

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

Wednesday, August 3, 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 August 3, 2022.

Vice Chairperson Chason Ishii called the August 3, 2022, HCDA Kakaako Authority Regular meeting to order at 10:32 a.m.

Acknowledgement that the Meeting is Being Convened Virtually

Vice Chair Ishii 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 commissions to conduct business virtually with a meeting site open to the public.

About the foregoing, Vice Chair Ishii 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. 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.

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

Members Present:

Peter Apo
Sterling Higa
Mike McCartney, DBEDT (Ex Officio)
David Rodriguez, DOT (Ex Officio)
Craig Hirai, B&F (Ex Officio)
Dane Wicker, City and County of Honolulu DPP (Ex Officio)
Kevin Sakoda
Phillip Hasha
Chason Ishii, Vice Chairperson

Members Excused:

None

Legal Counsel:

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

Staff Present:

Craig Nakamoto, HCDA Executive Director
Garet Sasaki, HCDA Administrative Services Officer
Carson Schultz, Planning and Development Director - KAK
Lindsey Doi, HCDA Asset Manager
Francine Murray, HCDA Program Specialist
Tommilyn Soares, HCDA Executive Secretary

A quorum was present.

II. APPROVAL OF MINUTES

Regular Meeting Minutes of May 4, 2022

Vice Chair Ishii asked for comments or corrections. There were none. The meeting minutes were approved as presented.

III. DECISION MAKING

Consider Authorizing the Executive Director to Award and Execute a Three-Year Contract with Two One-Year Options to Extend to Imua Landscaping Co., Inc. for Landscaping, Tree Trimming, and General Park Maintenance at Kolowalu Park and the Queen Street Tree Wells Located at 1150 Queen Street, Tax Map Key No. (1) 2-3-004: 080, and the Kewalo Basin Harbor Diamond Head Parking Area Located at 1125 Ala Moana Boulevard, Tax Map Key No. (1) 2-1-058: 134 in Honolulu, Hawaii in an Amount Not to Exceed \$562,000.00 in accordance with Bid Form Nos. 5-6 for IFB HCDA 03-2022.

HCDA Asset Manager, Ms. Lindsey Doi Leaverton, presented the staff report provided in the board packet. Ms. Leaverton referred to Exhibit A, a map that shows the premises of what the Landscaping contract would cover. She explained Kewalo Basin Harbor Diamond Head Parking Lot and the surrounding landscaped area, along with Kolowalu Park on both sides of Queen Street as well as the tree wells located on the adjacent Queen Street sidewalk would be the areas that will be included in this contract request.

Member Sakoda stated that the grade at Kolowalu Park looks strange with the way the land is sloped, he added that he noticed drainage in the middle of the park but asked if HCDA staff has looked at the park recently, especially when it rains because there are pockets of areas where the park gets flooded.

Ms. Leaverton responded and said there have not been any rain drainage comments, complaints or issues but did note for Member Sakoda that there are some irrigation issues that caused some ponding that staff is currently working to fix. She added that she will have the landscaper monitor the rain drainage in the area and fill any “low areas” as needed.

Vice Chair Ishii requested the language to decision making items for Kolowalu be clear and specific to Kolowalu Park and not “Kolowalu Park Makai and/or Mauka” as mentioned during Ms. Doi’s presentation of the staff report.

There were no further questions from board members.

Public Testimony

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

Vice Chair Ishii asked for a motion.

MOTION

Member Sakoda motioned for the Authority to authorize the Executive Director to Award and Execute a Three-Year Contract with Two One-Year Options to Extend to Imua Landscaping Co., Inc. for Landscaping, Tree Trimming, and General Park Maintenance at Kolowalu Park and the Queen Street Tree Wells Located at 1150 Queen Street, Tax Map Key No. (1) 2-3-004: 080, and the Kewalo Basin Harbor Diamond Head Parking Area Located at 1125 Ala Moana Boulevard, Tax Map Key No. (1) 2-1-058: 134 in Honolulu, Hawaii in an Amount Not to Exceed \$562,000.00 in accordance with Bid Form Nos. 5-6 for IFB HCDA 03-2022.

Member Apo seconded the motion.

There was no discussion, by board members, on the motion.

Ms. Leaverton conducted the roll call vote.

The motion passed with 9 yes votes, 0 no votes, and 0 excused.

Consider Authorizing the Executive Director to Amend the Existing Right of Entry Agreement (ROE 1-19) dated August 9, 2019, with Kupu for the Use of a Portion of the NOAA Lot at Kewalo Basin Harbor, Located at 1125 Ala Moana Boulevard, Honolulu, Hawaii, Tax Map Key No. (1) 2-1-058: 135 (por.) for the Purposes of Parking and Utility Storage to Extend the Term for Two Additional Years Until September 30, 2024.

Ms. Leaverton presented the staff report for this item.

Member Rodriguez asked what the long-term plan for the NOAA Lot at Kewalo Basin Harbor is.

