

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

Wednesday, February 7, 2018

**KAKAAKO BUSINESS**

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

A regular 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 10:00 AM, February 7, 2018 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:**

1. Beau Bassett
2. Mary Pat Waterhouse
3. Mark Anderson (B&F Ex-officio)
4. Jason Okuhama
5. Phillip Hasha
6. Wei Fang (left meeting at 11:00 am)
7. John Whalen

**Members Absent:**

William Oh  
Kathy Sokugawa (DPP non-voting)

**Others Present:**

Garett Kamemoto, Interim Executive Director  
Deepak Neupane, Kakaako Planning Director  
Lindsey Doi, Asset Manager  
Francine Murray, HCDA Program Specialist  
Tommilyn Soares, Secretary  
Lori Sunakoda, Deputy Attorney General

## **II. APPROVAL OF MINUTES**

The meeting minutes for November 1, 2017, December 6, 2017 and January 3, 2018 were approved as presented.

## **III. ACTION ITEMS**

**Shall the Authority Authorize the Interim Executive Director to Reimburse the Department of Public Safety in the amount of \$88,486.91 from the Hawaii Community Development Revolving Funds, Leasing and Management Subaccount for Deputy Sheriff presence to secure the closed Kakaako Makai parks from October 8 through December 17, 2017?**

Chair Whalen recessed the General meeting at 10:00 am to convene the Kakaako meeting and announced that he will begin the agenda with the action item to reimburse the Department of Public Safety (PSD) for its support during HCDA's park closure because Mr. Ford Fuchigami, Office of the Governor and Ms. Renee Sonobe-Hong, Deputy Director for PSD are in the audience to address questions board members may have on the item. He also stated that after the vote he will recess the Kakaako meeting to reconvene the General meeting.

Ms. Lindsey Doi provided the staff report and noted that the Sheriffs from the Department of Public Safety provided tremendous support during the closure of HCDA's parks, while repairs for health and safety reasons were being conducted. The former executive director initially approved \$20,000.00 for the Sheriffs presence; however, the timing of HCDA's previous security contract and the current security contract required an "emergency" 24-hour coverage from the Public Safety department for which HCDA did not anticipate costs.

Mr. Ford Fuchigami, Administrative Director for Governor David Ige, and Ms. Renee Sonobe-Hong Deputy Director of Public Safety provided background information and stated that the Governor has asked Mr. Fuchigami to coordinate enforcement efforts with the City and County and the law enforcement agencies.

Chair Whalen noted the tremendous efforts conducted but also expressed concern with HCDA's decrease in revenue and the vulnerability of HCDA's funds.

Member Waterhouse stated her concerns with HCDA's funds and asked who worked with PSD on Sheriff's presence in the Kakaako parks and also what the total expenditure to PSD would be.

Mr. Kamemoto noted that staff relied on what PSD's requirements were to secure the parks. Ms. Leaverton confirmed the total expenditure to PSD is \$108,000.00.

There was no further discussion from board members and no public testimony.

MOTION:

Member Anderson motioned for the board to authorize the Interim Executive Director to reimburse the Department of Public Safety in the amount of \$88,486.91 from the Hawaii Community Development Revolving Funds, Leasing and Management Subaccount for Deputy Sheriff presence to secure the closed Kakaako Makai parks from October 8 through December 17, 2017?

Member Hasha seconded

Lindsey conducted roll call vote. Motion passed with 7 ayes and 2 excused.

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Member Waterhouse motioned for the board to recess the Kakaako meeting to reconvene the General meeting.

Member Fang seconded.

Chair Whalen conducted a voice vote. All member unanimously approved.

Chair Whalen recessed the meeting at 10:30 A.M.

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Chair Whalen reconvened the Kakaako meeting at 10:34 A.M.

**Shall the Authority Authorize the Interim Executive Director to Extend Contract No. 65496 for the Maintenance of the Hawaii Community Development Authority's Office Local Area Network, Work Stations and Other Attached Electronic Devices?**

Mr. Los Banos presented the report provided in the board packet.

There was no discussion or questions and no public testimony.

