

**STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA MEETING**

Wednesday, September 01, 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 meeting on September 01, 2021.

Board Chairperson, Jason Okuhama, called the meeting to order at 10:02 a.m.
Those present were as follows:

Members Present:

Jason Okuhama, Chairperson
Mitchell Tynanes
David Rae
Joe Kuhio Lewis
Susan Todani
Wei Fang
Chason Ishii
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)
Eugene Takahashi, DPP (non-voting)
Pearlyn Fukuba, DHHL (non-voting)

Members Excused:

Cultural Specialist (Vacant)

Legal Counsel:

Kelly Suzuka, Deputy Attorney General

Staff Present:

Deepak Neupane, Executive Director
Tesha Malama, Kalaeloa Director of Planning and Development
Lindsey Doi Leaverton, Asset Manager
Craig Nakamoto, Compliance Assurance & Community Outreach Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary

A quorum was present.

Acknowledgement that the Meeting is Being Convened Virtually

Chair Okuhama 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 Okuhama reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link and HCDA's YouTube Channel 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 Okuhama stated that individuals, if any, 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 July 7, 2021

Minutes were approved as presented.

III. DECISION MAKING

2. Request to Reestablish the Kalaeloa Community Development District Master Plan and Rules Amendment Permitted Interaction Group Pursuant to Hawaii Revised Statutes §92-2.5(b) and Appoint Kalaeloa Authority Members and Community Members to the Permitted Interaction Group.

HCDA Kalaeloa Director of Planning and Development, Ms. Tesha Malama, presented the staff report. In March 2018, the HCDA Board appointed and assigned board members to a Permitted Interaction Group (P.I.G.) to work with staff, stakeholders as well as the community to update the 2006 Kalaeloa Master Plan and 2012 Administrative Rules for the Kalaeloa Community Development District. The membership of the Authority has since changed; therefore, staff is requesting to reestablish the Kalaeloa Plan and Rule P.I.G. and appoint current members. Members appointed will be expected to assist staff and stakeholders to provide recommendations in amending the Plan and Rules. The P.I.G.'s guidance will assist HCDA staff and its Consultant in developing the proposed amendments.

HCDA Executive Director, Mr. Deepak Neupane, and HCDA Deputy Attorney General, Ms. Kelly Suzuka, stated the current Permitted Interaction Group must be dissolved on the record prior to reestablishing and appointing members to the new Permitted Interaction Group. Mr. Neupane stated two separate motions would be acceptable.

There were no questions or comments from board members.

Public Testimony

Chair Okuhama called for public testimony. There was no request to provide verbal testimony.

Motion 1

Member Tynanes motioned for the Authority to terminate the existing Kalaeloa Community Development District Master Plan and Rules Amendment Permitted Interaction Group consisting of Member Tynanes and volunteer member George Atta.

Member Todani seconded the motion.

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

Motion 2

Member Lewis motioned for the Authority to reestablish the Kalaeloa Community Development District Master Plan and Rules Amendment Permitted Interaction Group to include Authority Members as well as volunteer members George Atta and Shirley Swinney.

Member Fang seconded the motion.

Ms. Malama conducted the roll call vote. Motion passed with 8 votes.

Chair Okuhama appointed Kalaeloa Members Tynanes, Lewis, and Rae, along with volunteer members George Atta and Shirley Swinney to the Kalaeloa Community Development District Master Plan and Rules Amendment Permitted Interaction Group.

3. Request to Convene a Kalaeloa Community Development District Design Advisory Board, Pursuant to Section 15-217-78(g), Hawaii Administrative Rules, and Appoint a Kalaeloa Authority Member to the Design Advisory Board.

HCDA Kalaeloa Director of Planning and Development, Ms. Tesha Malama, presented the staff report.

Pursuant to Hawaii Administrative Rules §15-215-78(g), the HCDA may convene a Kalaeloa Design Advisory Board (DAB) to review development permit applications and make non-binding recommendations to the Authority before a decision on development permits are made. The Authority previously established a DAB, however, with changes to the membership of the Authority, HCDA staff is advising the board to convene a new DAB. The Kalaeloa Community Development District rules provide for the composition of the DAB, which consists of an Authority member, HCDA's Kalaeloa Director of Planning and Development or a designee and one or more technical consultants selected by HCDA's Executive Director. The term of the authority member serving on the DAB is to be for one calendar year, subject to annual extension or appointment of another member.

Member Rodriguez commented that the Department of Transportation's Administration is opposed to Design Advisory Boards because they may have the unintended consequences of project delay.

There were no further questions or comments from board members.

Public Testimony

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

Motion

Member Tynanes motioned for the Authority to convene a Kalaeloa Community Development District Design Advisory Board, pursuant to Section 15-217-78(g), Hawaii Administrative Rules, and to appoint a Kalaeloa Authority Member to the Design Advisory Board.

Member Lewis seconded the motion.

Member Lewis asked for clarification regarding the role of the Design Advisory Board, as his understanding is that the HCDA Executive Director and Staff are typically responsible for bringing these matters to the Board. Mr. Neupane confirmed that Member Lewis is correct in his understanding of the ED and Staff, but historically, members showed interest in providing informal input and feedback regarding the design of projects before the matter goes to the board for formal review. Member Lewis stated his concern is that certain things can create bureaucracy and prevent things from moving along, and he wanted to ensure this Design Advisory Board was not one of those things. Mr. Neupane acknowledged that concern but noted that the Design Advisory Board review runs parallel to the Staff's review of the permit application, so timewise, it has not been a concern in the past.

Ms. Malama conducted the roll call vote. The motion passed with 7 yes votes, 1 opposed and 1 excused.

Member Ishii asked Member Rodriguez his reasoning for the opposed vote. Member Rodriguez stated he consulted with his director, and they feel that the Design Advisory Boards create an extra layer for developers and cause project delay.

Chair Okuhama asked Member Lewis if he would like to represent the Kalaeloa Board on the Design Advisory Board. Member Lewis stated he is not very familiar with Kalaeloa and the development going on in the district, but he would be willing to sit on the Design Advisory Board to support staff and their recommendations.

IV. REPORT OF THE EXECUTIVE DIRECTOR

4. Monthly Report and Other Status Reports
 - a. Approved permit applications that did not require HRS 206E-5.6 public hearings

Ms. Malama chose to stand on the written report as presented.

There were no questions or comments from board members.

Public Testimony

Chair Okuhama 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 Okuhama thanked those who joined the meeting on Zoom and adjourned the meeting at 10:30 a.m.

Wei Fang, Secretary

Date

DRAFT