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# A BILL FOR AN ACT

RELATING TO HIGH TECHNOLOGY.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that Kajima Urban  
2 Development International and Phase 3 Properties competitively  
3 bid and was selected by Kamehameha Schools Bishop Estate as the  
4 developer of the Asia Pacific International Research Center, a  
5 four hundred thousand square foot class A life sciences research  
6 complex on 4.98 acres located in the Kakaako district of Oahu,  
7 makai of Ala Moana Boulevard and adjacent to the University of  
8 Hawaii John A. Burns school of medicine.

9           Kamehameha Schools and Bishop Estate and Kajima Urban  
10 Development International and Phase 3 Properties are committed  
11 to cultivating the high technology industry in Hawaii and have  
12 the full support of Enterprise Honolulu and the Hawaii Life  
13 Sciences and Technology Council. The Asia Pacific International  
14 Research Center will be positioned as a catalyst spawning new  
15 international life science collaborations in the Pacific Rim for  
16 both the public and private sectors as the only facility with  
17 class A wet laboratory space available to the non-institutional  
18 market.



1 Kamehameha Schools Bishop Estate and Kajima Urban  
2 Development International and Phase 3 Properties are negotiating  
3 with the high technology development corporation, an agency of  
4 the State, to commit to a ten-year lease agreement secured with  
5 a state guaranty for approximately ninety-nine thousand square  
6 feet of laboratory and office space on three floors. The high  
7 technology development corporation will operate a technology  
8 incubator and innovation center, which will support the efforts  
9 of the University of Hawaii's school of medicine, Cancer  
10 Research Center of Hawaii, and many related bioscience research  
11 institutions.

12 Many local fledgling start-up high technology companies are  
13 trying to attain financing. Once they achieve such financing,  
14 it is critical that they commit their core-capital to research  
15 rather than have it tied up in onerous credit enhancement tools,  
16 such as security deposits or letters of credit required by the  
17 lending community in order to finance complex and expensive wet  
18 laboratory infrastructure developments. A guaranty of the lease  
19 agreement by the State for the high technology development  
20 corporation leased portion of the Asia Pacific International  
21 Research Center will reduce the risk and cost of this unique



1 project for these start-up companies and thereby provide the  
2 necessary initial boost to Hawaii's life science industry.

3 The statutory purpose and mission of the high technology  
4 development corporation is to grow Hawaii's high tech industry  
5 and this includes its fledging life science industry. In order  
6 for the high technology development corporation to grow these  
7 technology industries, the corporation must be able to provide  
8 quality incubator and innovation facilities to qualified start-  
9 up companies. Kamehameha Schools Bishop Estate and Kajima Urban  
10 Development International and Phase 3 Properties believe that  
11 there is a significant and exciting opportunity for the high  
12 technology development corporation to participate in the  
13 development of the Asia Pacific International Research Center.

14 Hawaii needs suitable specialty commercial laboratory space  
15 as soon as possible since very little currently exists.

16 Thirteen biotechnology companies did not select Hawaii as a site  
17 in the past three years due to the lack of suitable space. The  
18 total square footage of these companies' needs was twice as much  
19 as the proposed project space and yet additional demand exists.

20 In order to build a life sciences sector, the State will need  
21 specialty commercial space.



1 Other states and communities are also very aggressively  
2 recruiting technology companies and start-ups. Many offer  
3 grants, subsidies, and other incentives to attract high  
4 technology companies to develop and grow their businesses. They  
5 know that these companies hire the knowledge and concept workers  
6 that are attracted by high-paying jobs and the opportunity to  
7 collaborate with other scientists and technicians. These other  
8 communities know that the technology and life science industries  
9 produce quality jobs at all levels, from the beginning  
10 technician to the senior researcher, increase the jurisdiction's  
11 tax base and, most importantly, provide the critical mass and  
12 synergy for a sustainable industry. The most successful states  
13 and communities locate their technology companies adjacent to  
14 major research institutions, creating a cluster effect. In  
15 addition to new and meaningful career pathways for Hawaii's  
16 youth and residents, an estimated one thousand new living wage  
17 jobs will be created within the facility.

18 Hawaii is well positioned to compete in this market. The  
19 recently completed University of Hawaii school of medicine  
20 complex will soon be joined by the Cancer Research Center of  
21 Hawaii and a Regional Biosafety Laboratory adjacent to the  
22 school of medicine. This Asia Pacific International Research



1 Center project is intended to be the catalyst for the  
2 development of the life science industry in Hawaii. It is  
3 intended to be a place where the private research sector joins  
4 with the public research sector to create an exciting place for  
5 innovation and entrepreneurship. The facility completely  
6 complements the University of Hawaii Kakaako magnet for research  
7 on medicine, cancer, and infectious diseases. It makes possible  
8 the first level of university and private sector collaboration  
9 in the Kakaako core.

