

Minutes of a Regular Meeting  
Of the Members of the  
Hawaii Community Development Authority  
State of Hawaii

Wednesday, October 1, 2014

**KAKAAKO**

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

A regular meeting of the Kakaako 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 10:59 a.m. on Wednesday, October 1, 2014, at the Authority’s principal executive offices at 461 Cooke Street, Honolulu, Hawaii, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Rodney Funakoshi (DBEDT)  
Randy Grune  
Miles Kamimura  
Brian Lee  
Lois Mitsunaga  
Luis Salaveria (DBF)  
Dean Seki (DAGS)  
Brian Tamamoto

Others Present: Anthony Ching, Executive Director  
Lori Tanigawa, Deputy Attorney General  
Lindsey Doi, Compliance Assurance & Community Outreach  
Officer  
Shelby Hoota, Program Specialist  
Ann Shimamura, Secretary  
Holly Hackett, Court Reporter

**II. APPROVAL OF MINUTES**

1. Kakaako Regular Meeting of September 3, 2014

Chairperson Lee asked whether there were any corrections to the minutes of the September 3, 2014 meeting. There were no comments or corrections from Members, and the minutes were approved as presented.

### III. REPORT OF THE EXECUTIVE DIRECTOR

- City and County Resolution 14-180  
Mr. Ching read the letter received on September 15, 2014, requesting the Department of Planning and Permitting to form a citizens' advisory committee for the urban Honolulu public views study and Thomas Square-Blaisdell culture and arts neighborhood plan, which was adopted by the Council of the City and County of Honolulu on September 10, 2014.
  
- Letter from Chris Lethem  
Mr. Ching summarized Mr. Lethem's letter in which he states that it was brought to his attention that two private businessmen, the Chun brothers are asserting ownership rights over portions of the street in Kakaako and are attempting to force citizens parking on these streets to pay the brothers for this privilege. Mr. Ching noted that HCDA is an agency with building authority which governs activities and uses within the district but however that zoning authority does not give HCDA jurisdiction to manage, administer or challenge ownership over something where HCDA has no interest. Mr. Ching stated that HCDA does govern parking where they have ownership rights over the property. HCDA's zoning authority does not give them the right to manage the City streets. Mr. Ching proposes the staff work with the Chair to give a written response to Mr. Lethem.

Chairperson Lee asked if there were any public testimony.

PUBLIC TESTIMONY was received from the following:

- a) Ms. Sharon Moriwaki
- b) Galen Fox
- c) Pamela Ward
- d) Chris Lethem
- e) Isaac Smyth

Mr. Ching stated that HCDA worked with the City on this matter to examine their authority. There was a title search and there is a recorded quick claim deed for this particular property which limits HCDA's opportunity.

### IV. KAKAAKO MATTERS

2. Shall the Authority Authorize the Executive Director to Enter into a Two-Year Contract With Option to Extend One-Year, and Expend an Amount Not to Exceed \$240,000.00 from the Hawaii Community Development Revolving Funds Leasing and Management Subaccount for Security and Vehicle Towing Services for HCDA Owned Lands within the Kakaako Community Development District?

Mr. Ching summarized the report in the packet distributed to Members.

Member Tamamoto stated that the staff report did not indicate whether the current contractor has performed all of the services required under the two year lease.

Mr. Ching stated that this proposal is to enter a new procurement since the current contract will end in November of this year.

Member Grune asked for clarification of the proposed term.

Mr. Ching stated that this proposal was for a two year term and will include a year option to extend; total years in this solicitation is a three year maximum.

Member Tamamoto asked about the rationale to package the security and towing service together and not separate it. He asked would it not be more competitive if separated.

Mr. Ching explained combining the security presence with towing appears to be more efficient.

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

Chairperson Lee entertained a motion for the Authority to authorize the Executive Director to Enter into a Two-Year Contract With Option to Extend One-Year, and Expend an Amount Not to Exceed \$240,000.00 from the Hawaii Community Development Revolving Funds Leasing and Management Subaccount for Security and Vehicle Towing Services for HCDA Owned Lands within the Kakaako Community Development District.

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

A roll call vote was conducted.

Ayes: Members Grune, Salaveria, Mitsunaga, Kamimura, Funakoshi, Seki, Tamamoto and Lee.

Nays: None.

The motion passed 8 to 0 with 1 excused (1 vacant position).

3. Shall the Authority Authorize the Executive Director to Initiate Rule Amendments to Chapter 217, Title 15, Hawaii Administrative Rules (HAR), Kakaako Community Development District Mauka Area Rules and Chapter 218, Title 15, HAR, Kakaako Reserved Housing Rules in Accordance with HRS Chapter 91?

Mr. Ching summarized the report in the packet distributed to Members.

Chairperson Lee asked if there were any public testimony.

PUBLIC TESTIMONY was received from the following:

- a) Sharon Moriwaki
- b) Pamela Wood

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

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Initiate Rule Amendments to Chapter 217, Title 15, Hawaii Administrative Rules (HAR), Kakaako Community Development District Mauka Area Rules and Chapter 218, Title 15, HAR, Kakaako Reserved Housing Rules in Accordance with HRS Chapter 91.

A motion was made by Member Tamamoto and seconded by Member Grune.

A roll call vote was conducted.

Ayes: Members Tamamoto, Grune, Kamimura, Funakoshi, Seki, Salaveria, Mitsunaga and Lee.

Nays: None.

The motion passed 8 to 0 with 1 excused (1 vacant position).

4. Shall the Authority Authorize the Executive Director to Issue a Request for Proposals for the Development of a Low- to Moderate-Income Housing Project on HCDA Owned Land Located at 630 Cooke Street, Honolulu, Hawaii, Tax Map Key: (1) 2 1 051: 014?

Mr. Ching summarized the report in the packet distributed to Members.

Member Funakoshi asked about parking requirements.

Mr. Ching stated that it is usually one for one stall per unit but is subject to the proposals.

Member Tamamoto asked if these units were to be rental units, he strongly encouraged that they eliminate parking as this parcel is located near a transit station and include more space for bikes and bike storage.

Chairperson Lee asked the duration of this project.

Mr. Ching stated that the agency would like to maintain ownership in perpetuity.

Chairperson Lee asked if there were any public testimony.

PUBLIC TESTIMONY was received from the following:

- a) Betty Lou Larson
- b) Bob Nakata
- c) Sharon Moriwaki
- d) Scott Morishige
- e) Chris Lethem
- f) Pamela Wood

Member Tamamoto told the public that he is encouraged to hear the public support on the Authority's interest in building reserved housing. He explained in detail the intent and commitment of the Authority's Reserved Housing Committee.

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

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Issue a Request for Proposals for the Development of a Low- to Moderate-Income Housing Project on HCDA Owned Land Located at 630 Cooke Street, Honolulu, Hawaii, Tax Map Key: (1) 2 1 051: 014.

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

A roll call vote was conducted.

Ayes: Members Tamamoto, Salaveria, Funakoshi, Grune, Seki, Kamimura, Mitsunaga and Lee.

Nays: None.

The motion passed 8 to 0 with 1 excused (1 vacant position).

5. Shall the Authority Authorize the Executive Director to Expend an Amount Not to Exceed \$150,000.00 from Hawaii Community Development Revolving Fund, Leasing and Management Sub Account to Engage the Services of an Information Technology/Computer Science Consultant to Migrate HCDA's Local Area Network to its New Office at the American Brewery Building and Manage the Local Area Network?

Mr. Ching summarized the report in the packet distributed to Members.

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

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

Chairperson Lee asked if there were any public testimony.

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

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Expend an Amount Not to Exceed \$150,000.00 from Hawaii Community Development Revolving Fund, Leasing and Management Sub Account to Engage the Services of an Information Technology/Computer Science Consultant to Migrate HCDA's Local Area Network to its New Office at the American Brewery Building and Manage the Local Area Network.

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

A roll call vote was conducted.

Ayes: Members Salaveri, Seki, Tamamoto, Kamimura, Funakoshi, Mitsunaga, Grune and Lee.

Nays: None.

The motion passed 8 to 0 with 1 excused (1 vacant position).

6. Shall the Authority Authorize the Executive Director to Write-Off Approximately \$110,000.00 Worth of Delinquent Account Accrued by Former Kewalo Basin Harbor Tenants?

Mr. Ching summarized the report in the packet distributed to Members.

Member Tamamoto asked if the Authority could be reassured that these tenants will not be coming back with the new managing agent and also if the Authority could work with the Department of Taxation to put a lien on these delinquent accounts.

Mr. Ching explain that the responsibility will be with the new managing agent and expect that they have the basis to assess their tenancy. He could not answer Member Tamamoto's second question.

Chairperson Lee asked if there were any public testimony.

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

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Write-Off Approximately \$110,000.00 Worth of Delinquent Account Accrued by Former Kewalo Basin Harbor Tenants.

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

A roll call vote was conducted.

Ayes: Members Tamamoto, Salaveria, Kamimura, Funakoshi, Seki, Mitsunaga, Grune and Lee.

Nays: None.

The motion passed 8 to 0 with 1 excused (1 vacant position).

7. Shall the Authority Authorize the Executive Director to Enter into a Memorandum of Understanding with the High Technology Development Corporation (HTDC) Documenting HCDA's and HTDC's Respective Roles and Responsibilities Regarding a Federal Grant Application for That Certain Project Referred to as "Entrepreneur's Sandbox at the Kakaako Collaboration Center" to be Located on Kakaako Makai Lot C, Tax Map Key No. (1) 2-1-015: 052?

Mr. Ching summarized the report in the packet distributed to Members. He announced Data House Hawaii and Fisher Hawaii were the local business partners. He went into detail the nature of this partnership with HTDC and this project in general.

Member Tamamoto asked if this Collaboration Center will replace their Manoa location. He also asked about the selection process of the business partners.

Mr. Ching explained that this Collaboration Center is totally separate and will not replace the Manoa location. He also explained in detail the collaboration of HTDC, Data House and Fisher Hawaii.

Member Kamimura asked about the difference between last month's HTDC MOU which was passed and this MOU.

Mr. Ching stated that this MOU was more comprehensive and he also wanted to reveal the business partners with the Board.

Chairperson Lee asked if there were any public testimony.

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

Chairperson Lee entertained a motion for the Authority to Authorize the Executive Director to Enter into a Memorandum of Understanding with the High Technology Development Corporation (HTDC) Documenting HCDA's and HTDC's Respective Roles and Responsibilities Regarding a Federal Grant Application for That Certain Project Referred to as "Entrepreneur's Sandbox at the Kakaako Collaboration Center" to be Located on Kakaako Makai Lot C, Tax Map Key No. (1) 2-1-015: 052?

A motion was made by Member Tamamoto and seconded by Member Funakoshi.

A roll call vote was conducted.

Ayes: Members Funakoshi, Salaveria, Kamimura, Seki, Mitsunaga, Grune and Lee.

Nays: Member Tamamoto

The motion passed 7 to 1 with 1 excused (1 vacant position).

## **V. ADJOURNMENT**

The meeting was adjourned at 12:52 p.m.

Respectfully submitted,

/s/

Miles Kamimura  
Secretary

\*Meals were served to Authority Members and required staff as an integral part of the meeting.

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