

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

Wednesday, April 6, 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 virtually (utilizing the state-supported Zoom Meeting platform) for a Regular meeting on April 6, 2022.

Chairperson Susan Todani called the April 6, 2022, HCDA General Authority Regular meeting to order at 9:02 a.m. Chair Todani stated HCDA Staff will go over the meeting protocols.

Acknowledgement that the Meeting is Being Convened Virtually

HCDA Interim Executive Director, Mr. Craig Nakamoto, reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawaii Revised Statutes to enable public boards and commission to conduct business virtually with meeting site open to the public.

With regard to the foregoing, Mr. Nakamoto reiterated wording contained in the Meeting Agenda noting that HCDA welcomes public attendance via the Zoom link provided and also at the meeting site, located at The American Brewery Building, 547 Queen Street, 2nd Floor Board room, Honolulu, Hawaii 96813. 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.

Mr. Nakamoto 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.

Chair Todani conducted the roll call. Those present were as follows:

Members Present:

Susan Todani, Chairperson
David Rodriguez, DOT (Ex-Officio)
Craig Hirai, B&F (Ex-Officio)
Pearlyn Fukuba, DHHL (non-voting)
Chason Ishii
Wei Fang
Peter Apo
Kevin Sakoda
Phillip Hasha
Vernon Inoshita
Punihei Lipe
David Rae

Members Excused: Donna Camvel
JoAnn Leong
Dean Uchida, DPP (non-voting)
Mitchell Tynanes
Joe Kuhio Lewis

Legal Counsel: Lori Sunakoda, Deputy Attorney General

Staff Present: Craig Nakamoto, Interim Executive Director
Garet Sasaki, HCDA Administrative Services Officer
Carson Schultz, Director of Planning and Development – Kakaako
Lindsey Doi, Asset Manager
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Secretary

A quorum was present.

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of March 2, 2022

Meeting minutes were approved as presented.

III. DECISION MAKING

2. Authorize HCDA’s Interim Executive Director to Amend an Existing April 27, 202, Memorandum of Agreement (“MOA”) between the Hawaii Technology Development Corporation (“HTDC”) and the Hawaii Community Development Authority (“HCDA”), to Allow the HCDA to Continue to Provide Project Management Assistance to the HTDC for the First Responder Technology Campus (“FRTC”) Project.

Interim Executive Director Nakamoto presented the staff report provided in the board packet.

HTDC and HCDA entered into an MOA on April 27, 2020, for HCDA to provide project management services for the FRTC and the Hilo Innovation Manufacturing Center (“IMC”). HCDA staff provided an informational update to the board at its January 5, 2022, meeting and noted that HCDA will continue to work with HTDC on the FRTC project, however, at this time IMC no longer requires HCDA’s involvement. The current MOA will expire on April 27, 2022 and HCDA staff recommends the board authorize the Interim Executive Director to execute a First Amendment to the MOA to extend the term of the MOA to December 31, 2025 and remove the Hilo IMC project from the scope of work. HCDA will continue to work with HTDC to provide project management and technical assistance for the FRTC project.

Mr. Len Higashi, Interim Executive Director of the Hawaii Technology Development Corporation (HTDC) thanked Interim Executive Director Nakamoto and the HCDA team and noted that HTDC would not be able to do this project without HCDA’s technical expertise - that provides value to HTDC as well as to the State. HCDA role in the project will be to oversee the

contractor for this project, who will be doing the bulk of the work.

Member Rodriguez noted the Hawaii Fusion Center and asked if they could work hand in hand with what HTDC is proposing.

Mr. Higashi responded and stated, there were some discussions with the Hawaii Fusion Center during the onset of COVID, however, HTDC was told that the Hawaii Fusion Center would have to be closer to downtown and therefore could not be incorporated into this project. He added that the genesis of this project started because a lot of the First Responders were asking for training facilities and to repair their existing facilities; the Legislature saw an opportunity to consolidate and build synergy and have tasked HTDC to carry out this project. Mr. Higashi noted for Member Rodriguez that the Department of Transportation has been involved in the charettes and stated he will have DOTs representative brief Member Rodriguez.

Member Sakoda asked for background information on the \$90,000 budget that stretches over two or three years.

Mr. Higashi responded and noted that when the HTDC was tasked with this project, Mr. Higashi explained to the legislature that HTDC does not have the resources to carry out this project but was willing to collaborate with the private sector as well as with State agencies. The legislature did provide a 1-year appropriation of \$90,000 to hire a staff “tech park coordinator”; however, with the 1-year appropriation HTDC is not able to hire anyone based on a one-year employment without certainty of future employment. With the success of HTDC and HCDA’s collaboration to complete the Entrepreneur Sandbox, there was an idea to work with HCDA again to complete the FRTC project, hence giving HCDA the \$90,000 budget. Mr. Higashi noted the \$90,000 will be paid with CIP funds; as the original \$90,000 provided by the legislature lapsed.

Member Sakoda asked if the \$90,000 will be used over a 1-year period, as the MOA is being extended until 2025.

Mr. Higashi noted that when you are working between State agencies, its difficult to project the appropriate amount. Discussion with Mr. Nakamoto confirmed that if additional monies are needed, HTDC would then request appropriations by the legislature to finish the project.

Mr. Nakamoto stated that he anticipates the \$90,000 being sufficient throughout 2025.

There were no further questions or comments from board members.

Public Testimony

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

MOTION

Member Rae motioned for the Authority to authorize HCDA’s Interim Executive Director to amend the April 27, 2020, Memorandum of Agreement between the Hawaii Technology Development Corporation and the Hawaii Community Development Authority to allow the HCDA to continue to provide project management assistance to the HTDC for the First

Responder Technology Campus Project.

Member Sakoda seconded.

Interim Executive Director Nakamoto conducted the roll call vote. Motion passed with 11 yes votes and 4 excused.

3. Deliberation and Decision Making Relating to the Permitted Interaction Group’s Report and Recommendations Involving the Selection of a Qualified Candidate to Fill the Position of Executive Director of the Hawaii Community Development Authority.

The Authority may convene in executive session pursuant to HRS § 92-5 (a) (2) & (4) to consider the hire, evaluation, dismissal, or discipline of an officer or employee or of charge brought against the officer or employee, where consideration of matters affecting privacy will be involved; provided that if the individual concerned requests an open meeting, an open meeting shall be held and to consult with the Board’s attorney on questions and issues pertaining to the Board’s powers, duties, privileges, immunities and liabilities.

Chair Todani noted there was one written testimony received and asked for public testimony before the board enters into an executive meeting.

There were no comments or questions from Members or public testimony.

Chair Todani called for a motion to enter executive session.

MOTION

Member Rae motioned. Member Lipe seconded.

Chair Todani requested Deputy Attorney General Lori Sunakoda to join the board in its executive meeting.

Pursuant to Section 92-2.5 (b) (1) Hawaii Revised Statutes, the Authority convened in Executive Session at 9:31 a.m.

The Authority met in Executive Session until 10:59 a.m.

Chair Todani reconvened the meeting at 10:59 a.m.

Member David Rae offered a motion that the board offer the Executive Director position of the Hawaii Community Development Authority to the #1 Candidate and asked Deputy Attorney General Lori Sunakoda to negotiate the terms and salary.

Member Sakoda seconded the motion.

Chair Todani asked Mr. Garet Sasaki, HCDA Administrative Services Officer to conduct the roll call vote. Motion passed with 10 yes votes and 5 excused.

IV. INFORMATION AND DISCUSSION

- A. HB 160, HD 1, Relating to the State Budget
- B. SB 2398, SD 2, Relating to the Hawaii Community Development Authority
- C. SB 2898, SD2, HD1, Relating to Community Development
- D. SB 3334, SD2, HD1, Relating to Government Operations

Interim Executive Director Nakamoto explained, because of time he will send an informational email to the board providing an update on the legislative bills.

V. REPORT OF THE EXECUTIVE DIRECTOR
Monthly Financial Highlights of February 2022

Mr. Nakamoto deferred to the written report and noted that Mr. Sasaki is on standby to answer any questions board members may have.

Member Sakoda thanked Mr. Sasaki for the changes that were made to the financial highlights report, and noted it is much easier to understand.

There were no questions or comments from board members.

Public Testimony

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

VI. ADJOURNMENT

There being no further comment or questions on the Report of the Executive Director, Chair Todani thanked those who joined the meeting on Zoom and adjourned the meeting at 11:06 a.m.

Wei Fang, Secretary

Date Board Approved