

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BUSINESS MEETING

Wednesday, August 7, 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 12:05 pm, August 7, 2019 at the Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

Members Present: Maeda Timson
Shirley Swinney
Chason Ishii
Wei Fang, Secretary
John Whalen, Chair
DHHL (DPP non-voting)

Members Excused: Robert Yu (B&F Ex-Officio)
Lynn Araki-Regain (DOT Ex-Officio)
William Aila (DHHL – non-voting)
Shirley Swinney
Mitchell Tynanes
Cultural Specialist (vacant)

HCDA Staff Present: Aedward Los Banos, Executive Director
Garett Kamemoto, Interim Kakaako Planning and Development Director
Francine Murray, Interim Compliance Assurance & Community Outreach Officer
Lindsey Doi, Asset Manager
Kuulei Moses, HCDA Secretary

Legal Counsel: Lori Sunakoda, Deputy Attorney General

II. APPROVAL OF MINUTES

The Kalaeloa Authority meeting minutes of June 5, 2019 and July 10, 2019 were approved as presented.

III. INFORMATION AND DISCUSSION

Status Update: Kalaeloa Right of way and Metes and Bounds Survey

Ms. Germaine Salim-Hagihara, HCDA's project management engineer for the Kalaeloa Right of way and Metes and Bounds Survey contract, referred to the staff report provided in the board packet.

Mr. Erik Kaneshiro, Austin Tsutsumi & Associates (ATA) HCDA's contractor to complete the project provided a status update for Authority members. Mr. Kaneshiro highlighted key points that include locations within the district where roadways are built outside of permitted Right of Ways; where Kalaeloa Master Plan differs from newer plans, and the identification of an approximately five-foot wide "gap" along the northern boundary of the district.

Question from Member Shirley Swinney regarding the "gap" along the northern boundary of the district. Ms Malama noted that there have been some agreements between the Hunt Development Group, and the Kapolei Development on the northern side of the boundary.

Member John Whalen asks if there is connectivity study with the Ewa Plan. Ms Malama replied that the Kalaeloa Master Plan generally calls for narrowing of Right of Ways, while the City and County Plans tend to call for widening of Right of Ways. The narrowing of Right of Ways in the Kalaeloa District is intended to reduce speed in certain thoroughfares for safety and pedestrian accommodation reasons. Ms Malama added that on the western side of the district, the City and County has agreed to some of the smaller Right of Ways; an incoming developer could build to the narrower standards, and still be able to convey roadways to the City and County in future.

Member Shirley Swinney notes that there is a Task Force dedicated to the Right of Ways project as linked to the update of the Kalaeloa Master Plan, and that the Right of Ways project could be discussed in better detail with the Task Force.

There was no public testimony.

Status Update: Safe and Reliable Energy Infrastructure Project

Ms. Germaine Salim-Hagihara, HCDA's project management engineer for the Kalaeloa Safe and Reliable Energy Infrastructure Project referred to the report provided in the board packet.

Mr. Sheldon Hunt, of C.H. Guernsey and Company, presented a status update to the Board.

Member Maeda Timson asks if there are plans for cost allocations for an upgrade of the system.

Mr. Los Banos references the presentation made by Howard Hughes during the Kakaako Board Meeting, where Howard Hughes representative Race Randall emphasized that development in the Kakaako district was enabled due to HCDA-directed infrastructure upgrades as Improvement District projects.

Ms. Malama notes that there are some interim rules and possible changes in store for the Kalaeloa Master Plan and Rules.

Mr. Mitch Silva, of Hunt Development Group, provided a testimony/ status update on Hunt's work with the Navy regarding transfer of the electric system. The Hunt Development Group has experience with the water and wastewater system in the district and believes that a transfer to the Hunt Development Group of an electrical system is likely to be complicated. Hunt is willing to facilitate a handover process, ultimately to the Hawaiian Electric Company.

Ms. Malama notes that this presentation is a status update, and is not asking for any decision making from the Board.

There was no further testimony.

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

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

There was no further comments, questions and no public testimony.

VI. ADJOURNMENT

Chair Whalen adjourned the regular meeting at 1:44 pm.

Approved and Submitted by,

John Whalen, Chairperson

Date Approved by HCDA Board

