

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

Wednesday, April 4, 2018

**GENERAL BUSINESS**

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

A general business meeting of the 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 John Whalen, Chair of the Authority, at 9:08 a.m., April 4, 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. John Whalen
2. Phillip Hasha
3. Jason Okuhama
4. Mike Golojuch
5. Mary Pat Waterhouse
6. Wei Fang
7. Shirley Swinney
8. Mark Anderson (B&F Ex-officio)
9. Kathy Sokugawa (DPP non-voting)
10. David Rodriguez (DOT Ex-officio)
11. William Oh

Members Absent:

Donna Camvel  
Maeda Timson  
Beau Bassett  
Jo Ann Leong  
Amy Luersen  
Derek Kimura (DHHL non-voting)

Others Present:

Garett Kamemoto, Interim Executive Director  
Deepak Neupane, Kakaako Planning and Development Director  
Tessa Malama, Kalaeloa Planning and Development Director  
Lindsey Doi Leaverton, Asset Manager  
Francine Murray, HCDA Specialist  
Tommilyn Soares, Secretary  
Lori Sunakoda, Deputy Attorney General  
Max Levins, Deputy Attorney General

## **II. APPROVAL OF MINUTES**

Chair Whalen noted a consistent typo and that where it notes “there was/were no further questions or comments” he asked that it be revised to “there were no further....,” with that correction the minutes for March 7, 2018 meeting were approved.

## **III. INFORMATION AND DISCUSSION:**

### **Executive Director Recruitment Process Permitted Interaction Group Update**

Chair Whalen stated that the Permitted Interaction Group have top candidates for its final recommendation to the board and planned to hold the interviews and make a decision at the board’s May meeting, in the meantime, due to confidentiality concerns those names will not be announced.

There were no questions or comments and no public testimony.

### **Kalaeloa Heritage Park Stockpile Update**

Mr. Aedward Los Banos explained that the plan was to clear the stockpile that is currently located at the Kalaeloa Heritage Park, by the end of April; however, the contractor hired to haul the material informed HCDA that the material includes construction debris. Therefore, HCDA will need to re-extend the stockpile permit as the City Department of Planning and Permitting’s deadline to clear and remove the stockpile is May 2018. He also noted that the report the taskforce relied on regarding the stockpile material was provided by the KHLF and this discovery is an unanticipated circumstance. There were six truck loads that were hauled and those six loads will need to be returned to the stockpile for further screening.

Member Swinney asked if the Kalaeloa Heritage Legacy Foundation is aware of this latest status of the stockpile?

Mr. Los Banos explained that he informed KHLF of the status and that there will now be a higher cost to remove the stockpile.

Chair Whalen called for Public Testimony. There were none.

Member Swinney made a motion for the board to enter executive session.

Member Golojuch seconded.

Chair Whalen called for a voice vote. All unanimously approved.

Deputy Attorney General’s Mr. Max Levins and Ms. Lori Sunakoda and HCDA staff Garrett Kamemoto, Deepak Neupane, Aedward Los Banos, Tesha Malam and Tommilyn Soares joined the board in Executive Session.

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Pursuant to Section 92-5 (a) (2), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:20 a.m.  
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Chair Whalen reconvened the meeting at 9:41 a.m.

There were no further questions or discussion.

**IV. ACTION ITEMS**

**Shall the Authority Adopt a Policy Providing Guidelines and protocols Governing the Consideration of Proposal to Lease and/or Develop Property?**

Mr. Los Banos referred to the report provided in the board packet and made a PowerPoint presentation for the board, he noted there are a few more elements that are being worked on; however, the four policy elements that will be presented today are:

1. Considerations for evaluating the duration of a lease;
2. Solicitation for proposals for the lease and/or development of a property;
3. Consideration of unsolicited proposals for lease or development of property; and
4. Supplemental considerations for proposals offering below market terms.

Chair Whalen noted that the board reviewed a draft and from previous comments recommended a framework.

There were no questions and no public testimony.

Motion:

Member Swinney motioned for the board to adopt a policy providing guidelines and protocols governing the consideration of a proposal to lease and/or develop property?

Member Waterhouse seconded.

Mr. Los Banos conducted the roll call vote. Motion passed with 8 yes votes and 7 excused.

Chair Whalen recessed the meeting at 9:58 am

Member Sokugawa left the meeting.

\*\* Member Oh and Member Rodriguez joined the board meeting.

Chair Whalen reconvened the meeting at 12:18 pm

**V. REPORT OF THE EXECUTIVE DIRECTOR**

**Information: Monthly Financial Report for February 2018**

Chair Whalen referred members to the report provided in the board packet.

Mr. Kamemoto noted the narrative that was provided in this month's report.

There were no comments or questions and no public testimony.

**Update on the 2018 Legislative Bills that Affect the Hawaii Community Development Authority**

Mr. Kamemoto noted for the board that the content for HB1481 now includes forming an East Kapolei Community Development District and repealing the Kakaako Community Development District in 2024 and may be discussed in a conference committee. He also informed the board that Governor's Message GM724 re-nominates Wei Fang as a carryover to the HCDA board and that the City Council has also sent its recommendations re-nominating Kalaeloa Board Member Shirley Swinney and Heeia Board Member Donna Camvel.

Mr. Los Banos explained Senate Draft 1 of the budget bill puts HCDA's staff positions back in the revolving fund and not the in the general fund.

There were no questions and no public testimony.

**Information: Kalaeloa Monthly Report**

**a. Kalaeloa Landowner Assessments**

Chair Whalen referred to the report provided in the board packet.

There were no questions and no public testimony.

**VI. ADJOURNMENT**

Chair Whalen adjourned the meeting at 12:35 p.m.

Approved and Submitted by,

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John P. Whalen, Chairperson

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Date Approved by the HCDA Board