

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

Wednesday, August 2, 2017

**KALAELOA BUSINESS**

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

A regular business 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 10:10 AM August 2, 2017 at the 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:**

1. John Whalen
2. Beau Bassett
3. Wei Fang
4. Michael Golojuch
5. Laurel Johnston
6. David Rodriguez
7. Shirley Swinney
8. Derek Kimura, DHHL (non-voting)
9. Kathy Sokugawa, DPP (non-voting)

**Members Absent:** Mary Pat Waterhouse

**Others Present:** Jesse Souki, Executive Director  
Lindsey Doi, Asset Manager  
Pearlyn Fukuba, Program Specialist  
Garett Kamemoto, Communications and Community Officer  
Aedward Los Banos, Administrative Services Officer  
Tessa Malama, Kalaelao Planning Director  
Ku’ulei Moses, Secretary  
Francine Murray, Communications and Community Assistant  
Deepak Neupane, Kakaako Planning Director  
Lori Sunakoda, Deputy Attorney General  
Mike Wong, Deputy Attorney General

## **II. APPROVAL OF MINUTES**

### **1. Kalaeloa Regular Meeting of July 5, 2017.**

Chair Whalen noted the spelling of his name should to be corrected at the bottom of page 2.

With that correction, the minutes were approved.

## **III. ACTION ITEMS**

2. Shall the Authority Authorize the Executive Director to secure Special Legislation allowing the United States Secretary of the Navy Secretary to convey all remaining Navy-owned assets in the Kalaeloa Community Development District to the Local Redevelopment Authority known as the Hawaii Community Development Authority?

Executive Director Souki explained that HCDA has been working on establishing reliable energy in the Kalaeloa district. Part of this includes working with public and private partners to convey the Navy's electrical assets and easements to the Authority. The approval of this item will procedurally allow this to happen. Future plans for the Kalaeloa district cannot be fulfilled without establishing reliable energy.

Ms. Tesha Malama presented an overview and highlighted the map included in the Authority packet. She explained the remaining assets included the electrical system. The request is a tool that will expedite the process. This recommendation is being requested so it can be included in the 2018 National Defense Act. We would need to come back to the Board to accept the conveyance.

Chair Whalen commented that he saw no reference to the electrical system, and thought it was because there were no electrical easements.

Ms. Malama clarified that there were specific easements in regards to the electrical system and there was a separate list of Tax Map Keys.

Executive Director Souki noted that Mr. Deepak Neupane, HCDA's lead engineer, is reviewing what this entails, and that this is the first step in a long process.

Ms. Malama added the timeframe is pending.

Member Swinney asked if the conveyance was not completed could preliminary work could begin?

Ms. Malama explained the special legislation provided the Navy direction. Executive Director Souki noted the Navy previously approached HECO and developers in the district to take over the grid and they have decided not to.

Member Swinney asked if it could be expected that there be a request for funding to assist in this action item request.

Executive Director Souki said probably not in the same request because money for appropriation comes in a different language.

Member Swinney was not clear on what was being transferred.

Executive Director Souki explained that the special legislation does not transfer the land, it provides Congressional authority for the for the Navy to transfer any of the remaining lands.

Member Swinney asked if the district and landowners within the district supports this request.

Ms. Malama confirmed.

Member Golojuch appreciated the clarification.

Member Sokugawa asked that when the Board is presented with this conveyance that it be accompanied by a feasibility and business plan so that the Board is clear of the liability to the Authority and the State.

ED Souki agreed, he wants to see more due diligence before HCDA takes on any project.

**MOTION:**

Member Golojuch made a motion to authorize the executive director to secure special legislation allowing the Navy Secretary to convey all remaining Navy owned assets in the Kalaeloa Community Development District to the local redevelopment authority known as the Hawaii Community Development Authority. Member Swinney seconded the motion.

There was no further discussion and no public testimony.

Ms. Malama conducted the roll call vote. Motion passed.

**IV. EXECUTIVE DIRECTOR REPORT**

3. Information: Kalaeloa Activities
  - a) Kalaeloa Community Network
  - b) Asset Management
  - c) Infrastructure Initiatives

Ms. Malama noted the Aloha Solar Energy Fund II established a \$200,000 escrow account to address the fencing requirement.

There was no public testimony or discussion from the Board.

**V. ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 10:44 a.m.

Respectfully submitted,

/s/

John Whalen,  
Chair

DRAFT