

**STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
AT-LARGE MEETING  
(Kakaako, Kalaeloa, and Heeia Business)**

**Wednesday, December 09, 2020**

**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 December 09, 2020.

Board Chairperson, John Whalen, called the meeting to order at 10:33 a.m. Those present and excused were as follows:

**Members Present:**

John Whalen, Chairperson  
Amy Luersen, Vice Chairperson  
Shirley Swinney, Secretary  
Lynn Araki-Regan, DOT (Ex-Officio)  
Craig Hirai, B&F (Ex-Officio)  
Wei Fang  
Phillip Hasha  
Kevin Sakoda  
Jason Okuhama  
Maeda Timson  
Jo-Ann Leong

**Members Excused:**

Kathy Sokugawa, DPP (non-voting)  
Daniel Ikaika Ito  
Chason Ishii  
Donna Camvel  
Mitchell Tynanes  
Jobie Masagatani (DHHL, non-voting)

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General

**Staff Present:**

Deepak Neupane, Executive Director  
Garet Sasaki, Administrative Services Officer  
Lindsey Doi, Asset Manager  
Tessa Malama, Kalaeloa Planning and Development Director  
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, HCDA's Facebook and 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 November 04, 2020**

The General Meeting Minutes of November 04, 2020 were approved as presented.

## **III. INFORMATION & DISCUSSION**

### **2. Recommendations of the Permitted Interaction Group Re: Goals, Objectives, Policies, and Initiatives for the HCDA Executive Director.**

Members Fang and Luersen noted that the members of the Permitted Interaction Group – Members Luersen, Fang, Tynanes and Sokugawa met with Executive Director Deepak Neupane to create a structure of goals for general items for the Authority as a whole, as well as specific items for each Community Development District. Member Luersen summarized those goals and recommendations for the board and noted that the Permitted Interaction Group are open to comments and recommendations that other board members may have.

Member Sakoda expressed his appreciation for the work and the report that was done by the permitted interaction group and Deepak. Member Sakoda commented that as he views HCDA as more of an Asset Management type agency he was hoping to see more number-oriented metrics but understands the difficulty to include that due to the uncertainty of HCDA's budget.

Chair Whalen added to Member Sakoda's comment and stated that it's a difficult time to set goals given HCDA's budget uncertainty, but the Authority will also need to make it aspirational.

Member Okuhama stated he likes the board's Strategic Vision Plan and the idea of a proactive approach for HCDA.

Member Fang noted the report established a baseline to work with this year, however, she feels it is a very ambitious plan.

Member Swinney thanked the Permitted Interaction Group for its thoroughness and agreed that it is a very ambitious plan.

Member Luersen and ED Neupane noted that today's item is for information and discussion and that at its January 2021 meeting, the board will take action to adopt the Permitted Interaction Group's recommendations.

There were no further questions.

**Public Testimony**

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

**IV. REPORT OF THE EXECUTIVE DIRECTOR**

**3. HCDA Monthly Financial Highlights for October 2020**

ED Neupane referred to the report provided in the board packet and noted Mr. Gareth Sasaki, HCDA Administrative Services Officer is present to answer any questions that board members may have.

There were no 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 have joined today's meeting on Zoom or HCDA's Facebook page and adjourned the meeting at 11:02 a.m.

*John P Whalen*

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John Whalen, Chairperson

January 6, 2021

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Date Approved by HCDA Board