

Minutes of a Special Meeting  
of the Members of the  
Hawaii Community Development Authority,  
State of Hawaii

Wednesday, June 18, 2014

**KALAELOA**

**I. CALL TO ORDER/ROLL CALL**

A regular meeting of the Kalaeloa Members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority, at 10:05 a.m., June 18, 2014, at the Department of Hawaiian Homelands Hale Pono Conference Center, located at 91-5420 Kapolei Parkway, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Shirley Swinney  
Linda Chinn  
Luis Salaveria (DBF)  
Dean Seki (DAGS)  
Rodney Funakoshi (DBEDT)  
Randy Grune  
Brian Lee

Members Absent:  
Miles Kamimura

Others Present: Anthony Ching, Executive Director  
Lori Tanigawa, Deputy Attorney General  
Tesda Malama, Kalaeloa Planning Director  
Lindsey Doi, Compliance Assurance & Community Outreach Officer  
Loretta Ho, Asset Management Specialist  
Shelby Hoota, Program Specialist  
Holly Hackett, Court Reporter

**MATERIALS DISTRIBUTED:**

1. Report of the Executive Director;
2. Summary Minutes of Regular Kalaeloa Authority Meeting of April 9, 2014;
3. Decision Making: Shall the Authority Approve the Conceptual Park Plan for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D Located on Tax Map Keys: 9-1-013: 067 and 9-1-013: 69 Sites on Coral Sea

- Road in the Kalaeloa Community Development District;
4. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Memorandum of Agreement with the Hunt Development Group to Pay for the Completion and Adoption of the Kalaeloa Infrastructure Master Plan Update in Exchange for Future Public Facilities Dedication Credits Not to Exceed \$350,000.00;
  5. Decision Making: Shall the Authority Authorize the Executive Director to Enter into an Exclusive Negotiation Agreement Not to Exceed One-Year with Aloha Solar Energy Fund I, LLC; to Establish a Photovoltaic Project on State-Owned Land Known as Parcel 13073-E, Tax Map Key: 9-1-013: 070 in the Kalaeloa Community Development District?

## **II. APPROVAL OF MINUTES**

1. Regular Kalaeloa Meeting of April 9, 2014

Chairperson Lee asked whether there were any corrections to the minutes of the April 9, 2014 meeting. There were no comments or corrections from Members, and the minutes were approved as presented.

## **III. REPORT OF EXECUTIVE DIRECTOR**

Mr. Ching explained that HCDA will be hosting its annual Kalaleoa stakeholder summit meeting on July 3, 2014 to foster community stakeholder discussion with respect to the projects underway and planned for the area. It will be an opportunity to engage informally with our stakeholder group to help us determine priorities moving forward.

Member Swinney asked if stakeholders will have the opportunity to make presentations.

Mr. Ching replied that they will have opportunities for discussion and informal presentations to engage the audience and community members, but the primary goal of the summit is to encourage discussion.

Glenn Oamilda, Kanehili Community Group, Questioned whether the summit will be transparent and whether the public will be invited to attend.

Chairperson Lee clarified that this was the public's opportunity to provide testimony, and not a time for questioning. However, he asked Mr. Ching to provide a response.

Mr. Ching replied that the summit is a time when we typically ask stakeholders and participants to come together to discuss the current state of affairs and how best to move forward in their district. It is by invitation and he does not believe there is a public opportunity to attend, but he will take the issue under advisement.

Chairperson Lee questioned whether the public would be allowed to speak in some of the breakout groups, and how they can make comments. Mr. Ching stated that typically staff is

available at neighborhood board meetings and can provide information about activities in the district, so there are general opportunities for the public to make comments, just like there are today at this meeting. Mr. Ching says the summit itself has always been to discuss with stakeholders and receive briefings on the status of projects in the area and to hear what's to come in the future. The HCDA recently received some legislative appropriation, so there will be some activity in the area in the future. But Mr. Ching says the summit is mainly a chance for the stakeholders to engage and take part in priority setting, rather than a seminar.

