

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

Wednesday, December 7, 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 12:18 PM December 7, 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: Wei Fang
Scott Kami
Jason Okuhama
Jade Butay
Beau Bassett
John Whalen
Steven Scott

Members Absent: Art Challacombe
William Oh
Mary Pat Waterhouse

Others Present: Jesse Souki, Executive Director
Aedward Los Banos, Administrative Services Offices
Michael Wong, Deputy Attorney General
Deepak Neupane, Planning Director
Lindsey Doi Leaverton, Asset Manager
Garett Kamemoto, Communications & Community Outreach Officer
Tommilyn Soares, Secretary
Laura Savo, Court Reporter

II. APPROVAL OF MINUTES

1. Kakaako Regular Meeting of August 3, 2016

Meeting minutes were approved as presented.

2. Kakaako Regular Meeting of September 7, 2016

Meeting minutes were approved as presented.

3. Kakaako Regular Meeting of October 5, 2016

Chair Whalen deferred approval to the next meeting.

III. REPORT OF THE EXECUTIVE DIRECTOR

Staff deferred to the report that was provided in the board packet.

IV. KAKAAKO MATTERS

4. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Contract for Parking Management, Operation, and Security Services for the approximately 5.5 acres of paved areas known as Lot C and CEM Small Lot and CEM Large Lot, located at the Ewa End of Ilalo Street, Honolulu, Hawaii 96813, Identified as Tax Map Key (1) 2-1-15:52 for a Three Year Term With Two Additional One Year Options to Extend?

Chair Whalen stated there has been a request by staff to convene in executive session on this agenda item and that he would take it out of order to discuss item #4 and item #6 at the end of the agenda so that both can be discussed in executive session.

There were no questions from board members or public testimony.

5. Decision Making: Shall the Authority Assign Planned Development Permit No. PD 4-89 (“Pohulani”) to the Hawaii Housing Finance and Development Corporation (HHFDC)?

Chair Whalen asked Mr. Neupane if he had anything to add to the staff report that was provided in the board packet. Mr. Neupane stated the report is pretty straight forward and did not have anything further to add; he noted Mr. Chris Woodard from HHFDC was present to answer any questions regarding the sale of Pohulani.

Member Bassett asked Mr. Neupane to summarize the item and asked what the interest that HCDA is assigning? Mr. Neupane summarized the project and explained it would be appropriate if the Project Development Permit was transferred to HHFDC to help simplify the sale of the project. Mr. Okuhama asked if a development permit becomes null after a project is constructed? Mr. Neupane stated that if renovations are requested the development permit would then be reviewed. The development permit remains in perpetuity as a record of entitlement.

There was no further questions or comments from board members or public testimony.

MOTION

Member Kami motioned for the authority to approve the staff recommendation to assign the planned development permit to HHFDC.

Member Scott seconded the motion.

Mr. Neupane conducted a roll call vote. Motioned passed with seven votes and two excused.

- 6. Information and Discussion: Complaint for Declaratory Relief filed on November 4, 2016 in Civil No. 16-1-2057-11, Kakaako Land Company, LLC vs. Hawaii Community Development Authority.

Chair Whalen asked the board if they had any questions before convening in executive session on item #4 and item #6.

There was no discussion or questions from the board or public comment.

Member Butay motioned for the board to convene in executive session pursuant to Hawaii Revised Statutes Section 92-5 (a) (4).

Member Bassett seconded the motion. All members unanimously approved entering into executive session.

Pursuant to Section 92-5 (a) (4), Hawaii Revised Statutes, the Authority convened in Executive Session at 12:32 p.m.

Chair Whalen reconvened the meeting at 1:09 p.m.

MOTION

Member Bassett motioned for the authority to authorize the Executive Director to execute a contract for parking management, operations and security services for the approximately 5.5 acres of paved areas known as Lot C and CEM Small Lot and CEM Large Lot, located at the Ewa end of Ilalo Street, Honolulu, Hawaii 96813 identified as tax map key 2-1-15, parcel 52, for three-year term with two additional one-year options to extend?

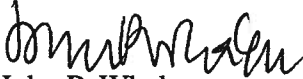
Member Okuhama seconded the motion.

Ms. Lindsey Doi Leaverton conducted a roll call vote. Motion passed with seven votes and two excused.

V. ADJOURNMENT

Chair Whalen adjourned the meeting at 1:11 p.m.

Respectfully submitted,


John P. Whalen,
Chair