

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKAAKO MEETING**

Wednesday, May 3, 2023

MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawai‘i Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawai‘i, met virtually (utilizing the state-supported Zoom Meeting platform) for a Regular meeting on May 3, 2023.

Chairperson Chason Ishii called the May 3, 2023, HCDA Kakaako Authority Regular meeting to order at 9:00 a.m.

Acknowledgement that the Meeting is Being Convened Virtually

Executive Director Craig Nakamoto reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawai‘i Revised Statutes (“HRS”), to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

About the foregoing, Mr. Nakamoto reiterated wording contained in the Meeting Agenda, noting that the 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, Hawai‘i 96813. He noted that the meeting would be live streamed on the HCDA’s YouTube Channel contained in the Meeting Agenda, and that the HCDA also welcomed public comment and public participation via submission of written and/or oral testimony. Mr. Nakamoto stated that individuals, if any, from the public who had requested to provide testimony were on standby and would be permitted to speak during the public testimony session of the specific agenda item.

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

Members Present:

Chason Ishii, Chairperson
Peter Apo, Vice Chairperson
Sterling Higa, Secretary
Sabrina Nasir, B&F (Ex Officio)
Craig Hirai, DPP (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Kevin Sakoda

Members Absent:

Melissa Miranda-Johnson, DOT (Ex Officio)
Kakaako Member (Vacant)

A quorum was present.

Legal Counsel: Kelly Suzuka, Deputy Attorney General

Staff Present: Craig Nakamoto, HCDA Executive Director
Garet Sasaki, HCDA Administrative Services Officer
Francine Murray, HCDA Community Outreach Officer
Ryan Tam, HCDA Director of Planning and Development
Lindsey Doi Leaverton, HCDA Asset Manager
Kapilialoha Kidder, HCDA Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of April 5, 2023

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

III. INFORMATION AND DISCUSSION
Brandy Bennett v. Hawai'i Community Development Authority, et al;
Civil No. 1CCV-21-0000521, Litigation Status Update.

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

Chair Ishii introduced Deputy Attorney General Justine Hura from the Department of the Attorney General's Tort Litigation division and stated that she would provide an update to the Board in executive session.

Member Higa motioned for the Board to enter an Executive Session. Member Apo seconded.

There was no discussion on the motion. Chair Ishii called for a voice vote; all members affirmed. Chair Ishii requested the following people to join the Executive Session: Deputy Attorney Generals Justine Hura and Kelly Suzuka, HCDA Executive Director Craig Nakamoto, HCDA Asset Manager Lindsey Doi Leaverton, and HCDA Staff Francine Murray and Kapilialoha Kidder.

Pursuant to Section 92-5(a)(4), Hawai‘i Revised Statutes, the Authority convened in Executive Session at 9:05 a.m.

The Authority met in Executive Session until 9:23 a.m.

Chair Ishii reconvened the public meeting at 9:23 a.m.

Public Testimony

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

IV. DECISION MAKING

Consider Authorizing the Executive Director to Amend the Existing Right of Entry Agreement with Reuse Hawaii, Executed on June 1, 2020, for the Use of a Portion of “Forrest Private Driveway” Located on Oahu Tax Map Key (1) 2-1-015: 052 in Kakaako Makai for the Purposes of Equipment Storage (ROE 7-20), to Extend the Term for an Additional Two Years Until May 31, 2025 and Increase the Rent.

Ms. Lindsey Doi Leaverton, Asset Manager, summarized the staff report for this item, including an explanation of the location of the private driveway and Reuse Hawaii’s uses of it. Ms. Leaverton introduced Mr. Quinn Vittum, Executive Director of Reuse Hawaii, who was present at the meeting.

Member Sakoda asked if the Right of Entry is just for the driveway and does not include the lot that Reuse Hawaii is on. Ms. Leaverton confirmed and stated the Reuse Hawaii warehouse is located on a separate parcel owned by the Office of Hawaiian Affairs. Executive Director Nakamoto noted that, other than Reuse Hawaii, there most likely would not be any other uses for HCDA’s small portion of Forrest Private Driveway; so this ROE is beneficial to both parties.

Member Sakoda asked Mr. Vittum to explain the financial model for Reuse Hawaii; he noted he used Reuse Hawaii in the past and remembers getting a big tax credit for the project he was doing, and asked if that is still the case and whether that source of tax credits still exists.

Mr. Vittum explained that Reuse Hawaii is a 501(c)(3) non-profit organization, so when people donate to them, the materials are tax deductible donations. Mr. Vittum stated they have a deconstruction program, where they work in the field as a licensed and insured demolition contractor, but instead of throwing away the materials, they can preserve them for reuse; so they do lots of residential and building deconstruction work. Mr. Vittum continued by stating it is an incredible incentive for people because they get

a tax-deductible donation receipt at the end of the project. Mr. Vittum stated that on the reuse side, they serve do-it-yourself homeowners, rental property managers, film set designers, and artists, among others.

There were no further questions or comments from the Board members.

Public Testimony

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

MOTION:

Chair Ishii asked for a motion for the Authority to Authorize the Executive Director to Amend the Existing Right of Entry Agreement with Reuse Hawaii, Executed on June 1, 2020, for the Use of a Portion of “Forrest Private Driveway” Located on Oahu Tax Map Key (1) 2-1-015: 052 in Kakaako Makai for the Purposes of Equipment Storage (ROE 7-20), to Extend the Term for an Additional Two Years Until May 31, 2025 and Increase the Rent.

Member Sakoda motioned. Member Higa seconded.

Chair Ishii asked if there was any discussion on the motion. There was no discussion from Board members.

Ms. Lindsey Doi Leaverton conducted the roll call vote.

Motion passed with 7 ayes, 1 excused, and 1 vacant.

V. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

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

Executive Director Nakamoto highlighted information from Exhibit B in the report, which shows the metrics from January to March 2023 for the Honuakaha Senior Rental Housing Project.

There were no comments or questions from the Board members.

Public Testimony

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

VI. ADJOURNMENT

Chair Ishii thanked those who joined the meeting on Zoom and then adjourned the meeting at 9:36 a.m.

Sterling Higa, Secretary

Date Board Approved