

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

APRIL 4, 2019

I. CALL TO ORDER

Committee Chair Stanford Yuen called the meeting to order at 8:47 a.m. on Thursday, April 4, 2019, at the University of Hawai'i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai'i 96822.

Committee members in attendance: Committee Chair Stanford Yuen; Committee Vice Chair Simeon Acoba; Regent Randy Moore; Regent Jan Sullivan; Regent Michelle Tagorda; Regent Ernest Wilson, Jr.

Others in attendance: Board Chair Lee Putnam; Board Vice Chair Wayne Higaki; Regent Kelli Acopan; Regent Eugene Bal; Regent Ben Kudo; Regent Alapaki Nahale-a; Regent Robert Westerman (ex officio committee members); President David Lassner; Vice President for Administration Jan Gouveia; Vice President for Community Colleges John Morton; Vice President for Legal Affairs/University General Counsel Carrie Okinaga; Vice President for Research and Innovation Vassilis Syrmos; Vice President for Budget and Finance/Chief Financial Officer Kalbert Young; University of Hawai'i at Mānoa (UHM) Provost Michael Bruno; UH-West O'ahu (UHWO) Chancellor Maenette Benham; Honolulu Community College (HonCC) Chancellor Erika Lacro; Executive Administrator and Secretary to the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES OF THE AUGUST 2, 2018, AND JANUARY 17, 2019 MEETINGS

Regent Moore moved to approve the minutes of the August 2, 2018, and January 17, 2019 meetings, seconded by Regent Tagorda, and the motion carried unanimously.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office did not receive any written testimony and no individuals signed up to provide oral testimony.

IV. AGENDA ITEMS

A. University of Hawai'i – West O'ahu Campus Land Plan Update

Regent Wilson arrived at 8:48 a.m.

VP Gouveia provided a brief introduction to and explained that administration was seeking conceptual agreement before proceeding on the next phase of development which will include utilities and infrastructure improvements that need to occur before further planning can take place.

Chancellor Benham introduced the team that assisted with the UHWO land plan: Kevin Ishida, Vice Chancellor for Administration, UHWO; Bonnie Arakawai, Director of Facilities, UHWO; Stanford Carr, representing the Hunt Carr team; Grant Murakami, Vice President, PBR Hawai'i & Associates, Inc.; Georja Skinner, Chief Officer, Department of Business, Economic Development & Tourism Creative Industries Division; and Brian Isa, Department of Accounting and General Services.

Regent Kudo arrived at 8:53 a.m.

Chancellor Benham provided an overview of the proposed UHWO campus land plan, noting that Hunt and Carr were selected to develop a plan to develop 180 acres referred to as university district lands. The total campus lands comprise approximately 300 acres with existing buildings on about 40 acres of the land.

Board Chair Putnam asked if Tokai University was on UHWO lands and also asked about another small parcel, both indicated in white toward the top of the map provided in the materials. Chancellor Benham explained that Tokai is not part of the UHWO lands and the other small parcel is a Hawaiian Electric Company substation.

Committee Chair Yuen noted the importance of an infrastructure master plan and asked for details of the utilities master plan. Mr. Murakami replied that it includes plans for water, sewer, drainage, grading, electrical, and mechanical systems for the 500 acre parcel, and that phasing will be considered. He noted that they are also reviewing sustainability and design guidelines for the campus areas.

Regent Acoba noted that it is likely that demographics in this area will change and asked about a timeline and whether the surrounding community is supportive. He added his thought that the development around the area will depend on the campus development. Chancellor Benham mentioned Ho'opili, with approximately 11,000 new single-family units being developed and possibly another high school, and that UHWO is striving to grow with the region. She also noted that there is a lot of activity in the Kalaeloa area.

Regent Sullivan arrived at 9:04 a.m.

Mr. Carr noted that the growth of the campus is predicated on economic cycles, and that strategic curriculum and academic plans will help to grow the school and the student body. They are working with the campus to develop opportunities. He further noted that master plans evolve over the years as demographics and economic cycles change.

Regent Nahale-a acknowledged the financial aspect of development, but queried about engaging the community in discussions relating to public interest and long-standing residents. Chancellor Benham indicated that she meets quarterly with land developers, with the Kapolei Chamber of Commerce on a monthly basis, and meets regularly with complex area superintendents representing Department of Education schools. She described additional engagement with the community, Department of Hawaiian Home Lands, and Ho'opili.

