cheu Goes over some of the numerous projects that they have worked on. They've worked on many different types of projects, cultural, ethnic, and heritage districts. She goes over some of the things that are in common with the Kaka'ako project. The financial return is important, but there are goals beyond that. The financial analysis needs to consider that. They need to create an active and vibrant community where people can live, work, and play. In some instances some people cared about who could live, work, and play in that community and making sure theirs is accessibility to people of different income levels. Beyond that there are very specific community goals that need to be supported. Specific like a theater, or programming or services that are much needed. In all of these cases they had to balance the real estate uses and the financial possibilities with what could actually be accomplished from the community objectives. Their role is not to make decisions at all, but to help OHA assess what are the tradeoffs. Their role is to be advisors and to give OHA the very best information from rigorous real estate and market and financial analysis to make good decisions.

Tom Holliday States they will be projecting demand of the various uses over generational periods of 25 to 50 years, not just a 5 to 10 year period as most developers would look at it. They will look at some specific goals or what type of economic uses that can exist that can also be specifically beneficial to the Hawaiian community; the creation of jobs; the creation of housing for the kūpuna; and the creation of educational or medical uses that would service the community better in need within the urban chaos that

does exist. He shares that he is a Kaka'ako resident and spends a lot of time on the piece of land on the waterfront park. He thinks it's a great piece of property and has maximum potential at a great time. As a company, they are involved with virtually everything that is going on there. The ability to bring in the international expertise with comprehensive local knowledge should enable a quality set of metrics that OHA can analyze and work together with the community in order to meet the needs; it's a very valuable resource.

Linda Cheu Clarifies the process. They start off with market analysis, which then feeds into the Conceptual Master Plan along with the community engagement. After that's completed and vetted then they will go into financial analysis, looking at many different scenarios as they come up and they change and get input from the physical planning side.

Tom Holliday States how OHA uses its asset can be used to make money. There is an opportunity to generate revenue and to generate what the community needs to support itself and thrive in the future. The first step is to gather all the information. That is where the firm is right now. The next time they come before the committee will be with the first comprehensive information and overlook to start the planning process. The goal would be to generate basic numbers and tables within a couple of months.

Rob Iopa States the next segment of their presentation is on the community engagement.

Lehua Ka'uhane States that they will be getting into the specifics of timeline and stakeholders. She introduces Kevin Cockett of Cockett Communications.

Kevin Cockett Greets the Trustees. He states that it is a privilege to be a part of this effort as it was back in December 2011 and February 2012 to participate in the community meetings and hear the heart of the people with respect to this opportunity at Kaka'ako Makai. What is presented (slide 34) conveys the stakeholder component of the community engagement. Many of the team members are already working closely with Allen Kam, Kehau Abad and OHA staff on charting a community engagement plan as they embark on educating and informing the community about OHA's Conceptual Master Planning process. They are looking at all the details in terms of conducting the pai'aina meetings statewide. They are looking to kick-off in mid-February. They are looking for the right facilities and looking at the use of technology since some may not be able to attend the meetings in person. Also, outside of the community meetings, there may be opportunities with one-on-one meetings with key stakeholder groups or individuals. They are looking for different methods to engage with kanaka, broader stakeholder groups, and beneficiaries so this can be a meaningful process that OHA can be proud of in the end when they have a Conceptual Master Plan in place.

Lehua Ka'uhane States they have been working very diligently with OHA's Staff that are handling community engagement of Kaka'ako Makai. They have some proposed dates and locations for the pai'aina meetings starting in February. It's an aggressive schedule, but this first round is very important to the Conceptual Master Planning process. As the team learned from the first round of engagement when the proposed settlement discussions were happening, the communities valued and appreciated Trustee participation and presence at the meetings. They will continue working closely with OHA Staff and Trustees to continue the community engagement process and make it as robust and comprehensive as possible.

Rob Iopa States he believes some of the community engagement process starts today with the beginning rounds of discussions with the Trustees. The team is very appreciative for allowing them to participate in this process; it's an incredible challenge as a well as an opportunity that they are excited about. He is confident that with the team he has they will be able to support OHA's efforts in good ways.

