

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

Wednesday, September 5, 2018

**HEEIA BUSINESS**

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

A regular business meeting of the 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 Mary Pat Waterhouse, Vice Chair of the Authority, at 11:50 a.m., September 5, 2018, at the 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. Wei Fang
3. Jo-Ann Leong
4. Donna Camel
5. Mark Anderson (B&F Ex-Officio)
6. David Rodriguez (DOT Ex-Officio)
7. Mary Pat Waterhouse

Members Absent:

Amy Luersen  
Kathy Sokugawa (DPP non-voting)  
John Whalen

Others Present:

Aedward Los Banos, Executive Director  
Deepak Neupane, Kakaako Planning and Development Director  
Garett Kamemoto, Acting Asset Manager  
Francine Murray, HCDA Program Specialist IV  
Tessa Malama, Kalaeloa Planning and Development Director  
Susan Tamura, HCDA Program Specialist V  
Tommilyn Soares, Secretary  
Max Levins, Deputy Attorney General

## II. REPORT OF THE EXECUTIVE DIRECTOR

1. Hawaii Community Development Authority Project Updates and Activities that relate to:
  - a. Kakoo Oihi Status Report
  - b. Update on the Heeia Community Development District Plan and Rules

Vice Chair Waterhouse deferred the status report by Kakoo Oihi.

Mr. Deepak Neupane and Ms. Susan Tamura provided an update for the board on the Heeia Community Development District Plan and Rules.

Mr. Neupane referred to the updates provided in the board packet and noted the first community meeting was held in August and that Townscape (consultant) is working on a draft plan that includes comments by the community members, he also noted that there will be several more community meetings before the plan can be finalized then staff will begin working on the rules.

Ms. Tamura provided a summary of the updates and noted that staff anticipates reconvening meetings with the Heeia Task Force in mid-October after Townscape provides the final draft plan.

Mr. Los Banos stated that Member Luersen wanted to attend the Heeia meeting today; however, had a scheduling conflict and provided the following comments, "As I stated at the public meeting, State Land Use designations are blunt tools that don't capture the robust vision we share for Heeia. From all that I've seen and heard from the community, there is interest in maximizing the potential for community-based agriculture that contributes to sustainable farming and food production. I know that today, the land is protected through establishing the HCDA district. However, I'm concerned that future HCDA boards or increased pressure could lead to changes in priorities in the future. I'd like the Master Plan to explore the opportunity to establish an Agricultural Conservation Easement that would run with the land. This is a more elegant tool that could help ensure that the focus on preservation of cultural and natural resources and promotion of food production would continue. It could also allow for food related infrastructure such as community kitchens, farm stands and food hubs."

Member Bassett noted that at the last community meeting there was a discussion on utilizing an agricultural conservation easement, as it is a commonly used tool to ensure parcels of land continue to be used in a way that the Heeia parcel is currently being used. Member Bassett suggested the authority look in to doing that, and asked how would that agricultural conservation easement work and incorporated into the Heeia District Plan?

Ms. Tamura responded that townscape will include the land use districts and could perhaps establish an agricultural conservation easement if it is consistent with the land use district.

Mr. Neupane stated that there will be a recommendation in the plan to establish an easement, which is a legal document reviewed by the Attorney General's office and recorded by the Bureau of Conveyance.

There was no further comments or questions.

### III. ADJOURNMENT

Vice Chair Waterhouse adjourned the regular meeting at 12:06 p.m.

Approved and Submitted by,



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John Whalen, Chairperson

**NOV 07 2018**

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Date Approved by the HCDA Board