

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

Tuesday, April 12, 2016

**KAKAAKO BUSINESS**

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

A general business meeting of the Kakaako 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 Chair Whalen at 11:36 AM, April 12, 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: George Atta  
Scott Kami (B&F)  
Mary Pat Waterhouse  
Jason Okuhama  
Jade Butay (DOT)  
Wei Fang  
John Whalen

Members Absent: Steven Scott  
William Oh  
Beau Bassett

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

**II. APPROVAL OF MINUTES**

1. Kakaako Regular Meeting of March 2, 2016

Approval of the meeting minutes were deferred to the next regular meeting.

**III. ED REPORT**

Mr. Los Banos deferred to the report provided during the General meeting.

#### IV. KAKAAKO MATTERS\*

2. Information and Discussion: Reserved Housing Committee Update.

Member Wei Fang updated the board and noted the current board members participating on the Reserved Housing Committee are: Members Wei Fang, William Oh, Jason Okuhama and Steve Scott. The committee has been meeting once a week with stakeholders in the community to gather information on their experiences with the reserved housing process and any current challenges they are faced with on any projects. She also noted, after all meetings with stakeholders are held, the committee will put together recommendations. Chair Whalen asked if there were meetings with the City and County of Honolulu or the Hawaii Housing Finance Development Committee. Member Fang replied, both meetings are being coordinated but have not yet been held. Member Atta noted for Chair Whalen that the City's report on Reserved Housing is completed and suggested the committee request a copy of the report.

There were no further discussion by members and no public comments received.

3. Decision Making: Shall the Authority Authorize the Interim Executive Director to Enter into a Development Agreement with Bronx Pro Group for the Development of a Low-to-Moderate Income Micro Unit Housing Project at 630 Cooke Street?

Interim Executive Director, Aedward Los Banos highlighted some background information for the board. In June 2015, following a competitive request for proposals, the Authority selected Bronx Pro Group as the developer for the 630 Cooke Street Project. HCDA has been working with Bronx Pro Group on finalizing a development agreement. Mr. Los Banos noted the draft development agreement is included in the board packet and that a couple representatives from the Bronx Pro Group are in the audience to entertain any questions the board may have.

Abbey Mayer, consultant and Samantha Magistro of the Bronx Pro Group introduced themselves to the board and stated they have started the predevelopment work and are available to answer any questions the board may have.

Member Kami asked for clarification regarding the performance schedule listed in the development agreement. Ms. Magistro stated the dates listed on the performance schedule (Exhibit B) are target completion dates.

Member Fang noted two items that lists an April, 2016 deadline and one of those being a meeting scheduled with the HCDA Design Review Committee and asked whether that meeting was held. Mr. Los Banos replied, per Mr. Deepak Neupane, Planning and Development Director for Kakako the meeting with the Design Review committee would be coordinated soon after the development agreement is completed.

There were no other comments or questions from the Board members or members in the audience.

**Chair Whalen called for a motion to authorize the interim executive director to enter into a development agreement with Bronx Pro Group for the development of low-to-moderate-income micro unit housing project at 630 Cooke Street?**

Member Jason Okuhama made a motion. Member Jade Butay seconded. Interim Executive Director Aedward Los Banos conducted the roll call vote. The motion passed with five votes for the motion and one abstention.

4. Shall the Authority Authorize the Interim Executive Director to Execute a Right-of-Entry with the Honolulu Authority for Rapid Transportation (“HART”) Providing HART with access to Certain Roadway Parcels within the Kakaako Community Development District Owned by the Hawaii Community Development Authority for the Purpose of Pre-Construction and Construction Work?

Interim Executive Director Aedward Los Banos noted for the Board that in November 2014 and February 2015 HART made a presentation of its plans for the elevated guideway section that traverses the Kakaako Development District and consulted with the Authority (at that time) on construction of the guideway and transit stations. A development permit is not required by HART to proceed with the project. The action item is a request for a 4 year right-of-entry for HART to conduct preconstruction and construction work while HCDA staff and HART discuss long-term use and the transfer of HCDA parcels to the city.

HART representatives, Mr. Jesse Souki, Director of Planning, Permitting and Right of Way and Mr. Morris Atta, Director of Right-of-Way Acquisition introduced themselves to the board members and noted they are available for any questions the board may have.

Chair Whalen expressed concerns with the disruption that will occur during construction and also the long-term impacts on the small businesses that operate in the Kakaako area. He also commented that the Right of Entry request may be premature at this point, with the escalating costs of the rail project and issues that pertain to private streets. Chair Whalen also noted that one of the board members who is absent has an interest in the private streets issue and is part of the city’s task force on private streets and commented that it would be helpful if he were a part of the discussion. Member Wei Fang expressed similar concerns and also stated that she would like more time to review the information provided in the board packet.

Member Waterhouse asked if Chair Whalen would post pone decision making to the

next Authority how seriously that would affect the project.

Mr. Souki and Mr. Morris Atta confirmed for Member Waterhouse that construction would be delayed and it's critically important to stay ahead of the construction schedule as one of the biggest cost factors for HART has been the change orders due to delays in the start of construction. Mr. Souki stated that every tax dollar is serious and as Morris mentioned HART is doing work in the area and would like to start the preliminary construction work and stay on schedule.

After further questions and discussion among board members, Chair Whalen **called for a motion to approve or authorize the right of entry or deny or to defer action on the item.**

**Member Waterhouse proposed that the Authority defer action until next month on the agenda item.**

Member Fang seconded. Chair Whalen called for a voice vote. All members unanimously approved, and the decision was deferred.

5. Shall the Authority Exercise Its Option to Buy Back Pacifica Honolulu Condominium Reserved Housing Unit #805

Mr. Los Banos briefed the board members with the information contained in the board packet. In February 2016, the Owners of Pacific Unit #805 expressed that they would like to sell their unit and as they are within the regulated term, HCDA has the option to Buy Back the unit.

There were no questions from the board members and from the public.

**Member Jade Butay made a motion for the authority to exercise its option to buy back Pacific Honolulu Condominium Reserved Housing Unit NO. 805.**

Member Waterhouse seconded. Interim Executive Director Aedward Los Banos conducted the roll call vote. All members unanimously approved and the motioned passed with six votes and three excused.

## **EXECUTIVE SESSION**

6. Information and Discussion: Law Suit re: Queen Street Ownership issues, BURKE et.al vs. the Kakaako Land Company, City and County of Honolulu and the Hawaii Community Development Authority.
7. Information and Discussion: Joyce S.J. Jon, et al. v. Hawaii Community Development Authority, et al. Civil No. 16-1-0401-03 JHC.
8. Information and Discussion: Report re: Action taken or Plan to be taken to address

Homeless Concerns in Kakaako Makai. Discussion for proposals on future action.

Chair Whalen called for public comment on agenda items #6, #7 & #8.  
There were no public comments.

Member Waterhouse motioned for the board to convene in executive session pursuant to Hawaii Revised Statutes, Section 92-5 (a)(4). All members unanimously approved entering into executive session.

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Pursuant to Section 92-5 (a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 12:29 p.m.  
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Chair Whalen reconvened the meeting at 1:55 pm

**V. ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 1:55 p.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.