Trustee Apo Recalls the John DeFries proposal for Keauhou (becomes inaudible). It really fired up his imagination as to what might be possible, culturally, to create signature architectural landmark, which is one of the foundations of our policy on Kaka'ako Makai. He goes on to share some information that he found on different buildings and architecture that he came upon during an internet search. He asks, "What does your experience and data show on utilizing particularly the more sculptured style of buildings with revenue centers built on the observation deck and maybe other levels that they would use?"

Linda Cheu States there are two questions. One is on signature architecture and the other is the observation deck and commercial uses of the top of the building. They can be very financially positive and lucrative. They just finished the work on the World Trade Center's observation tower and deck and there will be a number of commercial components there. The Space Needle does very well. These can do very well. Signature architecture can sometimes really help to draw people to a site. However, sometimes the cost is prohibitive and it is really matter of balancing. If view experience is something that OHA would like the team to look into, they can do that. They have looked at towers all over the world. They could do a local market analysis here and look at what the costs would be. It could work, but they would have to do the research.

Trustee Apo Mentions there was one rendering that created a signature tower for Kaka'ako with an observation deck. At mid-level there were meeting rooms and the whole complex was anchored by a performing arts center and educational facilities that were cultural. He hopes at some point there is an opportunity to look at that.

Dr. Pualani Kanaka'ole Kanahahele States Trustee Apo is not only thinking of a stylistic nu'u, but a nu'u that has functionality.

Trustee Ahu Isa Suggests to include the Hawai'i Lodging and Tourism Association and George Szigeti in the Kaka'ako Makai community engagement meetings since the area is surrounded by hotels. She talks about the homeless situation (becomes inaudible) and mentions past involvement with helping to put money towards a Duke Kahanamoku museum (becomes inaudible).

Trustee Machado States when this process began OHA Trustees and Administration were hopeful that they could give an update on the Legislative approach for 2015. In the last Legislative Session OHA was bold enough to seek an amendment to allow for residential high-rise. OHA was defeated, but assured our key legislators that OHA would do their homework and do an economic analysis on each parcel. Looking at the approach and timeline, OHA will not be able to accommodate the Legislature this year. She is addressing the issue of the legislative strategy for 2015 on the Kaka'ako parcels. She wants to make sure that as OHA does the community outreach, the approach is in a manner to which they can respond to key legislators in a manner that would be supportive of why time is being taken to do what they are doing this session.

Ka Pou Nui Burgess States he can address that. They had a brief meeting and discussion with the Kaka'ako Makai Entitlement Commission. Their strategy was to not go into the Legislature with a bill to request anything this Legislative Session. Instead, they would continue to engage the legislators in the process and invite them to participate in the planning as well. They would be key stakeholders to engage. During the Legislative Session, OHA would also update them and inform them of what OHA is doing during the process.

Trustee Machado Asks if they will meet the principles and be able to do a presentation with any caucus group or neighbor island groups.

Kehau Abad States one of the key components of the planning process is the set of meetings they (CE staff) will be having with each of the Trustees. It provides an opportunity to gain the Trustee's input to the staff's proposal of how they are going to go out in the community and the details of what the meeting will look like, including the envisioned speakers, the role of a representative from the BOT being there to be a key part of the presentation, the role of Administration to play a key part, facilitation, and the key questions being asked. All of that will be a part of the discussion they will be having with each of the Trustees. In addition, they are looking at getting some key feedback from the Trustees on the one-on-one meetings. Who do they need to speak to on a one-on-one basis, including key legislators? They would like to gain insight on whom each Trustee would feel most comfortable speaking with. This would all be part of the agenda for the one-on-one meetings that are to begin this afternoon. She requests the Trustees to take some time to think about how they want to help to shape CE's process.

