

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

**Wednesday, March 1, 2023**

**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 March 1, 2023.

HCDA Chairperson, Chason Ishii, called the March 1, 2023, HCDA Kalaeloa Authority Regular meeting to order at 10:00 a.m.

Acknowledgement that the Meeting is Being Convened Virtually

Garet Sasaki, Administrative Services Officer 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.

With regard to the foregoing, Mr. Sasaki 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, 2<sup>nd</sup> 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 or verbal testimony. Mr. Sasaki 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 Ishii conducted the roll call. Those present and excused were as follows:

**Members Present:** Melissa Miranda-Johnson, DOT (Ex-Officio)  
Mary Alice Evans, DBEDT (Ex-Officio)  
Craig Hirai, Dept. of Planning and Permitting (Ex-Officio)  
Sterling Higa, Secretary  
Joe Kuhio Lewis  
Chason Ishii, Chairperson

**Members Excused:** Sabrina Nasir, B&F (Ex-Officio)  
David Rae  
Peter Apo, Vice Chairperson

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

**Staff Present:**

Garet Sasaki, HCDA Administrative Services Officer  
Francine Murray, Community Outreach Officer  
Tommilyn Soares, HCDA Secretary

A quorum was present.

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of January 4, 2023**

There were no comments or corrections from the board members. The meeting minutes were approved as presented.

**III. INFORMATION AND DISCUSSION**  
**Update by HCDA Staff Regarding the Final Environmental Assessment and Findings of No Significant Impact, accepted on February 14, 2023, for the Honokea Surf Village Project Located in the Kalaeloa Community Development District, at Tax Map Key: (1) 9-1-013-068 [no postal address].**

Mr. Ryan Tam, Director of Planning and Development, presented the staff report. The proposed Honokea Surf Village is an outdoor recreation facility focused on surfing with a 5.5 acre engineered surf lagoon. The parcel is owned by HCDA and since it's January 4, 2023 presentation to the HCDA board the applicant has updated the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI). Based on the findings and in accordance with Chapter 343, HRS and § 11-200.1, HAR, HCDA has determined that the proposed action will not have significant effects on the environment and that a further Environmental Impact Statement will not be required. Notice of the accepted FEA-FONSI was published on February 23, 2023 in *The Environmental Notice*.

The acceptance of the FEA-FONSI should not be construed as approval of the Project. The process to obtain a 65-year lease with HCDA is still required. Discussions to obtain terms of that lease are ongoing at this time. The Project will also need to obtain a Development Permit and Conditional Use Permit from HCDA that includes a public hearing and deliberation by the Board.

There were no questions or comments from the board members.

**Public Testimony**

Chair Ishii called for public testimony. There were no inquiries to provide verbal testimony, and no written testimonies were received.

**IV. REPORT OF THE EXECUTIVE DIRECTOR**  
**Monthly Report and Other Status Reports**  
**Approved permit applications that did not require HRS 206E-5.6 public hearings.**

Mr. Garet Sasaki, Administrative Services Officer referred to the written report of the Executive Director.

There were no questions or comments from the board members.

**Public Testimony**

Chair Ishii called for public testimony. There were no inquiries to provide verbal testimony, and no written testimonies were received.

**V. ADJOURNMENT**

Chair Ishii thanked those who joined today's meeting on Zoom or HCDA's YouTube and adjourned the meeting at 10:07 a.m.

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Sterling Higa, Secretary

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Date Approved by the Board