

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BUSINESS MEETING

Wednesday, January 9, 2019

MINUTES

I. CALL TO ORDER/ROLL CALL

A regular business meeting of the Kalaeloa Members, Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by, John Whalen Chair of the Authority at 11:05 am, January 9, 2019 at the Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

Members Present: Michael Golojuch, Sr.
Wei Fang
Beau Bassett
Mary Pat Waterhouse
Shirley Swinney
Maeda Timson
Derek Kimura (DHHL non-voting)
Kathy Sokugawa (DPP non-voting)
John Whalen, Chair

Members Excused: Mark Anderson (B&F Ex-Officio)
David Rodriguez (DOT Ex-Officio)

HCDA Staff Present: Aedward Los Banos, Executive Director
Deepak Neupane, Kakaako Planning and Development Director
Tesha Malama, Kalaeloa Planning and Development Director
Garett Kamemoto, Compliance Assurance & Community Outreach Officer
Lindsey Doi, Asset Manager
Francine Murray, HCDA Program Specialist
Pearlyn Fukuba, Kalaeloa Program Specialist
Tommilyn Soares, Secretary

Legal Counsel: Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

Minutes of the December 5, 2018 Kalaeloa Authority meeting were approved as presented.

III. INFORMATION AND DISCUSSION

Update Regarding the Issue Involving Stockpiled Material in the Kalaeloa Heritage Park

The Authority anticipates convening an executive meeting pursuant to HRS § 92-5(a)(4), to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities for the subject agenda item.

Mr. Neupane provided a verbal update. The consultant is onsite taking samples of the stockpile and will take approximately 7 days to complete then sent to the lab for testing of asbestos, etc. The sampling report will be developed once the lab results are completed. Mr. Neal Imada, Engineer staff project lead will work with Aedward to move forward, as Mr. Neupane's last day with HCDA is on January 31, 2019.

Member Swinney asked if there will be a cost update by the next board meeting.

Mr. Neupane replied that he will follow up with the consultant and request they attend the next board meeting to provide an update.

There were no questions and no public testimony.

IV. ACTION ITEMS

Shall the Authority Authorize the Executive Director to Release and Expend Capital Improvement Project (CIP) Funding as Appropriated by the 2018 Hawaii State Legislature for the update of the Kalaeloa Community Development District Plan and Rules Kalaeloa, Oahu, Capital Project No. KL01, as Authorized by Act 49, SLH 2017 as amended by Act 53, SLH 2018, Item 5-A24.01 in the Amount Not to Exceed \$500,000.00?

Ms. Tesha Malama deferred to the report provided in the board packet and noted two memorandums of agreements where the legislature assigned the Kalaeloa district to the HCDA and in a 2001 Memorandum of Understanding the state would take the four major roadways, work on funding and redevelop it to City standards for conveyance to the County. Currently, Hunt companies is working on a subdivision and roads which helped to better understand what the City is currently requiring. With the significant changes in the area there is a need for an updated analysis of the current Kalaeloa Plan and Rules.

Member Waterhouse asked if there will be a Request for Proposals issued.

Ms. Malama replied that this project will be procured through a Professional Services contract.

Member Swinney asked as Ms. Malama indicated that Hunt Companies is preparing to move forward with its development and may not be compliant with the present rules or City standards what happens with Hunts development applications?

Mr. Los Banos responded that the board will need to consider Hunt's application under the current rules.

Member Swinney asked if Hunt is aware of the process and rules?

Mr. Los Banos replied, yes Hunt should be aware of the rules.

Member Sokugawa commented the City Department of Planning and Permitting supports updating a Master Plan for Kalaeloa at this time as the City Department of Parks and Recreation is currently working on updating its Master Plan and it is a good time for coordination purposes. The original plan was adopted prior to the City's Complete Streets.

