



**MAYOR'S MESSAGE 67
BUD**

OER Role in Chapter 38 revisions

- Bill 35 aims to modernize Chapter 38 to better utilize City-owned property to support various initiatives, including economic and community development.
- For, City-owned properties identified for economic and community development, OER's role would be as a Program Manager.
- City-owned properties would be strategically deployed for economic development, equitable growth, and sustainable community development.



OER's Proposed Responsibilities

- Conducting feasibility studies in areas with available City-owned properties
- Engaging targeted communities to establish partnerships for economic and community development activities
- Assisting with preparation and review of solicitations
- Curating strategic uses for City properties (co-working spaces, innovation hubs, business incubators, commercial kitchens, food hubs) and overseeing implementation through selected lessees
- Facilitating the resolution of implementation challenges through public-private coordination, funding strategies, and community buy-in
- Provide ongoing program management and oversight through lease terms



Potential Proposals for O‘ahu

- **Innovation hubs** like an advanced manufacturing space to foster collaboration between University of Hawai‘i students, businesses, community, and the military
- **Co-working spaces** to create hybrid work opportunities for City workers and low-cost co-working for freelancers and remote workers
- **Commercial kitchens** to incubate start-up food businesses or value added products
- **Business incubation** in retail spaces or warehouse spaces for non-profit food hubs supporting local farmers
- **Business and community service centers** through nonprofit and intra-City partnerships including child care or adult day care services built into TOD development



Successful Models from Other Cities

- **mHub Chicago:** Manufacturing innovation center that's created 5,000 jobs and generated \$2.6B in economic activity
- **Bok (Philadelphia):** Former school repurposed into workspaces housing 200+ businesses, artists, and nonprofits
- **Pajama Factory (Williamsport, PA):** Historic 300,000 sq ft factory transformed into center for art and entrepreneurship
- **Blush Coworking (Cary, NC):** Innovative workspace offering professional collaboration and childcare solutions
- **Seattle Restored:** Program connecting small businesses with vacant storefronts, transforming 75+ spaces
- **The Shops at Sharp End (Columbia, MO):** Collaborative initiative supporting disadvantaged small businesses





Key Takeaways

- **Modernized Leasing Framework:** Bill 35 creates innovative economic opportunities for City properties. OER becomes Program Manager other City agencies maintain asset management roles.
- **Proven Success Models:** Similar programs in other cities have revitalized neighborhoods, supported hundreds of businesses, and created thousands of jobs.
- **Strategic Property Utilization:** City spaces become economic and community hubs—co-working spaces, innovation centers, and retail areas—supporting local entrepreneurs and enlivening neighborhoods.



mahalo



**OFFICE OF
ECONOMIC
REVITALIZATION**