Executive Director Nakamoto responded and stated that currently there is a development agreement for the Charter Building and NOAA lot as a result of an RFP, he added that the development is currently in its due diligence process. There are discussions for a long-term plan working with Kupu to develop the NOAA Lot and Howard Hughes to develop the

Charter Boat building. There are more discussions to be had, however in the meantime it allows Kupu to utilize the NOAA Lot for parking and storage as well as an active use for Howard Hughes to rent out the Charter Boat building to one of its Charter Boat customers.

Member Sakoda asked John Leong, Chief Executive Officer for Kupu, what his vision for the facility that Kupu built in the Net Shed area is so that everyone is on the same page, moving forward.

Mr. Leong explained that Kupu hopes the facility continues to serve as a community amenity along with its programs that provide great opportunities and a space for young adults who are out of school and unemployed to learn and grow in areas of conservation and culinary programs. Kupu recently partnered with the Department of Education as an alternative learning center providing teachers a space to help young students stay engaged. He added that for the broader community, Kupu hopes to collaborate with groups from all walks of life to provide community activities. Currently, the facility is used by Kupuna who gather to play and teach music, lauhala weavers, as well as cultural hula and Tahitian classes.

Member Sakoda asked if Kupu is asking Howard Hughes for more space since originally parceled?

Mr. Leong confirmed that Kupu is looking for space for its utilities and parking for its activities and events. Kupu's long term vision is to build out more space in the NOAA lot or refurbishing the existing building to create more classroom and community amenity space.

Vice Chair Ishii stated that he assumes staff will be requiring a new certificate of insurance with the amended Right of Entry.

Ms. Doi confirmed and stated that when the current certificate of insurance expires, HCDA will be requesting a certificate of insurance for the duration of the Right of Entry agreement.

There were no further questions from board members.

Public Testimony

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

Vice Chair Ishii asked for a motion.

MOTION

Member Sakoda motioned for the Authority to amend the exiting Right of Entry Agreement (ROE 1-19) dated August 9, 2019, with KUPU for the Use of a Portion of the NOAA Lot at Kewalo Basin Harbor, Located at 1125 Ala Moana Boulevard, Honolulu, Hawaii, Tax Map Key No. (1) 2-1-058: 135 (por.) for the Purposes of Parking and Utility Storage to Extend the Term for Two Additional Years Until September 30, 2024.

Member McCartney seconded the motion.

There was no discussion, by board members, on the motion.

Ms. Leaverton conducted the roll call vote.

The motion passed with 8 yes votes, 0 no votes, and 1 excused.

IV. INFORMATION & DISCUSSION

Presentation by the City and County of Honolulu's Department of Transportation Services on its Planned Complete Street Improvements to the Section of Pensacola Street between South King and Waimanu Streets.

Mr. Carson Schultz, Director of Planning and Development, stated that the City's Department of Transportation Services, also known as DTS, over the last several years has been undertaking complete street improvement projects across the island and several of those have been within Kakaako with the intent to improve accessibility for multiple modes of transportation, like pedestrian and bicycle mobility. Some examples within the district include the King Street and South Street dedicated cycle tracks along those streets in the district. He added that the Authority, along with HCDA staff, in the past, have been supportive of the complete streets initiatives and efforts that have been ongoing. Currently, HCDA's Asset Management, Planning and Development staff, along with Executive Director Nakamoto, have projects that are being planned in collaboration with the City's Complete Streets Team, one of them being the recently installed Queen Street Crosswalk next to Kolowalu Park.

Daniel Alexander, with the City's Complete Streets team, approached Mr. Schultz about the Pensacola project, and will be making a presentation to the board. The Pensacola project is within the Kakaako Community Development District and Mr. Schultz has asked Mr. Alexander to come and present the information to the HCDA Authority for its information and feedback.

Mr. Alexander, City and County of Honolulu Department of Transportation Services Complete Streets Planner, provided the Pensacola Complete Streets project to the Authority. He noted for the board that the Pensacola Street improvement project location is from Waimanu Street to Kapiolani Boulevard - Segment 1 and Segment 2 will be from Kapiolani Boulevard to South King Street. He explained that within the City's Oahu Pedestrian Plan, Oahu Bike Plan and TOD Plan, DTS has projects planned to address missing walkways and/or sidewalks that have been identified within the district, in addition to plans for improvements to sidewalks, intersection improvements and plans for a protected bike lane within the project location. He added that the Complete Streets project purpose is to improve safety and comfort for those who walk, bike, take transit, as well as drive on Oahu's streets. Mr. Alexander stated that DTS is doing public outreach and also speaking to the landowners and also attending neighborhood board meetings within the areas planned for improvement and modifications.

Vice Chair Ishii asked Mr. Alexander what is the City's plan to help relieve traffic flow on Pensacola Street toward Waimanu Street? He added, the purpose of the three lanes from Pensacola to Waimanu was to help relieve traffic flow and with the City's plan to reduce those three lanes to two; how will that reduce, the already slow, traffic in the area? Member Ishii added that he believes the problem is the illegal parking and parking stalls along the right side of Pensacola.

Mr. Alexander explained that all the parking in between the sections of Waimanu and Kapiolani will be removed. The only parking that will remain in the area are possibly four or five parking stalls fronting the Discount Appliance Store.

