

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

**Wednesday, November 3, 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 November 3, 2021.

Board Vice Chairperson, Chason Ishii, called the meeting to order at 9:46 a.m.  
Those present were as follows:

**Members Present:**

Mitchell Tynanes  
Joe Kuhio Lewis  
Wei Fang  
Susan Todani  
Peter Apo  
Eugene Takahashi, DPP (non-voting)  
David Rodriguez, DOT (Ex-Officio)  
Gloria Chang, B&F (Ex-Officio)  
Pearlyn Fukuba, DHHL (non-voting)  
Chason Ishii, Vice Chairperson

**Members Excused:**

David Rae

**Legal Counsel:**

Kelly Suzuka, Deputy Attorney General

**Staff Present:**

Deepak Neupane, Executive Director  
Tesha 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**

Vice Chair Ishii 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, Vice Chair Ishii 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).

Vice Chair Ishii 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 October 6, 2021

Minutes were approved as presented.

## **III. DECISION MAKING**

### **2. Consider Authorizing the Executive Director to Execute a Revocable Right of Entry Agreement with the State of Hawaii Department of Transportation to Construct Road Improvements on that Certain Road Parcel in the Kalaeloa Community Development District Identified as Tax Map Key No. (1) 9-1-013 for a Two (2) Year Term.**

HCDA Asset Manager, Ms. Lindsey Doi, presented the staff report and stated ROE 8-20 originally executed on March 17, 2021 expired on October 29, 2021; however, the Franklin Delano Roosevelt Avenue Project (widening Fort Barrette Road and making traffic improvements at the intersection of Enterprise Avenue and Franklin Delano Roosevelt Avenue) is not yet completed and the Department of Transportation is requesting additional time to complete construction, necessitating execution of a new Right of Entry Agreement. The new Right of Entry Agreement will be for 2 years, to ensure DOT has enough time to complete its project. Ms. Doi also noted for the board there have been discussions to convey the road to Department of Transportation, however, those discussions are ongoing.

Member Rodriguez expressed his support for a new ROE, but not the conveyance of the roadway at this time.

Executive Director Neupane confirmed for Member Rodriguez that the motion for the board is for a new Right of Entry and not conveyance of the roadway.

Member Todani asked for clarification and whether the ROE is for a one-year extension, not a two year extension.

Ms. Doi clarified, the current ROE expired on October 29, 2021, therefore a new ROE is necessary. She added the new ROE will be for two years to give DOT enough time to complete its project. Ms. Doi also noted for the board that the first page in the board packet should be discarded, and Exhibit E should be relabeled as Exhibit B, per the staff report.

There were no further questions.

**Public Testimony**

Vice Chair Ishii called for public testimony.

There was no written testimony submitted, not requests to provide verbal testimony.

**Motion**

Member Rodriguez motioned for the Board to authorize the Executive Director to Execute a Revocable Right of Entry Agreement with the State of Hawaii Department of Transportation to Construct Road Improvements on that Certain Road Parcel in the Kalaeloa Community Development District Identified as Tax Map Key No. (1) 9-1-013 for a Two (2) Year Term.

Member Tynanes seconded the motion.

Ms. Doi conducted the roll call vote. Motion passed with 7 yes votes and 2 excused. Ms. Doi inadvertently did not call Member Chang (B&F) for the roll call vote.

**IV. REPORT OF THE EXECUTIVE DIRECTOR**

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

HCDA Kalaeloa Planning and Development Director Ms. Tesha Malama referred to the report provided in the board packet and asked if there were any questions.

There were no questions by board members.

**Public Testimony**

Vice Chair Ishii noted that no written public testimony was received and no requests to provide verbal testimony were made.

**V. ADJOURNMENT**

There being no further comments or questions on the Report of the Executive Director, Vice Chair Ishii thanked those who joined the meeting on Zoom and adjourned the meeting at 10:00 a.m.

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Wei Fang, Secretary

\_\_\_\_\_  
Date