

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BUSINESS MEETING

Wednesday, May 1, 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 11:19 am, May 1, 2019 at the Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

Members Present: Mitchell Tynanes
Maeda Timson
Shirley Swinney
Beau Bassett
David Rodriguez
Allen Yanos (DHHL non-voting)
Wei Fang
John Whalen, Chair

Members Excused: Mark Anderson (B&F Ex-Officio)
May Pat Waterhouse
Kathy Sokugawa (DPP non-voting)

HCDA Staff Present: Aedward Los Banos, Executive Director
Tessa Malama, Kalaeloa Planning and Development Director
Garett Kamemoto, Interim Kakaako Planning and Development Director
Francine Murray, Interim Compliance Assurance & Community Outreach Officer
Lindsey Doi, Asset Manager
Tommilyn Soares, HCDA Secretary to the Executive Director

Legal Counsel: Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

The Kalaeloa Authority meeting minutes of February 6, 2019 were approved with one typo correction.

The Kalaeloa Authority meeting minutes for March 6, 2019 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. Garrett Kamemoto, Interim Executive Director referred to the report provided in the board packet and noted the cost estimate summary provided by the Consultant came in at a very high cost. The consultant indicated that they may be able to find companies that are interested in recycling the materials, once it is sorted, that perhaps could lower the final cost.

Member Swinney asked if what Mr. Kamemoto stated is an option that is not included in the board packet materials that have been presented to board members.

Mr. Kamemoto explained that the scope of services would remain the same and that the procurement process would be like a Request for Proposals where a Contractor would submit its proposed mitigation process.

Member Rodriguez expressed concerns with the high estimate and recalled an option to cover up the stockpile in previous board discussions and asked if that was still an option.

Mr. Kamemoto noted that covering the stockpile is not a method of mitigation.

Mr. Los Banos added that if the board wanted to cover the stockpile, there is requirement to form a firm foundation through a berm where the stockpile will need to be sorted with a grading permit.

Board discussion expressed strong concerns with the high cost estimate and that it would help to have a staff report so the board understands what staff's recommendations are. There is not enough information being presented to the board which makes it inefficient and asked if there are other options, to help lower the cost.

Chair Whalen noted Member Timson's comment regarding remnant piles left by the Federal Government out in Kalaeloa and added the Kakaako Waterfront Park has been encapsulated on large levels and board members asked if that is an option and expressed frustration to staff for not exploring other options for the board's review.

Member Rodriguez moved to enter executive session.

Member Timson seconded.

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

Member Bassett asked that ALL staff vacate the room. Deputy Attorney General Max Levins joined the board in executive session.

Pursuant to Section 92-5 (a)(2), Hawaii Revised Statutes, the Authority convened in Executive Session at 11:37 am

Board Members met in an executive meeting from 11:37 am until 12:12 pm.

Chair Whalen reconvened the board meeting at 12:12 PM.

Chair Whalen summarized for staff that the board would like staff to explore a Brownsfield grant to assist with the cost to mitigate the stockpile.

Member Fang clarified that the board would like staff to explore options including but not limited to any EPA grants or other grants and supplemental funding to help with the mitigation costs. Some resources mentioned were the EPA Brownsfield grant and that DHHL's Land Development may have some experience mitigating with a Brownsfield grant.

Member Timson also added that the board does not want to exhaust the possibility of leaving the stockpile in place.

Member Fang asked if Tetra Tech could attend the next meeting for a Q&A with the board?

Mr. Los Banos responded that he could have Tetra Tech available at the next meeting.

Member Bassett asked that the purpose of today's agenda item was to inform the board that the Tetra Tech's cost estimate report triggers the end of the contract and that the board will need to discuss the next steps to mitigate the stockpile without the help of Tetra Tech? He added that is not the way the information was presented to the board.

Mr. Los Banos responded and stated he could, if the board would like him to, pursue quotes on encapsulation options, as well as pursue a Brownsfield grant where he could gather information from OEQC. He also explained he did not know why the encapsulation option was not included in the scope to Tetra Tech's current contract.

Member Swinney asked if this item would be included on the board's next meeting agenda.

Mr. Los Banos responded that the Brownsfield information could be available, and he could also have a conversation with OEQC by the next meeting. He may need about two or three months to gather information on the option to encapsulate the stockpile.

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

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

Mr. Los Banos deferred to the report provided in board packet.

Member Timson referred to the permits section on the second page of the ED report and asked if HCDA is allowing concerts on the American Renaissance Academy parcel in Kalaeloa?

Ms. Tesha Malama responded that is an allowable use under the Conditional-Use of Vacant Land Permit and staff added, to the permit, a caveat requiring official notification.

VI. ADJOURNMENT

Chair Whalen adjourned the regular meeting at 12:31 pm.

Approved and Submitted by,

John Whalen, Chairperson

Date Approved by HCDA Board