Vice Chair Ishii added, the backlog in traffic is in that area of the Discount Appliance Store because traffic is caused by cars waiting for those stalls, which then blocks the right-hand lane.

Mr. Alexander acknowledged Vice Chair Ishii's comment and noted that the current parking being used is angled which creates a mess because often times the cars encroach into the adjacent travel lane, it also includes a space for pedestrians which causes them to have to walk around the parking stalls. Mr. Alexander stated the plan is to add a sidewalk in that area and parallel parking for a few stalls, which should improve that section. The City wanted to preserve a few parking stalls for the few businesses in the area.

Member Apo asked what the long-range view of protected bike lanes within the entire City and County of Honolulu is, where the bike lane separates the parking meter from where the vehicle is parked. Member Apo asked if the City is now making protected bike lanes a rule rather than exception?

Mr. Alexander responded and stated that The Oahu Bike plan was updated in 2019 which includes a lot of protected Bike Lanes. The busier streets will need more bike protected lanes for people to feel comfortable and safe cycling. On the busier streets like Pensacola, it is the City's plan to largely adopt protected bike lanes and the One-Way streets, the City plans to implement a two-way bike lane on both sides of the road.

Member Apo asked with every protected bike lane, does that mean there is one less driving lane?

Mr. Alexander responded and stated that there will be less space but not necessarily losing a driving lane. There may be some areas that have overly generous travel lanes but not normally often wide enough to add a driving lane.

Member Apo stated his concern with the bike lanes as designed and long-term effect and whether it would be useful in 20 years.

Member Sakoda commented on the way the contra flow lanes may affect the flow of traffic in the Pensacola, Kapiolani and Waimanu area.

There were no further comments or questions by board members.

Public Testimony

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

Findings and Recommendations of the Permitted Interaction Group (“PIG”) Established at the November 3, 2021, HCDA Kakaako Board Meeting, Pursuant to Hawaii Revised Statutes 92-2.5(b), to Examine the Operations and Management of the Honuakaha Limited Partnership (“HLP”) Relating to the Honuakaha Senior Rental Housing Project (“Project”) located at 545 and 547 Queen Street, Honolulu, Hawaii 96813 and Identified by TMK 1-2-031-021.

The Authority may convene in executive session pursuant to HRS § 92-5 (a)(4) to consult with the Board’s attorney on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.

Vice Chair Ishii noted that the Permitted Interaction Group will provide its report to the board in an Executive Meeting. He asked board members if there were any comments or questions, and also asked for Public Testimony, before entering executive session.

There was none.

Member Rodriguez made a motion for the board to enter an executive meeting, pursuant to HRS § 92-5 (a)(4). Member McCartney seconded. Vice Chair Ishii conducted a voice vote. The motion passed unanimously.

Vice Chair Ishii requested Deputy Attorney General, Kelly Suzuka, HCDA Executive Director Nakamoto, and HCDA Administrative Services Officer, Mr. Garet Sasaki, to join the board in its executive meeting.

Pursuant to Section 92-5 (a) (4) Hawaii Revised Statutes, the Authority convened in Executive Session at 11:44 a.m.

The Authority met in Executive Session until 12:24 p.m.

Vice Chair Ishii reconvened the meeting at 12:24 p.m.

Possible Acquisition of Parcels of Land, located in Central Kakaako, Mauka area of the Kakaako Community Development District, from a Private Landowner, for Cash and Non-Cash Consideration, for the Purpose of the Hawaii Community Development

Authority Developing or Causing the Development of an Affordable Housing, Mixed-Use Project.

The Authority may convene in executive session, pursuant to HRS § 92-5 (a)(4) to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities.

Executive Director Nakamoto noted that he will provide information to the board in an Executive Meeting.

Vice Chair Ishii asked board members if there were any comments or questions and also asked for Public Testimony, before entering executive session.

There was none.

Member McCartney made a motion for the board to enter an executive meeting, pursuant to HRS § 92-5 (a)(4). Member Apo seconded. Vice Chair Ishii conducted a voice vote. The motion passed unanimously.

Vice Chair Ishii requested Deputy Attorney General, Kelly Suzuka, HCDA Executive Director Nakamoto, HCDA Staff, Carson Schultz and Tommilyn Soares, to join the board in its executive meeting.

Pursuant to Section 92-5 (a) (4) Hawaii Revised Statutes, the Authority convened in Executive Session at 12:26 p.m.

The Authority met in Executive Session until 12:51 p.m.

Vice Chair Ishii reconvened the meeting at 12:51 p.m.

V. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Report

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

Because of time, Executive Director Nakamoto deferred to the written report provided in the board packet. He noted Administrative Services Officer, Garet Sasaki, was present to answer any questions that board members may have.

Vice Chair Ishii asked the board if there were any questions. There were none.

Public Testimony

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

received.

VI. ADJOURNMENT

Vice Chair Ishii thanked those who joined the meeting on Zoom and then adjourned the meeting at 12:51 p.m.



Sterling Higa, Secretary

September 7, 2022

Date Board Approved