

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
GENERAL BUSINESS MEETING

Wednesday, January 8, 2020

MINUTES

I. CALL TO ORDER/ROLL CALL

A regular business meeting of the Kakaako 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 10:11 AM, January 8, 2020 at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813.

Members Present:

Kevin Sakoda
Jason Okuhama
Lynn Araki-Regan
Robert Yu
Mitchell Tynanes
Jo-Ann Leong
Amy Luersen
Chason Ishii
Wei Fang, Secretary
Maeda Timson
Shirley Swinney
Kathy Sokugawa (DPP non-voting)
John Whalen, Chair

Members Absent:

Phillip Hasha
Donna Camvel
Jobie Masagatani (DHHL non-voting)

HCDA Staff Present:

Aedward Los Banos, Executive Director
Garett Kamemoto, Interim Kakaako Planning and Development
Director
Lindsey Doi, Asset Manager
Francine Murray, Program Specialist
Tommilyn Soares, Secretary to the Executive Director

Legal Counsel:

Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

Minutes for the December 4, 2019 meeting were approved as presented.

III. INFORMATION & DISCUSSION

Presentation of the Audited Financial Statements for the Fiscal Year Ended, June 30, 2019.

Mr. Aedward Los Banos, Executive Director provided information on the Audit.

Member Yu asked if the auditors prepared a separate report on comments.

Mr. Los Banos noted that there were no written response noting material weaknesses or deficiencies. Mr. Los Banos noted that the Auditors were not able to make it to today's meeting but will be making a presentation at the February 5, 2020 meeting.

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

Presentation of the Halawa Transit Oriented Development (TOD) Plan by the City and County of Honolulu Community and Transit Oriented Development Administrator.

Mr. Franz Kraitz, Project Planner City Department of Planning and Permitting provided a presentation of the Halawa TOD Plan.

Chair Whalen had some questions on HCDA's role as the TOD has not yet been adopted by City council. He added that if HCDA does have a role in implementation, does HCDA abide by an adopted plan by the City, does HCDA need to have its own rule making that replicates the City's?

Mr. Los Banos noted that it would be ideal if the City Council would take action on the plan as it will create a certainty for a developer to understand how to proceed in the district. DAGS has reached out to the City on the status to help keep the stadium project on track.

Member Sokugawa acknowledged Chair Whalen's questions and explained the TOD plan is not just about the stadium, but it's a bigger plan for the entire state. Currently the City is working with state and city agencies and has created positive working relationships. However, she too questions HCDA's involvement that the legislature will need to clarify.

Member Sakoda asked if the TOD Special District, coincides with the HCDA stadium district.

Member Yu asked what the time frame on the infrastructure would be.

Member Sokugawa responded that TOD is a priority and estimates that the full build out for TOD would take approximately 40 years. She noted that infrastructure improvements are driven by development in the area.

Chair Whalen asked if the TOD Plan is coupled with the City's affordable housing requirements?

Member Sokugawa responded they are not coupled as the City requirement for affordable housing will take precedence as the TOD Plan is currently just a plan.

Chair Whalen asked if the Stadium District includes housing, will it follow the City's ordinance or HCDA's rules?

Member Sokugawa responded unless there is a change or revision the City's housing requirements will need to be followed. In its Request for Proposals, HCDA can request for more housing and noted that the City's Ordinance is just a minimum outline regarding its housing requirements.

Member Luersen noted that in the informational presentation last month, there was an estimated 2,000 units within the Stadium District alone. There is potentially another 2,000 units proposed within other areas of the TOD plan, when there is talk about mixed use (income) housing, is low income housing included in that? Member Luersen also wanted to confirm Member Sokugawa's comment regarding HCDA including its housing request in the Request for Proposals.

Member Sokugawa confirmed that HCDA could increase its housing request in the RFP. She added that HCDA may want to look at what its housing request would be along with other developments that would help balance the area and to help develop infrastructure for the area.