There was no further comments and no public testimony

MOTION:

Member Swinney motioned for the board to authorize the Executive Director to release and expend capital improvement project (CIP) funding as appropriated by the 2018 Hawaii State Legislature for the update of the Kalaeloa Community Development District plan and rules Kalaeloa, Oahu, Capital Project No. KL01, as authorized by Act 49, SLH 2017 as amended by Act 53, SLH 2018, Item 5-A24.01 in the amount not to exceed \$500,000.00?

Member Timson seconded the motion.

Ms. Malama conducted the roll call vote. Motion passed with 7 yes votes and 2 excused.

REPORT OF THE EXECUTIVE DIRECTOR
Monthly Activities Update of the Kalaeloa Office

Chair Whalen took the agenda out of order and took up the Executive Director's Monthly Report to allow public testimony regarding the Ewa Battlefield.

Ms. Malama provided the report under tab six of the board packet and noted that the Northern and Southern Skeets anticipated discussion will happen in February and will report back to board regarding the deed restrictions and any final conveyance.

Member Swinney asked, as the former board approved the negotiations for the conveyance of the property, have there been any recent discussions or plans?

Mr. Los Banos noted that if there are any new discussions the board will be apprised of it and the board will have approval of any plans.

PUBLIC TESTIMONY:

Robert Nardi, Vice President and Katie Stephens, Project provided public testimony on the Ewa Battlefield plan.

Chair noted the next two items are related and suggests taking both up together in executive session.

Both items were deferred from the December 5, 2018 agenda.

Shall the Authority Take Action According to Section 1.3 of General Lease 15-05, and Accept Surrender or Pursue Termination of the Kalaeloa Heritage and Legacy Foundation’s Lease?

The Authority anticipates convening an executive meeting pursuant to HRS § 92-5(a)(4), to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities and liabilities for the subject agenda item.

Shall the Authority Authorize the Executive Director to Enter into a Stewardship Agreement with the Kalaeloa Heritage and Legacy Foundation for a portion of TMK (1) 9-1-013: 067 and 069?

The Authority anticipates convening an executive meeting pursuant to HRS § 92-5(a)(4), to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities and liabilities for the subject agenda item.

Mr. Los Banos stated HCDA has still not received a response from the Kalaeloa Heritage and Legacy Foundation.

Member Swinney asked if there were any notices to KHLF that these matters are being included in HCDA’s agendas?

Member Fang commented that recent letters sent to KHLF explicitly include taking the matters to the board for discussion and action.

There were no questions and no public testimony.

Member Golojuch motioned for the board to enter executive session.

Member Swinney seconded.

Chair Whalen conducted a voice vote, all members unanimously approved.

Deputy Attorney General Max Levins, HCDA Executive Director Aedward Los Banos, HCDA Staff Garrett Kamemoto and Tommilyn Soares joined the board in executive session.

Pursuant to Section 92-5 (a) (2), Hawaii Revised Statutes, the Authority convened in Executive Session at 12:28 pm

Board Members met in an executive meeting from 12:28 pm until 1:24 pm

Chair Whalen reconvened the meeting at 1:24 pm

There was no further comments and no public testimony.

MOTION:

Chair Whalen called for a motion that the Authority take action according to section 1.3 of General Lease 15-05 and terminate the Kalaeloa Heritage and Legacy Foundation's Lease.

Member Golojuch moved for the Authority, according to section 1.3 of General Lease 15-0, to terminate the Kalaeloa Heritage and Legacy Foundation's Lease.

Member Timson seconded.

Mr. Kamemoto conducted the roll call vote. Motion was approved with 7 yes votes and 2 excused.

There was no further comments and no public testimony.

MOTION:

Member Timson motioned for the board to defer the action item of a Stewardship Agreement with the Kalaeloa Heritage and Legacy Foundation for a portion of TMK (1) 9-1-013: 067 and 069?

Member Golojuch seconded.

Mr. Kamemoto conducted the roll call vote. Motion was approved with 7 yes votes and 2 excused.

VI. ADJOURNMENT

Chair Whalen adjourned the regular meeting at 1:29 pm.

Approved and Submitted by,

John Whalen, Chairperson

Date Approved by HCDA Board