

**STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
GENERAL BUSINESS MEETING**

**MINUTES**

Wednesday, February 6, 2019

**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 9:07 a.m., February 6, 2019, at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

**Members Present:** John Whalen  
Mary Pat Waterhouse  
Beau Bassett  
Jo-Ann Leong  
Amy Luersen  
Shirley Swinney  
Mike Golojuch, Sr.  
Mark Anderson (B&F Ex-Officio)  
Lynn Araki-Regan (DOT Ex-Officio)

**Members Excused:** Maeda Timson  
Donna Camvel  
Kathy Sokugawa (DPP non-voting)  
Jobie Masagatani (DHHL non-voting)  
Jason Okuhama  
William Oh  
Phillip Hasha  
Wei Fang

**HCDA Staff Present:** Aedward Los Banos, Executive Director  
Garett Kamemoto, Interim Kakaako Planning and Development Director  
Alison Miyasaki, Administrative Services Officer  
Lindsey Doi Leaverton, Asset Manager  
Tesha Malama, Kalaeloa Planning and Development Director  
Francine Murray, HCDA Specialist  
Tommilyn Soares, HCDA Secretary to the Executive Director

**Legal Counsel:** Max Levins, Deputy Attorney General

## II. APPROVAL OF MINUTES

The minutes for the January 9, 2019 meeting were approved as presented.

## III. ACTION ITEMS:

Shall the Authority Adopt Recommendations on 2019 Legislative Bills that Affect the Hawaii Community Development Authority?

Mr. Garrett Kamemoto, HCDA Legislative Coordinator highlighted the following legislative bills that have been introduced for direction from Board members:

- Both the House and Senate has introduced a measure that establishes a Stadium development district and the intent is to rebuild the stadium with a mixed-use district. The Legislators have identified HCDA as the state agency that can develop and implement a stadium development district with its redevelopment district statutes.
- Senate Bill 350 authorizes HCDA to prepare a programmatic environmental impact statement for housing development projects on all lands within the Kakaako Community Development District. Allows the programmatic environmental impact statement, once it is accepted by the office of environmental quality control, to satisfy the environmental assessment and impact statement requirements for any housing development project within the Kakaako community development district.
- Senate Bill 1496/House Bill 1559 authorizes HCDA to permit one building of up to 768 feet in height within each approved master plan area for the Mauka area of the Kakaako community development district, provided that the building be located near a transit station and appropriate and proportional public benefits are negotiated for any increase in a building above 418 feet.

Mr. Los Banos explained for the board that the testimony being provided on behalf of HCDA where the board has not had an opportunity to provide a direction on has been drafted to be consistent with HCDA's current plan and rules.

Member Bassett and Member Golojuch stated the board would like to assist and support the stadium efforts but would like to see more details.

Members suggests opposition to measure SB 1496 re: allowing for one building height of 768 feet, at this time; however, would like to learn more about what the benefits to allowing the 768 feet building are.

Mr. Kamemoto explained that the testimony that has been drafted indicates that projects currently must comply with HCDA's plan and rules. He also noted that if the Legislature authorizes SB 1496, HCDA's administrative rules will need to be amended.

Member Luersen agrees with HCDA's note to monitor SB1134 and stated that the Heeia community is supporting the bill. SB 1134 re: Heeia State Park, makes an appropriation for a Heeia State Park community-based long-range plan and planning and design of the education for the Heeia National Estuarine Research Reserve System (NERR).

Mr. Kamemoto stated for members that staff will email weekly updates and link the bills with testimony.

Chair reminded board members this is an action item.

There were no further comments or questions and no public testimony.

**MOTION:**

Member Waterhouse motioned for the Authority to adopt recommendations for the 2019 Legislative bills that affect the Hawaii Community Development Authority as presented by staff and its recommendations with the addition that the board opposes Senate Bill 350, Senate Bill 1496 and House Bill 1559 as written.

Member Leong seconded.

Mr. Kamemoto conducted the roll call vote. Motion passed with 9 yes votes and 6 excused.

**IV. REPORT OF THE EXECUTIVE DIRECTOR**

Information: Monthly Financial Report for December 2018

Ms. Alison Miyasaki, Administrative Services Officer provided the report included in the board packet.

There were no comments by board members and no public testimony.

**VI. ADJOURNMENT**

Chair Whalen adjourned the meeting at 9:52 a.m.

Approved and Submitted by,

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John Whalen, Chairperson

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Date Approved by the HCDA Board