

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

Wednesday, March 1, 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 9:30 a.m. March 1, 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:

1. Shirley Swinney
2. Mike Golojuch (10:30 am left meeting)
3. Derek Kimura (non voting)
4. Beau Bassett
5. Laurel Johnston (11:15 am left meeting)
6. Wei Fang
7. Mary Pat Waterhouse
8. John Whalen

Members Absent:

David Rodriguez
Kathy Sokugawa (non voting)

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

Minutes were approved as presented.

2. Kalaeloa Regular meeting of January 4, 2017

Minutes were approved as presented.

III. ACTION ITEMS

3. Shall the Authority Authorize the Executive Director to Enter Into Lease Negotiations with Aloha Solar Energy Fund II/ECC Energy Solutions, LLC, to Develop a 5-megawatt photovoltaic solar farm on Parcel 13073-E, Tax Map Key 9-1-13, Parcel 70, at Kalaeloa, Oahu, Hawaii.

Chair Whalen advised for the board and public, the following order for the Action item:

1. Staff will present the report provided in the board packet;
2. Aloha Solar Energy Fund will make a presentation;
3. Public Testimony will be taken;
4. Deputy Attorney General will discuss legal matters in Executive Session; and
5. The Authority will reconvene for decision-making.

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

Executive Director Jesse Souki clarified two issues that were brought to his attention before the start of this meeting. There was a concern regarding the land parcel in question, being set aside for park use. ED Souki explained, the parcel was transferred to HCDA after the City and County of Honolulu declined the transfer from BRAC. During its planning process, HCDA identified the parcel as open space. The HCDA rules that were subsequently adopted, state that open space allows solar farms as a permitted use.

The second issue include cultural sites that SHPD required addressing. ED Souki stated that Ms. Tesha Malama, Kalaeloa Planning and Development Director for HCDA will elaborate on both issues.

Ms. Tesha Malama presented the report provided in the board packet. She explained that HCDA acquired the Deeds, to the land parcels from the Navy, through Federal Special Legislation in 2010. The open space, that ED Souki mentioned, was included in its planning process.

Aloha Solar Energy was one of six organizations that expressed interest in setting up a 5-megawatt photovoltaic farm in Kalaeloa, due to the radiation value. Aloha Solar Energy conducted unauthorized pre-site work activity that was reported to SHPD. SHPD conducted a survey of the parcel and issued a mitigation plan due to the cultural sites. Ms. Malama explained, for Member Bassett, the timeline of the mitigation measures that were completed, as required by SHPD. She also stated that the last pending mitigation project is the fencing that is required, by SHPD, to be erected to protect the parcel of its cultural sites.

Ms. Malama, clarified for the board that Sunetric was the original company name that came in with the interest of setting up the photovoltaic farm. Sunetric was bought out by Aloha Solar Energy Fund and was then, subsequently, purchased by Aloha Solar Energy Fund II – currently a wholly owned subsidiary of ECC. ECC intends to satisfy all of the mitigation

measures, including the pending fence section.

Mr. Richard Fryer of ECC (developer of the project) and Mr. Kawika McKeague of Group 70 International Consultant, presented an overview of the project for the board.

Member Bassett asked Mr. McKeague to confirm that the project seeks to utilize about 20 acres of the 44 acre parcel. Mr. McKeague responded, it is about 50 percent but he did not have the exact number. Member Bassett asked if the Kalaeloa Heritage and Legacy Park is close to the parcel they plan to develop the photovoltaic farm on. Mr. McKeague confirmed, it is.

Member Swinney asked if there were other consultations, as identified by SHPD, with other cultural practitioners in Kalaeloa? Mr. McKeague confirmed that the following organizations were also consulted: Kalaeloa Heritage Park Members; Oahu Island Burial Council; and 23 other Cultural Descendants.

PUBLIC TESTIMONY

Chair Whalen noted one written testimony was submitted by Mr. John Bond. There was no further public testimony.

Member Swinney motioned for the board to convene in an executive session. Member Bassett seconded.

The Authority convened an executive meeting at 10:34 A.M.

Chair Whalen reconvened the meeting at 11:52 A.M.

Member Swinney motioned for the Authority to authorize the Executive Director to enter into lease negotiations with Aloha Solar Energy Fund II/ECC Energy Solutions, LLC to develop a 5-megawatt photovoltaic solar farm on parcel 13073-E, Tax Map Key (1) 9-1-013:070 at Kalaeloa, Oahu, Hawaii, contingent upon and only after a binding agreement to complete the outstanding mitigation obligation.

Member Waterhouse seconded the motion.

Ms. Malama conducted the roll call vote. All members approved with 5 ayes and 3 excused.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Ms. Malama deferred to the report provided in the board packet.

There was no further discussion or comments from board members or the public.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 11:56 AM

Respectfully submitted,

John Whalen
Chair

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