Trustee Machado States she would like to be clear with the consultants about the Legislative strategy. Her question is directed mainly at Dr. Pualani Kanaka'ole Kanahahele. So often the pu'uhonua concept is utilized versus kīpuka. Understanding what Dr. Pua described about the kīpuka, it is important to try and clarify both meanings. Lands like Kaka'ako may be looked at by some as the old rubbish dump or 'ōpala lands, but there is a strong history of people that lived there and gathered from there. For many that have connection there, or lineal descent, it may be a pu'uhonua they come to versus a kīpuka where the ability to spread out is being referenced. Conceptually, that would be important (inaudible).

Dr. Pualani Kanaka'ole Kanahahele Responds that conceptually it is a kīpuka that they are talking about. Kīpuka is like a hearth; you come back and get energized then blow back out and take with you whatever you got energized for and learned. Basically, they are talking about a kīpuka. A pu'uhonua is when they can come back and feel safe in that particular place. It doesn't have the in-and-out kind of interaction; one stays to be in a safe place. The kīpuka, however, is a place that continues growth and sends the growth out.

Trustee Machado States, with Kaho'olawe, they have used the word wahi pana; another higher level of being sacred lands. All of that is intertwined with wahi pana.

Dr. Pualani Kanaka'ole Kanahahele Agrees that wahi pana is all of that.

Trustee Machado States she wanted to put that out for clarification. When the community engagement meetings happen, some individuals or activists that have been monitoring will come out for that clarification. Trustee asks if the Obama Learning Center might be a realistic consideration. It would add another layer to conceptual design.

Dr. Pualani Kanaka'ole Kanahahele States what Trustee Machado described is a necessary part of growth. It kicks off from the kīpuka, but at a particular level it has to go to a center, like the Obama Center. Throughout the last two centuries we've gone with the word that was written; all of our culture depends on what was written in the books. For her, the important part of knowledge doesn't have to do with the written word or the mo'olelo, it has to do with the chant. The chant is timeless. It has to do with space. Mo'olelo has to do with a time; something that is created for a particular time. When you add a chant to that, the chant will pull in the philosophy of the mo'olelo. The philosophy of the mo'olelo has to do with the space that the people are living in. That particular kind of thing is what we want to encourage as far as intelligence is concerned.

Trustee Akana (Inaudible beginning) is hoping that some of that information can be shared with the collaborative. She's glad that Frank Brandt is involved. He's been with OHA for a long time and did a

lot of OHA's inventory which they used in the Legislature. Her concern is when looking at the design, Kaka'ako is basically landfill. When you develop on landfill you have to consider what the lifespan can be and what can happen if a structure is not sturdy enough. Having people meet with marine research consultants is an important piece when you consider the design and the lifespan of it. She was intrigued by the Hallstrom Group when they mentioned land is sovereignty. Sovereignty really is self-sufficiency when looking long term at what this property can do. For generations to come, it must generate enough income so our children and children's children can benefit from this trust. This kind of thing has to be kept in our minds as this property is developed. OHA promised the community that OHA would develop something that is not only culturally sensitive, but a sense of place, not just for Hawaiians, but for our community; a place where people will want to visit. After the Hawaiian village in He'eia was gone there was nothing else. The Mormon Church and Polynesian Cultural Center (PCC) are there and many visitors spend millions at the PCC. A small portion of what is presented there is Hawaiiana, but it isn't our Hawaiiana. OHA needs to develop a cultural place that is ours. Taking all those things into the thought process can help shape the kind of place we want to create for others and for history. The Live, Work, and Play concept is important. As people find it more expensive to live here, that is something that we need to consider. The Legislature was against OHA building affordable housing, even on a parcel that was not on the ocean front. It would be premature to talk to the Legislature because OHA does not have anything to present to them. We need to be prepared before we do that, at least with a decent plan, and have the community be with us and follow through with what we promised. Otherwise, we wouldn't have had the public support for this settlement. Keeping those promises and keeping these things in mind, we can develop something entertaining along with the Live, Work, and Play concept. At the same time provide for a trust that will be in perpetuity for our people.

