

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
GENERAL BUSINESS MEETING

Wednesday, May 05, 2021

MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii met virtually (utilizing the state-supported Zoom Meeting platform) for a regular meeting on May 05, 2021.

Board Chairperson, John Whalen, called the meeting to order at 9:21 a.m. Those present and excused were as follows:

Members Present:

John Whalen, Chairperson
Kevin Sakoda
Jason Okuhama
Chason Ishii
Daniel Ikaika Ito
David Rodriguez, DOT (Ex-Officio)
Wei Fang
Jo-Ann Leong
Shirley Swinny, Secretary
Dawn Apuna, DPP (non-voting)
Pearlyn Fukuba, DHHL (non-voting)

Members Excused:

Maeda Timson
Donna Camvel
Phillip Hasha
Mitchell Tynanes
Craig Hirai, B&F (Ex-Officio)

Legal Counsel:

Kelly Suzuka, Deputy Attorney General

Staff Present:

Deepak Neupane, Executive Director
Carson Schultz, Kakaako Planning & Dev. Director
Garet Sasaki, Administrative Services Officer
Lindsey Doi Leaverton, Asset Manager
Craig Nakamoto, HCDA Communications Services Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary

A quorum was present.

Acknowledgement that the Meeting is Being Convened Virtually

Chair Whalen reiterated the wording contained in the Meeting Agenda regarding the state's response to the COVID-19 pandemic, the state's efforts to slow the community spread of the virus and Governor David Y. Ige's issuance of Supplementary Emergency Proclamations which suspended Chapter 92 of the Hawaii Revised Statutes to the extent necessary to enable public boards and commissions to conduct business without holding meetings open to the public.

With regard to the foregoing, Chair Whalen reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link and HCDA's YouTube Page contained in the meeting agenda, HCDA also welcomes public comment and public participation via submission of written and or verbal testimony (consistent with the social distancing guidelines and Emergency Proclamation directives in effect).

Chair Whalen stated that individuals from the public who have requested to provide testimony are on standby and will be permitted to speak during the public testimony session of the specific agenda item.

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of February 03, 2021

There were no comments or corrections by board members. The meeting minutes were approved as presented.

III. INFORMATION/DISCUSSION & DECISION MAKING

2. Prioritization of the Executive Director Goals, Objectives, Policies and Initiatives Adopted by the Authority at its January 6, 2021 General Meeting.

Executive Director, Deepak Neupane presented a summary of the Executive Director's prioritization of goals and objectives that were provided in the board packet.

Member Sakoda asked if the bill for the Transit Oriented Development (TOD) Plan is for Kakaako or if it's for every stop along the rail?

Mr. Neupane noted that the TOD Plan could be for every stop along the way of the Transit Rail. There are two options:

1. The TOD board (HCDA) can adopt the plan that the City and County of Honolulu has already reviewed and approved for Oahu; and
2. HCDA may develop one where a County may not already have one developed.

He emphasized that the bill does not provide land use, planning and zoning authority, it only allows for the creation of a TOD Improvement District.

Member Swinney asked if the Improvement District Project is the same as TOD? Mr. Neupane noted that the Improvement District Project is for infrastructure improvements within the TOD zones.

Member Ishii noted a timeline that was included in the staff report and asked if that timeline coincides with the developer's expectations? Mr. Neupane stated the timeline has been mapped out according to discussions with Developers.

Member Leong stated that due to the recent legislative action to restructure HCDA's board (effective 2022), she asked if Mr. Neupane had any concerns on the timeline that has been presented for these projects.

Mr. Neupane stated he does not anticipate any changes. The priorities will remain the same even with the potential restructuring of the HCDA board. He added that the legislature funded all 23 positions within HCDA and noted if all positions get filled - HCDA will have enough manpower to complete these projects. He also noted that HCDA may need to request more funding for projects, however, HCDA's staff should be sufficient.

Members expressed concerns with the restructuring and noted that with the changes it may change the board composition and the functionality of HCDA. Chair Whalen noted the legislative agenda item on today's agenda where the board can further discuss the restructuring of the board in an executive meeting with the Attorney General's.