Mr. Oamilda testified again that once the community finds out about the project from a stakeholder, it seems like a done deal. The public needs to be included in the planning so they can be part of the process. He states that he's been in the community for 30 years and has been fighting the government and fighting for transparency. He says there's no opportunity for public input once the project leaves that seminar. He says the public needs to be part of the breakout group and the public needs to be part of the policy making.

John Bond, Kanehili Cultural Hui testified that the Ewa and Kapolei groups and community boards haven't been adequately briefed on what's going on. He says they only had two briefings in two years and because there's a lack of information going out to the boards, there are surprises about certain projects. He says significant community impacts are being ignored because time runs out and the boards are not briefed.

Dean Capelouto, member of the Kapolei Neighborhood Board, testified that he agreed with John Bond's testimony. He clarified that the Kalaeloa representative briefings actually had a 20% attendance record for the last 10 meetings, not in the last two years. He says that attendance record would be worthy of dismissal from the board if it was for a board member. Mr. Capelouto says his biggest concern is transparency and he finds that it's insulting for someone to say that a project doesn't have significant impact when that project hasn't been brought before the neighborhood board.

There were no comments or questions from members on the items contained in the Executive Director's report.

#### **IV. KALAELOA BUSINESS**

A. State Department of Transportation and Mokulele Airlines made a presentation on the anticipated interisland services at Kalaeloa Airports to begin in July 2014. Mr. Ford Fuchigami, Interim Director of the DOT, and Darryl Grace of Mokulele Airlines talked about how they did extensive outreach with the public and received full concurrence from the Kapolei Neighborhood Board to move forward with Mokulele Airlines on adding service at Kalaeloa. See Exhibit A for more details.

Member Swinney questioned how many flights there would be per day.

Mr. Grace said they expect 3 round trips to Kahului at least for the next 6-8 months, unless demand picks up for more flights.

Member Swinney said that's 9-passenger planes, so that's 27-passengers per day, initially, which Mr. Grace confirmed. Member Swinney asked how they would accommodate parking for travelers. Mr. Fuchigami said they would monitor the flow at the Kalaeloa parking lot, which they believe can handle the load. But they may expand it as needed. However, if Mokulele becomes very successful, they may charge for parking, as that airport needs to be self-sufficient. With a \$5 million deficit, Kalaeloa Airport needs income, and these new flights can help cut into that.

Member Swinney asked about noise. Mr. Grace replied that he doesn't have exact decibel measurements.

Member Salaveria asked how many jobs this may create in the community. Mr. Grace replied that they've hired 9 agents that will staff the ramp in Kalaeloa, along with customer service. Member Salaveria clarified that these would be new flights, and new jobs, and Mr. Grace confirmed that they are hiring within the community.

Member Swinney asked about height and density restrictions in Kalaeloa being affected by the flight plans. Mr. Fuchigami replied that the height restrictions of 400 feet would not come into play, he doesn't believe buildings that high would come here. Once a building is proposed, the DOT will weigh in on the proposal, but to date Mr. Fuchigami says he does not anticipate any impact, as to date there have been no projects that have been impacted by height limits.

Member Swinney asked whether there was a restriction she should be aware of. Mr. Fuchigami replied that the HCDA should submit a master plan map of the proposed buildings so that the DOT's planning committee can make an analysis and get a recommendation back to the developer.

Chairperson Lee asked about convenience, carry on fees, and bottled water. Mr. Grace replied they do not have carry-on baggage fees and you can bring your own water on board.

John Bond, Kanehili Cultural Hui, testified that these groups did a great job with community outreach and letting the public know what's going on. He says they mitigated flight patterns as best they could. He questioned flights to Lanai and other islands and said that would be great. He asked about Kalaeloa flights to Honolulu International Airports and whether it was feasible. Mr. Grace said at this point, Mokulele hasn't done a cost analysis on that route, so he is unsure if it is possible.

Glenn Oamilda testified that he has questions about assets of the previous owners. He says he's concerned about the assets and liability that was assumed with the purchase of the airlines and questions how the state is being a player in reestablishing the format of Mokulele Airlines. Mr. Grace replied that he does not have information on that. Mr. Fuchigami stated that any airline could have asked to be at this airport to service the islands, since not many flights come out of Kalaeloa. He said that Mokulele flies

to many of Hawaii's rural airports, which is very important. Mr. Fuchigami says the DOT didn't do anything to assist Mokulele in starting operations out of Kalaeloa other than to advise them to visit the neighborhood boards and talk with the FAA. He says DOT's involvement was basically offering the space and assistance, but all the legwork was done by Mokulele Airlines and others in the islands.

