

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

SEPTEMBER 1, 2022

I. CALL TO ORDER

Chair Nahale-a called the meeting to order at 11:29 a.m. on Thursday, September 1, 2022, at the University of Hawai'i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai'i 96822, with regents participating from various locations.

Committee members in attendance: Chair Alapaki Nahale-a; Vice-Chair Robert Westerman; Regent Wayne Higaki; Regent Gabriel Lee; and Regent Diane Paloma.

Others in attendance: Board Chair Randy Moore; Regent Eugene Bal; Regent William Haning; Regent Laurie Tochiki; and Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Academic Strategy Debora Halbert; 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 Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. PUBLIC COMMENT PERIOD

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

III. AGENDA ITEMS

A. Recommend Board Approval of the Fiscal Year (FY) 2022-2023 Supplemental Capital Improvement Project (CIP) Expenditure Plan

VP Gouveia reviewed the proposed supplemental CIP expenditure plan for FY 2022-2023 stating that the plan correlates with university CIP funding contained within the State's supplemental budget that was recently approved by the Legislature. She noted that the university was allocated approximately \$203.4 million in general obligation funds for FY 2021-2022 and \$102.6 million in general obligation funds for FY 2022-2023 through the fiscal biennium budget that was passed in 2021 and that the plan for the use of these funds was approved by the board in September of the same year. She further explained that, at the conclusion of the 2022 Regular Session, the Legislature allocated an additional \$57.76 million to the university and highlighted the various CIP projects that would be funded by this additional appropriation.

Regent Higaki inquired as to whether CIP funding for the Waikīkī Aquarium encompassed sea wall improvements near the facility that was mentioned in recent media reports. VP Gouveia stated that the Waikīkī Aquarium project involved upgrades to its wastewater discharge system and did not include funding for sea wall improvements.

Vice-Chair Westerman asked about renew, improve, and modernize (RIM) projects as they relate to the 6-year CIP plan and inquired about the progress being made on updating the plan. VP Gouveia replied that RIM projects contained within the CIP expenditure plan are consistent with the university's current 6-year CIP plan. She also stated that an update on the plan will be presented to the committee in November.

Regent Westerman moved to recommend board approval of the FY 2022-2023 supplemental CIP expenditure plan, seconded by Regent Higaki, and the motion carried, with all members present voting in the affirmative.

B. FY 2021-2022 Fourth Quarter CIP Status Report as of June 30, 2022

VP Gouveia reported on the status of CIPs through the fourth quarter of FY 2021-2022. While the majority of projects are moving forward as anticipated, several projects continue to experience delays due to manufacturing and supply chain issues. She drew attention to six new CIP projects that have been added to the report including projects involving the reroofing of the William S. Richardson School of Law and law library, upgrades to the Waikīkī Aquarium's wastewater discharge system, and the development of a hospitality academy training center at Maui College. She also highlighted a project involving repairs and renovation to the UHM parking structure slated for completion by the end of the calendar year which is six months ahead of schedule.

Chair Nahale-a questioned whether Hawai'i Community College (HawCC) managed its own CIP projects. VP Gouveia replied that CIP projects at HawCC are managed by the community college system's facilities office.

Regent Higaki commended and acknowledged VP Gouveia for her outstanding work and leadership in the CIP efforts of the university.

C. Recommend Board Approval for the University of Hawai'i to Accept from the State of Hawai'i (Grantor) Conveyance of Fee Simple Title (via Quitclaim Deed) to Real Property Consisting of a 15.855 acre parcel of land Designated as Tax Map Key No. (3) 6-6-003:006 and Located at Lalamilo, Waimea, South Kohala, Island and County of Hawai'i

VP Young stated that the administration was requesting approval to accept the fee simple title conveyance, via quitclaim deed, of real property located on Hawai'i Island from the Board of Land and Natural Resources. He explained that the Kamuela Agricultural Experiment Station, also known as the Lalamilo Agricultural Experiment Station (Lalamilo Station), currently occupies the 15.855-acre parcel of land, which was set aside through a Governor's Executive Order (EO) for use by the university as an agricultural experiment station. He also provided the rationale for this request stating

that, although approval for the cancelation of the EO and conveyance of the noted property in fee simple via quitclaim deed was received in the early 2000s, the actual execution of the quitclaim deed has not yet taken place and must be completed in order for the university to accept the parcel.

Ania Wieczorek, Interim Dean and Director of Research and Cooperative Extension for the College of Tropical Agriculture and Human Resources (CTAHR), spoke about the types of agricultural activities occurring at the Lalamilo Station. She also noted the significance of these activities for Hawai'i's agricultural industry and food sustainability efforts highlighting some of the educational and technical support that CTAHR provides to local farmers.

Regent Westerman asked about the primary function of the university's agricultural experiment stations. Interim Dean Wieczorek explained that agricultural research stations are used to conduct research on the potential for various agricultural products to be grown in Hawai'i, as well as increasing the yields of existing crops. Once initial research and testing is completed, CTAHR then collaborates with farmers on conducting cultivation trials to determine the viability of large-scale crop production.

Citing an evaluation conducted by the university in 2000 on the possibility for a public charter school to use a portion of the noted parcel, Regent Westerman asked if there were any other tenants on the property. VP Young responded that CTAHR is currently the parcel's only tenant.

Regent Higaki moved to recommend board approval for the administration to accept from the State of Hawai'i via quitclaim deed conveyance of fee simple title to the property located at Lalamilo on Hawai'i Island as identified on the agenda, seconded by Regent Lee, and the motion carried with all members present voting in the affirmative.

D. University Land-Related Strategic Initiatives and Partnerships Program FY 2021-2022 Fourth Quarter Update

Michael Shibata, Director of the Office of Strategic Development and Partnership, provided an update on the status of several university land-related strategic initiatives through the fourth quarter of FY 2021-2022 highlighting the following:

- UHWO - University District Lands Project: Efforts to pursue development opportunities are ongoing. The university is currently seeking to obtain funding for a transit-oriented development feasibility study from the State's Office of Planning and Sustainability Development. The administration also continues to assist UHWO with updating its long-range development plans for its properties.
- Atherton Project: Project construction is ongoing with a target completion of Summer 2023.
- NOAA Graduate Student Housing Project: Greystar Development Services, LLC (Greystar) has submitted demolition, rough grading, and utility improvement plans to the City and County of Honolulu's Department of Planning and Permitting (DPP) for a first plan check review. Greystar is also expecting to have the project's 80 percent

construction drawing completed and submitted to DPP for a courtesy building permit review later this month.

- Kaimuki/Leahi Hospital Parcels Project: The administration is exploring potential options for the disposition of these parcels and will be finalizing an invitation to submit development proposals for the vacant Leahi parcel later this month.
- University Press Parcel Project: The university continues to evaluate the potential opportunities and disposition of university-owned land in Mānoa Valley should the University Press operations be relocated to the main UHM campus.
- Honolulu Authority for Rapid Transportation (HART) Projects: Coordination efforts with HART on several aspects of the rail project that will impact university-owned lands are ongoing. The administration is planning on inviting HART representatives to present an update on the rail project to the board in October.

E. Annual Report on Real Property Actions Delegated Pursuant to Regents Policy 10.201, for FY 2021-2022

Director Shibata summarized the contents of a report listing and describing 87 real property transactions that have taken place in FY 2021-2022 under authority delegated to the president and his designees by the board pursuant to Regents Policy 10.201.

F. Committee Work Plan

Chair Nahale-a referenced the Committee Work Plan noting that it would be used as an outline of the work to be performed by the committee during the coming year. He stated that it was a living document that may be modified as needed and asked committee members if they had any questions or comments about the Committee Work Plan. None were raised.

IV. ADJOURNMENT

There being no further business, Chair Nahale-a adjourned the meeting at 12:01 p.m.

Respectfully Submitted,

/S/

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents