

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

Wednesday, April 1, 2015

GENERAL BUSINESS

I. CALL TO ORDER/ROLL CALL

A general business meeting of the 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. Scott Kami, designated representative of the Department of Budget and Finance and senior member of the Authority, at 9:03 a.m., April 1, 2015, at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present:

Tom McLaughlin
John Whalen
Scott Kami (B&F)
Jade Butay (DOT)
Shirley Swinney
D. Kalani Capelouto
William Oh
Jason Okuhama
Steven Scott
Nakoa Prejean
George Atta
Donna Camvel

Members Absent:

Linda Chinn
Michael Golojuch, Sr.
Amy Luersen

Others Present:

Anthony Ching, Executive Director
Lori Tanigawa, Deputy Attorney General
Lindsey Doi, Compliance Assurance & Community Outreach
Officer
Aedward Los Banos, Asset Manager
Deepak Neupane, Kakaako Planning Director
Tesda Malama, Kalaeloa Planning Director
Aileen Saito, Administrative Services Officer
Hedy Coleman, Court Reporter

MATERIALS DISTRIBUTED:

1. Kakaako ED Report,
2. Kalaeloa ED Report

II. REPORT OF THE EXECUTIVE DIRECTOR

1. Executive Director Tony Ching presented his report from tab 1 of the packet, Mr. Ching explained the rich history of the Brewery Building and the area's cultural significance. He also briefly described HCDA's guiding vision and principles, as well as applicable laws, procedures and financials.

Kalaeloa planning director, Tesha Malama, summarized the report for Kalaeloa. Ms. Malama mentioned that 23 diseased trees along Roosevelt area in west Kalaeloa will be removed soon. HUNT is almost done renovating the BOQ Building 77, which will create 100 low-income rental units. It will be ready for occupancy by the end of May.

Member Kami noted that Member Atta is present. Member Kami thanked HCDA staff for the detailed and informative ED reports.

Member Kami called a recess at 10:11 am.

Member Kami reconvened the meeting at 10:22 am.

Member Swinney commended the Kalaeloa Field Office for keeping her informed, and noted that community groups in Kalaeloa convene monthly and discuss ways to find solutions. She noted the importance of attending these meetings to listen to the discussion and learn from the collaboration.

Member Whalen thanked HCDA staff for preparing the packet materials and noted that the financials were interesting. He asked if the documents were accessible to the public and asked for it to be placed on the website so that it can be accessed.

Mr. Ching noted that the packet materials are placed online after the meeting is convened, and a packet is provided outside of the boardroom on the public information table.

Member Capelouto asked Ms. Malama if the HCDA Kalaeloa report could be shared with the Kapolei Neighborhood Board chair. Ms. Malama stated that the report will be shared first with the HCDA members, then will be posted on the website for the public. She stated that it can also be shared with the neighborhood board at that time.

Member Swinney echoed what Member Whalen mentioned, and stated that the provided materials are incredibly valuable to members and the public. Member Swinney asked about the redesign of the Brewery Building and about incorporating the cultural history within that design. Mr. Ching stated that the renovation of a

historic building has many requirements and HCDA was obliged to consult with SHPD for all designs. He stated the building's silhouette must be maintained and the exterior brick wall cannot be altered. Mr. Ching mentioned that the community room on the first floor will honor some of the history by bringing the community together and providing a space for them. He noted that Kalaeloa meetings will be held in Kalaeloa or Kapolei.

Member Swinney asked whether the history of springs and water can be referenced through picture boards or some other means within the building to share the story. She expressed her wish to showcase the Brewery Building as a meaningful place of Hawaii's history, and more than just HCDA's office.

Member Kami introduced Heeia member Donna Camvel.

Member Swinney asked about the Kakaako Report, to which Mr. Ching replied that would be provided during the Kakaako agenda.

Members had no further questions. Member Kami opened the floor for public comments.