Trustee Ahu Isa Asks the collaborative, in relation to what Trustee Akana mentioned, if they considered talking to the Howard Hughes Corporation or Kamehameha Schools since they are nearby developers. They are all included in this. If OHA had something that they would buy into and get their support, it would strengthen our chances at the Legislature.

Trustee Robert Lindsey States he first would like to thank Rob Iopa and the panel for being here today to make their presentation to the committee. He truly appreciates that soon after OHA acquired Kaka'ako from the State, they huddled around the table and had some talk-story sessions and one of the cornerstone principles that came out of one of the sessions was advancing a plan for Kaka'ako; we wanted to find a balance between commerce and culture. He thanks the collaborative for focusing on that and using that as a pathway in coming up with something that OHA can be proud of.

Trustee Apo States one of the things he comes away with from this is we all understand that we are talking about the first opportunity the Hawaiians will have to put a face on the nation. This will be an expression of creating a national identity for Hawaiians in a way that is ka wa ma mua, ka wa ma hope. Connecting our past to our future and celebrate ourselves and while we are doing it, it will be good for everybody. As Kaka'ako goes, Makai goes, so will the rest of O'ahu. It makes him feel good. He thanks the collaborative.

Committee Chair Hulu Lindsey States she has been exposed to several types of development in her lifetime. She feels that the financial analysis needs to be further up in the timeline because it will help the Trustees decide what they want to build if they can see what kind of revenue will be generated from it. She is concerned about the revenue that might come in from different types of construction or use that the Trustees decide on. She feels that they cannot make intelligent decisions without first seeing the numbers. She notes that the financial assessment is done after the community engagement piece on the timeline. If that is the case, she would like to know what they plan on telling the people at these meetings. They will be curious about the money. The neighbor islands will not benefit from Kaka'ako in

the same way that O'ahu beneficiaries are able to. They will be interested in hearing about the potential revenues that will be generated and how they can benefit from it. She knows that collaborative will move forward with balance in mind. She is concerned about the revenue and what will be built. She would like to see the financial analysis moved up with conceptual plan and worked on simultaneously. She feels very strongly about the financial analysis being moved up front.

Rob Iopa States their strategy was first to go to the community with the market analysis component understanding what the activities are in and around the area and start to develop thinking about what could be possible there. That type of information would be taken to the community in the first round. If asked what types of activities are possible, they could respond with a range of options with the hope maybe they would hear some suggestions of what the community would like to see there as well. The market analysis with the community interaction would allow them to start the Conceptual Master Planning. Once they start defining solutions in that plan, the hope is then to do the financial analysis on those solutions. They would have an actual development assumption and revenue generations based on the various proposals in the conceptual solution. That would be taken in to the community in the second round. That's the strategy they laid out. If there are other suggestions to be incorporated into that, they can take it into consideration.

Linda Cheu States they can do some preliminary revenue estimates at a very big picture level; high level analysis early on to help understand which things have greater revenue potentials or which things actually require support. Once there is a Conceptual Master Plan and more detailed scenarios are worked out then a really detailed, fine-grained financial analysis can be done. Clearer language can be added stating that the market analysis will include some high level characterizations or analysis so people will have information about uses that are likely to generate revenue or uses that may require some support.

Tom Holliday States one of the advantages of being here and locally involved with the projects on O'ahu is that they always know about the costs and the income associated with it. They can speak to generalities of saying what should be built. They can easily define the costs to build, the average rate and income one would get, and flow from the uses. The market analysis is not just a function of supply and demand. Its supply and demand and what works economically in that context. As the top local appraisal evaluation firm, they bring international expertise to the table. They can provide those general answers on a moving forward basis that will help in the decision making process and help people understand the economics of the market sections.

Rob Iopa Adds the Hallstrom Group is currently doing the market and financial analysis for Howard Hughes and Kamehameha Schools.

