

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

**Wednesday, January 06, 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 regular meeting on January 06, 2021.

Board Chairperson, John Whalen, called the meeting to order at 9:33 a.m.  
Those present were as follows:

**Members Present:**

John Whalen, Chairperson  
Amy Luersen, Vice Chairperson  
Daniel Ikaika Ito  
David Rodriguez (DOT)  
Craig Hirai (B&F)  
Chason Ishii  
Jo-Ann Leong

**Members Excused:**

Donna Camvel  
City Department of Planning and Permitting (non-voting)  
Wei Fang

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General

**Staff Present:**

Garet Sasaki, Administrative Services Officer  
Lindsey Doi, Asset Manager  
Francine Murray, HCDA Program Specialist  
Susan Tamura, HCDA Planner  
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 Page and its 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 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. Special Meeting Minutes of December 09, 2020**

Member Luersen asked for the minutes to clarify the wording of her comments on the first action item to reflect that "increasing the stream flow is important to the mission of the HCDA Heeia Community Development District" instead of noting "Heeia" as stated in the current draft.

There were no other comments or corrections.

Chair Whalen stated the Minutes of the December 09, 2020 Heeia Authority special meeting were approved with the corrections as noted by Member Luersen.

## **III. ACTION ITEM**

### **2. Direct the Executive Director to Conduct Community and Stakeholder Meetings on the Proposed Heeia Community Development District Plan and Administrative Rules and Hold Public Hearings for Adopting the Heeia Community Development District Plan and Administrative Rules**

Chair Whalen introduced Susan Tamura, HCDA Planner who provided a summary on the proposed draft of the Heeia Plan and Rules.

Ms. Tamura provided an update on the Heeia Community Development District (CDD) Master Plan. She noted that on December 29, 2020, the Heeia Task Force met to discuss the Draft Plan and Rules. Ms. Tamura shared, with the board, the Heeia CDD Master Plan Principles as well as the Land Use Plan, Roadway Plan, Infrastructure Plan, and proposed rules for the district. She went through the types of permits that are proposed for the district as well as whether the permits will require authority approval. Further, she explained the allowable uses under the proposed rules.

Ms. Tamura explained that the next steps would be to solicit comments on the Preliminary Draft Heeia CDD Plan and Rules utilizing direct mailings, community zoom meetings, and presentations to neighborhood boards. Then HCDA would incorporate comments and prepare final Heeia CDD Plan and Rules, if there are no changes it would move forward for public

hearings and final approval would then come to the board and then the Governor and Lieutenant Governor's Office.

Chair Whalen opened up discussion and questions from the board members.

Member Luersen thanked Ms. Tamura for the work that has gone into this plan. She noted that it seems that there is already community support for the plan. She restated how important the district is to the Heeia community due to the potential to grow more food in the district. She stated that she is a strong supporter of moving the process forward as quickly as possible so that the community can be supported.

Member Ishii asked about the environmental due diligence such as sea level rise and flood mitigation for the area as climate change is a hot topic throughout the state.

Member Luersen referred back to the Land Use Plan stating that there is both conservation land and wetlands in the proposed plan. As sea level rise comes in from the bay side, it is likely to have increased saltwater intrusion, along with increased storms bringing flooding. Having the wetland will help absorb the excess flooding and sediment brought on from these two occurrences.

Member Ishii asked if there would be any major water flow redirection plans in the proposed program

Member Luersen answered that the only possible redirection plan at the moment would be that as more lo'i gets developed, water would be redirected to feed the crops, however that water would be going back into the stream and more water going into the stream will help address some of the issues.

Member Ishii asked about who would be responsible for the cleaning out the invasive vegetation that may occur.

Ms. Tamura answered that Kako'o 'Oiwi has been responsible the currently preservation along with Paepae o Heeia. She also referred to the roadway plan explaining that the proposed plan includes roadways that help keep sediment from going into the bay due to flooding. Stating that the Kako'o 'Oiwi project has been successful so far.

Member Luersen stated that invasive mangroves have been removed along the road, which helps with restoration and preservation of the native species as well as stream flow.

Member Rodriguez asked if the proposed roadways would be using sustainable roadway technology and whether the roads would be dirt or paved.

Ms. Tamura stated that currently the historical roads are being restored using crushed coral and that the budget is only allowing for approved materials for farm access. This will continue to be the case until further funding can be obtained.

Chair Whalen noted that Members Rodriguez and Leong have joined the meeting.

PUBLIC TESTIMONY

Chair Whalen noted that there was no further discussion on the motion and called for public testimony. There was no written or verbal testimony received.

MOTION

Member Luersen motioned the board to direct the Executive Director to conduct community and stakeholder meetings on the proposed Heeia Community Development District Plan and Administrative Rules and hold public hearings for adopting the Heeia Community Development District Plan and Administrative Rules.

Member Leong seconded the motion.

Ms. Tamura conducted the roll call vote. Motioned passed with 7 yes votes and 2 excused.

**IV. ADJOURNMENT**

Chair Whalen thanked those who joined the meeting on Zoom and adjourned the meeting at 10:04 a.m.

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John Whalen, Chairperson

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Date