



Hawaii Conference of the United Church of Christ

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11 April 1975

Dear Brothers and Sisters in Christ:

In early January 1975 I sent a letter to all the churches associated with the Conference, informing them of what we are doing and planning to do with the Mission Memorial grounds at Nuuanu Avenue and Judd Street in Honolulu. It is the purpose of this letter to inform you what has happened since then, and particularly of the very important decisions concerning selection of one developer for continued negotiations. Please pass this information on to all those persons associated with your church.

In my letter of 3 January I stated "We plan to improve the property to fulfill our Christian purposes to include fulfilling social needs and producing income to help finance our expanding Christian program." In the same letter I reported that four firms (from an original eleven) had been invited to submit detailed proposals for the improvement of the property. They were received in January.

The Trustees individually, in small groups, and in special committees spent hundreds of hours studying, analyzing and comparing the proposals and in discussing the proposals with outside consultants and specialists. The materials studied included the written proposals, the consultants' reports, plus bulky maps, rolls of plans and 3-dimensional scale models. After the countless hours in these types of preparations, the Trustees spent over 25 1/4 hours in formal Board meetings alone.

The Hawaii Conference Foundation Board of Trustees unanimously selected Amfac Financial Corporation (AFC) as the firm with whom to continue negotiations, subject to HCF acceptance of AFC's written study of the effect of its development upon the environment. As a Trustee I participated in the selection process, and now in retrospect state the personal opinion that the first vote was unanimous probably because of AFC's quality of plans and planning processes, their sensitivity to community and environmental factors, their concern for the Conference's stewardship and Christian witness, and the totality of benefits that would accrue to the Conference and the community.

On 21 March the Members of the Hawaii Conference Foundation (Board of Directors of the Hawaii Conference of the United Church of Christ [HCUCC] and the Board of Trustees of HCF) accepted the

THE REVEREND DOCTOR CHESTER TERPSTRA *General Secretary and Conference Minister*

THE REVEREND WILLIAM H. KAINA *Coordinator, Hawaiian Ministry*
MRS. CAROL SONG *Christian Education Enabler*
MR. BRIAN OGAWA *Maunaloa Campus Ministry*

MR. HENRY MAUNAKEA *President*
MR. WALTER NOMURA *Secretary*
MR. CLARENCE CHAU *Treasurer*

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report of the Board of Trustees, and later that same day the Board of Directors of the HCUCCC ratified the action taken by the HCF Members.

In the Amfac Financial Corporation proposal, two towers, each 35 stories high and containing approximately 556 units, would be built on Judd Street, one near Nuuanu Avenue and one near Nuuanu Stream. These would be condominium units built and sold by the developer under a development lease. The Craigsides would be converted to condominiums with HCUCCC retaining ownership of the condominiums. This will make possible the sale of condominiums to ministers, church workers, and others as may be desired, and also to continue and expand our program of grants to certain persons living at the Craigsides.

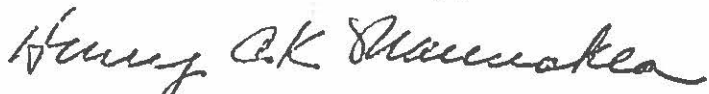
Many of the financial aspects of the proposals were given with the understanding that they would be confidential in nature; thus limited use must be respected. The ground lease rent income from the two buildings in the AMC proposal would be \$273,000 per year for the first 15 years; \$410,000 for the next 10 years; \$534,000 for the last 10 years of the fixed lease rent period; and thereafter the ground lease rent would be subject to negotiation for the remainder of the lease term. The AFC proposal includes non-refundable option money which is a very important factor.

The Mission Memorial headquarters building and the chapel would be retained, with only the deteriorating Girl Scout building removed. All the large monkeypod trees are to remain as it is the desire of the Trustees to maintain and improve upon the garden setting of the Mission Memorial grounds. The two new apartment buildings and the Craigsides would be subdivided from the remainder of the property containing the headquarters buildings and chapel, thereby permitting more efficient administration of the housing activities of the condominium buildings.

So where do we go from here? It will take AFC more than 3 months to submit the study on the effect of their proposal upon the environment. A total of approximately 2 years will be required for design and planning; 2 years for the construction of the tower nearest the stream and to refurbish the Craigsides; and 2 years to build the second tower, a total of six years.

Representatives from the Board of Trustees have already met to discuss these plans with Mokuapunis, churches, and groups of individuals. We will be happy to have representatives discuss them with your church or with individuals or groups from your church.

In Christian fellowship,



Henry C. K. Maunakea, President
Hawaii Conference of the United Church of Christ