Member Waterhouse motioned for the board to authorize the Interim Executive Director to Extend Contract No. 65496 for the Maintenance of the Hawaii Community Development Authority's Office Local Area Network, Work Stations and Other Attached Electronic Devices?

Member Bassett seconded.

Mr. Los Banos conducted the roll call vote. Motion passed with seven ayes and two excused.

**Shall the Authority Authorize the Interim Executive Director to Execute a Month-to-Month Right of Entry Agreement with PASHA Hawaii for the “Wastewater Lot”, TMK No. (1) 2-1-60-2 (por)?**

Mr. Kamemoto noted an error in the staff report on page 2 under subheading “Analysis” second paragraph. Instead of “its lands” it should state “certain lands”. HCDA has been in discussion for a while with the City and staff wanted to disclose the possibility of some type of transfer.

Ms. Lindsey Doi presented the report provided in the board packet and noted a month-to-month right of entry that would allow flexibility for HCDA as well as PASHA Hawaii.

Member Waterhouse asked if the Deputy Attorney General reviewed the Right of Entry.

Deputy Attorney General Lori Sunakoda stated she has not been able to review it in detail; however, if the board is inclined to approve the request presented by HCDA staff, Ms. Sunakoda requests the approval be subject to the Attorney General’s review and any suggested edits.

Member Bassett asked if that parcel incurred any maintenance cost and any wear and tear due to PASHA’s use.

Ms. Leaverton noted that part of the ROE includes maintaining the parcel and there have been no issues.

Ms. Sunakoda noted that the ROE includes a hazardous material management plan as an exhibit.

There was no further discussion my board members or public testimony.

**MOTION:**

Member Fang motioned for the board to authorize the Interim Executive Director to execute a month-to-month right of entry agreement with PASHA Hawaii for the “Wastewater Lot”, TMK No. (1) 2-1-60-2 (por)?

Member Bassett seconded.

Ms. Leaverton conducted the roll call vote. Motion passed with seven ayes and two excused.

**Shall the Authority Appoint a Permitted Interaction Group to Investigate Issues Involving HCDA’s Kakaako Waterfront, Kakaako Gateway Mauka and Kakaako Gateway Makai Parks?**

Chair Whalen stated the item is presented at the suggestion of a couple board members

and that the Permitted Interaction Group would discuss the activation of HCDA Parks. The Permitted Interaction Group would present a report and provide any recommendations.

Member Hasha, confirmed from Chair Whalen's summary that the Permitted Interaction Group would discuss activation, enforcement, improvements and overall management of the Kakaako Parks.

**MOTION:**

Member Hasha motioned for the authority to appoint a permitted interaction group to investigate issues involving the activation, enforcement, improvements and management of the Kakaako Waterfront, Kakaako Gateway Mauka and Kakaako Gateway Makai Parks.

Member Anderson seconded.

Chair Whalen conducted a voice vote. Motion passed unanimously.

Chair Whalen noted the action item was suggested by Member Bassett and Member Hasha and named both to the Permitted Interaction Group.

**IV. INTERIM EXECUTIVE DIRECTOR REPORT**

Monthly and Status report on the following:

- a. Approved permit applications that did not require HRS§ 206E-5.6 public hearings.
- b. HCDA Park Update.
- c. Kewalo Basin Hearings Officer Update

Mr. Kamemoto updated the board on the cost of repairs to the Park was \$178,000.00, those repairs included electrical, repainting of the comfort stations and graffiti as well as restriping the parking lot stalls.

He also noted the Hearings Officer for the Kewalo Basin litigation is estimated just under \$20K and noted that it is under the \$25K that requires board approval.

Mr. Kamemoto updated the board on the A'ali'i project and that the start of the construction to the Central Plaza in May and should be completed by the end of the year.

Member Anderson commended staff on the efforts to reopening the parks for the public's use.

There was no public testimony.

There was no further discussion, comments or public testimony.

**V. ADJOURNMENT**

Chairperson Whalen adjourned the regular meeting at 11:08 a.m.

Approved and Submitted by,

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John P. Whalen, Chairperson

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Date Approved by HCDA Board

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