

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

**Wednesday, February 2, 2022**

**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 remotely (utilizing the state-supported Zoom Meeting platform) for a regular meeting on February 2, 2022.

Board Chairperson, Susan Todani, called the meeting to order at 11:35 a.m.

**Members Present:** Susan Todani, Chairperson  
Chason Ishii  
David Rodriguez (DOT)  
Craig Hirai (B&F)  
Eugene Takahashi for Dean Uchida (DPP)  
Kevin Sakoda

**Members Excused:** Wei Fang  
Peter Apo  
Phillip Hasha  
Vernon Inoshita

**Legal Counsel:** Kelly Suzuka, Deputy Attorney General  
Lori Sunakoda, Deputy Attorney General

**Staff Present:** Deepak Neupane, HCDA Executive Director  
Lindsey Doi, HCDA Asset Manager  
Francine Murray, HCDA Program Specialist  
Tommilyn Soares, HCD Executive Secretary

A quorum was present.

**Acknowledgment that the Meeting is Being Convened Virtually**

HCDA Executive Director, Deepak Neupane, reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by the Governor's Emergency Proclamation Statutes to the extent necessary to enable public boards and commissions to conduct business virtually.

With regard to the foregoing, Executive Director Neupane reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link He

noted that the meeting would be live streamed on HCDA's YouTube Channel contained in the meeting agenda and that 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).

Executive Director Neupane 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**

### **Regular Meeting Minutes of November 3, 2021**

Chair Todani asked for comments or corrections. There were none. The Minutes were approved as presented.

## **III. DECISION MAKING**

### **Consider Authorizing the Executive Director to Waive HCDA's First Option to Purchase Aalii Reserved Housing Unit 2607 and Defer the Payment of Shared Equity to Allow the Unit Owners to change Title to the Unit.**

Ms. Lindsey Leaverton Doi, HCDA Asset Manager, presented the staff report for this item.

This is a request from new owners who jointly purchased a unit at Aalii but subsequently decided not to own the unit jointly. The request is for one owner to take sole title to the unit, while the other owner will be removed from the title. Normally, a change in title triggers the buy-back provision and the shared equity requirement, since these owners are still within the regulated term. This situation is unique because one of the owners would remain living in the unit, so the owners are requesting a waiver of the buy-back provision and a deferral of the shared equity requirement until such time as the unit is sold after the regulated term. Ms. Doi indicated that the owners of the unit were present on the Zoom meeting, if the Board had questions for them.

Chair Todani asked if the unit was a one-bedroom or a two-bedroom. Executive Director Neupane responded that the unit is a one-bedroom; Aalii only has one-bedroom or studio units. Chair Todani clarified the reason for her question was because sometimes two owners enable the purchase of a two-bedroom unit, and that would be a change if it were a two-bedroom unit with only one owner. Otherwise, she has no problem with the request. Executive Director Neupane added that HCDA reserved housing rules do have occupancy guidelines, but they do not restrict the purchase of a two-bedroom unit to a two-person household.

Member Sakoda asked Ms. Doi if the unit owners are meeting all other reserved housing rules. Ms. Doi replied that they are, and that if the proposed remaining owner had originally applied as a single person, that owner would have qualified as a single person/single household. But the owners did apply as a couple and qualified as a couple. So everything is in compliance with the unit; the owners are just requesting a waiver of the buy-back

provision, to allow them to change ownership title to the unit.

### **Public Testimony**

There were no inquiries to provide verbal testimony, and no written testimonies were received.

Chair Todani asked for a motion.

### **MOTION:**

Member Ishii motioned for the Board to Authorize the Executive Director to Waive HCDA's First Option to Purchase Aalii Reserved Housing Unit 2607 and Defer the Payment of Shared Equity to Allow the Unit Owners to change Title to the Unit.

Member Sakoda seconded the motion.

Chair Todani asked the Board if there were discussion on the motion. There were none.

Chair Todani conducted a voice vote, in lieu of a roll call vote.

The motion passed with 5 yes votes, 0 no votes, and 4 excused.

