

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

**Wednesday, October 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 meeting on October 06, 2021.

Board Chairperson, Jason Okuhama, called the meeting to order at 9:32 a.m.
Those present were as follows:

Members Present:

Jason Okuhama, Chairperson
Kevin Sakoda
Philip Hasha
Wei Fang
Chason Ishii
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)

Members Excused:

Susan Todani
Dean Uchida, DPP (non-voting)
Cultural Specialist (VACANT)

Legal Counsel:

Kelly Suzuka, Deputy Attorney General
Lori Sunakoda, Deputy Attorney General

Staff Present:

Deepak Neupane, Executive Director
Lindsey Doi Leaverton, Asset Manager
Carson Schultz, Director of Planning & Development - Kakaako
Craig Nakamoto, Comp. Assurance & Comm. Outreach Officer
Garet Sasaki, Administrative Services Officer
Tessa Malama, Director of Planning & Development - Kalaeloa
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 September 1, 2021

Minutes were approved as presented.

III. ACTION ITEM

- 2. Consider Authorizing the Executive Director to Make a Loan of Up To One Million Dollars (\$1,000,000.00) from the Hawaii Community Development Special Fund, Reserved Housing Subaccount, to the Honuakaha Limited Partnership to Immediately Pay Off the Maintenance Fees Owed to the Association of Apartment Owners of Honuakaha.**

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 power, duties, privileges, immunities, and liabilities for the subject agenda item.

HCDA Executive Director, Mr. Deepak Neupane, provided a summary of the staff report for this item. Mr. Neupane noted that he has put together a financial plan to address the situation. He explained the planned rent increases for current residents and greater increase for new residents. He added saying he has been contacted by multiple developers and affordable housing managers who are interested in purchasing the building. Mr. Neupane stated he has met with the Limited Partner, First Hawaiian Bank, and they have discussed different options moving forward. Lastly, Mr. Neupane explained his recommendation regarding the terms of the loan.

There were no questions or comments from board members.

Public Testimony

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

Member Sakoda motioned to enter Executive Session. Member Hasha seconded.

Chair Okuhama called for a voice vote; all members unanimously affirmed. Chair Okuhama requested HCDA Deputy Attorney Generals, Ms. Lori Sunakoda and Ms. Kelly Suzuka,

HCDA Executive Director, Mr. Deepak Neupane, HCDA Secretary, Ms. Tommilyn Soares, HCDA Compliance Assurance & Community Outreach Officer, Craig Nakamoto, and HCDA Program Specialist, Ms. Francine Murray to join the board in Executive Session.

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:44 a.m.

The Authority met in Executive Session until 11:10 a.m.

Chair Okuhama reconvened the meeting in public session at 11:10 a.m.

Motion

Member Fang motioned for the Authority to authorize the Executive Director to make a loan of up to one million dollars (\$1,000,000.00) from the Hawaii Community Development Special Fund, Reserved Housing Subaccount, to the Honuakaha Limited Partnership to immediately pay off the maintenance fees owned the Association of Apartment Owners of Honuakaha.

Member Sakoda seconded the motion.

Mr. Neupane conducted the roll call vote. Motion passed with 7 votes and 2 excused.

IV. REPORT OF THE EXECUTIVE DIRECTOR

3. Monthly Report and Other Status Reports

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

Mr. Neupane chose to stand on the written report as presented. He added saying that HCDA has filled three positions that were vacant: Kalaeloa Program Specialist, Project Director, and Planning & Development Secretary. Mr. Neupane noted there is still one more vacant position and HCDA has requested for the Governor's approval to fill that position.

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 11:14 a.m.

Wei Fang, Secretary

Date