Matt LoPresti, testified that he's very much in favor of this and it's about time the second city has a second airport. He says it seems affordable and the flight pattern seems reasonable and the free parking is a plus. He says he's excited this could help build some economic development out in the area and this could help relieve some of the traffic coming into town. He says his only concern is if there would be an adequate public transportation connection to the airport so visitors can easily travel to Aulani and Koolina from the airport.

Dean Capelouto, Neighborhood Board #34 testified he was very happy with the way Mokulele addressed the community and worked through the issues. He says Mokulele brought the proposal before the community first, let them iron things out, and did a good job. He disclosed that he has no conflicts of interest with Mokulele.

There were no additional questions or comments on this agenda item.

Chairperson Lee called a recess at 10:55 a.m.

The meeting was reconvened at 10:59 a.m.

2. Decision Making: Shall the Authority Approve the Conceptual Park Plan for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D Located on Tax Map Keys: 9-1-013: 067 and 9-1-013: 69 Sites on Coral Sea Road in the Kalaeloa Community Development District?

Mr. Ching summarized the report in the tab 2 of the packet distributed to Members. He said it is his recommendation that the board approve the plan so that we can move forward with a longer term lease that would involve stewardship of this area.

Chairperson Lee called a recess at 11:06 a.m. to address audio and microphone issues.

The meeting was reconvened at 11:09 a.m.

Kalaeloa Heritage and Legacy Foundation president, Melissa Lyman, introduced Bruce Tsuchida, president of Townscaping Inc., and Renee to give a presentation on the conceptual master plan for the Kalaeloa Heritage Park. They first showed a video on the Kalaeloa Heritage Park, which can be viewed on the HCDA YouTube channel here: <https://www.youtube.com/watch?v=zudDNsJUMSU>

Renee testified that the Heritage Park is really like a museum and the project area is 77 acres, with all the development in an already disturbed area that covers 5 acres. She

says volunteers have been working to clear the site so far. The site plan outlines a large cultural center to provide space for community meetings, cultural practitioners, and other programs. The plan also shows a maintenance shed for storage of tools to maintain the heritage park, along with a caretaker's security cottage to address security issues with 24 hour live in surveillance to protect park resources. An existing military structure will be incorporated into the park, and there will be handicapped parking as well as overflow parking. Additional parking lot areas will be used for a farmers market. A 750-square foot greenhouse just north of the cultural center will feature aquaponics. Preliminary cost estimates for infrastructure is roughly \$9.5 million, which will require lots of partnerships for funding. In the first phase, just half of the cultural center will be built, along with caretaker's security cottage, greenhouse, and maintenance shed. Phase 2 will include building the second part of the cultural center, and phase 3 will be for building the performing arts center.

Member Salaveria asked about fundraising efforts thus far. Ms. Lyman replied they'd start a capital campaign as soon as they get a lease. But she said they need a long term lease to get any grants. She says they do have prospects and money promised to them, but the issue is securing a long term lease. She says they've been in the community talking to stakeholders and looking for commitments, and so far it's been positive, but the long term lease is essential.

Member Swinney asked Ms. Lyman to describe their plan for funding and how they've been able to include public groups in this project. Ms. Lyman noted they have an extensive list of volunteers who come out to the heritage park. Ms. Lyman says the hook is when people hear about the park, they come out to the park then are so amazed that they want to volunteer. She stated that their network and connections are great here in Hawaii and that includes the promise of funding. Member Swinney clarified that she'd like to hear more about the volunteers. Ms. Lyman noted that many students, charter schools, local high schools, civic clubs, family ohana groups, and the women's correctional facility have all come out to help at the heritage park.

Chairperson Lee inquired how long of a lease would be necessary. Ms. Lyman noted that the banks look for a 65-year lease because they're looking at federal market loans and everything that's available. She said that anything greater than 5 years is what they're looking for, but the longer the lease, the better.

