

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

Wednesday, February 3, 2016

**GENERAL 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 John Whalen, Chair of the Authority, at 9:02 a.m., February 3, 2016, 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: Beau Bassett  
William Oh  
Mary Pat Waterhouse  
Jade Butay (DOT)  
Jason Okuhama  
Steven Scott  
Shirley Swinney  
Amy Luersen  
Michael Golojuch, Sr.  
Scott Kami (B&F)  
Derek Kimura (DHHL)  
George Atta (DPP)  
John Whalen

Members Absent: D. Kalani Capelouto  
Donna Camvel

Others Present: Aedward Los Banos, Interim Executive Director  
Deepak Neupane, Planning Director  
Lindsey Doi, Compliance Assurance & Community Outreach  
Officer & Asset Manager  
Tommilyn Soares, Secretary  
Mike Wong, Deputy Attorney General  
Lori Sunakoda, Deputy Attorney General  
Laura Savo, Court Reporter  
Shelby Hoota, Media Specialist

Chair Whalen announced the Governor's Office has named Ms. Wei Fang as an Interim At-Large board member, replacing Tom McLaughlin who resigned at the end of October, 2015. She will remain as an Interim board member until her legislative confirmation hearing.

## **II. APPROVAL OF MINUTES**

### **1. General Special Meeting of December 9, 2015**

A discussion between Member Bassett, Member Luersen and Interim Executive Director Aedward Los Banos called for a formatting revision to the action item, "Decision Making: Relating to the Coordination of Clearing the Homeless....." at the bottom of page 5. To clarify each motion, a revision to the Decision Making title will include a list of each motion made by the board. Member Luersen also corrected her last name, Luersen and not Luerson. Member Bassett also noted a typo to his last name on the second to the last paragraph on page 6.

No other comments or correction to the minutes were made and with the noted revisions, the minutes were approved.

### **2. General Regular Meeting of January 6, 2016**

Member Golojuch noted a typo on Page 4, "zero again" should be zero against. Member Luersen also corrected the spelling to her last name.

No other comments or corrections were made and with the noted revisions, minutes were approved.

## **III. REPORT OF THE EXECUTIVE DIRECTOR**

Interim Executive Director, Aedward Los Banos presented the highlights of the report contained in the board packet and the Financial Report Summary for December 2015.

Mr. Los Banos noted for the board:

- Ms. Wei Fang was appointed by the Governor in December 2015 and will be a voting Interim Board member until Senate confirmation.
- HCDA received a Food & Drug Administration Technical-Assistance Food Grant Award (no money attached to this award), to create a food system plan for the Kakaako Area.
- Mr. Kaimikila Moraes, joined the HCDA staff as an Asset Management Specialist.
- Groundbreaking ceremony taking place the 2<sup>nd</sup> week of February, 2016:
  - a. Howard Hughes Ae'o Project (Whole Foods development on the former Nordstrom Rack and Office Depot location) and
  - b. Historic Pump station renovation.
- The solicitation for consultants to conduct an Executive Director recruitment was posted and is set to close Friday February 26, 2016.

## KALAELOA REPORT

- Stockpile Update: The Department of Health (DOH) is requesting the final testing report include soil removal or grading recommendations. The Kalaeloa Heritage and Legacy Foundation (KHLF) is working with its soil testing consultant to address DOH's request.
- Legislation for the Kalaeloa Energy Corridor Project has received lots of support.

Member Luersen commented, she read about the food systems planning grant and noted HCDA's Heeia parcel includes 400 acres of property that has opportunity to grow food and welcomes synergy opportunities for both districts (Kakaako and Heeia).

Chair Whalen called public comment. There were no other comments or questions from the members or the public.

## **IV. AUTHORITY BUSINESS**

### 3. Decision Making: Update on the 2016 Legislative Session.

Interim Executive Director, Aedward Los Banos stated for the board, the general legislative process, and also noted the board will need to decide to take a position or submit comments on legislative matters that affect HCDA.

Ms. Lindsey Doi Leaverton, HCDA's legislative coordinator, gave an overview of the 2016 legislative bills that were introduced that HCDA may have an interest in or directly impacts the agency.

Vice Chair Scott asked if HB 1961 relating to State Property - Transit Oriented District (TOD) is to expand a TOD from ¼ mile to ½ mile within a transit-station?