B. Honolulu Community College Transit-Oriented Development Update

VP Gouveia provided an introduction to the Transit-Oriented Development (TOD) Study at HonCC, noting that the presentation was deferred from the November 2018 committee meeting due to time constraints. She introduced Milton Arakawa and Tom Fee of HHF Planners, and noted that the study will be packaged for the State Office of Planning for future planning.

Mr. Fee provided a presentation on the study that included a summary of the draft HonCC TOD report, future short-term and long-term development considerations, and project delivery considerations. He highlighted that the proposed plan would allow for a 5 minute walk between the rail station and campus and canal improvements intended to be a catalyst for redevelopment. He further noted that HonCC needs to wait for the City and County of Honolulu to catch up on infrastructure improvements including sewer, power, and roadways, and recommended that UH take advantage of the space next to the rail station for campus use and revenue generating opportunities.

Regent Kudo suggested that there be more opportunities to provide spaces that could be leased for revenue generation, rather than a plaza or auto shop building, or perhaps to allow for commercial/retail space on the ground floor. He also commented that a 770-stall parking facility seems counterintuitive to encouraging rail ridership, and that the money could be used for something more consistent with that goal.

Board Chair Putnam asked about Kokea Street and whether there would be improvements to allow for bike ridership. Mr. Fee said the improvements are in the plan review use and that UH is responsible to improve the Kokea Street side of the project.

Regent Westerman asked whether noise from the rail and public safety were considered. He also shared Regent Kudo's thoughts on the parking facility. Mr. Fee responded that HART doesn't anticipate significant noise from the rail and added that the issue of subsidized parking is a university matter.

Regent Sullivan suggested that Chancellor Lacro consider that the campus real estate will increase in value and that there is opportunity to grow vertically. She encouraged Chancellor Lacro to consider how to do things differently and to review what mainland campuses are doing as well as the private sector.

Regent Moore commented that demographic and economic needs are changing and should be considered in planning. As an example, the plans call for an auto body shop while society is moving toward electric vehicles and driverless cars.

Committee Chair Yuen added that other trades should be continued or expanded that can serve the community or military. He also noted that plans require flexibility to change the primary uses of some of the buildings, such as the auto body shop, to accommodate future needs. He also suggested that there should be consideration for recreational uses for the canal.

C. Review and Approval of Real Property Development Project Summaries

- 1. University of Hawai'i – West Oahu**
- 2. Atherton YMCA**
- 3. Former National Oceanic and Atmospheric Administration (NOAA) site**

VP Gouveia provided introductory comments that the project summaries are a new way of presenting public-private partnership (P3) projects. To date, administration has been updating the board informally and there was a suggestion to provide more structure to presenting projects to the board. Project summary templates have been created and three projects have been identified for the foreseeable future. VP Gouveia also noted that the project on the former NOAA site would more appropriately be referred to as the “graduate student housing project.”

VP Gouveia summarized the UHWO project which seeks to partner with a developer to develop approximately 180 acres at low cost to the university, while maintaining title to the property. The university entered into an exclusive negotiating agreement and hopes to enter into an agreement by August of this year. A project timeline will be developed after the agreement is executed.

Committee Chair Yuen noted that the committee has previously received briefings on these projects and the project summaries are simply a change in format in how they are presented. The intent is to give the administration an indication that they have the board’s “blessing” on projects and that they will continue to keep the board apprised of progress. Committee Chair Yuen proposed taking one vote for all three real property development project summaries. There were no objections.

Regent Acoba made a motion to accept the concepts as proposed in the real property development project summaries for the UHWO University District Lands, Atherton Innovation Space/Student Housing, and the Mānoa Graduate Student Housing projects, seconded by Regent Wilson.

Board Chair Putnam explained the intent is to ensure the board has current information about projects and an opportunity to provide input before large commitments are made. The intended process is that these would go on the consent agenda for the full board meeting.

Clarification was requested regarding the motion and whether the intent was to approve the form or the projects. Regent Sullivan noted that board policy specifies when the board needs to approve things having to do with real property and that these projects are all different and at different stages.

Committee Chair Yuen clarified that the approval being requested is acknowledgment from the board that it is comfortable with proceeding with these projects as described today. VP Gouveia noted that the procedural steps have been challenging. Regent policy requires board approval of projects exceeding five years, but administration has received feedback from regents that there was no room for input along the course of the project. VP Gouveia noted that it would be helpful to have a “blessing” or acknowledgment in the early stages of a project, and the project summary template was developed as a mechanism for keeping the board apprised. VP Young clarified that administration is seeking “acknowledgment” rather than “approval.”

