

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

Wednesday, May 27 2015

KAKAAKO BUSINESS

I. CALL TO ORDER/ROLL CALL

A special meeting of the Kakaako Members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Chair Whalen at 9:03 am May 27, 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)
David Rodriguez (DOT)
William Oh
Jason Okuhama
Steven Scott
Mary Pat Waterhouse
Beau Bassett
George Atta

Others Present: Anthony Ching, Executive Director
Lori Tanigawa, Deputy Attorney General
Lindsey Doi, Compliance Assurance & Community Outreach Officer
Aedward Los Banos, Asset Manager
Shelby Hoota, Media Specialist
Laura Savo, Court Reporter

II. APPROVAL OF MINUTES

1. Kakaako Regular Meeting of May 6, 2015

Chair Whalen asked if there were questions or corrections to the minutes of May 6, 2015 and hearing none, the minutes were approved as presented.

III. KAKAAKO BUSINESS

2. Information and Discussion re: Development of Affordable Low- to Moderate-Income “Micro Unit” Housing at 630 Cooke Street.

PUBLIC TESTIMONY

1. Pamela Wood, Kakaako resident: It’s a small lot, so there should be landscaping or setback in front of road so the building isn’t so blocky and there’s a nice streetfront

There were no additional comments on this item from board members or the public.

Chair Whalen entertained a motion to enter executive session. A motion was made by Member Bassett and seconded by Member Okuhama. The motion was approved unanimously.

Chair Whalen recessed the meeting at 9:09 a.m.

Chair Whalen reconvened the meeting at 11:40 a.m.

3. Decision Making re: OliverMcMillan Pacific Rim, LLC’s Request for Administrative Relief for the Symphony Honolulu Project Relating to Hawaii Administrative Rules § 15-217-55(k)(2).

Mr. Aedward Los Banos summarized the report located in tab 3 of the packet.

Member Scott asked about someone advising the board and HCDA staff. Mr. Los Banos responded that currently they’re under contract doing their due diligence, so it won’t take longer than a month for them to come to the board with a position and advice.

Member Scott asked if the rules applied to ground level and upper floors. Mr. Los Banos replied the rules apply to the entire structure.

Member Kami asked if the glass may not conform to the rules and if they want a waiver, but if the authority cannot grant the waiver. Mr. Los Banos replied that yes, the waiver would have to be considered under the permit application. Mr. Los Banos stated the developer must conform to the rule or the HCDA can amend the development permit to allow the waiver. Chair Whalen noted the board would enter executive session to clarify questions.

PUBLIC TESTIMONY

1. Scott McKinnon, Oliver McMillan: There is a material conflict between glass rule and LEED energy efficiency rule. He says Oliver McMillan is prepared to file a formal petition to pursue a waiver, but prefers that it be done in another way to be as expeditious as possible.

There were no additional comments on this item from board members or the public.

Chair Whalen entertained a motion to enter into executive session for this item, pursuant to section 92-5(a)(4). A motion was made by Member McLaughlin and seconded by Member Kami. The motion was approved unanimously.

Chair Whalen recessed the meeting at 11:48 a.m.

Chair Whalen reconvened the meeting at 12:30 p.m.

Chair Whalen entertained a motion for the authority to deny Oliver McMillan's request for administrative waiver and/or suspension of HAR Section 15-217-55(k)(2) and direct Oliver McMillan to follow the provisions of HAR Section 15-219-98 if it desires a waiver or suspension of any of the Mauka Area Rules.

Member Basset made the motion, which was seconded by Member Okuhama. There was no further discussion. A roll call vote was conducted. Members McLaughlin, Scott, Waterhouse, Bassett, Okuhama, Whalen, and Kami voted to approve the motion 8-0.

Chair Whalen called a recess at 12:34 p.m. He noted agenda item #4 will be discussed following the 1 p.m. public hearing for the Ward Village Motion to Amend.

4. Information and Discussion re: Collaboration Project with the Hawaii Strategic Development Corporation for an Economic Accelerator in the Kakaako Community Development District.

Chair Whalen reconvened the special Kakaako meeting at 4:39 p.m. to indefinitely defer agenda item #4, as it was not an action item. The executive director provided a written report on this item for informational purposes. That report can be viewed on the HCDA website.

There were no additional comments on this item from board members or the public.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 4:40 p.m.

Respectfully submitted,

/s/

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