**Consider Authorizing the Executive Director to Amend the Development Agreement with Stanford Carr KM II LLC, a Wholly Owned Affiliate of Stanford Carr LLC, Dated April 11, 2018, for the Development of the Innovation Hale Project Located at Kakaako Makai Lot C, Honolulu, Hawaii, Tax Map Key No. (1) 1-2-015: 052 (portion), to Extend the Developer Feasibility Period by 365 Calendar Days.**

Ms. Lindsey Leaverton Doi, HCDA Asset Manager, presented the staff report for this item.

Ms. Doi mentioned that this item arose last year, in relation to the innovation hale project on Lot C. This is currently a surface parking lot, awaiting development into an office tower by Stanford Carr Development, as part of that innovation campus. As part of that project, Stanford Carr already developed the Entrepreneurs Sandbox, which HTDC (*Hawaii Technology Development Corporation*) is now occupying and using, so that component of the project is complete. But the innovation hale component -- the office tower -- is not yet complete. This is due, in large part, to the onset of the Covid-19 pandemic, which resulted in the office market drying up. So Stanford Carr Development is requesting an additional one year, similar to the request that was granted last year, to give them more time to assess the market conditions and conduct their feasibility studies. Ms. Doi said that Kevin Kasai from the Stanford Carr Development team was on the Zoom meeting, to address any questions regarding the reason for the request or any difference from last year's request, but it is basically the same situation as last year.

There was a pause for questions and/or comments from the Board. There were none.

## **Public Testimony**

There was no written testimony or request to provide verbal testimony received.

Chair Todani asked for a motion.

### **MOTION:**

Member Sakoda motioned the Board to Authorize the Executive Director to Amend the Development Agreement with Stanford Carr KM II LLC, a Wholly Owned Affiliate of Stanford Carr LLC, Dated April 11, 2018, for the Development of the Innovation Hale Project Located at Kakaako Makai Lot C, Honolulu, Hawaii, Tax Map Key No. (1) 1-2-015: 052 (portion), to Extend the Developer Feasibility Period by 365 Calendar Days.

Member Ishii seconded the motion.

Chair Todani asked the Board if there were discussion on the motion. There were none.

Chair Todani conducted a voice vote, in lieu of a roll call vote.

The motion passed with 5 yes votes, 0 no votes, and 4 excused.

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

### **Monthly Report and Other Status Report**

#### **Approved permit applications that did not require HRS 206E-5.6 public hearings.**

Executive Director Neupane deferred to the written report, adding that a short educational video clip for Kakaako was produced and posted on the HCDA website. Craig Nakamoto, HCDA's Compliance Assurance and Community Outreach Officer, sent the link to all the Board members, so the members are encouraged to view the video clip. Executive Director Neupane added that Member Sakoda has already viewed the clip, and Craig will be following up with him regarding his comments. Member Sakoda stated that he is impressed that most of the video clip was created in-house. Executive Director Neupane commented that Francine Murray, HCDA Program Specialist, also produces the monthly HCDA Newsletters in-house, and brings that level of expertise to the productions. He said that more is anticipated for other districts such as Kalaeloa and Heeia. In the next two months, a newsletter will be produced regarding the adaptive re-use projects in Kakaako; not just new high rises but also buildings in central Kakaako that have been renovated and put to use with new businesses. It would be good to present that information also in an educational video clip. Chair Todani agreed that those communication pieces are important for both legislative, community, and also Board information.

Chair Todani asked the Board if there were other questions or comments.

Member Ishii requested periodic status updates regarding the Honuakaha Elderly Housing Project, since it is important to HCDA. Chair Todani agreed. Executive Director Neupane

replied that a meeting is being scheduled with the Honuakaha Permitted Interaction Group and will most likely provide the Board with an update next month.

Chair Todani asked Member Ishii if he would like to see that item as a standing or a periodic update. Executive Director Neupane suggested that updates can be provided as HCDA meets with the Permitted Interaction Group.

**Public Testimony**

There were no inquiries to provide verbal testimony, and no written testimonies were received.

Chair Todani and Executive Director Neupane asked if there were any additional requests to provide verbal testimony. There were none.

**V. ADJOURNMENT**

Chair Todani thanked those who joined the meeting on Zoom and then adjourned the meeting at 11:55 a.m.

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Wei Fang, Secretary

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Date