Member Sokugawa also clarified that the requirement for affordable housing could be lower if a developer provides a public benefit package, such as a stadium, walkable transit-oriented design areas such as a plaza and open space.

Member Luersen expressed appreciation with the work that has been completed between DAGS, the City and other agencies.

Member Kevin Sakoda asked if members could review the TOD Plan.

Member Sokugawa responded that all TOD plans are online.

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

** Member Araki-Regan left the meeting.

III. ACTION ITEMS

Shall the Authority Adopt Positions on Anticipated Proposals for the 2020 Legislative Session?

Mr. Garrett Kamemoto presented the report provided in the board packet. He highlighted the following three positions that staff recommends the board adopt:

1. The HCDA Board supports any measure that would support infrastructure improvement projects within its jurisdiction as long as it is supported with staffing and funding to support implementation;

2. The HCDA Board is unable to support any measure that expands HCDA's development districts unless it is coupled with staffing and funding to support implementation or that would jeopardize its current resources; and
3. Endorse draft legislation to secure additional funding in the amount of \$750,000.00 and five additional staff positions.

Executive Director Los Banos added that the third item is a retrospective recommendation from Chair John Whalen. Act 268 (19) established the development of the Stadium District with no additional resources/staff for HCDA.

Member Yu asked Mr. Kamemoto to confirm the current count of HCDA's vacant positions.

Mr. Kamemoto responded, there are a total of 6 vacant positions. Each position was vacated during the last year and it has been difficult filling the Planning sections positions due to the salary and expectations of the position. He will be working on filling the positions and hopes to revise the salary ranges to be more competitive in recruiting qualified candidates.

Member Swinney asked if the legislature would be concerned with requesting additional resources with the current vacancies.

Mr. Los Banos and Mr. Kamemoto noted Member Swinney's comment and noted that there will always be a concern with vacancies at the legislature. However, with the additional stadium district and responsibilities, HCDA will still need to request additional positions to help implement the development of the stadium district.

Member Luersen asked if there is a reason the first two recommendations are the same but phrased differently.

Mr. Kamemoto responded recommendations were based on the legislative requests from last year. One request was for infrastructure development and improvement and the other request was for expanding its districts. The sentiment is the same and testimony will be phrased according to the wording in the legislative bills that will come forth this legislative session.

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

MOTION:

Member Fang made a motion for the Authority to adopt the anticipated proposals for the 2020 legislative session.

Member Swinney seconded.

Mr. Kamemoto conducted the roll call vote.

Motion passed with 11 votes and 3 excused.

Shall the Authority Appoint an Interim Executive Director to the Hawaii Community Development Authority?

Chair Whalen stated that the board will go into an Executive Meeting pursuant to Section 92-5 for personnel related matters.

There were no questions, comments or public testimony.

Chair Whalen called for a motion to enter into an executive meeting.

Member Swinney motioned. Member Timson seconded.

Chair Whalen conducted a voice vote. All members unanimously approved entering into an executive meeting.

Chair Whalen asked that Mr. Los Banos and Deputy Attorney General Max Levins be included in the executive meeting.

Pursuant to Section 92-5(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 11:25 a.m.

Board members met in an executive meeting from 11:25 a.m.- 12:34 p.m.

Chair Whalen reconvened the meeting at 12:34 p.m.

There were no further comments or questions.

** Member Timson left the meeting.

MOTION:

Member Swinney motioned for the board to appoint Mr. Garrett Kamemoto as the Interim Executive Director to the Hawaii Community Development Authority.
Member Leong seconded.

Chair Whalen conducted a voice vote. All members unanimously approved. 10 yes votes and 4 excused.

REPORT OF EXECUTIVE DIRECTOR

Information: Monthly Financial Report for November 2019.

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

There were no questions, comments and no public testimony.

V. ADJOURNMENT

Chair Whalen adjourned the regular meeting at 12:35 pm.

Approved and Submitted by,

John Whalen, Chairperson

Date