Shad Kane, Kalaeloa Heritage Foundation, testified that he's weedwhacking and cleaning up the park to prepare for numerous important visitors. He says that the heritage park will be integrated into a class curriculum at UH, so the future looks really bright. Mr. Kane says there are so many things that make this park unique. He says he can't think of any better example of a place that helps us understand the geographical region than the heritage park. He says the park helps emphasize ancient stories and promote better understanding of the culture.

Matt LoPresti, Ewa Beach resident, teacher at HPU, testified that he's excited about the heritage park as he can think of no better learning experience for his students. Mr.

LoPresti says he'd be thrilled to partner with the Heritage Foundation and asks for a long term lease to help them with their capital campaign.

John Bond, Kanahili Cultural Hui, testified on behalf of cultural practitioner Mike Lee. Mr. Bond testified that Mr. Lee has a long family history in the area and wants to emphasize that if you walk this area, there are major sites in Kalaeloa that are fantastic and even better than the heritage park. He says areas along Coral Seas Road have astonishing native Hawaiian unique plants and there's a lot more out there than people realize, including at the heritage park. Mr. Bond says he hopes the heritage park doesn't become like a zoo or Polynesian Cultural Center, where things are bulldozed and only certain things are kept. He says there's need for the inclusion of other viewpoints of the cultural history of Kalaeloa, but he's not against the park, as he sees it as a good thing.

Glenn Oamilda testified about the disruption of the flow of water in the Ewa area and how it takes a toll on the fish and reefs. He says the free flow of water nourishes agriculture and he praises the heritage center, but we exist not only in an isolated area but throughout the region from the mountain to the sea. He says there are estuaries underground with a free flow of water, and if you disrupt that you have nothing. Mr. Oamilda says there are other aspects outside of the park that need to be considered. He says a greater portion of the region needs to be protected, not just the isolated heritage park. He says it's important to consider that when you give power to one group, you limit other groups, and then you have problems in the whole scheme of planning.

Tom Berg testified in strong support. He recommends a cultural inventory study of the region as a whole rather than just one small area so we can have complete preservation. Mr. Berg says the trails should be preserved first in their entirety. He says the city council didn't pass a bill to protect the karst. The people know that the water that flows under Kalaeloa is true. He says until the full study is done, there will be problems every twist and turn. You need an independent analysis of the full picture.

Dean Capelouto, Neighborhood Board #34, Makakilo resident, thanks the volunteers for their hard work. Mr. Capelouto testified that the neighborhood board might be classified as anti-development, but if you look at the plans for Oahu, all of them are sustainable with exception of Ewa, which is listed as a development plan. Someone went in with a bulldozer and destroyed the area south of this location. I agree with Berg that it's good to have independent counsel and unbiased opinion to check on this.

Melissa Lyman, Kalaeloa Heritage Legacy and Foundation, testified that the Kapolei Hawaiian Civic Club had an intimate role in the heritage park prior to the base closure. Ms. Lyman says when it comes to cultural sites, because we are willing to work with developers, it does not mean we are not willing to lay down in front of bulldozers. The Foundation is dedicated to care for the sites within the 77 acres and the rest of Kalaeloa, but the Civic Club also has the responsibility to take care of the whole

ahupuaa. Ms. Lyman wanted to reassure the public that the foundation is committed to preserving the heritage, kupuna, and moololo of the district.

Ryan McCauley, Aloha Solar Energy Fund, testified they've spent a lot of time in previous years doing cultural work with these groups to develop the area next door. He stated his group will also be dedicated to preserving and protecting what's there in their development of photovoltaic in the neighboring parcel.

There were no further comments or questions from members or the public on this agenda item.

Chairperson Lee entertained a motion for the Authority to Approve the Conceptual Park Plan for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D Located on Tax Map Keys: 9-1-013: 067 and 9-1-013: 69 Sites on Coral Sea Road in the Kalaeloa Community Development District.

A motion was made by Member Swinney and seconded by Member Salaveria.

A roll call vote was conducted.

Ayes: Members Swinney, Chinn, Salaveria, Seki, Funakoshi, and Grune.

