

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KAKAAKO BOARD MEETING**

Wednesday, September 7, 2022

10:30 a.m.

AGENDA

In accordance with Section 92-3.7, Hawaii Revised Statutes, the Hawaii Community Development Authority (“HCDA”) Kakaako Board Meeting will be convened remotely via Zoom. The public is welcome to participate and view the Board Meeting as follows:

Participate Remotely Via Zoom

Use the following link:

<https://zoom.us/j/7025694770?pwd=OVozQjNiTUw5ajhrNmFBdzc3U213UT09>

Meeting ID: 702 569 4770

Passcode: 434019

Participate Via Phone

Dial: (669) 900 - 6833

(Meeting ID: 702 569 4770)

View the Meeting Livestream Via HCDA’s YouTube Channel

<https://www.youtube.com/channel/UCGsHPkE4O4goO5EdeMVAfcA>

View the Remote Board Meeting at the Following Physical Meeting Site:

Hawaii Community Development Authority

American Brewery Building

547 Queen Street, 2nd Floor Board Room

Honolulu, Hawaii 96813

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of August 3, 2022

III. DECISION MAKING

2. Consider Authorizing the Executive Director to Enter into a Purchase and Sale Agreement with Victoria Ward, Ltd. (VWL) or its Affiliate, Involving HCDA’s Purchase from VWL of the following Mixed-Use Parcels Owned by VWL, Located at 956/958 Queen Street, Honolulu, Hawaii 96813, and Further Described by Tax Map Key No. (1) 2-3-003-022, and Located at 955/957 Kawaihāo Street, Honolulu, Hawaii 96813, and Further Described by TMK No. (1) 2-3-003:094, for the Purpose of HCDA’s Proposed Development of an Affordable Housing, Mixed Use Project on the VWL Parcels, the Total Purchase Price Which Shall Not Exceed \$6,250,000.00 as follows:

- a. Cash not to exceed the total amount of \$1,000,000.00 and,
- b. the transfer to Victoria Ward Limited, a total of 70,000 square feet of supplemental floor area from the Floor Area Bank, with an agreed upon value of \$5,250,000.00,

and upon other terms and conditions as follows:

- c. Recognition by HCDA that approximately 70,019 sq. ft. of industrial floor area that could have been built by VWL on the VWL Parcels shall be applied as a credit against VWL's master plan requirement to provide approximately 740,000 sq. ft. of industrial floor area in VWL's master plan area; and
- d. Recognition by HCDA that VWL's obligation to maintain a minimum far of 1.5 on VWL's Land Block 6, has been satisfied; and
- e. Other standard and customary representations, warranties, conditions, terms, and agreements consistent with similar purchase and sale transactions.

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

3. Consider Adopting the Findings of the Permitted Interaction Group and Accept the Recommendations of the Permitted Interaction Group 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 Relating to the Honuakaha Senior Rental Housing Project located at 545 Queen Street, Honolulu, Hawaii 96813 and Identified by Tax Map Key No. 2-1-031-021 Presented During the August 3, 2022 HCDA Kakaako Board Meeting.

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

4. Consider Dissolving the Permitted Interaction Group 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 Relating to the Honuakaha Senior Housing Project located at 545 Queen Street, Honolulu, Hawaii 96813 and Identified by Tax Map Key No. 2-1-031-021.
5. Consider Authorizing an Additional Loan of Five Hundred Thousand Dollars (\$500,000.00) from the Hawaii Community Development Special Fund, Reserved Housing Subaccount, to the Honuakaha Limited Partnership, to Cover Continuing Operating Losses for the 12-month period July 2022 to June 2023 Relating to the Honuakaha Senior Rental Housing Project located at 545 Queen Street, Honolulu, Hawaii 96813, and Identified by Tax Map Key No. 2-1-031-021.
6. Consider Authorizing the Executive Director to Expend General Obligation Bond Funds Appropriated to the HCDA in Act 248, Session Laws of Hawaii 2022 in an

Amount Not to Exceed \$1,000,000.00 for Traffic Engineering Services, Construction of the Permanent Crosswalk and Safety Improvements, and a Traffic Assessment Study, Located on the Remnant Roadway Owned by HCDA, at the Intersection of Queen Street and Waimanu Street, Adjacent to Kolowalu Park and Identified by Tax Map Key No. 2-3-004-080.

IV. REPORT OF THE EXECUTIVE DIRECTOR

7. Monthly Report and Other Status Reports

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

V. ADJOURNMENT

** Lunch will be served as an integral part of this meeting.

In accordance with Section 92-3.7(c), Hawaii Revised Statutes, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the meeting will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If HCDA is able to reestablish audio communication only, the meeting will be reconvened and continue. To participate via audio communication, please refer to the "Participate Via Phone" information above.

If HCDA is unable to reconvene the meeting because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the meeting will be automatically terminated.

PUBLIC TESTIMONY

Oral Live Testimony

Pursuant to Section 92-3, Hawaii Revised Statutes and Article IV, Section 10 of HCDA's Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the meeting agenda items. The Board meeting agenda and meeting materials provided to the Board Members for this meeting are available for inspection on the HCDA website at:

<http://dbedt.hawaii.gov/hcda/events/agendas/>.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral live testimony may be provided via either of the following options:

- **In Person**

Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawaii 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.

- **Zoom:**

Oral live testimony may be provided remotely via the Zoom link provided above at the top of this Agenda Notice.

You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that specific agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your

microphone before speaking and mute your microphone after you finish speaking.

- **Phone:**

If you do not have a computer/internet access, you may provide oral live testimony via the Participate by Phone option and attend this meeting with audio-only access by calling the phone number listed in the “Participate Via Phone” option located at the top of this meeting agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of this agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by 9 on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then 6 on your phone’s keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then 6 again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted at least 24 hours prior the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>
- U.S. Postal Mail sent to:
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

The Authority may elect to convene in executive session pursuant to Sections §92-4 and §92-5 (a), Hawaii Revised Statutes, if any exceptions set forth therein apply.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Compliance Assurance and Community Outreach Officer, via phone at (808) 594-0300 or via email at: dbedt.hcda.contact@hawaii.gov at least two days prior to the meeting date. If a request is received after Monday, September 5, 2022, the request for auxiliary aid/service cannot be guaranteed.

Upon request, this Meeting Agenda containing the instructions for participating and viewing this meeting may be found online at <http://dbedt.hawaii.gov/hcda> and is also available in alternate formats.