

**STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA MEETING**

Wednesday, July 07, 2021

MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawaii Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawaii met virtually (utilizing the state-supported Zoom Meeting platform) for a meeting on July 7, 2021.

Board Chairperson, Jason Okuhama, called the meeting to order at 1:07 p.m.
Those present were as follows:

Members Present:

Jason Okuhama, Chairperson (non-voting)
Mitchell Tynanes
Wei Fang
Chason Ishii
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)
Pearlyn Fukuba, DHHL (non-voting)
Dean Uchida, DPP (non-voting)

Members Excused:

Daniel Ikaika Ito
Kalaeloa Member – Vacant Seat
Kalaeloa Member – Vacant Seat
At-Large Member – Vacant Seat

Legal Counsel:

Kelly Suzuka, Deputy Attorney General

Staff Present:

Deepak Neupane, Executive Director
Lindsey Doi Leaverton, Asset Manager
Tessa Malama, Director of Planning & Development - Kalaeloa
Craig Nakamoto, Compliance Assurance & Community Outreach Officer
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary

A quorum was present.

Acknowledgement that the Meeting is Being Convened Virtually

Chair Okuhama reiterated the wording contained in the Meeting Agenda regarding the state's response to the COVID-19 pandemic, the state's efforts to slow the community spread of the virus and Governor David Y. Ige's issuance of Supplementary Emergency Proclamations which suspended Chapter 92 of the Hawaii Revised Statutes to the extent necessary to enable public boards and commissions to conduct business without holding meetings open to the public.

With regard to the foregoing, Chair Okuhama reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link and HCDA's YouTube Channel contained in the meeting agenda, HCDA also welcomes public comment and public participation via submission of written and or verbal testimony (consistent with the social distancing guidelines and Emergency Proclamation directives in effect).

Chair Okuhama stated that individuals, if any, from the public who have requested to provide testimony are on standby and will be permitted to speak during the public testimony session of the specific agenda item.

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of April 7, 2021

Minutes were approved as presented.

III. DISCUSSION & ACTION

2. Consider the Request for A Conditional Use Permit by Kalaeloa Home Lands Solar, LLC to allow Solar Farm Use of Tax Map Key No: (1)-9-1-013: 029.

HCDA Kalaeloa Director of Planning and Development, Ms. Tesha Malama, provided a summary of the staff report.

Ms. Malama introduced Mr. David Robichaux and Mr. Nick Azari from Kalaeloa Home Lands Solar, as well as their counsel, Mr. Michael Iosua, to answer any questions from board members or staff.

HCDA Executive Director, Mr. Deepak Neupane, clarified that this matter is for an approval of the conditional use permit which is different from a development permit application. He added the development permit application will come to the board at a later time but only if the board were to approve the conditional use permit in this action item.

Chair Okuhama asked for questions or comments from board members.

Member Uchida asked Ms. Malama if this project is part of the Governor's Power Past Coal plan in Kapolei. Ms. Malama said this project is not specific to that plan and asked Mr. Robichaux for clarification. Mr. Robichaux stated this project predates that plan.

Member Fang asked how long DHHL's lease and HCDA's conditional use permit are for? Mr. Neupane deferred the first part of Member Fang's question to the applicant but stated

that HCDA's conditional use permit is for the duration of the project. Mr. Azari stated the DHHL lease is 20 years with the possibility of extending by five years. Member Fang asked Mr. Neupane to clarify what he meant by saying that the conditional use permit would be for the duration of the project. Mr. Neupane stated the permit follows the lease in this instance, which he will note within the language of the actual permit.

There were no further questions or comments from board members.

Public Testimony

Chair Okuhama called for public testimony. There was no public testimony.

Motion

Member Fang motioned for the board to approve the request for a conditional use permit by Kalaeloa Home Lands Solar, LLC to allow solar farm use of Tax Map Key No: (1)-9-1-013: 029.

Member Rodriguez seconded the motion.

Ms. Malama conducted the roll call vote. Motion passed with 5 votes and 1 excused.

3. Authorize the Executive Director to Convey in Fee Simple to the State of Hawaii Department of Transportation Enterprise Avenue, Located at Oahu Tax Map Key No.: (1)-9-1-013 in Kalaeloa.

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 power, duties, privileges, immunities and liabilities for the subject agenda item.

HCDA Asset Manager, Ms. Lindsey Leaverton Doi, provided a summary of the staff report.

Chair Okuhama asked for questions or comments from board members.

There were no questions or comments from board members.

Public Testimony

Chair Okuhama called for public testimony. There was no public testimony.

Motion

Member Fang motioned for the board to authorize the Executive Director to convey in fee simple to the State of Hawaii Department of Transportation Enterprise Avenue, located at Oahu Tax Map Key No.: (1)-9-1-10 in Kalaeloa.

Member Ishii seconded the motion.

Ms. Leaverton Doi conducted the roll call vote. The motion failed with 4 votes in favor, 1 opposed, and 1 excused.

Member Rodriguez stated his vote in opposition was due to not consulting with DOT staff regarding the matter, and he did not feel comfortable providing a vote in favor without their input.

Board members Ishii and Rodriguez suggested that HCDA staff hold further discussion with DOT and bring the matter back to the board at the next Kalaeloa authority meeting.

4. Convene a Kalaeloa Design Advisory Board and Appoint a Kalaeloa Authority Member Pursuant to Section 15-217-80(f), Hawaii Administrative Rules.

Mr. Neupane classified this item as a house keeping matter in anticipation for the future projects in the Kalaeloa Community Development District.

Ms. Malama provided a summary of the staff report.

Chair Okuhama asked for questions or comments from board members.

Member Fang asked if it would be possible to move this item to the next Kalaeloa authority meeting when the vacant seats on the board may be filled. Mr. Neupane confirmed it would be possible to wait, as the matter is not urgent. Member Fang stated it would be her preference to do so and asked other members for their thoughts. Member Ishii affirmed the idea.

Member Fang asked Mr. Neupane if the vacant seats will be filled by the next meeting. Mr. Neupane stated his hope for that to be the case.

Board members agreed to bring this item back to the board at the next Kalaeloa authority meeting when vacant seats have been filled.

IV. REPORT OF THE EXECUTIVE DIRECTOR

5. Monthly Report and Other Status Reports
 - a. Approved permit applications that did not require HRS 206E-5.6 public hearings

Ms. Malama chose to stand on the written report as presented.

Chair Okuhama asked for questions or comments from board members.

There were no questions or comments from board members.

Public Testimony

Chair Okuhama called for public testimony. There was no public testimony.

V. ADJOURNMENT

There being no further comment or questions on the Report of the Executive Director, Chair Okuhama thanked those who joined the meeting on Zoom and adjourned the meeting at 1:43 p.m.

Wei Fang, Secretary

Date

DRAFT