

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
KAKAAKO BOARD MEETING**

Wednesday, March 1, 2023

9:00 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, 2<sup>nd</sup> Floor Board Room  
Honolulu, Hawaii 96813

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

1. Regular Meeting Minutes of February 1, 2023

**III. INFORMATION & DISCUSSION**

2. Presentation and Discussion Regarding the Respective Maintenance and Repair Obligations of the Hawaii Community Development Authority, as Lessee, and Komohale LP, as Lessor, Regarding that Certain Kauhale Kakaako Parking Garage located at 860 Halekauwila Street, Honolulu, Hawaii 96813, and Further Identified by Oahu Tax Map Key Numbers 2-1-050: parcels 013, 014, 015, 053, 063, 064, and 065, pursuant to that certain unrecorded Lease Agreement dated November 24, 1993, as amended.

*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.*

#### **IV. DECISION MAKING**

3. 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) 2-1-015:052 (portion), to Extend the Developer Feasibility Period by An Additional Six Months to Allow Stanford Carr KM II LLC to Prepare a Detailed Development Schedule and Milestones as a Condition to the Board Reviewing a Further Extension of the Developer Feasibility Period Beyond the Six Month Period.

*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. Findings and Recommendations by the Permitted Interaction Group Established Pursuant to Hawaii Revised Statutes §92-2.5(b)(1) at the HCDA Kakaako Board Meeting held on January 4, 2023, to Determine the Requirements and Qualifications for Designating a Non-Governmental Entity as a Buyback Agent for HCDA Reserved Housing Units that are Intended to be Sold during the Reserved Housing Unit's Regulated Term.

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

5. Monthly Report and Other Status Reports
  - a. Approved permit applications that did not require HRS § 206E-5.6, public hearings.

#### **VI. ADJOURNMENT**

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 2<sup>nd</sup> 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](mailto:****@****.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 72 hours prior to 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](mailto: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 Community Outreach Officer, via phone at (808) 594-0300 or via email at: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) at least two days prior to the meeting date. If a request is received after Monday, February 27, 2023, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

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 such as large print, Braille, or electronic copy.