

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

Wednesday, June 1, 2016

KALAELOA BUSINESS

I. CALL TO ORDER/ROLL CALL

A special meeting of the Kalaeloa 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 9:31 a.m. June 1, 2016 at the Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Beau Bassett
Michael Golojuch
Scott Kami
David Rodriguez
Shirley Swinney
Wei Fang
Mary Pat Waterhouse
John Whalen

Members Absent: George Atta
D. Kalani Capelouto
Derek Kimura

Others Present: Aedward Los Banos, Interim Executive Director & Administrative Services Officer
Tesha Malama, Kalaeloa Planning & Development Director
Deepak Neupane, Kakaako Planning & Development Director
Michael Wong, Deputy Attorney General
Lori Sunakoda, Deputy Attorney General
Shelby Hoota, Media Specialist
Tommilyn Soares, Secretary
Laura Savo, Court Reporter

II. APPROVAL OF MINUTES

1. Kalaeloa Regular Meeting of May 4, 2016

No comments or corrections were made. Minutes were approved as presented.

III. REPORT OF THE EXECUTIVE DIRECTOR

Interim Executive Director, Aedward Los Banos deferred to the report provided during the General Meeting.

Ms. Tesha Malama acknowledged and thanked Member Shirley Swinney for attending the Kalaeloa community network meeting and also the Kalaeloa Public Safety meeting in May. The attendees appreciate authority member's attendance to hear of the challenges that the businesses are faced with in Kalaeloa.

Ms. Malama highlighted for the board that the Kalaeloa Heritage and Legacy Foundation met with Hunt and its partners and hope to soon have the scope of work and a timeline in removing the two stockpiles.

Mr Los Banos and Ms. Malama confirmed for Member Swinney that the Navy property currently in license agreement with the City and County Parks is pending conveyance to the City and County. Per the Navy Base Realignment and Closure (BRAC) team, a letter was issued to the Mayor requiring City acceptance of the 420 acres of properties in Kalaeloa or it will be reassigned by the BRAC.

Mr. Los Banos stated in regards to the current campgrounds, the City is not required to get approval from HCDA to improve the campsite conditions, however, they are required to come through HCDA if they are interested in developing any part of the 420 acre property.

Member Swinney stated as she attended the KPS she did take note that the new closure of the campgrounds are due to the homelessness issue (similar to Kakaako), and although the campsite is hidden from street view as it's closer to the shoreline, homelessness still exists in Kalaeloa.

Ms. Malama provided information on the Naval Air Museum item for Member Bassett and stated the Kalaeloa Airport Hangar 111 property was conveyed to the University of Hawaii who, in recent discussion, is interested in returning that property to the BRAC.

Ms. Malama also, described the Naval Air Museum's program with Maryknoll School (summer program) includes a pilot-program testing of drone-type technology activities that would be utilizing space within the Hangar. This program was subject to Department of Transportation's approval.

There were no other questions or discussion from board members or the public.

IV. KALAELOA BUSINESS

2. Decision Making: Shall the Authority Approve the Kalaeloa Community Development District operating budget for fiscal year 2016-2017 in the amount of \$200,000 and authorize the issuance of land use assessments pursuant to Hawaii Revised Statutes 206E-195 and 206E-196?

Mr. Los Banos stated the deferred decision from its May 2016 meeting was so that the Asset Management Subcommittee could explore opportunities on deferring the Kalaeloa staff salaries by statute. Interpretation on Hawaii Administrative Rules Chapter 206E-195 and

196 does allow assessment charges to include staff salaries, however, the Asset Management Subcommittee was unable to meet, therefore, staff met and created an analysis for the board members. Recommendation by staff is to have the assessments package budget remain at \$200,000 to provide courtesy notifications to the land users assessment increase so they can plan and make the necessary adjustments for their FY 2017 – 2018 budget.

Mr. Los Banos and Ms. Malama confirmed for some of the members that the current salaries are paid out of the HCDA revolving fund's leasing and management subaccount and based on board recommendation, staff will start to arrange meetings to inform the landowners of the assessment increase.

Chair Whalen and Member Swinney recommend the Asset Management Subcommittee review and discuss the assessments and report back to the board on its recommendations for the landowners FY 2017 – 2018 assessment package.

Member Kami made a motion to approve the staff's recommendation for the operating budget of \$200,000.00. Member Swinney seconded.

Interim Executive Director Aedward Los Banos conducted the roll call vote. Motion passed unanimously with eight votes.

No further comments were made by board members or the public.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 10:14 AM a.m.

Respectfully submitted,

John Whalen
Chair

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