

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

Wednesday, June 6, 2018

**KALAELOA BUSINESS**

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

A regular business meeting of the Kalaeloa 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 10:26 AM, June 6, 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. Shirley Swinney
2. Mary Pat Waterhouse
3. Wei Fang
4. Maeda Timson
5. Mike Golojuch
6. Beau Bassett
7. David Rodriguez (DOT Ex-officio)
8. Kathy Sokugawa (non-voting)
9. John Whalen

**Members Absent** Mark Anderson (B&F Ex-officio)  
Derek Kimura (DHHL 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. ACTION ITEMS

**Shall the Authority Approve the Kalaeloa Community Development District Operating Budget for Fiscal Year 2018 -2019 in the Amount of \$417,810.00 and Authorize the Issuance of Land User Assessments in the Amount of \$300,000.00 Pursuant to Hawaii Revised Statutes § 206E-196?**

Ms. Tesha Malama referred to the report provided in the board packet and noted that this year's landowner assessments will include a Personnel amount for two FTE positions that HCDA has not done before; therefore, \$300,000.00 will be assessed to the Kalaeloa Landowners for FY 2018-2019. The landowners have been briefed and notified about the increase and staff does not anticipate any concerns.

There were no questions or comments made by board members or public testimony.

Member Swinney motioned for the board to approve the Kalaeloa Community Development District Operating Budget for Fiscal Year 2018 – 2019 in the amount of \$417,810.00 and authorize the issuance of land user assessments in the amount of \$300,000.00 pursuant to Hawaii Revised Statutes § 206E-196.

Member Golojuch seconded.

Ms. Malama conducted the roll call vote. Motion passed with 8 yes votes and 1 excused.

**Shall the Authority Authorize the Executive Director to Expend Up to \$100,000.00 from the Kalaeloa Community Development Revolving Fund to Engage an Environmental/Hazardous Material Consultant to Analyze and Characterize the Stockpile Material at the Kalaeloa Heritage Park and Recommend Abatement Options?**

Mr. Deepak Neupane referred to the report provided in the board packet. Services of an environmental/hazardous consultant is necessary to analyze and characterize the stockpile material as well as to test the level of asbestos contamination. The consultant will also provide recommendations on abatement options for the stockpile and prepare an approximate cost of each option. The September 6, 2017 funding that the Authority authorized was specifically to remove the stockpiled material and did not include environmental analysis of the stockpile; therefore, it is necessary that staff obtain a new funding authorization from the authority to engage a consultant. He noted that he is working with the Department of Health on its requirements to remediate the stockpile and that he is communicating with a consultant on sampling the stockpile to help provide a more accurate cost on removing the stockpile.

Member Swinney asked what happened with the previous report provided by the lessee's consultant on the stockpile? And, if there was anyone testing the site or any work conducted?

Mr. Neupane responded that the previous report provided by the lessee is still on record and that there has not been any work done.

Member Rodriguez asked if the Department of Health's process is a mandate or recommendation.

Mr. Kamemoto responded that the Department of Health's process is a requirement as the consultant may uncover other hazardous material.

Member Fang asked if there is a possibility to require the lessee to maintain the landscaping so that the consultant has access to the area for testing?

Member Swinney noted that there is adequate access to the stockpile.

Member Swinney motioned for the board to enter into executive session.

Member Timson seconded.

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

Deputy Attorney General Max Levins, HCDA staff Garrett Kamemoto, Tesha Malama, Deepak Neupane, Aedward Los Banos 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 10:50 AM  
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Board Members met in an executive meeting from 10:50 AM – 11:38 AM.

Chair Whalen reconvened the meeting at 11:38 AM

**MOTION**

Member Waterhouse motioned for the Authority to authorize the Interim Executive Director to expend up to \$100,000.00 from the Kalaeloa Community Development Revolving Fund to engage an environmental/hazardous material consultant to analyze and characterize the stockpile material at the Kalaeloa Heritage Park and recommend abatement options.

Member Bassett seconded.

Mr. Neupane conducted the roll call vote. Motion failed with 4 yes votes, 4 no votes and 1 excused.

**III. REPORT OF THE INTERIM EXECUTIVE DIRECTOR**  
**Monthly Activities Update of the Kalaeloa Office**

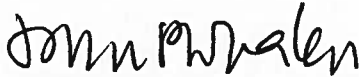
Tesha referred to the report provided in the board packet and noted the Kalaeloa Play Day on Sunday June 10, 2018 at Coral Crater Adventure Park.

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

**IV. ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 11:41 AM

Approved and Submitted by,



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John P. Whalen, Chairperson

**JUL 11 2018**

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Date Approved by HCDA Board