



ALOHA TOWER DEVELOPMENT CORPORATION

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BOARD MEETING
ALOHA TOWER DEVELOPMENT CORPORATION
April 26, 2006
No. 1 Capitol District
250 S. Hotel Street
4th Floor Conference Room
Honolulu, Hawaii

MINUTES OF MEETING

BOARD MEMBERS PRESENT: Melissa Pavlicek, Chairperson
Neal Otani
Theodore Liu – DBEDT
Robert Masuda – DLNR

BOARD MEMBER EXCUSED: David Louie, Sidney Quintal, Barry Fukunaga

ATDC STAFF PRESENT: Sandy Pfund, Dana Yoshimura, Harumi Leong

OTHERS PRESENT: Natasha Loo, Jason Okuhama

LEGAL COUNSEL PRESENT: Gregg Kinkley, Deputy Attorney General

I. CALL TO ORDER

Chair Pavlicek called the meeting to order at 12:04 p.m.

II. APPROVAL OF MINUTES

A. Regular Meeting of March 29, 2006

Chair Pavlicek called for motion to adopt the Meeting Minutes for the meeting held on March 29, 2006.

Director Liu moved to adopt the minutes and was seconded by Director Masuda.

Passed unanimously. No opposition.

III. REPORT OF THE CHIEF EXECUTIVE OFFICER

Sandy made her report (included in board packet).

Personnel. Dan's old position was as Special Assistant. Sandy's position is now vacant since stepping in Ron's vacant position as CEO. Therefore 2 positions are vacant. The secretary's position is "exempt" and liberal in process. B&F and Gov gave approval.

Legislature.

1. Save 26,000. Changeover of secretary's position from civil service to exempt has saved the agency in salary. Its only catching up on action now and that's why it shows up on budget reports. It should show that it is cut out of the budget as a savings.
2. Administrative unbudgeted positions for Project Managers. The House was agreeable but the Senate was not. Therefore, in reversal of conferred decision.
3. MP is pleased that ATDC is in constant contact (communication) with the Board. Grateful to SP.
4. MP has not been able to hook up with Dr. Keith.

UC Urban. Investigative report at next meeting. Fractional interest of hotel? More specifics at next meeting.

NWD. Finance commitment.

Administrative Rules. More specific information required. Need to hire consultant.

HHP. Action to BLNR on Friday. Approval for sub-lease for access way – Island Movers. SP and Glenn joint presentation. UH is adjacent to Island Movers. Young Brothers stopped container. Road traffic needed for ease of container unload. Too much pier frontage. Container

and freight. Docks converted for container use. Need to pay attention to invasive species and security.

IV. EXECUTIVE SESSION

Director Masuda moved and Director Otani seconded a motion to enter into Executive Session. The motion passed unanimously.

Mr. Kinkley, Ms. Pfund, Mr. Yoshimura and Ms. Leong were asked to remain for the Executive Session.

A. Discussion and Deliberation Regarding ATDC’s Rights and Responsibilities Under the Development Agreement Relative to the Proposed UC Urban Project, Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes

B. Discussion and Deliberation Regarding the Status of Negotiations Under the Mediation Proceedings with AHI Aloha Associates, LLC Pursuant to Section 92-5(a)(3) and 92-5(a)(4), Hawaii Revised Statutes

The Board entered into Executive Session at 12:23 p.m. and reconvened at 1:13 p.m. Gregg will provide executive session discussions. No recording.

V. Adjournment

Motion. Amend Agenda to retain legal counsel and real estate consultant and appraiser. Moved by Director Liu and second by Director Otani.

Motion: Retain legal and drafting a development agreement expending up to \$150,000. Moved by Director Liu and second by Director Masuda.

