

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
KALAELOA 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.

HCDA Chairperson, Chason Ishii, called the May 3, 2023, HCDA Kalaeloa Authority Regular meeting to order at 10:34 a.m.

Acknowledgement that the Meeting is Being Convened Virtually

Craig Nakamoto, Executive Director, 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.

With regard to the foregoing, Mr. Nakamoto 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, Hawai‘i 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 oral testimony. Mr. Nakamoto 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:**

Chason Ishii, Chairperson  
Peter Apo, Vice-Chairperson  
Sterling Higa, Secretary  
Mary Alice Evans, DBEDT (Ex-Officio)  
Craig Hirai, Dept. of Planning and Permitting (Ex-Officio)  
Sabrina Nasir, B&F (Ex-Officio)

**Members Excused:**

Melissa Miranda-Johnson, DOT (Ex-Officio)  
David Rae

A quorum was present.

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

**Staff Present:** Craig Nakamoto, 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, Asset Manager  
Francine Murray, Community Outreach Officer  
Kapilialoha Kidder, HCDA Secretary

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

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

**III. INFORMATION AND DISCUSSION**

**A. Kalaeloa Airport Master Plan: Presentation by Herman Tuiolosega, Planner, of the State of Hawai‘i Department of Transportation’s Existing Master Plan for the Kalaeloa Airport, including current and future projects and developments, and Proposed Amendment to the Same, located at Tax Map Key: (1) 9-1-013-032 [300 Midway Street, Kapolei, HI 96707]**

Mr. Ryan Tam, Director of Planning and Development, presented the staff report included in the Board packet. He was joined by HCDA Senior Planner, Janice Biletznikoff. Mr. Tam then introduced Mr. Tuiolosega who provided a slide presentation, discussing some of the projects at Kalaeloa Airport.

Chair Ishii asked for questions or comments from the Board members. Vice Chair Apo asked what the long-term plan is for the airport’s users, and how does it fit into the growth of the area with respect to the airport’s relationship to all the surrounding community; how it fits in to visualizing the future.

Mr. Tuiolosega replied that this will be studied through community input during the update of the master plan. Future development will be impacted by the presence of the airport. The Federal Aviation Administration (FAA) requires the airport to have a land-use compatibility program as a requirement of its grant program. Developers are informed about the impacts from the airport noise, emissions, and building heights. There are noise mitigation requirements associated with various noise contour boundaries. Developers need to attenuate to 45 decibels (dBA) within the airport zone, for example. This is difficult in Hawai‘i because buildings don’t have thick walls; so there is a lower standard for noise here. The federal requirement is 60 decibels, but the state requires 55 decibels from developers. With respect to the impact of light aircraft operations on development proposals like those for the campgrounds -- 60 decibels is still loud.

Vice Chair Apo further asked if the Navy still has any jurisdiction over the airport.

Mr. Tuiolosega answered that the Navy does not. The airport is State owned. The control towers, however, are under the jurisdiction of the FAA and are operated by the Hawaii Air National Guard.

Vice Chair Apo explained the reason for his question, stating that when Kapolei was developed, it was modeled after Irvine, California. Three things that they needed to develop the community were a deep draft harbor, a college, and an airport. Planners made Kapolei move in that direction and built a deep-draft harbor and the college. The Irvine model took the airport into consideration, and how everything fits together.

Mr. Tuiolosega responded that plans change between administrations. There were some initiatives to relocate general aviation to Kalaeloa, to relieve congestion at the Honolulu International Airport. The challenge to that initiative is that the Kalaeloa Airport is located too far from some parts of the island, like Hawaii Kai.

Vice Chair Apo then asked if we are paying enough attention to the application of an airport in a geocultural business area -- how much does it really work? Are we focusing too much on the Airport as a solution to congestion, rather than as a strategic economic development benefit to the community?

Mr. Tuiolosega stated that one of the challenges is enticing companies to move out to Kalaeloa, because of the distance from Honolulu. The State has always wanted a reliever airport on Oahu; its runways are a key asset. He related a recent example of a runway being closed at the Honolulu International Airport, due to construction and an incident with the military. If the parallel runway had not been available, they would have needed to divert arriving flights to Kalaeloa.

There were no other questions or comments from the Board.

### **Public Testimony**

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

### **B. A Proposed Transaction Involving:**

- a. Amendment of That Certain Memorandum of Understanding by and among the City and County of Honolulu, the State of Hawai‘i Department of Transportation (“DOT”), and the Hawai‘i Community Development Authority (“HCDA”), Regarding Certain Kalaeloa Roads Effective as of July 25, 2016 (“MOU”);**

**b. Possible Conveyance by the DOT to the HCDA of a Remnant Portion of West Perimeter Road [No Postal Address] and a Remnant Portion of Franklin Delano Roosevelt Avenue [No Postal Address] Located in the Kalaeloa Community Development District (the “Remnant Road Parcels”), Pursuant to the MOU, as amended; and Possible Disposition of the Remnant Road Parcels from HCDA to Hunt Development Corporation.**

Executive Director Nakamoto presented the staff report included in the Board packet, clarifying that this is provided for information only; this proposed transaction will require additional action by the Board. However, because it is a longstanding matter, it needs to be resolved.

Chair Ishii asked for questions or comments from the Board members.

Member Higa commented regarding the importance of documenting lessons learned and best practices for the conveyance of infrastructure. If HCDA intends to reposition itself as the premier infrastructure development agency, this type of process might need to be replicated in the future. He suggested that the Board be kept apprised of the lessons learned, and an attempt be made to design a reliable, speedy process. Recording the process institutionally could be important and beneficial when staff changes occur. He ended by thanking Executive Director Nakamoto for the work he is doing toward this effort.

Executive Director Nakamoto acknowledged and agreed with Member Higa’s comments and suggestion.

There were no additional 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.

**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.**

Executive Director Craig Nakamoto noted the item under “Honokea Surf Village: Environmental Assessment and Finding of No Significant Impact”. He said that the HCDA has been served with a Complaint by plaintiffs challenging the final Environmental Assessment. He added that HCDA will be reviewing the Complaint with its Deputy Attorney General and seeking legal representation. At the June meeting, he will report back to the Board regarding the next steps to be taken.

There were no questions or comments from Board members.

**Public Testimony**

Chair Ishii called for public testimony. There were no inquiries to provide oral 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 11:11 a.m.



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Sterling Higa, Secretary

June 7, 2023

Date Approved by the Board