10 The project allows the State to take the initiative in  
11 growing incubation and innovation space without bearing the cost  
12 or burden of construction alone. Many other jurisdictions have  
13 undertaken similar efforts to create a life sciences industry in  
14 their communities such as San Diego, San Francisco, Boston, and  
15 North Carolina. New York uses a two billion dollar initiative  
16 fund to lure top tier biotechnology and pharmaceutical  
17 companies. The Kobe city government has paid for two-thirds of  
18 the development of the Kobe Bio Science Park in Kobe, Japan.  
19 The competition to attract high technology companies is intense  
20 and governments have had to lend financial support to be a  
21 contender in this market. The Asia Pacific International  
22 Research Center can act as a magnet to recruit other world-class



1 research companies such as the Centers for Disease Control and  
2 Novartis, the global pharmaceutical company.

3       The Kamehameha Schools Bishop Estate and Kajima Urban  
4 Development International and Phase 3 Properties project aims to  
5 build life sciences cluster dynamics by providing a private  
6 sector facility to augment university and research centers.  
7 Through this public-private partnership, Kamehameha Schools  
8 Bishop Estate is making a considerable investment in innovation  
9 infrastructure. Kamehameha Schools Bishop Estate funded the  
10 Hawaii Life Sciences Road Map: Competitive Opportunities in the  
11 Global Economy (July 2005) at a cost of \$1,000,000 and will  
12 commit to the Asia Pacific International Research Center a five-  
13 acre parcel, giving up approximately \$20,000,000 in opportunity  
14 cost from not pursuing highest and best use of that land.

15       Kamehameha Schools Bishop Estate is committed to  
16 redeveloping other buildings in the area to support innovation  
17 industries. Phase 2 of Kamehameha Schools Bishop Estate  
18 development more than doubles innovation space in Kakaako for  
19 future cluster growth, ultimately resulting in a total of four  
20 hundred thousand square feet of laboratory and office space  
21 dedicated to the high technology industry. The ninety-nine  
22 thousand square feet of the Asia Pacific International Research



1 Center represents less than twenty-five per cent of all of  
2 Kamehameha Schools Bishop Estate's development in Kakaako.

3 The purpose of this Act is to support the operations and  
4 programs of a state-operated technology incubator and innovation  
5 center in the Kakaako district of downtown Honolulu.

6 SECTION 2. The high technology development corporation,  
7 with assistance from the department of business, economic  
8 development, and tourism, shall negotiate with the developers,  
9 on terms acceptable and satisfactory to the corporation's board  
10 of directors and the director of finance, a lease agreement and  
11 lease guaranty for a period of ten years for approximately  
12 ninety-nine thousand square feet of laboratory and office space  
13 in the Asia Pacific International Research Center in Kakaako.

14 SECTION 3. The negotiations between the high technology  
15 development corporation and the department of budget and finance  
16 with Kamehameha Schools Bishop Estate and Kajima Urban  
17 Development International and Phase 3 Properties shall consider,  
18 as a means to reducing cost to the State:

19 (1) Using \$80,000,000 or more in private sector  
20 investment;



- 1           (2)   The application, in reasonable amounts, from a  
2                   \$28,000,000 federal new market tax credit, to reduce  
3                   the State's rental costs;
- 4           (3)   The replacement of incubation and innovation space  
5                   when the high technology development corporation land  
6                   lease agreement with the University of Hawaii Manoa  
7                   Innovation Center expires in ten years to alleviate  
8                   the lack of available state capital improvement funds  
9                   to construct technology-based economic development  
10                  projects;
- 11          (4)   The speed at which the private sector is able to  
12                  construct new projects, particularly wet laboratories;
- 13          (5)   Monetary contribution in the form of a lease reserve  
14                  fund by Kamehameha Schools Bishop Estate and Kajima  
15                  Urban Development International and Phase 3 Properties  
16                  to reduce the effective cost of the lease agreement to  
17                  the State for ten years;
- 18          (6)   Commitments by Kamehameha Schools Bishop Estate and  
19                  Kajima Urban Development International and Phase 3  
20                  Properties to pre-lease two-thirds of the space for  
21                  the State;



- 1           (7) Enhancements that accrue or result from this
- 2           development; and
- 3           (8) Any and all other appropriate considerations as
- 4           determined by the high technology development
- 5           corporation and the department of budget and finance.

6           SECTION 4. The high technology development corporation is  
7 authorized to enter into contracts to support the planning and  
8 development of a state-operated high technology incubator and  
9 innovation center in the Kakaako district near downtown  
10 Honolulu.

11           SECTION 5. There is appropriated out of the general  
12 revenues of the State of Hawaii the sum of \$150,000, or so much  
13 thereof as may be necessary for fiscal year 2007-2008, for the  
14 purposes of this Act.

15           The sum appropriated shall be expended by the high  
16 technology development corporation.

17           SECTION 6. The provisions of this Act are not intended to  
18 and shall not restrict or constrain the lease negotiations of  
19 the high technology development corporation, the department  
20 business, economic development, and tourism, and the department  
21 of budget and finance with the developers and owners of the Asia  
22 Pacific International Research Center.





**Report Title:**

High Technology; Asia Pacific International Research Center

**Description:**

Appropriates \$150,000 in FY 2007-2008 to the high technology development corporation to negotiate a 10-year lease guaranty to construct the Asia Pacific International Research Center for high technology in Kakaako.