PUBLIC TESTIMONY

1. Michelle Matson, CPAC: Asked why election of officers is after executive session and not at the beginning of the agenda
Member Kami noted that the members are trying to be diligent about the time, and will try to keep the executive session as brief as possible.
2. Wayne Takamine, CPAC: Asked about EIS for Kakaako Makai parks plan posted on the OEQC and why the board wasn't asked to approve it.
Member Kami noted that public testimony is a time for comments, not questions.
Mr. Takamine stated that the EIS public notice was posted without HCDA board knowledge.
Mr. Ching noted that the authorization of the master plan and EIS for the Kakaako Makai parks area was previously undertaken by the board, while the EIS public notice is a public notice that allows parties to be recognized.

Member McLaughlin made a motion to enter executive session. Member Swinney seconded the motion.

All members except Member Whalen approved entering into executive session.

Member Kami recessed the meeting at 10:42 a.m.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 10:47 a.m.

The regular meeting was reconvened at 11:19 a.m.

Member Kami took the following items out of order and moved to the election of officers.

III. AUTHORITY BUSINESS

1. Special Election of Officers

PUBLIC TESTIMONY

Michelle Matson: Stated her support for John Whalen as Chairperson because of his background and their working relationship. Ms. Matson also supported Steve Scott as vice chair.

Sharon Moriwaki: Stated her support for John Whalen as Chairperson because of his background work. Seconded Steve Scott as vice chair.

Wayne Takamine: Discussed with Kakaako stakeholders/ community and they support John Whalen as Chairperson, as well as Steve Scott for Vice Chair. Also supports Amy Luersen as another officer.

There were no further comments from the public or members.

Member Kami began the elections for new officers to fill vacancies left by Act 61 passed by the state legislature last year. The elected officers will serve until the end of the 2014 fiscal year. New officers for the 2015 fiscal year will be elected in a regular officer elections held in July 2015, per HCDA bylaws. Member Kami opened the floor to nominations for Chairperson.

Member Swinney nominated member John Whalen for the office of Chairperson.

A roll call vote was conducted, and Member Whalen was unanimously elected as Chairperson by a 10-0 vote.

Chair Whalen nominated member Steven Scott for the office of Vice Chairperson.

Mr. Atta asked if non-voting members make nominations. After consultation, Mr. Kami stated they would need to recess to address the question. Mr. Atta stated he did not want to slow the process.

Member Kami conducted a roll call vote and Member Scott was unanimously approved as Vice Chairperson by a 10-0 vote.

Member Scott nominated member Amy Luersen for the office of Secretary.

Member Kami conducted a roll call vote and Member Luersen was unanimously approved as Secretary by a 10-0 vote.

No additional board members wished to provide additional comments or questions.
No one in the public wished to provide testimony.

The gavel was passed to newly elected Chair Whalen who thanked members and the newly elected officers. Vice Chair Scott stated the HCDA is tasked with big decisions and is happy to serve.

V. ADJOURNMENT

1. Chairperson Whalen adjourned the regular meeting at 11:33 a.m.

VI. AUTHORITY BUSINESS

1. Chair Whalen reopened the general meeting at 11:41 a.m. to address the following item:

1. *Close Construction, Inc. v. Hawaii Community Development Authority, et al;* Civil No. 14-1-0599-03 (KTN), and *DTRIC Insurance Company, Limited vs. Hawaii Community Development Authority v. Mitsunaga and Associates, Inc.;* Civil No. 14-1-1585-07 (KTN)

Member Kami made a motion to convene in executive session and Member Capelouto seconded the motion. The motion was unanimously passed by all members.

Chair Whalen recessed the regular meeting at 11:44 am.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 11:44 a.m.

The regular meeting was reconvened at 12:09 p.m.

VII. ADJOURNMENT

1. Chairperson Whalen adjourned the regular meeting at 12:09 p.m.

Respectfully submitted,

/s/

Amy Luersen
Secretary

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