

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

Tuesday, November 25, 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 12:56 p.m. on Tuesday, November 25, 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: Randy Grune (DOT)
Miles Kamimura
Brian Lee
Lois Mitsunaga
Luis Salaveria (DBF)
Dean Seki (DAGS)
Brian Tamamoto (arrived 1:01 p.m.)

Absent: Richard Lim (DBEDT)

Others Present: Anthony Ching, Executive Director
Sandra Ching, 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 November 5, 2014

Chairperson Lee asked whether there were any corrections to the minutes of the November 5, 2014 meeting. There were no comments or corrections from the Members, and the minutes were approved as presented.

III. KAKAAKO MATTERS

2. Decision Making: Shall the Authority Authorize the Executive Director to Expend an Amount Not to Exceed \$5,000.00 from Hawaii Community Development Revolving Fund, Leasing and Management Sub Account to Organize and Conduct a Community Volleyball Tournament at the December 6, 2014 Kakaako Parks Peek Event being held at the Makai Gateway Parks?

Mr. Ching explained that on December 6, 2014, the Authority is conducting a community outreach event at the Makai Gateway Parks. This event is intended to provide the public with an advance viewing or “peek” into having organized activities at the Makai Gateway Park. He stated activities will include a volleyball tournament involving 4 age groups, male and female divisions, with up to 30 teams; a “Street Grindz” gathering including food trucks and outdoor market, to name a few. He explained in detail the scope for the volleyball tournament organizer.

Member Salaveria asked about the anticipated total cost and if there would be other sponsors. He felt that \$5,000.00 appeared to be a low cost for this type of event.

Mr. Ching explained that there would be other costs such as lavatory trailer, tents, tables and chairs for the participants. Sponsorship would come, for instance, in “Street Grindz” with their advertising and following. Cost would be approximately \$10,000.00. He stated he wanted to notify Members of this upcoming event and specific cost of the volleyball tournament.

Member Tamamoto commented that this upcoming event is exciting because it involves the Kakaako community. He recommended inviting the University of Hawaii volleyball teams as they may draw people due to their popularity in Hawaii.

Public Testimony

- Audrey Lee commented that it’s the first she has heard of this event and asked if there would be advertising of any kind.

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

A roll call vote was conducted.

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

Nays: None.

The motion passed 7 to 0 with 2 excused (1 absent, 1 vacant position).

3. Decision Making: Shall the Authority Authorize the Executive Director to Consent to the Communications Site License Between the Children's Discovery Center and Verizon Wireless?

Mr. Ching explained that Children's Discovery Center (CDC), as a tenant of the Authority, consent must be obtained from the Authority prior to entering into any agreement binding the use of facility at the CDC. He explained the details.

Member Tamamoto asked if a tower would be constructed.

Mr. Ching replied CDC would place a dish on the roof top or on the property although plans had yet to be finalized.

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

A roll call vote was conducted.

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

Nays: None.

The motion passed 7 to 0 with 2 excused (1 absent, 1 vacant position).

4. Decision Making: Shall the Authority Authorize the Executive Director to Enter into a Lease Agreement for a Sixty-Five (65) Year Term with Ola Ka Ilima Lofts, LLLP for the Development of a Mixed-Use Affordable Rental Project at 1025 Waimanu Street Further Identified as TMK (1) 2-3-003:040, in Accordance with the Terms and Conditions Recommended by the Hawaii Community Development Authority Staff?

Mr. Ching explained that in November 2011, the Authority approved entering into an Exclusive Negotiations Agreement with Artspace Projects, Inc., a non-profit organization whose mission is to create foster, and preserve affordable housing and community space for artists and arts organizations, to allow the entity time to conduct its due diligence and obtain financing for the development of a mixed-use affordable housing project on Lot 40. This Fall, the Hawaii Housing Finance and Development Corporation ("HHFDC") awarded Ola Ka Ilima Lofts, LLLP ("Ola Ka Ilima"), Low-Income Housing Tax Credits and a Rental Housing Trust Fund Loan to develop the project. Furthermore, on October 28, 2014, the HHFDC issued a Finding of No Significant Impact for the project which was published on November 8, 2014 by the Office of Environmental Quality Control, thereby completing its HRS Chapter 343 Environmental Review process.

Chairperson Lee asked how many years has this project been in the making. He also thanked Artspace for their perseverance and the Authority for their support in this affordable housing project.

Mr. Ching stated 3 years.

Public Testimony

- Cathryn Vanderbrink (VP, Artspace) expressed her appreciation for the support of HCDA and staff.

Member Tamamoto asked about Artspace's commitment to this project's targeted market and would there be annual income verification.

Ms. Vanderbrink stated that they are committed to this market via their funding with the Hawaii Housing Finance and Development Corporation which will be enforced for a period of 40 years. She replied that there would be annual income verification.

Chairperson Lee congratulated Artspace and wished them success. He expressed he hopes that the community would see the benefits of this type of project.

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

A roll call vote was conducted.

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

Nays: None.

The motion passed 7 to 0 with 2 excused (1 absent, 1 vacant position).

5. Decision Making: Shall the Authority Authorize the Acceptance of a Gift from Unity House in the Amount of \$100,000 For Park Maintenance, Pursuant to HRS §206E-4 (16), Which Authorizes the Authority to Accept a Gift or Grant From Any Public Agency or Source?

Mr. Ching stated that HCDA received an unsolicited \$100,000 donation for the maintenance and beautification of Kolowalu Parks in the Kakaako Community Development District from Unity House (Jim Boersema). He explained currently HCDA pays approximately \$1 million for regular park maintenance, landscaping, janitorial services, and utilities like irrigation and electrical services for all HCDA-owned parks in the Kakaako Community Development District. A cash gift of \$100,000 could help offset that cost.

Member Tamamoto asked if the donation could be used for any park sponsored activities.

Mr. Ching replied that he believed that the moneys were intended for landscaping and maintenance.

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

A roll call vote was conducted.

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

Nays: None.

The motion passed 7 to 0 with 2 excused (1 absent, 1 vacant position).

IV. ADJOURNMENT

The meeting was adjourned at 1:22 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.