Member George Atta commented, the ¼ mile radius within a TOD is used for walking distance that's closest to the station, the ½ mile radius is the area used for planning purposes of a TOD. Member Scott mentioned if it is ½ mile radius, then it would include all of Honolulu.

Member Luersen commented, in an effort to help the board decide on taking a position on the legislative bills, she mentioned in the past the board would take a general position on the content so that staff has some direction as bills get revised as it move thru the legislature. Member Luersen suggested taking each subject of a bill like CIP, TOD, etc and having the board agree on a general position.

George Atta suggested, to avoid any type of conflict, any communication by board members specific to comments or concerns of a bill should be sent to Chair Whalen.

Chair Whalen asked staff to prepare, for the March meeting, a policy framework for board members to review and help decide on a position for the remaining bills left to be heard in the legislature.

Member Waterhouse, confirmed and agreed, if any board members have comments or

concerns on legislation contained in the Legislative Matrix handed out, it should be communicated to Chair Whalen. She also agreed with the comments recommended in the Legislative Matrix.

With discussion and agreement among board members, Amy Luersen made a **motion for the HCDA board to support 2016 legislative bills that would support CIP projects within HCDA districts as long as it is coupled with HCDA's staffing ability to support implementation.** Mary Pat Waterhouse seconded the motion. Chair Whalen called for a voice vote, all members were in favor, none opposed.

Member Waterhouse made a motion for the board to support any measure to help address the homeless situation in the HCDA's districts in a wholistic approach. Member Luersen questioned the motion and asked if the intent of this legislation is specific to having one state agency coordinate the homeless effort with DAGS? Ms. Leaverton responded in regards to SB 2562, the intent is for one agency to coordinate the homeless efforts (specific to debris removal) with funding by the Department of Accounting and General Services. Member Waterhouse withdrew her motion after discussion with board members.

Vice Chair Scott made a **motion for the board to support HCDA seeking additional help from other state agencies with regards to coordinating the homeless efforts so that the HCDA is not the sole entity coordinating the homeless efforts.** Member Waterhouse seconded.

Member Kami commented for the board that as a representative from Budget and Finance, while the board makes decisions on legislative measures, his vote will be made for the best interest of HCDA, but it may be contrary to executive budget requests that have been already submitted, and as a representative for B&F on the HCDA board he is voting in favor for certain items with the disclosure that if a bill proceeds further thru the legislative session, it may not necessarily be the departments position.

Chair Whalen called for a voice vote on the motion. All member were in favor and none opposed.

The board discussed taking a position on legislation that would add the DBEDT Director to the HCDA board. Member Atta commented, the DBEDT Director previously sat on the board and asked if there was knowledge of the rationale for removing the Director from the board. Ms. Leaverton responded, the Director was removed when the board was reconstituted.

Member Swinney asked if the board would be kept updated on the status of legislation as it moves thru the legislature. Ms. Leaverton responded, she will update the matrix. Vice Chair Scott asked if the members would be notified (by email) as updates occur because they may want to communicate comments to Chair Whalen if necessary. Chair Whalen suggested, to help keep members informed during the legislative session, receiving weekly summary updates via email. Ms. Leaverton agreed she would send the board members weekly summary updates every Monday.

The board continued discussion on legislation regarding adding the DBEDT Director to sit on the HCDA board. Member Luersen recommended the board not take a position at this time and to address Member Atta's rationale question, at the time of the board reconstruction Member Luersen recalls a concern with the number of public members that had a seat on the board vs. community representatives, therefore Member Luersen recommended not taking a position.

The board discussed legislation regarding HCDA accepting ownership of Public Streets. Member Scott commented that topic was brought up at the meeting with KPIF and stated it didn't seem as if there was much support for that to move forward after the meeting. Member Atta stated he understood that HCDA didn't have the necessary regulatory rules to address the specific problem/issue and suggested HCDA not take a position at this time.

Member Waterhouse made a **motion, pending the March meeting, shall the board authorize the Chair to be the conduit between the board and staff on legislative matters.** Vice Chair Scott seconded.

Chair Whalen asked for public comment or board discussion before taking a vote. No comments from the board members or the public were received.

Chair Whalen called for a voice vote on the motion, all members were in favor, none opposed.

## V. ADJOURNMENT

1. Chairperson Whalen adjourned the regular meeting at 10:24 a.m.

Respectfully submitted,

/s/  
John Whalen  
Chair

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.