Nays: None.

The motion passed 6 to 0 with 3 excused (Member Kamimura and 2 vacant positions).

3. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Memorandum of Agreement with the Hunt Development Group to Pay for the Completion and Adoption of the Kalaeloa Infrastructure Master Plan Update in Exchange for Future Public Facilities Dedication Credits Not to Exceed \$350,000.00?

Mr. Ching summarized the report in the packet distributed in tab 3 to Members. He stated that with the state legislature CIP funding, it is our expectation that with approval, HCDA funding of this project will not be necessary.

Chairperson Lee called a recess at 12:14 p.m.

The meeting was reconvened at 12:22 p.m.

Member Salaveria asked whether the total cost was \$500,000 + \$635,000. Mr. Ching replied no; he said it should be no more than \$350,000 + \$179,000 to complete the drainage study.

Member Funakoshi asked about hiring a different engineering company to finish this. Mr. Ching replied that Hunt originally hired Bell Collins, which originally did the computations for density and other utilities. The drainage policy portion of this plan wasn't completed because we initiated a request with the city to see what standards



and drainage policy would apply in this area, and the city has not yet responded. Hunt has now engaged RM Towill to get a policy answer from the city and additional analysis as it relates to drainage.

Member Funakoshi asked about the additional cost to the HCDA. Mr. Ching replied that we examined the scope of the contract and we separated those portions that are specific to Hunt parcels.

John Bond testified that there is water underground and there is a natural drainage system already. He says the main thing he wanted to bring up is that Ewa field is designated as a battlefield. He says Coral Seas Road is a natural connection to the shoreline. Mr. Bond also says the HART AIS had to identify important cultural sites and Ewa field is one of them.

Glenn Oamilda testified that the most important thing about drainage is the alignment. He says the problems that exist outside of Kalaeloa need to be resolved. He says we can't dump dirty water into the shore because it affects everything. The public needs to be assured it's protected and the developer isn't given the ok to go ahead and choose the alignment. There are a lot of things in play, so HCDA should be mindful of the outside community that are affected by Kalaeloa.

Tom Berg testified on the 449-acre deal that Hunt got. He says that's the onset for every MOA that takes place, so he wants the board to see the original pay to play document before voting. He urges the board to defer since we don't know the origins of the deal and the public is limited from participating until they can see that document.

Dean Capelouto testified that the Enterprise energy corridor route was changed in previous years, and that wasn't brought before the community neighborhood boards, so they didn't know. He suggests inserting the word "draft" into the agenda item so that the community can have input into this master plan.

Melissa Lyman testified that the master plan needs to be completed and moved forward because we need it to continue the development of Kalaeloa. She says the cost to complete the master plan might cost more, so this is a win-win situation. Ms. Lyman says whenever government and private entities can work together to benefit the community, it's always a win-win. As far as the concerns of the plan, it's the community's job to remedy that. But Ms. Lyman stated she supports the approval of this MOA.

There were no additional questions or public comments offered on the agenda item.

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Execute a Memorandum of Agreement with the Hunt Development Group to Pay for the Completion and Adoption of the Kalaeloa Infrastructure Master Plan

Update in Exchange for Future Public Facilities Dedication Credits Not to Exceed \$350,000.00

A motion was made by Member Swinney and seconded by Member Salaveria

Member Salaveria clarified whether the MOA just means the relationship between the HCDA and Hunt will be perpetuated in order to proceed with the additional work on the infrastructure master plan. Mr. Ching replied in the affirmative.

A roll call vote was conducted.

Ayes: Members Swinney, Chinn, Salaveria, Seki, Funakoshi, and Grune.

Nays: None.

The motion passed 6 to 0 with 3 excused (Member Kamimura and 2 vacant positions).

4. Decision Making: Shall the Authority Authorize the Executive Director to Enter into an Exclusive Negotiation Agreement Not to Exceed One-Year with Aloha Solar Energy Fund I, LLC; to Establish a Photovoltaic Project on State-Owned Land Known as Parcel 13073-E, Tax Map Key: 9-1-013: 070 in the Kalaeloa Community Development District?