Regent Bal arrived at 10:15 a.m.

Committee Vice Chair Acoba amended his motion that the committee recommend to the board that the board acknowledge receipt of the report on the progress being made by the administration on the UHWO project. Regent Wilson, who seconded the original motion, agreed to the amended motion.

Regent Wilson asked for clarification on whether the request is to seek acknowledgement on the process or a method of communicating progress to the board.

President Lassner clarified that the purpose is to communicate necessary information to the board and asked whether this format serves this purpose. He did not believe a motion was necessary, and that if the proposed format is acceptable, policy could be revised as necessary.

Regent Moore suggested that a motion is not needed, but that the board could simply be on record stating agreement.

Regent Acoba expressed his belief that Board Chair Putnam was seeking a formal process of acknowledgement of project progress and agreed that a formal process is needed and that it should go to the board. He elaborated that it serves the purpose of keeping informed that projects are proceeding as they should and it is a measure of transparency.

Regent Sullivan indicated agreement with the motion and agreed that the project summary template shows progress and suggested they include a schedule and milestones.

Regent Acoba amended his previous motion to include all three projects in the motion to recommend that the board acknowledge receipt of the report on progress being made on the projects. Regent Wilson, who seconded the previous motion, agreed to the amendment. The committee unanimously agreed to amend the motion.

Some additional discussion occurred regarding the desired process in keeping the board informed. President Lassner clarified that the board doesn't typically approve projects but that administration seeks to keep the board informed and would prefer to know early if the board is in disagreement with a project.

There having been a motion that was made and seconded, the motion was put to a vote and carried unanimously.

D. Review and Recommend Board Approval of Lease Agreement Between the State of Hawai'i and the University of Hawai'i Covering a Portion of Sand Island for Snug Harbor Relocation and Marine Education Training Center (METC) Facility Use Purposes, Honolulu, O'ahu (Tax Map Key No.: (1) 1-5-041: portions of 006, 130, and 334)

VP Young briefed the committee on the proposed lease agreement between the State of Hawai'i, by the Board of Land and Natural Resources (BLNR), and UH covering a portion of land on Sand Island for HonCC's Marine Education and Training Center and UHM's School of Ocean and Earth Science and Technology (SOEST). It is a multi-

agency agreement. UH is already on the premises and has been utilizing the property for a long time.

Board Chair Putnam expressed her support. She asked whether documents could be edited before going to the BLNR. VP Young responded that the term sheets are drafted for the Board of Regents, not the BLNR. Board Chair Putnam asked about the level and source of funding needed for upkeep, repair, and improvements. Chancellor Lacro replied that the specific terms have not been decided yet, but that some costs will be shared with all tenants of the space.

Regent Wilson moved to approve the lease agreement, seconded by Regent Moore.

Regent Westerman questioned whether separate assignment and leases are required and if this motion addresses all the additional required leases. VP Young clarified that the request is for the board to approve the lease of the harbor site, and that the easement for use of the submerged lands and the easement for the roadway areas will require separate easement use agreements.

Committee Vice Chair Acoba requested that administration address the issues raised by Board Chair Putnam with the Department of Land and Natural Resources and report back to the committee. President Lassner agreed.

Brian Taylor, Dean of SOEST, clarified that the easements have already been approved and are attached to the lease as exhibits only and no further action is needed.

VP Young responded that some of the issues raised by Board Chair Putnam have been previously discussed with BLNR, and administration is open to revisiting other issues raised with BLNR and report on the outcome of those discussions.

Committee Chair Yuen commented that HonCC is very important to the military and that the arrangement should continue and not be displaced. Chancellor Lacro responded that HonCC will continue to meet military and private industry needs, as well as the Pearl Harbor Program.

There having been a motion that was moved and seconded, the motion was put to a vote and carried unanimously.

E. Atherton YMCA Project Status Update

F. Waialeale Livestock Research Station Property Transfer Status Update

G. Kauai Tropical Fruit Disinfestation Facility Property Transfer Status Update

H. Fiscal Year 2019 Second Quarter Capital Improvement Project Status Report as of December 31, 2018

Agenda items IV.E. through IV.H. were deferred due to time constraints. There were no objections.

V. ADJOURNMENT

There being no further business, Regent Tagorda moved to adjourn the meeting, and Regent Wilson seconded the motion, and with unanimous approval, the meeting was adjourned at 10:44 a.m.

Respectfully Submitted,

/S/

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents