Notice of Meeting
UNIVERSITY OF HAWAI’I
BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES
Members: Regents Tagorda (Chair), Higaki (Vice-Chair), Acoba, Acopan, Nahale-a, and Sullivan

Date: Thursday, June 3, 2021
Time: 11:45 a.m.
Place: Virtual Meeting

In light of the evolving COVID-19 situation, protecting the health and welfare of the community is of utmost concern. As such, this will be a virtual meeting and written testimony and oral testimony will be accepted in lieu of in-person testimony. Meetings may be monitored remotely via the livestream pilot project. See the Board of Regents website for information on accessing the livestream: www.hawaii.edu/bor. Mahalo for your consideration.

AGENDA

I. Call Meeting to Order

II. Approval of Minutes of the May 6, 2021 Meeting

III. Public Comment Period for Agenda Items:

All written testimony on agenda items received after posting of this agenda and up to 24 hours in advance of the meeting will be distributed to the board. Late testimony on agenda items will be distributed to the board within 24 hours of receipt. Written testimony may be submitted via the board’s website through the testimony link provided on the Meeting Agendas, Minutes and Materials page. Testimony may also be submitted via email at bor.testimony@hawaii.edu, U.S. mail, or facsimile at (808) 956-5156. All written testimony submitted are public documents. Therefore, any testimony that is submitted for use in the public meeting process is public information and will be posted on the board’s website.

Those wishing to provide oral testimony for the virtual meeting may register here. Given constraints with the online format of our meetings, individuals wishing to orally testify must register no later than 7:00 a.m. on the day of the meeting in order to be accommodated. It is highly recommended that written testimony be submitted in addition to registering to provide oral testimony. Oral testimony will be limited to three (3) minutes per testifier.

IV. Agenda Items

A. Recommend Board Approval of Lease Between the University of Hawai’i (UH) and Las Cumbres Observatory Global Telescope Network, Inc. to Allow the Continued Use of Existing Observatory Facilities for Education and Research at Waiakea, Papa’anui, Makawao (Honua‘ ula), Maui, Hawai’i,
covering approximately 0.5 Acres at the Haleakalā High Altitude Observatory Site

B. Recommend Board Approval of Extension of Lease Between the University of Hawai’i and the U.S. General Services Administration dba National Oceanic and Atmospheric Administration Agency (National Weather Service) for Office Space on the UH Mānoa Campus

C. Committee Annual Review

V. Adjournment
I. CALL TO ORDER

Chair Michelle Tagorda called the meeting to order at 8:33 a.m. on Thursday, May 6, 2021. The meeting was conducted virtually with regents participating from various locations.

Committee members in attendance: Chair Michelle Tagorda; Vice-Chair Wayne Higaki; Regent Simeon Acoba; Regent Kelli Acopan; Regent Alapaki Nahale-a, and Regent Jan Sullivan.

Others in attendance: Board Chair Benjamin Kudo; Regent Eugene Bal; Regent Randy Moore; Regent Robert Westerman; Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Community Colleges Erika Lacro; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Research and Innovation Vassilis Syrmos; VP for Information Technology/Chief Information Officer Garret Yoshimi; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH-Mānoa (UHM) Provost Michael Bruno; UH-Hilo Chancellor Bonnie Irwin; UH-West O’ahu (UHWO) Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES

Regent Sullivan moved to approve the minutes of the February 3, 2021, meeting, seconded by Regent Acoba, and noting the excused absence of Vice-Chair Higaki, the motion carried with all members present voting in the affirmative.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office received written testimony as follows:
IV. AGENDA ITEMS

A. Recommend Board Approval of Authorization to Amend Pre-Closing (Pre-Construction) Agreement with Greystar Development Services, LLC (Greystar) for Development of a Multi-Family Rental Housing Facility at the Former NOAA Site

Prior to his presentation, VP Young introduced Mr. Michael Shibata, the recently-hired director of the Office of Strategic Development and Partnership which serves as the lead agency for the university’s real estate development and monetization efforts, including public-private partnership projects.

Regent Moore arrived at 8:38 a.m.

VP Young provided a brief history of the NOAA Graduate Student Housing Project (Project) noting that, in March 2020, the board approved the administration’s original request to enter into a limited pre-closing agreement (PCA) with Greystar under which the university would agree to reimburse Greystar for incurred pre-construction costs of up to $1.5 million for the Project. At that time, it was anticipated that additional pre-construction costs would be addressed in phases based upon pre-construction activity and that the administration would seek board approval for amendments to the PCA to accommodate these costs. In September 2020, the board approved an amendment to the PCA authorizing the expenditure of additional funds for Project pre-construction costs through April 2021. The administration is currently seeking board approval for a second amendment to the PCA that would allow it to authorize Greystar to expend up to an additional $1 million to accommodate the next pre-construction phase of the Project. He stated that, should the board approve this request, the administration will have been authorized to expend a total of $3.5 million of the $5 million budgeted for pre-construction costs. It was also noted that the administration is expecting to return to the board in fall 2022 to seek approval for a third amendment to the PCA to address the final pre-construction phase of the Project. Although completion of some pre-construction work has experienced delays, primarily due to the COVID-19 pandemic, the Project continues to progress with completion and full occupancy anticipated by the fall of 2025.

Regent Nahale-a questioned the administration’s rationale for agreeing to reimburse Greystar for pre-construction work if the PCA was terminated as a result of a material default by Greystar. VP Young explained that, under the PCA, Greystar has agreed to advance funds necessary to address costs and expenses for all required pre-construction work for the Project. If the PCA was terminated, the university would
reimburse Greystar for funds that were advanced for already completed pre-construction work. In turn, the university would retain ownership and title to the work, including all of the Project’s design and contract documents prepared by Greystar and its third-party vendors, which would simplify the process for the university should it decide to proceed on the Project either on its own or with another development partner.

Noting that the board has already authorized the administration to expend $2.5 million of the approximately $5 million budgeted for Project pre-construction costs, Regent Sullivan asked about the use of the previously authorized expenditures and the status of the permitting process. VP Young replied that work necessary to complete the application process for submittal of the Plan Review Use permit modification has been conducted over the past 12 to 18 months and is nearing completion. Funds that were previously authorized by the board have been expended for much of this work including environmental and market demand studies. Additionally, monies have been used to begin architectural, design, and engineering work for the Project. Regent Sullivan questioned why architectural and design work on the Project was being conducted before final submittal of the PRU. VP Young stated that architectural, engineering, and design work has already been initiated to ensure that the Project meets the expectations and objectives of the university, as well as to address issues necessary for the PRU application process.

Regent Sullivan inquired about the milestones that needed to be accomplished with the $5 million budgeted for pre-construction costs in order to achieve a successful bond issue for the Project. VP Young responded that bond issuance for the Project cannot occur until all necessary entitlements are acquired. He noted that completion and submittal of the required environmental studies was the last major milestone achieved and that securing the PRU and all of the Project’s related permits would be the next major milestone. VP Gouveia added that the administration has been working closely with staff of the Department of Planning and Permitting of the City and County of Honolulu (DPP) and has reached a verbal agreement that the Project would be considered a minor modification to the PRU permit. She stated that additional studies requested by DPP, such as traffic flow studies and wind studies, are currently being completed and the PRU application should be finalized by the end of May 2021. Additionally, she noted that current funding is expected to be sufficient to complete the PRU application and approximately 60 percent of the Project’s design phase. Regent Sullivan requested clarification as to whether the $5 million budgeted for pre-construction costs was to obtain a minor modification of the PRU and any necessary building permits. VP Young replied that all of the work necessary to complete the pre-construction process, including securing of all of the necessary entitlements and permits necessary for bond financing and to begin actual construction of the Project was encompassed by the $5 million.

Stating that it was her understanding that building permits still needed to be obtained, Regent Sullivan asked when the administration anticipated issuing bonds for the Project. VP Young responded that the target date for the issuance of bonds is in the first quarter of 2023.
Given the amount of time it has taken to achieve the current status of the Project, Regent Sullivan expressed her continued concerns regarding the Project’s timetable and pre-construction budget estimates.

Board Chair Kudo asked if his understanding that the COVID-19 pandemic has delayed the Project and that its anticipated completion date is fall 2025 was correct. VP Young stated that the COVID-19 pandemic did not delay the Project itself but did impact the completion of some of the studies necessary for pre-construction work, as well as some of the value-added engineering efforts for the Project. While Greystar is confident that the Project will be available for full occupancy by fall 2025, there is a high likelihood that the facility will be ready to accept occupants and begin operations well before this date.

Mentioning that construction agreements often contain penalties for delays such as those experienced by the Project, Board Chair Kudo questioned how the PCA addressed this issue. VP Young stated that the PCA is a pre-construction agreement and currently references a target Project delivery date of fall 2025. However, more robust language around expectations and obligations for specific delivery dates will be included within a full and final construction agreement for the Project.

Regent Nahale-a moved to recommend board approval of authorization to amend the PCA with Greystar for the Project, seconded by Regent Acopan, and noting the excused absence of Vice-Chair Higaki, the motion carried with all members present voting in the affirmative.

B. Recommend Board Approval Authorizing Negotiation and Approval of Lease of Facility Between the University of Hawai’i and the Agribusiness Development Corporation (ADC) for the Benefit of Leeward Community College (LeeCC)

VP Young stated that the administration was seeking board approval to negotiate and enter into a 35-year lease agreement for the long-term use of a 69,000 square-foot parcel of land located in Wahiawa consisting of primarily agricultural warehousing space currently owned by ADC. Securing long-term use of the leased area will allow the university, through LeeCC, to move forward with a renovation project to create and develop the Wahiawa Value-Added Product Development Center (Center) to support entrepreneurial development and economic diversification. While the Center will serve as an entrepreneurial incubator with a goal of economic diversification, particularly in the food-based product industry, it will also serve as a resource that will allow LeeCC to provide agribusiness-related curricula meshed with real-world experience, as well as technical research related to agriculture. The renovation project is expected to be completed in two years at an estimated cost of $17 million.

Vice-Chair Higaki arrived at 9:04 a.m.

Board Chair Kudo inquired as to whether there was an agricultural program at LeeCC and if this was a reason for it being chosen to operate the Center. VP Lacro
replied that LeeCC has an agricultural technology program but that the university envisions the Center being used by all of the campuses on O'ahu.

Noting that it appeared the Center will be used for agricultural purposes from both a cultivation and farming standpoint as well as a business perspective, Board Chair Kudo asked if the university’s business program was also involved in this venture. VP Lacro stated that the Center will focus on a number of agriculture-related training programs and courses, including agricultural business development, food safety and sustainability programs, and culinary programs, that will allow different disciplines, including the business program, to be brought together in a collaborative effort to meet the educational needs of students and the community.

Referencing the Center’s Wahiawa location, Board Chair Kudo asked if there was a relationship between the Center and the agricultural lands located in the area. Michael Unebasami, Associate Vice President (AVP) for Administrative Affairs for Community Colleges, responded in the affirmative noting that it appeared the Legislature provided funding for this project with the intent of promoting the agriculture industry in Wahiawa.

Board Chair Kudo questioned the cost-benefit relationship between the renovation project and the lease stating that, for $17 million, it was his opinion that the negotiated lease should be for a longer term. AVP Unebasami replied that conversations regarding the transfer of the parcel’s deed from ADC to the university did arise during negotiations on the lease agreement and noted that discussions about this transfer are ongoing. VP Young added that the university’s short-term goal would be to secure the long-term lease and subsequently continue negotiations for ADC to transfer the property to the university outright. If this property transfer opportunity arose, the administration would be required to return to the board seeking approval for acceptance of the parcel.

Citing a bill authorizing the Board of Land and Natural Resources to extend certain leases of public lands for various purposes if certain conditions were met, Board Chair Kudo asked if this would have any impacts on the lease with ADC. VP Young stated that it was his understanding that the university was explicitly excluded from this measure. However, if the bill is approved by the Governor and is found to be applicable to the university as a lessee, ADC could choose to automatically renew the university’s lease in 35 years.

Regent Acoba asked whether changes to the status of ADC as a State agency, including its possible dissolution, would impact the negotiated lease. VP Young replied that he did not believe changes to the status of ADC would compromise the lease, as ADC is an agency of the State.

Following-up on Board Chair Kudo’s previous question, Regent Acoba inquired as to whether a 35-year lease was adequate in terms of recouping the $17 million investment being made by the university. AVP Unebasami responded that, from the community college’s perspective, amortization of $17 million over a 35-year period was adequate. Director Shibata added that the administration did analyze the initial lease proposal and feels comfortable moving forward on this project based upon the improvement schedule.
and costs over the 35-year term of the lease. He noted, however, that a longer-term lease would be further advantageous to the university.

Mentioning that the university has the right to extend the lease for an additional 10 years, Regent Acoba asked whether there were any special conditions imposed on this extension. AVP Unebasami stated that no special conditions have been placed on the option to extend the lease for an additional 10 years. Regent Acoba continued, asking if the intent of the university was to eventually obtain title to the property. AVP Unebasami responded in the affirmative.

Regent Acoba questioned whether the administration was also requesting approval of the three-year operating budget for the Center that was provided to the committee as part of the lease proposal. VP Young replied that the committee was provided information on the Center’s three-year operating budget to illustrate the extensive nature of the Center being proposed for the leased parcel.

Regent Nahale-a expressed his support for the lease stating that the issue of economic diversification and agricultural viability and sustainability are important issues for Hawai‘i and the university must play a role in addressing these issues. Although he supports the lease proposal, he opined that future acquisition of the property would be more beneficial for the university. He also stated that to fully operate the Center in a way that matters to Hawai‘i’s future, the university will need to continue seeking outside support and is hopeful that conversations will continue on this matter.

Regent Moore asked whether a market demand study was done to determine the extent of interest in use of the Center, including the number of tenants willing to occupy space and pay rent for use of the facility, and whether the university has undertaken or plans to undertake efforts to promote the facility to prospective tenants. AVP Unebasami stated that a specific market demand study for the Center has not been carried out. However, he noted that, after conducting initial research on the expansion of agricultural opportunities for small business entrepreneurs in Hawai‘i, the Hawai‘i State Senate decided that the Center was something that was necessary to promote economic diversification and growth of the agricultural industry. Site visits to similar facilities in Arkansas, Portland, and New Zealand were also conducted prior to the development of plans for the Center. He also stated that LeeCC feels confident that there is a need for the Center based upon interest it has already received from several parties. VP Lacro added that, while the Center may be used by businesses to conduct experiments and work with students in a laboratory type environment to spur entrepreneurship, the main purpose of the Center was to serve as an educational site to provide agribusiness-related curricula meshed with real-world experience to university students.

Regent Westerman arrived at 9:20 a.m.

Stating that the Legislature provided three positions for the Center, Regent Moore asked if this was a sufficient number of personnel to execute the educational opportunities envisioned for the Center. AVP Unebasami replied that the number of personnel provided by the Legislature was currently sufficient but that the administration
would be utilizing the next two years to assess program development and staffing needs for the Center. VP Lacro also stated that faculty from the various university campuses would also be utilizing the facility which could also address some of the program staffing requirements.

Regent Sullivan expressed her concerns regarding Center’s duplication of agricultural programs and educational efforts already occurring at UHWO, as well as the possible long-term fiscal consequences for the university and the adequacy of staffing for the Center that was provided by the Legislature. As such, she stated that she could not support moving forward with the lease.

Board Chair Kudo opined that he agreed with the concept of the Center but questioned why it could not be placed within UHWO which already has a thriving agricultural program as noted by Regent Sullivan. VP Lacro replied that the Center is not a community college facility but rather is a university facility that will available for use by all of the campuses. However, operational management of the facility needed to be placed under the jurisdiction of a particular campus and LeeCC was chosen.

Board Chair Kudo asked whether the facility repair and maintenance (R&M) backlog at LeeCC had been reduced to ten percent. AVP Unebasami replied that he did not have the exact figures for the R&M backlog at LeeCC but that it was not reduced to ten percent.

Chair Tagorda expressed her support for the educational opportunities that the Center is intended to provide to the community, particularly with regard to agriculture and farming which is deeply rooted in the identity of communities across the State.

Regent Acopan moved to recommend board approval of a facility lease between the university and ADC, seconded by Regent Acoba, and noting the no vote of Regent Sullivan, the motion carried with all other members present voting in the affirmative.

C. **Recommend Board Approval of Resolution 21-03 Requesting the Administration of the University of Hawai‘i to Pursue an Adjusted Utility Rate Structure for Institutions of Higher Education from the Hawaiian Electric Company, Inc. (HECO)**

Prior to presentation for this agenda item, Regent Acoba recused himself from discussions on this matter.

Regent Acoba left at 9:34 a.m.

Board Chair Kudo explained that the impetus for the introduction of Resolution 21-03 was to address one of the major expenses associated with operating the ten-campus university system, electrical costs. During fiscal year (FY) 2019-2020, the university’s overall electrical expenses amounted to $46.5 million. It was noted that UHM accounted for nearly $35 million of these costs due to its immense energy needs and consumption because of its designation as an R1 research university with many of its research facilities, laboratories, dormitories, and information technology centers requiring 24-hour energy use. Although the university system, particularly UHM, has
worked actively to control its electricity costs through actions such as energy efficiency and conservation efforts, increased renewable energy production, regulating electrical use during non-peak hours, and decreased energy consumption, the rising cost of electricity per kilowatt hour continues to impact the university’s electrical expenses. He opined that, as one of the largest consumers of electricity in the State and as an institution of higher education that provides a needed public service, the university should embark on an effort to lower electric utility costs through the negotiation of lower rates from HECO. Resolution 21-03 initiates the process for these negotiations.

VP Gouveia stated that the university supports working with HECO and the Public Utilities Commission (PUC) to determine and craft an electric utility rate structure that was beneficial to the university and recognized its unique electricity needs. She also reiterated that the university has reduced its year-over-year utility purchased energy demand and consumption since 2015 but continues to experience increased electric utility costs. The actions contained within Resolution 21-03 would be one part of a multi-pronged approach to addressing the university’s large electrical expense.

Regent Sullivan expressed support for Resolution 21-03 but asked why the university was requesting HECO to initiate a modified rate structure request with the PUC rather than commencing with its own request. Board Chair Kudo replied that the university already has a working relationship with HECO and he believed an attempt should first be made to work together with HECO on this issue rather than initiate a request that was counter to their interests. However, if these efforts are unsuccessful or if HECO is unwilling to act, the option for the university to initiate its own request with the PUC remains.

Regent Moore stated that reducing the university’s electricity bill is a worthy objective and lauded the university for its efforts to reduce electrical consumption. However, he noted his uneasiness with singling out the importance of the university to the State in order to achieve a reduced utility rate from HECO which could result in increased costs for other ratepayers. Board Chair Kudo replied that he believed the university provided a tremendous public benefit to the community through its education of a significant portion of Hawai‘i’s population. As such, the community should be afforded an opportunity to express their opinions to the PUC as to whether the university should be provided with a reduced utility rate for the public service it provides.

Vice-Chair Higaki moved to recommend board approval of Resolution 21-03, seconded by Regent Sullivan, and noting the recusal of Regent Acoba, the motion carried with all other members present voting in the affirmative.

Regent Acoba returned at 9:50 a.m.

D. FY 2020-2021 3rd Quarter Capital Improvement Project (CIP) Status Report as of March 31, 2021

VP Gouveia provided a report on the status of CIPs through the third quarter of FY 2020-2021 stating that all projects are moving forward as planned with no significant issues and that more detailed information regarding these projects is contained in the
committee materials. She noted a number of milestones that have been reached regarding several projects including the development of the Early Phase Clinical Research Center (EPCRC) at the University of Hawai‘i Cancer Center (Cancer Center), the renovation of Bachman Hall, the demolition of Snyder Hall, and parking structure repairs. She also highlighted the status of more than $10 million in facility improvements to the Clarence T.C. Ching Athletic Complex (Ching Complex) that were necessitated by the decision to demolish Aloha Stadium and use the Ching Complex as a venue to host home games for the university’s football team beginning in fall 2021 and presented renderings of the facility upgrades and design. To meet the aggressive timeline, two existing construction contracts were modified to support all improvements necessary to host football games in accordance with National Collegiate Athletic Administration Division I standards. The improvement projects remain on schedule and are expected to be completed by August 2021.

Regent Sullivan commended and thanked VP Gouveia and her entire team for their exceptional efforts regarding improvements at the Ching Complex. VP Gouveia replied that a project of this magnitude required a total team effort among not only the university but other State agencies and private entities. She acknowledged several individuals who are playing an integral role in the Ching Complex facility improvement efforts including Seth Siaki, Bruce Teramoto, and Nelson Lee, and thanked Mayor Blangiardi, DPP Director Dean Uchida, and the City and County of Honolulu for working closely with the university to ensure that the improvement projects at the Ching Complex could be completed in a timely manner.

Regent Acoba asked if the hospitality suites included in the Ching Complex improvements increased the overall costs for the project; whether the $11.1 million increase in project costs for the renovation of athletic gyms 1 and 2 were anticipated, and if the departure of Cancer Center Director Dr. Randy Holcombe would have any impact on obtaining approval of the EPCRC’s construction documents from the National Institutes of Health (NIH). VP Gouveia responded that inclusion of the hospitality suites did add to the overall costs of the Ching Complex improvements; clarified that the project costs for athletic gyms 1 and 2 did not increase by $11.1 million but rather increased by an additional $1 million as a result of required re-roofing to install photovoltaic systems for a total project cost of $11.1 million; and noted that the university is hoping to hire a director of clinical trials for the Cancer Center soon and is confident that the requirements necessary to obtain NIH approval will be met.

E. FY 2020-2021 3rd Quarter University Land-Related Strategic Initiatives and Partnerships Program Update

VP Young provided a brief update on the status of several university land-related strategic initiatives through the third quarter of FY 2020-2021 stating that more detailed information is contained in the committee materials. He highlighted the following:

- UHWO - University District Lands Project: It was noted that interest has been expressed, and formal discussions are ongoing, concerning the acquisition of portions of this land for a film studio. Use of various parcels for renewable energy production are also under consideration. Additionally, the university is working with
the State Department of Transportation on realigning and widening Farrington Highway as this initiative will encroach on UHWO property in the project area but could also elevate the development possibilities for these parcels.

- **Atherton Project:** This project, which focuses on innovation space and student housing, continues to move forward and is awaiting approval of the PRU permit modification application by the Honolulu City Council. Demolition permits for the project are currently being approved and bond financing for the project is anticipated to occur in August 2021.

- **NOAA Graduate Student Housing Project:** Details on the progress of this project were described in agenda item IV.A.

- **Kaimuki/Leahi Hospital Parcels Project:** The university continues to evaluate the possible disposition of three parcels of university-owned land in the Kaimuki area adjacent to Leahi Hospital.

- **University Press Parcel Project:** The university continues to evaluate the potential land-monetization opportunities and disposition of university-owned land in Mānoa Valley which was the former location of the University Press.

- **Honolulu Authority for Rapid Transportation (HART) Projects:** These projects, which include the finalization of a master use and occupancy agreement (MUOA) between HART and the university; the requested use of UHWO property to site a 900-stall interim park and ride facility; and the refining of proposed rail improvements at Honolulu Community College, continue to be discussed and evaluated but have been added to the list of land-related strategic initiatives.

Regent Acoba requested clarification of the value-engineering cost reduction considerations of approximately $13 million identified in the materials provided on the NOAA Project. VP Young replied that value-engineering refers to adjustments that are made to initial design plans to scale a project to an established budget plan. In the case of the NOAA Project, design modifications were necessary to reduce construction costs by $13 million to meet the anticipated construction budget for the project.

Regent Sullivan asked whether there were any significant changes to the HART related projects that would require the administration to return to the board to seek approval of amendments to the MUOA. VP Young replied that final negotiations on the MUOA have not concluded and the administration does not anticipate significant changes to the agreement that would require board approval. However, he noted that HART is considering changes to the rail line that could impact some of the HART projects that are related to university property. If these changes materialize, amendments may need to be made to the MUOA that would necessitate a return to the board for approval.

**V. ADJOURNMENT**
There being no further business, Vice-Chair Higaki moved to adjourn, seconded by Regent Sullivan, and with all members present voting in the affirmative, the meeting was adjourned at 10:15 a.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents
May 27, 2021

TO: Benjamin Asa Kudo  
Chairperson, Board of Regents

Michelle Tagorda  
Chair, Committee on Planning and Facilities  
Board of Regents

VIA: David Lassner  
President

Kalbert K. Young  
Vice President for Budget and Finance/Chief Financial Officer

Michael Bruno  
Provost

University of Hawai‘i at Mānoa

FROM: Karen Meech  
Interim Director, Institute for Astronomy

SUBJECT: Request for Board of Regents Approval of Lease between the University of Hawai‘i and Las Cumbres Observatory Global Telescope Network, Inc. to Allow the Continued Use of Existing Observatory Facilities for Education and Research at Waiakea, Papaanui, Makawao (Honua‘ula), Maui, Hawai‘i, covering approximately 0.5 Acres at the Haleakalā High Altitude Observatory Site

SPECIFIC ACTIONS REQUESTED:

We request the following as further discussed herein:

1. Committee on Planning and Facilities: Recommend to the Board of Regents the approval of the lease between the University of Hawai‘i and Las Cumbres Observatory Global Telescope Network, Inc. to allow the continued use of existing observatory facilities for education and research at Waiakea, Papaanui, Makawao (Honua‘ula), Maui, Hawai‘i, covering approximately 0.5 acres at the Haleakalā High Altitude Observatory Site (“LCO Lease”).
2. **Board of Regents:** If the Committee on Planning and Facilities approves the above recommendation, approval of the LCO Lease by the Board of Regents.

**RECOMMENDED EFFECTIVE DATE:**

Upon approval of the Board of Regents.

**ADDITIONAL COST:**

No additional cost to the University.

**PURPOSE:**

To enable Las Cumbres Observatory Global Telescope Network, Inc. ("LCO") to continue the operation, maintenance, and repair of the existing telescopes, enclosures, and all handling/operating equipment installed within the lease area, which includes the fully robotic 2 meter class telescope, known as the Faulkes Telescope North ("FTN"), and two 0.4 meter telescopes located within the FTN (collectively, the "FTN Facilities").

**BACKGROUND:**

On December 12, 1961, the Governor of the State of Hawai‘i set aside approximately 18.166 acres to the University, situate at Waiakoa, Papaanui, Makawao (Honua‘ula), Maui, Hawai‘i, identified as the Haleakalā High Altitude Observatory Site by Executive Order No. 1987 ("EO 1987"), as amended by Executive Order No. 4452 ("EO 4452"), dated December 12, 1961 (collectively, the "Site"). The University, therefore holds title to the Site, including the approximately half-acre area, which is the subject of the LCO Lease.

On February 22, 2002, the University and Faulkes Telescope Corporation ("Faulkes") entered into a Lease Agreement and an Operating and Site Development Agreement (collectively, "Faulkes Agreements") under which the University provided an area within the Site to allow Faulkes to construct and operate the FTN. The Faulkes Agreements expired on November 9, 2011, but the parties have continued to honor the Faulkes Agreements and operate pursuant to the Faulkes Agreements.

On or about September 2, 2005, LCO acquired a controlling interest in Faulkes. By memorandum dated December 7, 2007, the University requested that the Board of Regents approve the assignment of the Faulkes Agreements to LCO. At its regular meeting on January 10, 2008, the Board of Regents unanimously granted its "Approval of Amendments to Lease with Faulkes Telescope Corporation (Haleakalā, Maui) and Assignment of Lease, as Amended to Las Cumbres Observatory Global Telescope
Network Inc." This action established FTN as the cornerstone of what has now become a global network of twenty-three telescopes.