Tom Holliday States the community on O'ahu is tight. Everybody is connected and knows what's going on. Everyone wants to work in their best interest, but acknowledge there's a greater interest in establishing Kaka'ako and having it evolve from being an industrial area to being the most dynamic place in the state in the next 20 or 30 years. All the landowners know they are working together with similar clients and consultants, the City and County of Honolulu, and Rapid Transit to establish a community that is going to work, not just a collection of high-rises and developers trying to exploit money. There will be opportunities to provide high level concepts of uses and associated revenue streams they would get and whether or not they would be sufficient to support construction cost, specifically in an area that may have construction difficulties on a going forward basis.

Linda Cheu States she wants to leave open that ideas will likely come out of the community engagement sessions that they would like to respond to and do more analysis. She agrees there needs to be some

revenue analysis early on to give the community some idea of whether or not things will generate a strong return, will break even, or require some support.

Committee Chair Hulu Lindsey States the beneficiaries will want to know how all of this will affect the trust. That money is meant for them.

Linda Cheu Agrees that it is an important concern. She has seen some projects that did not have a financial analysis done, even at a high level early on, and sometimes they're not successful.

Tom Holliday States other aspects of it in that regard, or what is transpiring in the market, is OHA will have to bring in some form of joint venture partner. OHA is not a builder. Some aspects of the market are very hot and some are not. It's important to identify the uses investors are both looking for now and we perceive will be interested in for the next five, ten, or fifteen years.

Trustee Lei Ahu Isa (Inaudible)

Trustee Robert Lindsey States he appreciates that community engagement is heavily embedded in the process. Having worked with developers in the past; smart developers engage the community and the not so smart ones don't.

Trustee Apoliona Asks if global warming issues will be part of the review.

Rob Iopa States it will be, particularly coastal risk issues. Everybody's concerned and knowledgeable about sea rise, but even storm conditions and those types of things combined. Because of the investments that are going into Kaka'ako, there have been tremendous studies on sustainability, coastal risk and mitigation areas. A lot of them have to do with ground planes. Raising the footprint of your building such that if there are inundations of water, you can deal with that, but at the same time it means lifting things up so people have to get up to them. There are all these little struggles to deal with.

Trustee Apoliona States this presentation and the team that has been put together is encouraging.

Trustee Ahuna Thanks everyone on the collaborative for coming here and making their presentation. He expresses it's a truly great moment for him. There have been a lot of questions being asked prior to this. He appreciates learning that sovereignty is a land issue, this process we take is the culture and the chants and mo'olelo ties into it. He feels comfortable that all the questions at the table are open and the team is willing to talk about it here and with others. He thanks each individual firm and representatives.

Trustee Apoliona States she has a comment to Tom's point on land and sovereignty. In the spirit of Trustee Stender, she quotes him as saying, "Land, they don't make it anymore."

Dr. Pualani Kanaka'ole Kanahale Responds with, "We do!"

Committee Chair Hulu Lindsey States she would like to make them aware of a concern at Kaka'ako. She saw a plan with finger piers at Fisherman's Wharf. She doesn't think it's a done deal, but would like some ideas on how to discourage them being built. The ocean is very important to the Hawaiian community.

Trustee Akana Adds that when OHA agreed to the settlement with the State for the lands, they did not know that HCDA made a commitment to the harbor developer that they would be able to build finger piers along the property. There have been long discussions about that and did not accept that as part of

the deal. There may be opportunities for the subsistence fisherman to use that area or for the Hōkūleʻa to dock there. This may be a negotiating situation with the Howard Hughes Corporation. OHA may be more successful with them than the State.

Tom Holliday States there is potential for alliances in those regards. He doesn't want to see them destroy Point Panic.

Ka Pou Nui Burgess States the finger piers in the plan that is being referred to were part of previous plans under the HCDA. Since that time, fairly recently, they leased out the Kewalo. He/his staff have had the opportunity to meet with representatives of Howard Hughes. They are currently in a planning process for the Kewalo Basin and are open to OHA's engagement in their planning process just as OHA will have them engage in OHA's planning process. In discussions they did bring up the finger pier issue. Due primarily to technical issues, finger piers along Parcel A would not be part of any phase one planning. Water movement and the bay were some of the technical issues mentioned. They will continue to engage with Howard Hughes in both OHA's planning and theirs.

Trustee Akana States it's important the Trustees are also involved in these discussions with stakeholders and surrounding developers. If there is no resolution, there is a possibility for OHA to go after the State and sue them because they did not, in good faith, negotiate with OHA for this property. This would hold up Howard Hughes' development. They need to know this. It should not just be the OHA Staff talking to Howard Hughes; they need to know the reality.

Trustee Ahu Isa (Completely inaudible)

Trustee Apo States he knew. They had a charrette that everyone was invited to. He was the only Trustee there in attendance along with OHA Staff.

Ka Pou Nui Burgess States Allen Kam is in regular communication with Howard Hughes since we're neighbors and both are collaborating different things there. There was one initial meeting after they acquired the lease with Kewalo. OHA Staff is cognizant of the need for further engagement with them. Obviously, in the planning process the Trustees will be included as well.

Trustee Apo States assuming that everyone is a bad guy, OHA tends to saber rattle. Howard Hughes has just as much at stake as OHA. He finds them to be cooperative and reasonable. Stop the saber rattling. Let's look at the best side option.

Trustee Akana States she's not saying that Howard Hughes or the other surrounding stakeholders are bad guys. She just wants to be at the table for discussions.

Trustee Ahuna Asks if Howard Hughes owns the property across from OHA's, on the south side.

Rob Iopa Answers it is Howard Hughes.

Trustee Ahu Isa States she agrees with Trustee Apo. OHA doesn't want to sue. It's easier to negotiate (inaudible).

Trustee Machado States, from her own experience, this will not be an 'olu'olu ride. OHA will have to come out and charge because people will come with many different angles and approaches. They don't want Hawaiians there to begin with and generating revenue to improve the conditions of the Hawaiian people. It's beneficial for OHA to come in with the cultural concept, different parameters to meet the

planning expectations, work with the surrounding landowners, and come up with some good analysis. She has aloha for the Friends of Kaka‘ako. They have been the guardians of this area for many, many years. They worked hard to get the law passed for no high-rises on the ocean side. It would block the open plane views that they want to be able to keep. The appraised value from the State is \$200M. OHA wants to be able to obtain that kind of revenue base for the Hawaiian people. She is happy with the collaborative and cannot think of a better team to move forward with. She thanks them for responding to the RFP and putting together a proposal. She looks forward to seeing them move forward and make this right and create this kīpuka.

Trustee Akana States this job has to be done in the best way. Not just for the Hawaiian people, but for everyone. Everyone has to know that OHA will negotiate and do whatever needs to be done to make it happen, but if it doesn't happen OHA will not sit down. They will fight for their land. We are on the waterfront. If Hawaiians cannot make this a sense of place, who can?

Committee Chair Hulu Lindsey Asks if there are any other questions for the consultants. She thanks the collaborative and the representatives that came today. The Trustees will do their own due diligence and will anxiously wait for their recommendations.

V. ANNOUNCEMENTS

Committee Chair Hulu Lindsey Asks if there are any announcements.

VI. ADJOURNMENT

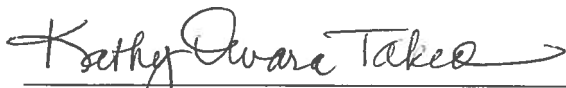
Trustee Apoliona Moves to adjourn the meeting.

Trustee Ahuna Seconds the motion.

Committee Chair Hulu Lindsey Notes a unanimous consensus and the motion is carried.

The meeting was adjourned at 11:29 a.m.

Respectfully Submitted,



Kathy Owara-Takeo

Trustee Aide

Committee on Land and Property

As approved by the Committee on Land and Property on February 12, 2015

Carmen Hulu Lindsey

Trustee Carmen Hulu Lindsey
Chair
Committee on Land and Property

ATTACHMENT:

- Community Sign-in Sheet dated May 22, 2014
- Kaka'ako Makai Meetings Feb.-Mar. 2015