Mr. Ching summarized the report in the tab 4 of the packet distributed to Members. He said this action would allow us to enter into a new negotiation period to potentially establish a PV project just makai of the heritage park.

John Bond testified that this is a classic thing that people don't like about HCDA. He says this is a badly done deal and questioned how something can get bulldozed in the first place. He asked who got what in the mitigation and says the way the EA was done was under the radar and meant to deceive people. Mr. Bond stated that these properties are only supposed to be used for recreational purposes, like the cultural heritage park. He says the report is covered in dots, so it's ridiculous to state that this can be mitigated. Mr. Bond also testified that the people who live nearby in million dollar homes were told there would not be PV in their back yards, and now they will be upset and could file lawsuits.

Glenn Oamilda testified that this is a game because the HCDA is mouthpieces and belongs to the establishment. He says none of the board knows the history of this area and questions who the board is speaking for. He says it's not the people who live here and says there's no oversight in the group. He says there a community person but she knows nothing about the community. He demanded to know whether Member Swinney knew about the area.

Member Swinney replied yes. Mr. Oamilda asked again. Chairperson Lee asked Mr. Oamilda to please control himself. Glenn Oamilda continued saying the panels need

to be anchored into the ground somehow, and there will be bone fragments in that material that is bored out of the ground. He says the public had no opportunity to be heard, they all recommended against it, and the board voted in favor of the three decisions. Chairperson Lee asked Mr. Oamilda to be civil. Mr. Oamilda demanded to know what the community gets out of this, he says the board speaks for the administration and the developer. He says the community is born and raised in this area and the board knows nothing about it.

Chairperson Lee asked all testifiers to please be civil in their testimony. Mr. Oamilda continued to speak from the audience, saying the board is not being civil.

Tom Berg questioned how does this property become private and not for the public good. He believes Aloha Solar is trying to get the tax credits before they expire. Mr. Berg urges deferral so that the board and others can weigh in on this and connect the dots of a private entity taking over land for private use. He says none of us will be helped by this project, as none of our electricity rates will be lessened.

Melissa Lyman testified that what was done to the historic sites at this area was done, and the Kalaeloa Heritage and Legacy Foundation concurs with SHPD and their plan. She says SHPD turned down the Kalaeloa heritage park, and that's why the foundation stepped up. Ms. Lyman says after working with a company who was more than helpful when they found out what happened, she supports the solar farm and is confident that the acreage that is marked off and buffered will preserve historic sites. She says she is confident that a solar farm can be placed in this parcel without harm to the historic sites in the area.

Member Swinney asked Ms. Lyman when the damage was discovered and what was the response from KHLF. Ms. Lyman responded that KHLF was very upset when volunteers saw the bulldozers and HCDA was immediately contacted. She says nobody knew what was happening and there was real concern from all involved, so she feels there was no cover up and this was not a planned event. Member Swinney asked if KHLF was able to have its voice heard regarding this issue and mitigation, to which Ms. Lyman replied in the affirmative. Ms. Lyman stated KHLF they worked with Aloha Solar, SHPD, and HCDA, as did other community members and organizations. Ms. Lyman stated that it's her responsibility to know what's happening and KHLF stayed on top of the issue. She said it's been a collaborative effort with HCDA and Aloha Solar. Member Swinney asked whether KHLF was allowed to participate in the AIS, to which Ms. Lyman replied in the affirmative. Ms. Lyman says KHLF is listed with numerous agencies as an organization to consult with for projects in the area, so KHLF gets letters for consultations frequently. She says regarding this AIS, Kalaeloa community members went out with Aloha Solar consultants and worked for at least 8-10 hours a day, for over 4 weeks to examine and mitigate the damage. Ms. Lyman says she praises Aloha Solar because they could have easily said they would hire their own archaeologists, but instead they asked KHLF for help and allowed the community to tell them what was there. Member Swinney clarified that KHLF made a 180-degree change from opposing to now

supporting the project. Ms. Lyman explained that at first she wasn't sure of how Aloha Solar was going to react, and she was prepared to stop the bulldozers no matter what. But Ms. Lyman says she was surprised with how the company reacted and how they listened without obligation and actually took community cultural practitioners into the area to identify cultural sites. She says Aloha Solar's willingness to preserve the property is unbelievable since it takes so much money. Member Swinney asked if Ms. Lyman saw herself as more for preservation. Ms. Lyman stated that the Aha Hui supports the solar farm.

Member Salaveria asked in the absence of activity from other agencies like SHPD and the City & County, what would have happened to this area. Ms. Lyman replied that the area would definitely have been damaged. She says the desecration that would happen if the area was left alone is scary. It happened out here with other properties already, but this site will be protected with this agreement. Member Salaveria asked what the biggest threats to the area are. Ms. Lyman said homelessness is the biggest problem. She says the area has been vandalized and water bottles have been stolen. She says people don't know about the area and don't know what's going on.

Brian McCauley, Aloha Solar Energy, testified that they've spent a fair amount of time and effort to make right what was wrong and they have no intention of stopping. He says solar is unique because of its temporary nature and it won't necessarily be like a building that will stay for over 50 years.

Member Swinney asked Aloha Power to describe the solar project and how the panels would be secured to the ground. Mr. McCauley said there's several ways, including a concrete ballast or a post that would go into the ground and secure the PV to the ground.

Dean Capelouto testified that he recognizes the HCDA for acknowledging the problem and correcting it. He says he saw the damage on Google maps and wondered who did this and is thankful that now he knows. Mr. Capelouto says he's concerned about the wording of the EA and how it states that one of the purposes of the Kalaehoa east corridor is for national security but it falls short of connecting to the coast guard. He says that gives the wrong impression of the intent to the public. Mr. Capelouto says so far no one has been accountable for this, no one has been fined, but he says he doesn't think Aloha Solar is responsible.

John Bond testified for a second time, saying the damage was extensive and went on for days. He questioned how this happens. He also questioned whether future developers will go to KHLF in the future, give them a donation, then get their projects okayed. Mr. Bond says the line doesn't serve the coast guard and instead goes through a bad route. He says the PV site is a big scam.

Melissa Lyman testified in response, saying KHLF has not received any money or donations from Aloha Solar.

Tom Berg testified for a second time and asked if anyone knows whether trails go through this PV site. He says if you don't know, you can't vote for it. He says he believes they do, and allowing solar farms to go through these trails is wrong.

There were no additional questions or public comments offered on the agenda item.

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Enter into an Exclusive Negotiation Agreement Not to Exceed One-Year with Aloha Solar Energy Fund I, LLC; to Establish a Photovoltaic Project on State-Owned Land Known as Parcel 13073-E, Tax Map Key: 9-1-013: 070 in the Kalaeloa Community Development District

A motion was made by Member Swinney and seconded by Member Salaveria. Member Salaveria says we've heard about these issues for two hearings now, and what was presented by the developer and the AIS was compelling. He says he got the impression that what happened and the response was significant, as from the damage of one of the sites, additional cultural sites were discovered that had been previously unknown. He says important to get critical mass so that these areas can be protected. He urged the executive director to continue working with the developer to put conditions in place so they can continue to preserve the area.

Member Swinney said the board hears the public's comments, but also considers all of the testimony that came before, including from those who are most affected. She stated that accountability was made when the disturbance was discovered.

Mr. Ching commented that the conceptual master plan envisions that the main entrance of the heritage park would be through the Tripoli/ Coral Seas extension and would be coming through this particular PV parcel. The resulting mitigation plan offers a buffer area that is now going to be included into the scope of the park, with the cost of that being borne by Aloha Solar. This is consistent with the AIS that was done for the entire parcel, so we benefit from the larger park. In pursuing an exclusive negotiation agreement, the HCDA will include provisions that the developer maintain and preserve these areas.

A roll call vote was conducted.

Ayes: Members Swinney, Chinn, Salaveria, Seki, Funakoshi, and Grune.

Nays: None.

The motion passed 6 to 0 with 3 excused (Member Kamimura and 2 vacant positions).

## **V. ADJOURNMENT**

Chairperson Brian Lee adjourned the regular meeting at 1:43 p.m.

Respectfully submitted,

/s/

Miles Kamimura  
Secretary

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.