

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

Wednesday, July 11, 2018

KAKAAKO BUSINESS

I. CALL TO ORDER/ROLL CALL

A 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 9:04 AM, July 11, 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. Wei Fang
4. Jason Okuhama
5. David Rodriguez (DOT Ex-officio)
6. John Whalen

Members Absent

William Oh
Kathy Sokugawa (DPP non-voting)
Mark Anderson (B&F Ex-officio)
Phillip Hasha

Others Present:

Garett Kamemoto, Interim Executive Director
Deepak Neupane, Kakaako Planning and Development Director
Aedward Los Banos, Administrative Services Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, Secretary
Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

The minutes for the June 6, 2018 Kakaako meeting were approved as presented.

III. ACTION ITEMS

Shall the Authority Authorize the Interim Executive Director to Execute a Contract with Elevator Services LLC for Elevator Maintenance and Repair Services at the American Brewery Building for a Three-Year Term Plus One-Year Options to Extend in an Amount Not to Exceed \$63,080.00 which shall be Paid from the Hawaii Community Development Authority's Revolving Funds, Leasing and Management Subaccount?

Mr. Garrett Kamemoto, Interim Executive Director and Acting Asset Manager referred to the report provided in the board packet and noted this contract is for the maintenance of the American Brewery Building's elevator.

There were no questions or comments made by board members and no public testimony.

MOTION

Member Okuhama motioned for the authority to authorize the Interim Executive Director to execute a contract with Elevator Services LLC for elevator maintenance and repair services at the American Brewery Building for a three-year term plus one-year options to extend in an amount not to exceed \$63,080.00 which shall be paid from the Hawaii Community Development Authority's revolving funds, leasing and management subaccount.

Member Fang seconded.

Mr. Kamemoto conducted the roll call vote. Motion passed with 6 yes votes and 3 excused.

Shall the Authority Authorize the Interim Executive Director to Execute a Contract with Elevator Services LLC for Elevator Maintenance and Repair Services at Kauhale Kakaako for a Three-Year Term Plus Two One-Year Options to Extend in an Amount Not to Exceed \$76,160.00 which shall be paid from the Hawaii Community Development Authority's Revolving Funds, Leasing and Management Subaccount?

Mr. Kamemoto referred to the report provided in the board packet and noted this contract is for the maintenance of the elevators located at Kauhale Kakaako.

Member Rodriguez asked if these are elevators for Kauhale Kakaako – building that the Hawaii Housing and Finance Development Corporation (HHFDC) owns?

Mr. Kamemoto responded that this elevator maintenance is for the parking structure at Kauhale Kakaako that HCDA maintains and not the housing portion of the building that is maintained by HHFDC.

There were no further questions or comments made by board members and no public testimony.

MOTION

Member Okuhama motioned for the authority to authorize the Interim Executive Director to execute a contract with Elevator Services LLC for elevator maintenance and repair services at Kauhale Kakaako for a three-year term plus two one-year options to extend in an amount not to exceed \$76,160.00 which shall be paid from the Hawaii Community Development Authority's revolving funds, leasing and management subaccount.

Member Bassett seconded.

Mr. Kamemoto conducted the roll call vote. Motion passed with 6 yes votes and 3 excused.

Shall the Authority Adopt the Recommendation of the Affordable Rental Housing Development Permitted Interaction Group?

Mr. Neupane presented the staff report provided in the board packet and highlighted the recommendations that the Affordable Rental Housing Development Permitted Interaction Group would like the board to adopt.

Member Waterhouse asked what the next steps are.

Chair Whalen asked as a matter of policy if any rule making changes are required.

Mr. Neupane responded that the loan program recommendation may require rulemaking and that he will check and confirm whether the rules need to be changed.

Member Waterhouse asked if all recommendations will be pursued.

Mr. Neupane said yes, all recommendations by the Affordable Rental Housing Task Force will be pursued. HCDA staff can provide updates to the board as necessary, and that the first update may come up in the next quarter (3 months) as staff will start to prepare the solicitation to purchase land. Mr. Neupane noted the solicitation is fairly simple; however, he is unsure what the interest and responses will be.

There was no public testimony.

MOTION

Member Bassett motioned for the authority to adopt the recommendation of the Affordable Rental Housing Development Permitted Interaction Group.

Member Waterhouse seconded.

Mr. Neupane conducted the roll call vote. Motion passed with six yes votes and three excused.

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. ACT 009 (18) re: Hawaii Community Development Authority

Garett Kamemoto referred to the report provided in the board packet and noted the recent Act that Governor Ige signed into law at the 2018 Legislative Session re: Private Roads.

There were no comments or questions and no public testimony.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 9:33 AM.

Approved and Submitted by,

John P. Whalen, Chairperson

Date Approved by HCDA Board