

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

**Wednesday, October 6, 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 October 6, 2021.

Board Chairperson, Jason Okuhama, called the meeting to order at 9:03 a.m.  
Those present were as follows:

**Members Present:**

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

**Members Excused:**

Susan Todani  
Dean Uchida, DPP (non-voting)  
Cultural Specialist (VACANT)

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General  
Lori Sunakoda, Deputy Attorney General

**Staff Present:**

Deepak Neupane, Executive Director  
Tessa Malama, Kalaeloa Director of Planning and Development  
Carson Schultz, Kakaako Director of Planning and Development  
Garet Sasaki, Administrative Services Officer  
Lindsey Doi Leaverton, Asset Manager  
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 September 1, 2021

Minutes were approved as presented.

## **III. DECISION MAKING**

2. **Consider Authorizing the Executive Director to Amend the Revocable Right of Entry Agreement ("ROE 7-19") Granted to the Kalaeloa Heritage and Legacy Foundation ("KHLF") for that Land Parcel in the Kalaeloa Community Development District Identified as Tax Map Key No. 9-1-013:069 to Extend the Term for an Additional Twelve (12) Months Until November 17, 2022.**

HCDA Asset Manager, Ms. Lindsey Doi, presented the staff report and stated ROE 7-19 originally executed in May 2019 was extended a few times because of the pandemic onset as well as some challenges that the Kalaeloa Heritage and Legacy Foundation (KHLF) had with meeting the milestones outlined for KHLF prior to execution of a Stewardship Agreement. KHLF has since made substantial progress with meeting nearly all the milestones, except for one outstanding issue that is preventing execution of the Stewardship Agreement. Therefore, HCDA is seeking a one-year extension to ROE 7-19, to provide KHLF time to complete the last milestone of obtaining approval for the final permit from the State Historic Preservation Division ("SHPD") regarding the burial vault on the park premises. HCDA is assisting KHLF in submitting a letter to SHPD explaining the history of the vault and requesting SHPD's retroactive approval. SHPD is reviewing the request, and it is not known when their review will be completed; however, HCDA would like to allow SHPD sufficient time to review.

Ms. Doi also stated that Mr. Dwight Victor from KHLF was present to answer any questions the board may have. She added that KHLF has not added anything new to the park, but it is doing well with maintaining the park to help avoid any disrepair.

Chair Okuhama called for questions or comments from Board members.

Member Fang asked if any progress has been made with SHPD, given her understanding of the large volume of work that SHPD handles. Mr. Neupane responded that KHLF had prepared a burial treatment plan in consultation with burial counsel, and SHPD had changed its procedures; therefore, HCDA provided a letter to KHLF authorizing it to act as HCDA's agent. The letter has been submitted and is currently with the Historic Preservation Office. He added that he will follow up on the status with SHPD. For these reasons, HCDA is requesting a whole year extension to ROE 7-19. In the meantime, if SHPD approves the plan, HCDA can come back to the Board to authorize entering into the Stewardship Agreement at that time. Member Fang thanked Mr. Neupane for his explanation, adding that it was helpful.

### **Public Testimony**

Chair Okuhama called for public testimony, adding that written testimony was sent in late yesterday and more this morning, and the members should have received those. Mr. Neupane stated HCDA received 14 testimonies, in support with 6 additional testimonies submitted that morning which have been forwarded to the Board members - those additional 6 were also in support. A total of 20 written testimonies were received in support.

There was no verbal testimony.

### **Motion**

Member Rae motioned for the Board to authorize the Executive Director to amend the Revocable Right of Entry Agreement ("ROE 7-19") granted to the Kalaeloa Community Development District identified as Tax Map Key No. 9-1-013:069 to extend the term for an additional twelve (12) months until November 17, 2022.

Member Lewis seconded the motion.

Ms. Doi conducted the roll call vote. Motion passed with 6 yes votes and 3 excused.

## **IV. REPORT OF THE EXECUTIVE DIRECTOR**

### **3. Monthly Report and Other Status Reports**

HCDA Kalaeloa Director of Planning and Development, Ms. Tesha Malama, presented the ED report and noted that HECO announced the duct line to the Enterprise Energy Corridor is now energized and completed, and that DOT extended the line. It is a 12-kV HECO standard underground line that begins at the intersection of Kapolei Parkway and Enterprise Avenue, travels down Enterprise past Franklin D. Roosevelt Avenue, and ends at Midway Road fronting the Kalaeloa Airport. The DOT also took the energized line and extended it along Midway Road, heading west to a cross street called Hancock.

Ms. Malama stated that this is good news and represents the first HECO line and HECO standard power which will now allow customers along the Enterprise Energy Corridor to

request direct service from HECO. She stated that the Navy will send out a notification letter to these landowners, instructing them to have their service conveyed to HECO and removed from the Navy's system.

Ms. Malama offered to take questions, indicating that the next Kalaeloa Stakeholders meeting is next week Thursday, and this information will be shared with approximately 30 to 40 participants.

Chair Okuhama called for questions or comments from Board members.

Member Lewis thanked Mr. Neupane and Ms. Malama for a recent tour of the Kalaeloa Community Development District which he found very enlightening. He asked if there is any advocacy occurring regarding potential allocation of funds to support projects in Kalaeloa, from the infrastructure monies being discussed in Congress. Are any efforts being made to allocate some of those funds?

Ms. Malama responded that the Navy Divestiture Team is made up of the Navy electrical or energized systems, HECO, HCDA, and Hunt Companies Inc. ("Hunt"). There are a series of landowners and agencies that participate in this monthly meeting, their goal is to combine all the issues and then give that plan to the congressional delegation so they can seek infrastructure funding. She added that it is anticipated funding will come in the form of grants to HCDA. Ms. Malama further added that some details need to be ironed out, and congressional consultants are currently working with the group to identify the final project costs and reconcile that with the current estimated \$20 million budget for some of the conveyances, in addition to projects down extended roadways from the Enterprise border.

Mr. Neupane added that, independent of the Navy's and the Hunt group's efforts, he has reached out directly to the congressional office regarding some of the infrastructure funding. Additionally, HCDA is requesting Capital Improvement Projects ("CIP") funding for some electrical improvements for Kalaeloa.

Member Fukuba asked if the HECO extension goes to Hancock Street and if it is underground, will those landowners be notified? Ms. Malama replied that project is on overhead electrical poles until all the improvements can be put in place to Midway Road. The reason for Enterprise being underground is because HCDA does not anticipate being able to meet all of the City's right-of-way requirements, whereas Midway is a city roadway; so that extension is on overhead poles, and those landowners adjacent will be notified.

Member Fukuba then asked if conversations have begun with the City regarding Midway Road improvements. Ms. Malama replied those discussions have not yet happened. Part of the Kalaeloa Master Plan update is to look at the City's guidelines for complete streets and to try and incorporate those guidelines with different roadways which include Midway Road. Ms. Malama added, staff will keep the board updated regarding the street network and any changes, as part of the plan and rules update. Member Fukuba thanked her for the reply and additionally thanked the ED and staff.

\*\* Member Hirai joined the meeting.

Member Lewis asked Mr. Neupane to let him know where his group can be supportive in regard to advocacy of funding. Mr. Neupane replied that would be very helpful. He added that he is currently working with Hunt and with some of Hunt's consultants who are working with the congressional team. He said that he will provide updates, as progress is made.

Chair Okuhama asked if there were any more questions for Ms. Malama. There were no further questions or comments from Board members.

**Public Testimony**

Chair Okuhama reported that no written public testimony was received and no requests to provide verbal testimony were made. He then called for public testimony on the Zoom meeting. There was no verbal public testimony.

**V. ADJOURNMENT**

There being no further comments or questions on the Report of the Executive Director, Chair Okuhama thanked those who joined the meeting on Zoom and adjourned the meeting at 9:25 a.m.

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Wei Fang, Secretary

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Date