Member Sakoda suggested having a positive marketing presence to highlight what HCDA and its staff is doing.

Mr. Neupane stated, HCDA's Communications office is currently working on a newsletter that will highlight a community district as well as featuring staff members. Mr. Neupane added that staff will continue to attend neighborhood board meetings to solicit input from those individuals and will also gather materials that will show the work that HCDA has done and will continue to do in the future.

Member Swinney asked about the meetings with the Kalaeloa Community Groups, and added that those meetings were a great marketing strategy for Kalaeloa.

Mr. Neupane noted that HCDA is planning to start scheduling those meetings once again.

Member Sakoda noted that the main motive to have these positive marketing efforts is to effect funding. Mr. Neupane noted the comment.

Member Ito noted that the marketing initiative with the newsletter is a great tool as long as you have a large email distribution list to help carry the message forward.

There were no further comments or questions.

Public Testimony

Chair Whalen called for public testimony. There was no public testimony.

Member Okuhama motioned for the board to adopt the proposed prioritization of the Executive Director's Goals, Objectives, Policies and Initiatives established by the Authority in January 2021.

Member Leong seconded the motion.

Mr. Neupane conducted the roll call vote. Motion passed with 9 votes and 5 excused (1 vacant Heeia member)

IV. REPORT OF THE EXECUTIVE DIRECTOR
3. Monthly Financial Highlights of March 2021.

Mr. Neupane stated the report included in the board packet consisted mostly of financial reporting and asked if there were any questions.

There were no comments or questions.

Public Testimony

Chair Whalen called for public testimony. There was no public testimony.

4. 2021 Legislative bills (see Exhibit A) Pertaining to the Hawaii Community Development Authority.

Mr. Neupane provided a summary of the 2021 legislative bills. He noted that HCDA staff worked with area legislators to help restore funding for all HCDA staff positions. He added that the conference draft of the budget bill included an extra \$300,000.00 from the American Rescue funds for mangrove removal for the Heeia District.

HB 274 affected the way board members get nominated to the board by the County. The bill got deferred.

HB 1299 passed effective July 2021 and renames the HCDA revolving fund to special fund. Statutorily the Auditors suggested the change.

HB 1348 is the Stadium bill, which the legislature passed, and it is now pending Governor's approval. The Stadium Authority is now the expending agency for CIP fund and not HCDA. However, the HCDA is still included in the bill so that DAGS may utilize HCDA's development authority, which would be done through a Memorandum of Understanding.

HB 140, Transit Oriented Development Zone. Passed effective July 2021 with the Governor's approval. HB 140 allows HCDA to create TOD Improvement Districts and assigns powers to assess landowners for any infrastructure improvement done by HCDA.

HB 774, Relating to Development Districts passed effective, July 2022. HB 774 establishes the Pulehunui Community Development District and Pulehunui Community

Development Authority within Chapter 206E for redevelopment, renovation and improvement of public lands in Pulehunui, Maui. HB 774 also reconfigures the HCDA into three separate district boards and also a management board.

Chair Whalen suggested the board meet in an executive session to discuss the changes to the board structure in HB 774 as it directly affects the board and changes its governance. There are some legal questions that members would like to ask the Attorney General.

Member Swinney motioned for the board to enter in-to an executive meeting.

Member Okuhama seconded.

Chair Whalen conducted a voice vote. All unanimously agreed.

Chair Whalen asked that Deputy Attorney General Kelly Suzuka, HCDA staff members Deepak Neupane, Francine Murray and Tommilyn Soares join the board in executive session.

The board met in an executive meeting at 10:15 a.m.

Chair Whalen reconvened the public session at 10:55 a.m.

There were no further comments or questions.

Public Testimony

Chair Whalen called for public testimony. There was no public testimony.

V. ADJOURNMENT

There being no further comment or questions on the Report of the Executive Director, Chair Whalen thanked those who joined today's meeting on Zoom or HCDA's YouTube and adjourned the meeting at 10:56 a.m.



Wei Fang, Secretary

July 7, 2021

Date Approved by the Board