

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

Wednesday, May 2, 2018

**KAKAAKO BUSINESS**

**I. CALL TO ORDER/ROLL CALL**

A regular business 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 9:07 AM, May 2, 2018 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:** 1. Beau Bassett  
2. Mary Pat Waterhouse  
3. Wei Fang  
4. Jason Okuhama  
5. Mark Anderson (B&F Ex-officio)  
6. David Rodriguez (DOT Ex-officio)  
7. John Whalen

**Members Absent** Phillip Hasha  
William Oh  
Kathy Sokugawa (DPP non-voting)

**Others Present:** Garrett Kamemoto, Interim Executive Director  
Deepak Neupane, Kakaako Planning and Development Director  
Lindsey Doi, Asset Manager  
Francine Murray, HCDA Program Specialist  
Tommilyn Soares, Secretary  
Lori Sunakoda, Deputy Attorney General  
Max Levins, Deputy Attorney General

**II. APPROVAL OF MINUTES**

The minutes for the March 7 and April 4, 2018 Kakaako meetings were approved as presented.

**III. INFORMATION AND DISCUSSION**

**Affordable Rental Housing Task Force Report**

Chair Whalen stated that a report will be presented at the June 2018 meeting and reminded board members that this task force was formed to address some of the challenges facing the Affordable Rental Housing Market and include Members Fang, Whalen, Hasha and Okuhama.

**IV. ACTION ITEMS**

**Shall the Authority Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu?**

*The Authority anticipates convening an executive meeting pursuant to HRS § 92-5 (a)(4), to consult with the Board's attorneys on questions and issues pertaining to the Board's powers duties, privileges, immunities and liabilities relating to the above item*

Ms. Lindsey Doi presented the staff report provided in the board packet and explained that HCDA is interested in transferring its park assets and remnant roads throughout Kakaako to the City and County of Honolulu so that they will be more efficiently managed and maintained by the City's existing departments. The City is agreeable to the transfer provided the HCDA continue to fund all park maintenance services until the end of fiscal year 2019 while HCDA assists in this transition. Ms. Doi referred to the Exhibits in the board packet that include a summary of the transfer and the map parcels that will be transferred.

Member Waterhouse asked that staff confirm the Kakaako Parks will remain zoned as parks.

Mr. Garrett Kamemoto responded and stated that under the Parks current zoning rules, any change to the zoning, development permits or other requests will still require HCDA board approval.

Member Bassett asked what will the status of the Mauka and Makai Masterplans be if the parks transfer to the City?

Ross Sasamura, Director and Chief Engineer of the City and County of Honolulu's Facilities and Maintenance Department expressed his appreciation to the board for the opportunity to transfer the Kakaako park and remnant road parcels so the City may maintain the parks. He stated the City and County will respect the authority that the HCDA board and the HCDA has over zoning and the controls that it retains regarding land use; however, as far as specific questions regarding plans for specific parcels or

park plans the City will definitely review the Masterplan that HCDA has finalized but that if there are any changes that need to be made in contrast to the way the City maintains its park it will certainly make some amendments, however the City does understand that HCDA has conducted extensive work on the Masterplan and will take that into consideration if changes are required.

Member Fang stated that the process for the HCDA Masterplan included a lot of the community's wishes and desires for Kakaako and suggests the City review the Masterplan and also gather community input before any necessary changes are made.

Mr. Sasamura reassured Member Fang that the City and County of Honolulu does have a similar process with community input that any other government entity has regarding community input and notices requirements.

Chair Whalen noted one of the issues that have been a concern is whether the parking will remain free for park users.

Mr. Sasamura explained that the City had already reported to the media that the City does not intend to install parking meters at this time.

Member Bassett asked if the City's Enterprise Services will manage the Children's Discovery Center parcel?

Mr. Sasamura explained that he is unsure how the Department of Enterprise Services is included in discussions; however, the Department of Parks and Recreations will take the lead in managing these park parcels.

Member Waterhouse asked if the City has any plans regarding the Maintenance Shed. Mr. Sasamura responded that the City does not intend to alter any existing leases.

There were no comments or questions from board members.

**Public Testimony**

Chair Whalen noted the written public testimonies that were received in support

Member Bassett motioned for the board to enter executive session

Member Okuhama seconded.

Chair Whalen conducted a voice vote, all members unanimously approved.

Deputy Attorney General Lori Sunakoda and Max Levins, HCDA staff Garrett Kamemoto, Lindsey Doi Leaverton and Tommilyn Soares joined the board in executive session.

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Pursuant to Section 92-5 (a) (2), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:54 AM  
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Board Members met in an executive meeting from 9:54 AM – 10:18 AM.

Chair Whalen reconvened the meeting at 10:18 AM

**MOTION**

Member Anderson motioned for the board to authorize the land transfer of various HCDA park parcels, remnant roads, and the Children’s Discovery Center in the Kakaako Community Development District, as described in the HCDA staff report, to the City and County of Honolulu.

Member Okuhama seconded.

Member Waterhouse stated she would vote in favor because this transfer would be a benefit for the public; however, she does have some concerns.

Ms. Doi conducted the roll call vote. Motion passed with 7 yes votes and two excused.

**IV. INTERIM EXECUTIVE DIRECTOR REPORT**

Monthly and Status report on the following:

- a. Approved permit applications that did not require HRS § 206E-5.6 public hearings.

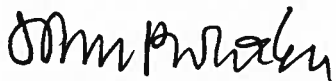
Garrett Kamemoto referred to the report provided in the board packet.

There were no further comments or questions and no public testimony.

**V.ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 10:26 AM

Approved and Submitted by,



John P. Whalen, Chairperson

**JUN 06 2018**

Date Approved by HCDA Board