

**\*\*Pending Board Approval**

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

Wednesday, January 4, 2017

**KALAELOA BUSINESS**

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

A regular meeting of the Kalaeloa Members of the Hawaii Community Development Authority (Authority), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Chair Whalen at 10:00 a.m. January 4, 2017 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: Shirley Swinney  
Beau Bassett  
Scott Kami  
David Rodriguez  
Wei Fang  
Mary Pat Waterhouse  
John Whalen  
Kathy Sokugawa (DPP)

Members Absent: Mike Golojuch, Sr.  
Derek Kimura

Others Present: Jesse Souki, Executive Director  
Tessa Malama, Kalaeloa Planning & Development Director  
Deepak Neupane, Kakaako Planning & Development Director  
Aedward Los Banos, Administrative Services Officer  
Michael Wong, Deputy Attorney General  
Lori Sunakoda, Deputy Attorney General  
Garrett Kamemoto, Communications Officer  
Tommilyn Soares, Secretary  
Laura Savo, Court Reporter

**II. APPROVAL OF MINUTES**

1. Kalaeloa Regular Meeting of December 7, 2016

Approval of Minutes were deferred to the next meeting.

### **III. ACTION ITEMS**

- a. No Action Items

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

2. Annual Report to the Authority from the Kalaeloa Heritage and Legacy Foundation (KHLF) regarding the Kalaeloa Heritage Park (Park).

Ms. Tesha Malama presented the report provided in the board packet and highlighted, Exhibit A, the KHLF annual report to the authority. Ms. Malama introduced Mr. Dwight Victor of the Kalaeloa Heritage and Legacy Foundation who presented the annual report.

Before taking questions on the annual report presentation Chair Whalen noted for the board that Member D. Kalani Capelouto submitted his resignation from the board effective January 3, 2017. Mr. Capelouto was appointed by the City Council and ED Souki will be contacting the City for a replacement.

Member Bassett noted that Mr. Victor mentioned needing a fence for security purposes and asked what the potential danger is that a fence is needed for the area. Mr. Victor stated its to ensure there isn't any trespassing or dumping in the area and is also part of the lease that a fence be installed. Mr. Victor also mentioned with KHLF's current revenues, it would be difficult to provide funding for the fence and will need assistance with that cost.

Ms. Sokugawa asked Ms. Malama to confirm that Haseko is not involved. Ms. Malama stated that Haseko is located to the east of the Kalaeloa District and is not a standing partner.

Chair Whalen stated he understands R.M. Towill offered assistance with the stockpile issue. Ms. Malama explained that R.M. Towill came out and did some testing and grading but that Hunt is also working with KHLF to schedule the removal of the stockpile and mentioned a goal for the first quarter of 2017.

Member Rodriguez strongly encouraged KHLF to try and qualify for the OHA cultural grant. Mr. Victor stated they started to look at some grant opportunities but they are still working through some of their policies and procedures to KHLF needs to have in place and thanked Member Rodriguez for that encouragement.

There were no further questions from board members or the public.

3. Status on the U.S. Navy (Navy) Jurisdiction and Hunt Companies (Hunt) Real Estate Ground Lease No. N62742-08-RP-00057, Section 13.1 "Compliance with Applicable Laws."

Ms. Malama explained that she brought the information item for discussion to confirm what the board would like to do regarding the Navy's current jurisdiction of the

Kalaeloa District. ED Souki stated he would like to have formal discussions with the Navy going forward to clarify process. Board members agreed that they would like an update on any response from the Navy regarding how they plan to implement State and City rules within the Kalaeloa District. Ms. Malama noted she would update the board in the Executive Director's report at a later meeting or bring an action item to the board if necessary.

4. Kalaeloa Community Development District (Kalaeloa) Micro-Grid Electrical Energy Project.

Ms. Malama reported that the goal for this item was to respond to the Authority and the Kalaeloa stakeholders who has requested to pursue the potential solutions in achieving electrical energy resiliency. Ms. Malama highlighted the Sandia Laboratories report that was included in the board packet. ED Souki noted that after receiving the Sandia report and the research and information that Ms. Malama's office conducted the question now is how HCDA packages everything together to move forward and establish some type of microgrid that can provide sustainable and reliable energy for the district. Ms. Malama will be working on that and can bring an action item for the board's approval.

## **V. ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 11:10 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.