

Hawaii Community Development Authority  
Regular Meeting  
December 4, 2013  
11:00 a.m.  
461 Cooke Street  
Honolulu, Hawaii 96813

LIEUTENANT GOVERNOR'S  
OFFICE

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**AGENDA**  
**KAKAAKO**

- I. CALL TO ORDER/ROLL CALL**
- II. APPROVAL OF MINUTES**
  1. Kakaako Regular Meeting of November 6, 2013
- III. REPORT OF THE EXECUTIVE DIRECTOR**
- IV. KAKAAKO MATTERS\***
  2. Kewalo Basin Harbor: The Authority anticipates convening an Executive Meeting pursuant to Section 92-5(a)(3), Hawaii Revised Statutes, to negotiate the acquisition of public property.
  3. Decision Making: Shall the Authority: (a) Waive the Time Limit on a Motion to Reconsider; (b) Reconsider Its Previous Decision; and (c) Authorize the Executive Director to Enter Into a One (1) Year Exclusive Negotiations Agreement with Bellavita, Inc. for the Potential Lease and Development of the Charter Boat Building (TMK: (1) 2-1-58:043) for a Family-Oriented Restaurant?
  4. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Contract for Parking Operations and Management Services for Kauhale Kakaako Parking Garage for a Term Not to Exceed Three Years and to Expend an Amount Not to Exceed \$750,000.00 from the Hawaii Community Development Revolving Fund, Leasing and Management Subaccount?
  5. Decision Making: Shall the Authority Authorize the Executive Director to Amend the Planned Development Permit for 404 Piikoi Project (PD 2-84) as Requested by the Kewalo Development LLC, the Developer of Phase IV-A of the Project?

6. Decision Making: Shall the Authority Authorize the Executive Director to Expend an Amount Not to Exceed \$150,000.00 from the Hawaii Community Development Revolving Fund, Leasing and Management Subaccount, to Prepare a Sanitary Sewer and Water Supply Master Plan for the Proposed Transit-Oriented Development Plan for the Kakaako Community Development District?
7. Decision Making: Shall the Authority Authorize the Executive Director to Enter into a One (1) Year Exclusive Negotiation Agreement with Hinamari Hawaii, Inc. for Potential Lease and Development of a Portion of Fast Land Along the Diamond Head Side of Kewalo Basin (Portion of Tax Map Key: 2-1-058: 128) for a Mixed-Use Development Including Parking and Negotiate a Lease and Development Agreement?
8. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Professional Services Contract and Expend General Obligation Bond Funds (B-2013-407-B) in an Amount Not to Exceed \$300,000.00 for the Design of the Kewalo Basin Harbor Jetty Repairs in the Kakaako Community Development District?
9. Decision Making: Shall the Authority Authorize the Executive Director to Expend an Amount Up to \$350,000.00 from Hawaii Community Development Revolving Fund, Leasing and Management Subaccount, to Participate in a Honolulu Urban View, Heights and Density Study Being Prepared by the City and County of Honolulu, Department of Planning and Permitting Relating to Transit-Oriented Development Plans?
10. Decision Making: Shall the Authority Waive Its Option to Buy-Back the Pacifica Honolulu Condominium Reserved Housing Unit #703?

## V. ADJOURNMENT

\*Meals will be served to Authority members and required staff as an integral part of the Executive Meeting.

Pursuant to Section 92-3, Hawaii Revised Statutes, Section 15-219-28, HAR, and Article IV, Section 10 of HCDA's Bylaws, the Chairperson may limit public oral testimony on any agenda item to three minutes.

Pursuant to Sections 92-4 and 92-5(a), Hawaii Revised Statutes, the Authority may elect to convene in executive session if any of the exceptions in Section 92-5(a), Hawaii Revised Statutes, apply.

Individuals who require an auxiliary aid or accommodation due to a disability are invited to contact Lindsey Doi, HCDA's ADA Compliance Coordinator, by phone at (808) 594-0300, e-mail at [contact@hcdaweb.org](mailto:contact@hcdaweb.org), or by facsimile at (808) 594-0299 at least 5 working days prior to the date required.

This agenda and additional information on the HCDA can be found on the HCDA website at: [www.hcdaweb.org](http://www.hcdaweb.org).

**SUBMIT PUBLIC TESTIMONY ON HCDA'S WEBSITE:** The HCDA welcomes public testimony on HCDA Agenda items. Written public testimony will be accepted through our website at [www.hcdaweb.org](http://www.hcdaweb.org) up to 4:30 p.m. the day before date of the meeting. Persons wishing to submit public testimony after the written testimony deadline are encouraged to appear in person at the meeting to present oral testimony, as HCDA cannot guarantee that any written testimony submitted after the written testimony deadline will be incorporated into the record. Persons who intend to present oral testimony on HCDA Agenda items shall sign-up at the beginning of each meeting. Please be advised that any written public testimony submitted to HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying.

The HCDA is located at 461 Cooke Street, Honolulu, Hawaii. There are several public parking lots in the Kakaako Area. Metered street parking is also available on a first-come first-serve basis.