8.30 am  Welcome  Leo Asuncion, TOD Council Co-Chair

8.40 am  Governor’s Welcome  The Honorable David Ige, Governor

AIAI Introduction to Workshop  Lisa Buglione, AIAI Director of Operations and Development

9.00 am  The Navy’s Military Housing Privatization Initiative
Sandra Tanoue, Public Private Ventures,
Naval Facilities Engineering Command, Pacific
Rodney Moss, Hunt Companies

9.30 am  Understanding Public-Private Partnerships (P3 101)
• The Possibilities (concept explained)
• P3 Models and Types of Partnerships (benefits)
• Case Study Overview (examples of projects)
• Criteria for Viable P3 Projects
• Legislative Authority
  (P3 enabling authority and issues, including risk management)

Moderator  Tom Mulvihill, KeyBanc Capital Markets
Speakers  Seth Miller Gabriel, OP3, District of Columbia
          Benjamin Hall, John Laing
          Tuyen Mai, Ernst & Young
          Rodney Moss, Hunt Companies
          Henry Navinital, Kiewit Development

11.00 am  What’s Different about P3: Through the Lens of Case Studies
• Rail Transit and Rail Infrastructure
• Mixed-use TOD and Commercial Uses
• Affordable Housing
• Public Buildings (social infrastructure - institutional and public facilities)

Moderator  Tom Mulvihill, KeyBanc Capital Markets
Speakers  Murray Clay, Ulupono Initiative
          Tuyen Mai, Ernst & Young
          Peter Morris, AECOM
          Dr. Joshua Schank, LA Metro

12.00 pm  Lunch Presentation: Island Palm Communities: An Army-Lendlease P3
Peter Sims, DoD Communities, Lendlease
1.00 pm Recap and Afternoon Opening Remarks
Dr. Joshua Schank, LA Metro

1.10 pm Financing Models and Risk Management

- P3 Basics (structuring debt and equity)
- Asset Monetization, Availability Payments
- Risk Transfer and Management
- Value for Money
- Typical P3 Structure

Moderator: Dr. Joshua Schank, LA Metro
Speakers: Benjamin Hall, John Laing
Tom Mulvihill, KeyBanc Capital Markets
Henry Navnitlal, Kiewit Development
Rodney Moss, Hunt Companies

2.00 pm How To Do A P3 Project

- Getting Started (identifying and developing P3s)
- Expertise Needed/Assembling the Team
  (teaming and partnering opportunities for contractors and engineers)
- Procurement Process and Issues (sealing the deal)
- Project Management

Moderator: Tom Mulvihill, KeyBanc Capital Markets
Speakers: Seth Miller Gabriel, OP3, WDC
Benjamin Hall, John Laing
Peter Morris, AECOM
Rodney Moss, Hunt Companies
Henry Navnitlal, Kiewit Development
Dr. Joshua Schank, LA Metro

3.15 pm Questions and Answers

4.00 pm Closing Remarks

4.15 pm Adjournment
COLONEL STEPHEN DAWSON
Commander,
US Army Garrison, Hawaii

Col. Dawson is responsible for managing all of the Army’s 22 installations, housing, and training areas on Oahu and Hawaii Island—supporting over 94,000 soldiers, family members, civilian employees, and retirees. He has over 25 years of service in numerous Army Signal Corps tactical and strategic assignments both in the US and abroad. Col. Dawson returned to Hawaii this year after serving as Operations Assistant Chief of Staff for the 7th Signal Command at Fort Gordon, Georgia. He holds a Master of Arts Degree in National Security and Strategic Studies from the Naval War College and a Master of Strategic Studies degree from the Army War College.

PETER SIMS, P.E., LEED AP
Senior Vice President and General Manager,
DoD Communities, Lendlease

Pete is responsible for asset, property, and development operations at Island Palm Communities (IPC) in Hawaii and North Haven Communities in Alaska. IPC is one of the largest US Department of Defense Military Housing Privatization Initiative (MHPI) projects in size and scope, which includes the design and construction of 4,725 homes and renovation of 2,515 existing homes across seven Army installations on Oahu. The project’s 12-year initial development plan is valued at $2.575B, and it has an additional $5.285B over the remaining 38-year project term.

SANDRA TANOUE
Director, Public Private Ventures,
Naval Facilities Engineering Command, Pacific

Sandra leads the NAVFAC Pacific AM5 team in planning, managing, and overseeing the Marine Corps and Navy PPV housing program. She served as the NAVFAC Pacific Senior PPV Specialist on the Navy Hawaii PPV project, providing planning, oversight, and management of Navy interests in the execution of multi-million dollar PPV projects through strategic partnerships.

Hawaii Interagency Council for Transit-Oriented Development

TOD Council Co-Chairs:
Leo Asuncion, Director, Office of Planning
Craig Hirai, Executive Director, Hawaii Housing and Finance Development Corporation

The TOD Council was established in 2016 to advise the Governor and Legislature on the facilitation and coordination of transit-oriented development (TOD) on State lands in designated areas served by transit or other public transportation systems—promoting mixed use development, affordable and rental housing, and pedestrian-friendly development.
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