At the same time the Faulkese Agreements were about to expire in 2011, litigation was commencing regarding the conservation district use permit ("CDUP") for what is now known as the Daniel K. Inouye Solar Telescope ("DKIST") on Haleakala, and the Board of Land and Natural Resources had just granted the initial CDUP for the Thirty-Meter Telescope on Maunakea. Legal challenge was also made to BLNR's approval of the Haleakalā High Altitude Observatory Site Management Plan, dated June 8, 2010 ("HMP"). In short, although the ongoing tensions indirectly impacted FTN, including initial opposition to LCO's one-time plan in 2018 to construct and install an additional one meter telescope within its leased footprint, none of the actual litigation has involved the FTN or LCO¹. No additional construction is planned by LCO at this time.

Following the deferral of the LCO Project, LCO and the University negotiated the terms of the LCO Lease which were finalized earlier this year. The term of the proposed LCO Lease is 20 years, starting from the previous Faulkese Agreements' expiration date of November 9, 2011, and expiring on November 9, 2031. The proposed LCO Lease combines the terms of the original Faulkese lease and the Operating and Site Development Agreement, and updates standard terms and conditions to contemporary University standards. The LCO Lease will allow LCO to continue to operate its telescope facilities as it has done for the past 13 years under the Faulkese Agreements, which contain provisions relating to the University's right to telescope viewing time on the LCO telescopes, University representation on the telescope board that approves projects for telescope time, the pursuit of research and educational project collaborations, and LCC's indemnity obligations in favor of the University.

**APPLICABLE REGENTS POLICY:**

Under Board of Regents Policy 10.201, the Board of Regents' approval is required for this real property transaction because it is a lease interest with a term exceeding five years. The six decision-making considerations enumerated under Board of Regents Policy 10.201.III.A are addressed in turn as follows.

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¹ Around 2018, a Conservation District Use Application ("CDUA") and supporting documentation was prepared for the LCO project to install an additional one meter telescope within its footprint ("LCO Project"). The University submitted the CDUA and supporting documentation to the State Department of Land and Natural Resources ("DLNR"), Office of Conservation and Coastal Lands ("OCCL") in December 2018. OCCL subsequently issued a determination in March 2019 that required (1) an environmental assessment under Hawaii Revised Statutes Chapter 343, and (2) BLNR approval rather than DLNR approval of the CDUP for the LCO Project. LCO then decided to defer the LCO Project.
1. Promote and support the mission and goals of the university in education, research, service, and economic development.

Education has been a core aspect of LCO since its founding in 2005. LCO’s goal is to inspire students, teachers, and the public worldwide to engage in astronomy and science endeavors. LCO annually provides more than 1,000 hours of observing time on its telescope network to educational organizations. LCO is a uniquely capable observing tool for outreach programs because it’s entirely robotic, queue-scheduled operations on small telescopes enable high school students to easily get data at a time that fits their schedules.

LCO also supports the University’s research mission, both directly and indirectly. While the University’s LCO observing time is used primarily for education and outreach, LCO is also a powerful research asset, providing access to multiple telescopes located around the world in both the northern and southern hemispheres, which enables time-sensitive observations in support of the University’s astronomical survey programs. The University’s faculty and graduate students use LCO’s strength’s in grant proposals for extramurally-funded research by demonstrating links between the funded research activity and broader public benefits.

LCO’s mission is to advance human understanding of the universe through science and education with its unique global telescope network. LCO’s culture is global by nature and inclusive by design. LCO’s employees come from diverse backgrounds and cultures, providing the fuel that powers innovation and the success of their mission. LCO is actively engaged in developing and improving its policies and practices to create an equitable environment where everyone belongs and can do their best work, which is consistent and supportive of the University’s mission and goals.

2. Advance principles and practices of sound environmental stewardship and sustainability.

LCO and all users of the Site are required to comply with all requirements of the HMP, as approved by the BLNR at its meeting held on December 1, 2010; all applicable requirements of the “Haleakalā High Altitude Observatory Site Long Range Development Plan,” dated January 2005 (“LRDP”); and the terms and conditions in CDUP No. SPA: MA 09-12.

These adopted plans and permit require compliance with various stewardship and sustainability principles and practices. For example, workers at the Site need to be culturally sensitive to the fact that they are in a place considered sacred by Native Hawaiians. All permanent employees working at the Site attend University-approved “Sense of Place” training prior to working at facilities within the Site. In addition, users of the Site are made aware that all cultural and archaeological sites
and features identified in the archaeological inventory survey for the Site are protected and preserved pursuant to Hawai‘i Administrative Rules Chapter 13-277, "Rules Governing Requirements for Archaeological Site Preservation Development."

3. Ensure that alternative actions are considered, investigated and analyzed.

The FTN Facilities are constructed, in operation, are well-maintained, and have substantial remaining useful life and research value. Removing the FTN Facilities would be premature and not a good use of research resources. The current use of the Site represents its highest and best use for the LCO Lease term.

Continued operation of the FTN Facilities by LCO is much more valuable to the University than having it revert to the University. The FTN Facilities represent just one leg of the LCO worldwide distributed observatory site, which comprises more than twenty individual telescopes robotically controlled by one operating system and offers unique worldwide observing capabilities. The scientific value of the FTN Facilities would be significantly reduced if the University were to operate it as a stand-alone observatory. Moreover, the University does not currently have an alternate source of operating funds available to support the FTN Facilities if the University took over ownership.

4. Be fairly priced in the context of applicable fair market values and other relevant factors.

The rental fee is one dollar for the term of the LCO Lease. The benefits to the University and community for allowing this LCO Lease are as follows:

- LCO is responsible for the operation, maintenance, and repair of the FTN Facilities, and related costs and expenses.
- The University is entitled to a guaranteed fraction of the observing time on the worldwide LCO Network telescopes of the same class as the telescopes at the FTN Facilities, which fraction is equivalent to fifteen percent of the time contributed to network observing by the FTN Facilities telescopes.
- The LCO Lease requires LCO to pay for and fund astronomical research and educational outreach. The initial cost of construction and installation of FTN was $8.5 Million in 2002 dollars. To date, the LCO Global Telescope Network represents a capital investment of more than $50 million, which includes twenty-three telescopes at seven of the best observational sites around the world. The annual operating cost of the FTN Facilities alone is $860,000.
- The majority of the 1-meter class telescopes were installed in 2013, and the LCO has provided nearly 24/7 rapid response observations of astronomical events that are only visible for a limited time. Some such time domain events can be observed within as little as 15-minutes. LCO has supported observations through the HI STAR program, which is a one-week Summer Camp followed by a year of mentoring. Students who participated this year
competed for $750,000 in prizes and awards and placed 2\textsuperscript{nd} and 3\textsuperscript{rd} place in Physics/Astronomy as well as a 1\textsuperscript{st} place in the Junior Division Broadcom Masters. A Kalani High School Maunakea Scholars student used LCO observations for "Determining the Composition of the Asteroids in the Solar System." LCO observations have been used by Akamai Interns, as well as students at UH Maui College, Windward Community College, UH Hilo, and UH Mānoa.

5. \textit{Generate revenue from real property not critical to long range plans for the university to support the university's core mission.}

EO 1987 set aside the Site to the University for observatory uses. The University's strategy for the Site has been to bring world-class expertise and scientific instruments to the Site at little or no cost to the University while ensuring that benefits from collaboration flow to the University, its students and faculty, and the community. Thus, the use of this property by LCO is directly supporting the University's core mission.

6. \textit{Be consistent with and support long range plans that have been approved by the BOR.}

The LRDP, finalized in April 2005, applies to the Site. While the LRDP did not come before the Board of Regents under the processes in place at that time, this LCO Lease is consistent with and supports the LRDP's purposes. The FTN Facilities, which were completing construction and in their operational testing phase as of the time the LRDP was drafted, are identified in the LRDP. The LRDP describes the Site as having a fundamental role in long-term astronomical research and education using moderate aperture nighttime and solar telescopes. It is particularly well suited for educational telescope use. The FTN Facilities are identified in the LRDP as aligned with these purposes and intended to remain on the Site and continue operations.

\textbf{ACTIONS RECOMMENDED:}

We recommend the Committee on Planning and Facilities and Board of Regents adopt and approve the actions proposed above under the heading, Specific Actions Requested. Once approved, the President and the Vice President for Budget and Finance/Chief Financial Officer will conclude negotiations for and finalize and execute the LCO Lease and take such other action and execute such other documents as they determine necessary to implement the LCO Lease.

Attachments:
1. Major Term Sheet
2. Survey Map of Lease Area

\textbf{c:} Executive Administrator and Secretary to the Board Kendra Oishi
MAJOR TERM SHEET

LEASE AGREEMENT

between

UNIVERSITY OF HAWAI‘I

and

LAS CUMBRES OBSERVATORY
GLOBAL TELESCOPE NETWORK, INC.

covering
0.5 Acres at the
Haleakalā High Altitude Observatory Site

1. Parties.

   a. Fee Owner/Lessor: University of Hawai‘i (by executive order)

   b. Lessee: Las Cumbres Observatory Global Telescope Network, Inc., a California nonprofit public benefit corporation (“LCO”)

2. Property/Site, Lease Area, Facilities.


   b. Lease Area. A 0.5-acre portion of the Site (“Lease Area”). See attached Exhibit A.

   c. Facilities. Existing facilities within the Lease Area include telescopes, enclosures, and all handling/operating equipment installed within the Lease Area, which includes the fully robotic 2 meter class telescope, known as the Faulkes Telescope North (“FTN”), two 0.4 meter telescopes located within the FTN, and potentially two 1.0 meter telescopes in enclosures (collectively, the “FTN Facilities”).
3. **Relevant Existing Agreements.**

Amendment No. 1 to Lease Agreement ("Lease") dated February 22, 2002, Consent to Assignment of the Lease, and Supplemental Agreement No. 2 to Operating and Site Development Agreement ("OSDA"), which the Board of Regents unanimously authorized on January 10, 2008. Among other things, this agreement assigned the lease from Faulkes Telescope Corporation to LCO. The lease expired on November 9, 2011.

4. **Project.** The existing FTN Facilities.

5. **Proposal.** The proposed Lease Agreement would allow LCO to continue its operation, maintenance, and repair of existing FTN Facilities until 2031.

6. **Lease Agreement Key Terms:**

   a. **Term.** The Lease Agreement is effective as of 4:30 p.m. on November 9, 2011 ("Effective Date"), and ends at 4:30 p.m. on November 9, 2031.

   b. **Rental Charge and Other Consideration.** LCO shall pay University a rental fee of one dollar ($1.00) for the Term of the Lease Agreement.

      Other consideration includes:

      (1) LCO is responsible for the operation, maintenance, and repair of the FTN Facilities and related costs and expenses;

      (2) The University is entitled to a guaranteed fraction of the observing time on the worldwide LCO Network telescopes of the same class as the telescopes at the FTN Facilities, which fraction is equivalent to fifteen percent of the time contributed to network observing by the FTN telescopes; and

      (3) LCO must pay for and fund astronomical research and educational outreach, contribute to conservation and preservation of environmental and cultural resources, and contribute to the management of shared support facilities.

   c. **Site Operating and Cooperation Terms and Conditions.** The Lease Agreement includes an exhibit entitled "Site Operating and Cooperation Terms and Conditions," which specifies LCO's obligations. In addition to the items listed under item (b), above, LCO shall:

      (1) Comply with all requirements of the "Haleakalā High Altitude Observatory Site Management Plan," dated June 8, 2010, as approved by the Board of Land and Natural Resources ("BLNR") at its meeting held on December 1, 2010;
(2) Comply with all applicable requirements of the “Haleakalā High Altitude Observatory Site Long Range Development Plan,” dated January 2005;

(3) Comply with all requirements imposed by BLNR directly or through its Department of Land and Natural Resources, including the terms and conditions in Conservation District Use Permit No. SPA: MA 09-12;

(4) Allow the University membership in the LCO Science Collaboration, which includes decision-making on the time allocation process;

(5) Act so that research and educational activities are mutually supporting; and

(6) Ensure that data from all LCO network observing programs are calibrated by LCO using standard data pipelines, and data is placed in a publicly accessible archive.

d. **Substantial University Commitments.** The University shall:

(1) Control and manage the Site through its Director of the Institute for Astronomy;

(2) Provide reasonable access to University facilities outside the Lease Area, such as restroom and kitchen facilities, to LCO and its employees upon written request from LCO; and

(3) Appoint one member to the LCO Science Collaboration Executive Committee.

7. **Indemnity, Hold Harmless, and Insurance.** The Lease Agreement includes standard indemnification, hold harmless, and insurance requirements to protect the University and its officers, agents, employees, and other persons acting on its behalf from and against any claim or demand for loss, liability, or damages.

8. **No Warranty.** University makes no representations or warranties with respect to the condition of the Lease Area or Site; LCO accepts the Lease Area as-is in its present condition.

9. **Responsibility for Permits and Approvals.** LCO is responsible for all permits and approvals unless otherwise mutually agreed to in writing and compliance with applicable laws.

10. **Effect of Termination.** Upon termination or expiration of the Lease Agreement, LCO shall, at University’s sole option and LCO’s sole cost and expense, either (a) surrender the Lease Area with all improvements existing or constructed thereon, or (b) remove and dispose of all structures, improvements (including above and below grade, such as underground utilities), and personal property and restore the Lease Area to its natural
grade and condition consistent with its surrounding area, to a condition satisfactory and acceptable to University. LCO shall promptly pay on demand any reasonable and necessary costs incurred by University to remedy any failure on the part of LCO to fully and timely perform its obligations under this Section. These rights and obligations survive expiration or termination of the Lease Agreement.
TOPOGRAPHIC SURVEY
OF A PORTION OF
THE GOVERNMENT LANDS OF PAPAANUI AND WAIKOAL FOR THE
FAULKES TELESCOPE PROJECT — FTN
SITUATED AT HALEAKALA, MAUI, HAWAI'I

Total area of parcel 21,780 sq. feet-0.5 acres
HALEAKALĀ HIGH ALTITUDE OBSERVATORY SITE
“The ancient Hawaiians were astronomers”

From the Introduction to the Kumulipo

Queen Liliuokalani
Why is Hawai‘i Great for Astronomy?

Smooth air flow across the summit minimizes turbulence, helping keep images steady and increasing resolution compared to most other high altitude sites.

Predominant East-West air flow, unobstructed by land for thousands of miles before it reaches Hawaii.

Hawai‘i summits are above the inversion layer and are not particularly "seasonal" in terms of its typical weather conditions, with very good conditions any month of the year.
Sky Brightness at Sea Level

Sky Brightness at Haleakalā
In 1961, an Executive Order by Governor Quinn set-aside 18.166-acers on the summit of Haleakalā in Pu`u Kolekole, to be under the control and management of the University of Hawaiʻi (UH), which established the Haleakalā High Altitude Observatory Site (HO). *The specified use of HO is for “observatory site purposes”*. 
AUTHORIZED ENTRY ONLY
NO PRIVATE VEHICLES BEYOND THIS POINT

I na 'ōiwi Hawai'i aloha 'āina
E kipa mai!

HANG GLIDING OR OTHER RECREATIONAL ACTIVITIES PROHIBITED
CONSERVATION PROPERTY REGULATIONS
MONITORED BY U.H. PERSONNEL
Hinala’anui
Kanaka maoli Set-aside

• ...an area consisting of approximately 24,000 square feet and located Southwest of the Maui Space Surveillance Complex, as further identified and more particularly described as Area A in Figure 9-1, will be set-aside in perpetuity for the sole reverent use of the kanaka maoli for religious and cultural purposes.
Pāʻele Ku Ai I Ka Moku
Dr. Martin "Dill" Faulkes received a PhD in mathematics from Queen Elizabeth College, London. He went on to do post-doc research in general relativity at Queen's University, Kingston, Ontario, Canada.

He went on to become the founder and CEO of several software companies in the UK and USA and has floated or sold privately four companies. He was the founder, President and CEO of Logica Inc, Managing Director of System Programming Ltd, and founder and Director of Triad plc.

In 1998, the Dill Faulkes Educational Trust (DFET) was established with the primary objective of furthering public education by supporting educational programs that seek to inspire young people through science and mathematics.

Since 1998, the DFET has provided more than $12-million to fund the construction of the telescopes and the educational team that support schools in accessing the telescopes.
Faulkes Telescope North

- The Faulkes Telescope North (FTN) is a research quality 2-meter reflecting telescope built by Telescope Technologies Limited (TTL), a subsidiary of Liverpool John Moores University.

- DFET invested $8.5M for the construction and installation of FTN at HO.

- FTN is now owned by Las Cumbres Observatory Global Telescope Network (LCO). The DFET continues to support the Faulkes Telescope Project team at the University of Cardiff and enable schools' access to the telescope Monday-Friday during UK school hours and term times.

- FTN provides students 1,500 hours of telescope time a year.
Wayne Rosing
Las Cumbres Observatory

- Wayne Rosing was an engineering manager at DEC & Data General, the Director of Engineering at Apple; a Manager at Sun Microsystems, and eventually Vice President of Engineering at Google.

- Being an avid amateur astronomer, in 2005 Wayne founded the Las Cumbres Observatory (LCO).

- LCO’s mission is to advance human understanding of the universe through science and education.

- LCO initially acquired FTN and Faulkes Telescope South (FTS) at Siding Spring Observatory (SSO), in eastern Australia as well as TTL.

- LCO designed their own 1-meter and 40-cm telescopes.
2-Meter

- FTN @ HO
- FTS @ SSO

- “This professional-grade telescope will be the largest in the world dedicated to astronomical education.”
- 1999 UH-IIfA annual report to the AAS.
1-Meter

- 2 @ Texas
- 3 @ Chile
- 2 @ Tenerife
- 1 @ Israel
- 3 @ South Africa
- 2 @ SSO
- 2 @ Tibet/China
40-cm

- 2 @ HO
- 1 @ Texas
- 2 @ Chile
- 2 @ Tenerife
- 1 @ South Africa
- 2 @ SSO
Las Cumbres Observatory

Realtime Remote & Queued Observations

- Continuous Observation of time sensitive events (24-hours a day)
- Rapid Response (on target in as little as 15-minutes)
Hawaii Use

- HI STAR
- Akamai Internship Program
- University of Hawaii Maui College
- Windward Community College
- University of Hawaii Hilo
- University of Hawaii at Mānoa
- STEMworks Internship program
- Maunakea Scholars
HI STAR

- LCO has been the backbone for providing data to HI STAR students.
- 1 Week training program followed by mentored research.
- Students in the program have received over $750,000 in prizes/awards/scholarships at the science fairs.
Continuous Observations

• HI STAR Student studied atmospheric conditions of Jupiter.
• Observations were obtained for 4 days covering 5 full rotations of Jupiter.
• Data was later released to Maunakea Scholars for a student working on that project studying the moons of Jupiter.
On August 26, 2020, the NASA’s Near-Earth Asteroid Scout identified the object C1979M1 as a potential “virtual impactor” and an alert was sent out.

Within 4 hours data had been received and analyzed by two Hawaii students using LCO.
Simultaneous Observations

- Simultaneous observations of an asteroid were obtained from LCO’s 1.0 meter network.
- Akamai Intern, Alexis Acohido, was able to use the LCO observations to measure the distance to the asteroid to an accuracy of 2%.
- The project was revisited by middle school student Taylie Teraoka who observed more targets and reduced the error to about 1%.
HI STAR

Some HI STAR students continued in physics/astronomy:

Mimi Hang (PhD University of Wisconsin-Madison),
Mailani Neal (New Mexico Tech),
Richelle Cabatic (Dartmouth)
Christopher Lindsay (Yale),
Sage Constantinou (UH/IfA)
Cameron Chaffey (UC Davis)

(These students all used LCO data as part of the HI STAR program)
Mentored Science Fair Projects

Science fair projects can represent a considerable undertaking similar in scope to a published journal article.

To date, 41-students have entered the Maui County Science & Engineering Fair with projects using data from LCO. Which includes 10-students In 2020.
Student Award Summary 2020

Broadcam Masters Competition
Jed Teagarden (2019-2020) studied the unusual behavior of asteroid Gault. The asteroid grew a comet like tail for several days. He tested the prevailing hypothesis that the asteroid was spinning fast enough that part spun off v.s. impact causing the tail. Esken Guarin (2019-2020) Esken measured the transit depth of poorly studied exoplanets.

Pacific Symposium for Science & Sustainability
Stephanie Yoshida, Punahou School, Grade 10 - 2nd place

Maui County Science and Engineering Fair
Jed Teagarden (2019-2020) "Understanding Gault"
  First Grand Award Junior Division
  First Award for Physics and Astronomy Junior Division
  Alexander and Baldwin Merritt Award

Jordan Vaughn (2017-2019)
  United States Air Force Award
  First Award for Physics and Astronomy Senior Division
  Regional Science & Engineering Fair Award

Michael Wong (Michael did not previously attend HI STAR)
“Determining the Composition of an Interstellar Object”
  Yale Science and Engineering Association
Student Award Summary 2017-2019

 Broadcom Masters Competition
 Anica Ancheta was one of three students from Hawaii HI Star Program measuring the mass of the supermassive black hole at the center of NGC 1566. Anita Ancheta has been working with Drs Ben Shappee and J.D. Armstrong

 Pacific Symposium for Science & Sustainability
 Stephanie Yoshida, Punahou School, Grade 10 - 2nd place

 Maui County Science and Engineering Fair
 Holden Suzuki (2018) and Wilson Chou (Did not attend HI STAR previously)
 "Used Car, High Mileage"
  First Grand Award Junior Division
  First Award for Physics and Astronomy
  Merritt Award
  United States Navy Excellence Award
  NASA Earth Systems Award
  Broadcom Masters
  Alexander and Baldwin Merritt Award
 Cobra Curtis (2017)
 “Using Water to Produce Electricity: Year 2: Redox Reaction.”
  Merritt Award
  Junior Stockholm Prize
Faith Christy Soliven (2018)
“The Intriguing Short-Term Weather Variability on Jupiter.”
   First Award for the category of Physics and Astronomy
   Merritt Award
Zach Teagarden (2018)
“A Serendipitous Discovery of A Transiting Object”
   Second Award for Physics and Astronomy Senior Division
Jordan Vaughn (2017)
“A Home Away From Home: Determining the Transit Timing of the Exoplanets”
   Second Award for Physics and Astronomy Senior Division
   Honorable Mention for Physics and Astronomy Senior Division
   Merritt Award

Hawaii State Science and Engineering Fair
Holden Suzuki (2018)
"Used Car, High Mileage"
   Broadcom Master's Award
   First place for Physics/Astronomy Junior Division
Xavier Tablit (2017, 2018)

Hawaii Astronomical Society award.
Zach Teagarden (2018)
“A Serendipitous Discover of A Transiting Object”
   Third Award for Physics and Astronomy Senior Division
Jordan Vaughn (2017)
“A Home Away From Home: Determining the Transit Timing of the Exoplanets”
Second Award for Physics and Astronomy Senior Division

Stephanie Yoshida (2017)
"Probing Stellar Remnant for Planet Candidate; Analysis of K2 Target 251248385"
First Award for Physics and Astronomy Senior Division,
International Science and Engineering Fair Award
Grand Award Third Place.

International Science and Engineering Fair
Stephanie Yoshida (2017)
"Probing Stellar Remnant for Planet Candidate; Analysis of K2 Target 251248385"
First Award in the category of Physics and Astronomy

2018 Maui County Science and Engineering Fair
Evelyn Haase (2015-2016)
“Developing a pH Sensor to Monitor Ocean Acidification: Year 3”
First Grand Award Senior Division
First Award Environmental Engineering
United States Air Force
United States Navy
National Oceanic and Atmospheric Administration
NASA
Stockholm Junior Water Prize
Merit award
Yale Science and Engineering Association
Celeste Jongeneelen (2014-2016)
  First Grand Award Senior Division
  First Award for Physics and Astronomy
  United States Air Force
Jordan Vaughn (2017)
  Third Grand Award Senior Division
  Second Award for Physics and Astronomy

Hawaii State Science and Engineering Fair
Mary Winnicki (2016)
  $100 and CLMA Mtg Workshop
  Hawaii Academy of Science Senior 3rd Place Category Awards
  3rd Place - Cellular & Molecular Biology
  University of Hawaii Cancer Center 3rd Place - $100
Celeste Jongeneelen (2014-2016)
  Hawaii Academy of Science Senior 1st Category Awards
  First Award for Physics and Astronomy
  Hawaiian Astronomical Society
  $50, Certificate, Membership, Subscription
  McInerny Foundation
    $1000 to be used for college tuition - Physics & Astronomy
  Mu Alpha Theta (ISEF AFFILIATED)
    Celeste’s teacher, Esther Jongeneelen, received the McInerny Foundation $1000 Teacher Award - Physics & Astronomy
Evelyn Haase (2015, 2016)
“Developing a pH Sensor using a Raspberry Pi to Monitor Ocean Acidification: Year 2”
  ASU Walton Sustainability Solutions Initiative (ISEF)
  Certificate & Nomination to enter Grand Prize Trip to Arizona
  Friends of Hanauma Bay
  $150, Book, Certificate & 1-Yr FOHB Membership
  Hawaii Academy of Science Senior 1st Category Awards
  First Award for the category of Environmental Engineering
  Society of American Military Engineers, Honolulu Post

2017 Other
Kelsey Barber (2014-2016)
  Stirling Scholar

Maui County
Evelyn Haase (2015-2016)“
Developing a pH Sensor using a Raspberry Pi to Monitor Ocean Acidification: Year 2”
  First Place Senior Division
  First Place for the category of Environmental Engineering
  Maui Electric Award
  NOAA’s 2017: Taking the Pulse of the Planet Awards
  Stockholm Water Prize
  United States Air Force Award
“Creating A Database-Powered Web Service to Aid Local Conservation Efforts”
  Second Place Senior Division
  First Place for the category of System and Software Engineering
  Intel Excellence in Computer Science Award
  United States Air Force Award
Celeste Jongeneelen (2014-2016)
“A Runaway Star Candidate Selection Analysis”
  Third Place Senior Division
  First Place for the category of Physics and Astronomy
  United States Air Force Award
Joseph Kim
“Implementing a Novel Integration Routine to Derive Solar Oblateness from Solar Rotation Rates”
  Honorable Mention
  Mu Alpha Theta Award
  United States Air Force Award
Son Phan
“Modeling Gravitational Waves Using Newtonian Mechanics”
  First Place for the category of Mathematics
  Naval Sciences Award
Jordan Vaughn (2017)
“Cepheid Variable Comparison Analysis”
Naval Sciences Award

Hawaii State Science and Engineering Fair
Luke Jones
“Creating A Database-Powered Web Service to Aid Local Conservation Efforts”
University of Hawaii at Manoa Department of Information & Computer Sciences
HAS Senior 3rd Place Category Awards 3rd Place - Systems Software
Evelyn Haase (2015-2016)
“Developing a pH Sensor using a Raspberry Pi to Monitor Ocean Acidification: Year Two”
American Water Works Association - Hawaii Section
Chevron/Texaco Award for Best in Environment, Senior Division
First Place for the Category of Environmental Science
NOAA Honorable Mention
Celeste Jongeneelen (2014-2016)
“A Runaway Star Candidate Selection Analysis”
Second Place Senior Division
Second Place for the category of Physics and Astronomy Senior Division
Hawaiian Astronomical Society
Saul Price/Aina Haina Community Association
American Meteorological Society (ISEF AFFILIATED) Certificate
Mary Winnicki
Third Award for the Category of Physics and Astronomy
May 27, 2021

MEMORANDUM

TO: Benjamin Asa Kudo
Chairperson, Board of Regents
University of Hawai‘i

Michelle Tagorda
Chair, Committee on Planning and Facilities
Board of Regents
University of Hawai‘i

VIA: David Lassner
President
University of Hawai‘i

VIA: Kalbert K. Young
Vice President for Budget and Finance Chief Financial Officer
University of Hawai‘i

VIA: Michael Bruno
Provost
University of Hawai‘i at Mānoa

FROM: Brian Taylor
Dean, School of Ocean and Earth Science and Technology (SOEST)
University of Hawai‘i at Mānoa

SUBJECT: Request for Board of Regents Approval of Extension of Lease between the University of Hawai‘i and the United States of America, by its U.S. General Services Administration dba National Oceanic and Atmospheric Administration (National Weather Service) for Office Space within the Hawaii Institute for Geophysics Building on the UH Mānoa Campus

SPECIFIC ACTION REQUESTED:

We request the following as further discussed herein:

1. Committee on Planning and Facilities: Recommend to the Board of Regents the approval of the extension of the lease between the University of Hawai‘i
2. Board of Regents: If the Committee on Planning and Facilities approves the above recommendation, approval of the extension of the lease.

RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents. The Extension of Lease, with the term of the Lease between the University, as lessor, and USA, as lessee dated February 1, 1994 (“Lease”) will extend the Lease for three (3) years, effective from April 1, 2021, to March 31, 2024 (“Next Term”), with a mutual option to extend for an additional three- (3) year period (“Option Term”).

ADDITIONAL COST:

It is not anticipated that the University will incur any additional costs attributable to allowing NOAA to continue leasing the Premises for the Next Term. NOAA is interested, however, in securing a long-term lease with the University at its current location, which could include certain improvements (such as building seismic upgrades) to meet NOAA, GSA and federal government standards. These improvement costs will be taken into consideration as both parties evaluate a new long-term lease, which would be presented to the BOR for approval.

PURPOSE:

The purpose of the Lease Extension is to allow NOAA to continue using the Premises as a NWS Honolulu Weather Forecast Office (WSFO). It covers NOAA’s use of space (about 10,427 total gross square feet within and adjacent to the HIG Building), consisting of: (a) office space on the 2nd Floor (about 9,555 square feet), (b) generator pad space (about 872 square feet), and (c) rooftop antenna pad space. The HIG Building is managed by the UHM School of Ocean and Earth Science and Technology (“SOEST”) and houses the WSFO.

The terms of the Lease Extension (which constitutes Amendment No. 7 to the Lease) are similar to the terms contained in prior amendments to this Lease but with some notable changes. The Lease Extension: (a) extends the Lease term by three (3) years, (b) establishes a mutual Option Term, which if exercised, would further extend the Next
Term for three (3) additional years, and (c) establishes the annual rent during the Next Term at about $267,763.70 per year or about $22,313.64 per month.

The University and NOAA entered into the Lease (which was Lease No. 93-ABF-619) on February 1, 1994, for an initial period from April 1, 1995, through March 31, 2015, subject to termination and renewal rights described in the Lease. Under a separate memorandum of understanding ("MOU") between NOAA and the University, NOAA agreed to help fund the University's Joint Institute for Marine and Atmospheric Research ("JIMAR") for the term of the Lease. The MOU was incorporated into the Lease (see paragraph 41 (Memorandum of Understanding) in the General Clauses attachment to the Lease).

Under the MCU and the Lease, NOAA is required to pay lease rent or support annually to the University for the benefit of JIMAR, subject to the appropriation of funds, in an amount equal to the following:

Annual rental value of the Premises established by an independent appraisal less the value of the tangible and intangible benefits accruing to the University (deemed to be equal to one-third (1/3) of the annual rental value) from the colocation of NOAA's WSFO with the SOEST Department of Meteorology.

In accordance with the MOU, if JIMAR support is discontinued, the parties are to reevaluate the tangible and intangible benefits remaining to see what if any of the one-third credit should apply to the rental value of the space. Both NOAA and the University have agreed that the entire one-third credit should now be applied to the rental value of the space payable by NOAA to the University.

BACKGROUND

JIMAR

The University and NOAA have maintained JIMAR since it was established in 1968. The purpose of JIMAR is to formally recognize: (a) the common interest in oceanic, atmospheric, and geophysical research of the University and NOAA and (b) that mutual collaboration has proved both fruitful and stimulating.

MOU

The purpose of the MOU was to specify the responsibilities of the University and NOAA, respectively, regarding the proposed co-location of the NOAA's WSFO with SOEST's Department of Meteorology in the HIG Building. It also provided some background on NOAA's reasons for supporting the collocation. Such collocation also helped to
advance one of NOAA's national initiatives at the time, which was to encourage collaborative research activities between universities and the NWS regional offices.

**Lease**

After entering into the MOU in February 1993, the University and NOAA negotiated the Lease which was dated February 1, 1994, but which 20-year term did not commence until April 1, 1995. The BOR approved the MOU, which called for the parties to enter into the Lease, at its meeting of January 22, 1993. The delay in the commencement of the Lease term was apparently to afford the University sufficient time to bring the Premises up to NOAA and federal government standards. The initial Lease term expired on March 31, 2015. Supplemental Lease extensions for April 1, 2015 – March 31, 2018 (5th Amendment) and April 1, 2018 – March 31, 2021 (6th Amendment) were previously approved by the Administration.

During the term of this Lease, NOAA has paid annual lease rent to the University, starting at $124,186.00 for the period from 1995-2000 to $163,361.12 for the period from 2018-2021. This constituted about two-thirds of the total annual rent value. The remaining one-third was recognized as the University’s contribution to the JIMAR operations.

<table>
<thead>
<tr>
<th>Period</th>
<th>Annual Lease Rent to UH</th>
<th>Annual UH JIMAR Support</th>
<th>Annual Total Rent Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995-2000</td>
<td>$124,186.00</td>
<td>$62,093.00</td>
<td>$186,279.00</td>
</tr>
<tr>
<td>2000-2005</td>
<td>$114,903.34</td>
<td>$57,451.67</td>
<td>$172,355.01</td>
</tr>
<tr>
<td>2005-2010</td>
<td>$127,084.80</td>
<td>$65,542.40</td>
<td>$192,627.20</td>
</tr>
<tr>
<td>2010-2015</td>
<td>$127,084.80</td>
<td>$65,542.40</td>
<td>$192,627.20</td>
</tr>
<tr>
<td>2018-2021</td>
<td>$163,361.12</td>
<td>$81,680.56</td>
<td>$245,041.68</td>
</tr>
<tr>
<td>2021-2024*</td>
<td>$267,763.70</td>
<td>$0.00</td>
<td>$267,763.70</td>
</tr>
<tr>
<td>2024-2027**</td>
<td>$292,592.63</td>
<td>$0.00</td>
<td>$292,592.63</td>
</tr>
</tbody>
</table>

* - Proposed 3-Year Lease Extension (7th Amendment)  
** - Proposed 3-Year Option

For the period from 2015, the amounts for lease rent are based on an appraisal report ("Appraisal") completed by Steven Chee and Sidney Komatsu of Lesher Che Stadlbauer ("Appraiser"), who had been retained by the University and whose fees/costs were equally shared by the University and NOAA. An escalation factor of three percent (3%) per year was added to the initial annual lease rent amount contained in the Appraisal in determining the lease rent amounts for the periods 2018-2021 and 2021-2024.
The amounts listed in the above table as UH JIMAR support are the amounts that the University and NOAA had/have agreed would comprise the University’s contribution to the JIMAR operations. The lease rent payable by NOAA is about two-thirds of the fair market rental value as determined by the Appraiser, with the other one-third to be recognized as the University’s contribution to the JIMAR operations.

Pursuant to this Lease Extension, the University and NOAA have reassessed the JIMAR support situation and have tentatively agreed that the University should receive the full lease rent amount during the Next Term.

Throughout the Lease term, the parking charges paid by NOAA under the Lease were not to exceed the prevailing faculty parking rate then in effect. Based on information from the UHM parking office, the total annual parking fees paid by NOAA averaged $19,208 per year for the fiscal period 2018-2021. With the approved parking rate increases, the parking fees payable by NOAA to the University during the fiscal period 2021-2024 is expected to average $32,105 per year. All of these parking charges were and are based on the prevailing faculty parking rates.

**Applicable Regents Policy:**

Under Board of Regents Policy 10.201, the Board of Regents’ approval is required for this real property transaction because it is a lease interest with a term exceeding five years. The six decision-making considerations enumerated under Board of Regents Policy 10.201.III.A are addressed in turn as follows.

1. **Promote and support the mission and goals of the university in education, research, service, and economic development.**

   Co-locating the WSFO with SOEST’s Meteorology Department was the primary purpose behind the MOU. It was and is part of NOAA’s initiative to locate its weather forecast and monitoring offices with university meteorology and similar units for educational and research purposes. This NOAA initiative continues to align with and support the University’s mission and goals in education, research, community service and economic development.

2. **Advance principles and practices of sound environmental stewardship and sustainability.**

   The WSFO and SOEST’s Meteorology Department are integral partners in monitoring and tracking short term weather patterns and longer term weather and climate change trends. They play a critical role in furnishing tools and information
that can be used in developing sound environmental stewardship and sustainability plans and principles.

3. *Ensure that alternative actions are considered, investigated and analyzed.*

Alternatives were considered but none were deemed feasible. One was to terminate the Lease. Such termination, however, would separate the WSFO and SOEST's Meteorology Department thereby significantly reducing or eliminating the joint operational and research benefits and synergies that result from colocation. Another alternative was to relocate the Premises to another location or building upon the UH Mānoa campus. Such relocation is expected to result in additional costs to both the University and NOAA. In addition, NOAA noted its preference for the WFSO to remain in the present location.

4. *Be fairly priced in the context of applicable fair market values and other relevant factors.*

The lease rental amount is based on an independent Appraisal completed by the Appraiser, a licensed appraiser in the State of Hawai‘i. An escalation factor of three percent (3%) per year was added to the initial annual lease rent amount contained in the Appraisal in determining the lease rent amounts. In the past, NOAA had been paying the University approximately two-thirds of the fair market rental value for the Premises. The other one-third of the fair market rental value was deemed to be the University's contribution to the JIMAR operations. With JIMAR support being discontinued, the parties have agreed that the University should receive the full fair market rental value. Starting with the Next Term and continuing through the Option Term.

5. *Generate revenue from real property not critical to long range plans for the university to support the university’s core mission.*

Under the Extension to Lease, the University will be receiving the full fair market rent value for NOAA's use of the Premises. While the HIG Building would still be considered critical to the UH Mānoa's long range plans, the Extension to Lease will generate revenues attributable to NOAA's use of the Premises and which the University can use to offset the cost of operating the HIG Building.

6. *Be consistent with and support long range plans that have been approved by the BOR.*

The continued use of the Premises by NOAA for weather forecasting and tracking, including monitoring longer term weather and climate change trends, is consistent with UH Mānoa's Long Range Development Plan, which was approved by the
Board in September 26, 2019. It is also consistent with the UH System Integrated Academic Facilities Plan, which was approved by the Board in April 20, 2017.

**ACTION RECOMMENDED:**

We recommend the Committee on Planning and Facilities and Board of Regents approve the actions proposed above under the "Specific Actions Requested" section. Once approved, the President and the Vice President for Budget and Finance/Chief Financial Officer will conclude negotiations for and finalize and execute the Lease Extension and take such other action and execute such other documents as they determine necessary to implement the Lease Extension.

Attachment: Major Term Sheet

c: Executive Administrator and Secretary to the Board Kendra Oishi
MAJOR TERM SHEET

LEASE EXTENSION

between

UNIVERSITY OF HAWAI‘I

and the UNITED STATES OF AMERICA,
by its General Services Administration, for the benefit of
the National Oceanic and Atmospheric Administration
and the National Weather Service

at

the Hawai‘i Institute for Geophysics Building
University of Hawai‘i at Mānoa

1. Parties.

a. **Lessor:** University of Hawai‘i, for the benefit of the University of Hawai‘i at Mānoa
   School of Ocean Earth Science and Technology

b. **Lessee:** the UNITED STATES OF AMERICA, by its General Services
   Administration, for the benefit of the National Oceanic and Atmospheric
   Administration and the National Weather Service

2. **Premises, Facilities.**

a. **Premises.** Approximately 10,427 square feet of office, generator pad and rooftop
   antenna space within the Hawai‘i Institute for Geophysics (HIG) Building within
   the UH Mānoa campus, the title to which the University acquired through a series
   of Governor’s executive orders (“Premises”).

b. **Facilities.** Lessee will continue to use designated office space on the 2nd Floor
   (about 9,555 square feet), generator pad space adjacent to the HIG Building
   (about 872 square feet) and rooftop antenna space.

3. **Prior Agreements.** The Lease was dated February 1, 1994 and has been amended by six
   prior Supplemental Agreements with the last two extending the Lease term from 2015
   through 2021.

4. **Next Term.** The Lease term will be extended from April 1, 2021 through March 31, 2024
   (“Next Term”), with a mutual option to further extend the Lease term for three additional
   years (“Option Term”).

5. **Lease rent.** Based on an appraisal, lease rent for the Next Term will be $267,763.70 per
   year or $22,313.64 per month. Lease rent for the Option Term is expected to be about
   $292,592.63 per year or $24,382.72 per month.
### Committee on Planning and Facilities
Annual Review for the 2020-2021 Academic Year

<table>
<thead>
<tr>
<th>Committee duties per bylaws</th>
<th>2020-2021 Committee Goals and Objectives</th>
<th>Projected Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Received annual report on sustainability (2/3/21)</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Q Juli-Sep</td>
</tr>
<tr>
<td>1 Review, study, and make recommendations to the Board relative to the long-range plans for the development of the University, considering academic needs, priorities, and fiscal capabilities of the State.</td>
<td>Reviewed changes of amendments to RPs related to planning and determined further discussion was needed: &lt;ul&gt;• RP 4.201: Vision, mission, and guiding principles of UH &lt;br&gt;• RP 4.202: Integrated strategic planning &lt;br&gt;• RP 4.203: Unit missions &lt;br&gt;• RP 4.208: Sustainability &lt;br&gt;• New RP 4.209: Indigenous-serving education institution (2/3/21)</td>
<td>X</td>
</tr>
<tr>
<td>2 Review, study, and make recommendations to the Board relative to the physical facilities master plans for each campus in the University system and to periodically review approved campus master plans in order to recommend revisions, if necessary, to meet the needs of the University.</td>
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</tr>
<tr>
<td>3 Review proposals relative to naming of University improvements and facilities and make its recommendations to the Board.</td>
<td>Recommended Board Approval of Amendments to RP 11.203, Naming of Campus Improvements and Academic Programs (9/3/20)</td>
<td>X</td>
</tr>
<tr>
<td>Committee duties per bylaws</td>
<td>2020-2021 Committee Goals and Objectives</td>
<td>Projected Timeline</td>
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<td>4</td>
<td>Review policies and make recommendations to the Board on matters pertaining to the use of University facilities and ensure an environment that is complementary to the educational mission of this institution.</td>
<td>1st Q Jul-Sept</td>
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<tr>
<td></td>
<td>Recommended Board approval of service order to RCUH for UH Cancer Center</td>
<td>X</td>
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<tr>
<td></td>
<td>Ho‘ola: Early Phase Clinical Research Center (9/3/20)</td>
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<td>Received Honolulu rail transit project update (11/5/20)</td>
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<td></td>
<td>Recommended Board approval of use and occupancy agreement for HART stations on UH property (11/5/20)</td>
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<td>Received space utilization update (2/3/21)</td>
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<td></td>
<td>Reviewed 2018 BOR Resolution Supporting a Moratorium on Square Footage Growth (2/3/21)</td>
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<td>Recommended Board approval of resolution requesting adjusted HECO rate structure (5/6/21)</td>
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<td>5</td>
<td>Work in concert with the university administration relating to the capital improvement budget.</td>
<td>1st Q Jul-Sept</td>
</tr>
<tr>
<td></td>
<td>Reviewed propose bylaw revision: “Provide general oversight of the University’s CIP program to include review and approval of CIP plans and budget requests and review of deferred maintenance and plans to reduce it.” It was determined that more discussion was needed. (2/3/21)</td>
<td></td>
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<tr>
<td></td>
<td>Reviewed and recommended Board approval of FY21 Supplemental CIP expenditure plan (9/3/20)</td>
<td>X</td>
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<tr>
<td></td>
<td>Reviewed and recommended approval of biennium CIP request for FYs 22-23, presented in the context of a rolling 6-year CIP plan and budget (11/5/20)</td>
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<td></td>
<td>Received quarterly CIP/major projects update</td>
<td>X</td>
</tr>
<tr>
<td>Committee duties per bylaws</td>
<td>2020-2021 Committee Goals and Objectives</td>
<td>Projected Timeline</td>
</tr>
<tr>
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<tr>
<td></td>
<td><strong>2020-2021 Committee Goals and Objectives</strong></td>
<td><strong>Projected Timeline</strong></td>
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<tr>
<td></td>
<td><strong>1st Q</strong></td>
<td><strong>2nd Q</strong></td>
</tr>
<tr>
<td></td>
<td>Jul-Sept</td>
<td>Oct-Dec</td>
</tr>
<tr>
<td><strong>Committee duties per bylaws</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Provide general oversight of the University’s land-related strategic initiatives and partnerships program.</td>
<td>Received quarterly land-related strategic initiatives and partnerships program update <em>(specific projects: Atherton, NOAA, UHWO, Kaimuki parcels, HART, UH Press)</em> (9/3/20; 2/3/21; 5/6/21)</td>
</tr>
<tr>
<td>7</td>
<td>Proposed: “Review and approve all real property transactions for the disposition or acquisition of real property in fee simple or by lease or equivalent interest with a term exceeding five years, including amendments and extensions thereof, and review the annual list and...</td>
<td>Recommended Board approval authorizing lease between UH and Agribusiness Development Corporation (5/6/21)</td>
</tr>
<tr>
<td>Committee duties per bylaws</td>
<td>2020-2021 Committee Goals and Objectives</td>
<td>Projected Timeline</td>
</tr>
<tr>
<td>----------------------------</td>
<td>------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>description of all real property transactions, the authority for which has been delegated to the president.” (see RP 10.201)</td>
<td>Recommend Board approval of lease between UH and Las Cumbres Observatory Telescope Network for use of existing observatory facilities at Waikakoa (pending 6/3/21)</td>
<td>1st Q:</td>
</tr>
<tr>
<td></td>
<td>Recommend Board approval of extension of lease between UH and National Weather Service (pending 6/3/21)</td>
<td></td>
</tr>
<tr>
<td>Proposed: “Review and approve fees for parking permits and parking fees per day, per hour, or fraction thereof on roadways and in the parking areas under the jurisdiction of the university.” (see RP 10.207)</td>
<td>Reviewed proposed bylaw revision relating to parking. It was determined that more discussion was needed. (2/3/21)</td>
<td></td>
</tr>
<tr>
<td>9 Committee Governance</td>
<td>Review committee work plan (9/3/20)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Review committee’s work for the year (pending 6/3/21)</td>
<td></td>
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</tbody>
</table>