

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

Wednesday, June 7, 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 June 7, 2023.

HCDA Chairperson, Chason Ishii, called the June 7, 2023, HCDA Kalaeloa Authority Regular meeting to order at 12:30 p.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, 2nd 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
Melissa Miranda-Johnson, B&F (Ex-Officio)
Mary Alice Evans, DBEDT (Ex-Officio)
Craig Hirai, Dept. of Planning and Permitting (Ex-Officio)
David Rae

Members Excused:

Sabrina Nasir, B&F (Ex Officio)

A quorum was present.

Legal Counsel: Delanie Prescott-Tate, John Cole, and Andrew Kim,
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
Tommilyn Soares, HCDA Executive Secretary
Janice Biletnikoff, HCDA Planner

II. APPROVAL OF MINUTES
Regular Meeting Minutes of May 3, 2023

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

III. INFORMATION AND DISCUSSION
Presentation by Torti Gallas + Partners on the Update to the Kalaeloa Community Development District Rules.

HCDA Planner, Janice Biletnikoff noted that the staff report for this item is contained in the board packet. The proposed rule changes can be categorized into three areas:

- Rules clarification;
- Permit simplification; and
- Improved planning.

Ms. Biletnikoff also highlighted the next steps for the Authority which would be to host a virtual community meeting, gather additional public comments and provide a revised draft to the Authority prior to conducting the Rule Amendment process. Ms. Biletnikoff introduced Mr. Neal Payton of Torti Gallas + Partners, HCDA's consultant.

Chair Ishii asked board members if there were any questions on the staff report that was presented.

There were no comments or questions.

Mr. Neal Payton, Torti Gallas + Partners (HCDA's consultant) provided an in-depth presentation of the updates to the Administrative Draft Rules.

Member Higa thanked HCDA staff and team for the work that has been done and agreed to the elimination of parking minimum.

Vice Chair Apo asked, regarding the placemaking “sense of place”, is there an established ratio or expectation on single family residential versus apartment? A single family creates a whole different kind of feeling to a community/neighborhood and demands different kinds of amenities.

Ms. Biletnikoff noted that in the public scoping process, that element of placemaking was not an area the public identified. She added that it is an important element in placemaking because density matters.

Mr. Payton noted there is a two-fold aspect. The first is that the rules are partially focused on building types. A single-family type has a set of rules, and a multi-family type has another set of rules; such things as yards and open space are a part of those rules and so therefore it is a lot-by-lot aspect. The second aspect is where the public spaces comes together and the Master Plan itself designates places for larger public gathering spaces. Moreover, the Saratoga overlay zone is premised on the idea that Saratoga is a kind of place in itself; not nearly a street but it’s actually a place that cars are on. He added that we are looking at it as a Master Plan level, as well as a Rules level. There is a third aspect that is not easily covered by rules and where HCDA comes into play, because ultimately HCDA is the steward as the landowner.

Member Hirai asked if there are any discussions or plans to convey streets to the city.

Ms. Biletnikoff stated that it is HCDA’s plan to dedicate improved streets to the city. HCDA is working with the City Department of Transportation Services as well as Department of Planning and Permitting help fulfill Community’s vision pursuant to the City’s Complete Streets layout.

Mr. Ryan Tam, HCDA Director of Planning, added staff will be including draft language to encompass the City’s rules as they get amended.

** Chair Ishii announced that Member Evans left the meeting at 1:00 p.m.

There were no other questions or comments from the Board.

Public Testimony

Chair Ishii called for public testimony. There were no written testimonies received.

Mr. Moleka Hicks, Board Member of Nā Kia‘i O Wai Hā and also a Hawaii National of Kō Hawaii Pae‘Āina - asked if someone could confirm and elaborate on the mention that within the Kalaeloa area, none fit the category of a natural zone?

Mr. Payton explained that natural zones are zones that have never been disturbed or are in a position to be remade back into what they would have been naturally. The mention was regarding the Naval Air Station; therefore, we don’t believe there are truly any natural zones here. He added that the T2 is still a low development area.

Ms. Tara Rojas, resident, asked the board to think about who the landowners and stewards really are. She referred to the water crisis at Red Hill and asked if these water issues were being considered as these draft rules are being developed.

Chair Ishii thanked Ms. Rojas for her comments.

Mr. Nakamoto explained that staff is anticipating finalizing the draft rules and adopting these rules around November 2023.

There were no further comments or questions.

Na Kia'i O Wai Ha, and Morris Hicks, Tara Rojas, Melinda Sonoda-Pale Summer-Lee Kau'ionalani Yadao, vs. Hawaii Community Development Authority, Honokea Kalaeloa, et al., Civil No. 1CCV-23-0000517, Litigation Status Update.

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, immunity, and liabilities.

Chair Ishii noted that Deputy Attorney General's Delanie Prescott-Tate and Andrew Kim will provide an update in Executive Session.

Member Higa motioned to enter into executive session. Member Rae seconded. All members affirmed via a voice vote.

Chair Ishii asked that the following individuals join the board in its executive session, Craig Nakamoto, Executive Director, Lindsey Doi Leaverton, Asset Manager, Ms. Delanie Prescott-Tate, Deputy Attorney General, Mr. Andrew Kim, Deputy Attorney General, HCDA staff Francine Murray and Tommilyn Soares. Also, included in the executive session are Mr. Ryan Tam and Janice Biletnikoff, HCDA Planning and Development.

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Pursuant to Section 92-5(a)(4), Hawai'i Revised Statutes, the Authority convened in Executive Session at 1:18 p.m.

The Authority met in Executive Session until 1:26 p.m.
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All board members exited the executive session, Chair Ishii reconvened the meeting at 1:26 p.m.

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

Public Testimony

Chair Ishii called for public testimony.

Ms. Rojas stressed you can have many master plans however water is essential and urged necessary infrastructure upgrades to avoid additional water crises. Without water there is no life. Water is life and asked members to keep that in mind as the Honokea Wave Pool is being planned.

Mr. Moleka Hicks, referred to HCDA's 2014 Environmental Assessment at the Kalaeloa Heritage Park and asked why development of a surf park and wave pool that will include a 7-million-gallon water tank is being allowed within the vicinity of sacred historical sites as noted in the 2014 Environmental Assessment. He asked why water resources, iwi kupuna and historic sites are not being protected in the area. He also asked why HCDA gave the green light for this project and added that he also understands the Honokea surf village will partner with the Kalaeloa Heritage Park to include a 500-stall parking lot. He questions the integrity of Mr. Shad Kane and Kalaeloa Heritage Park as this development goes against what KHLF is striving to protect and preserve.

Ms. Kiera Rodriguez urged the protection of the Ewa land for future generations.

There were no further public testimony and no further comments or questions by board members.

IV. DECISION MAKING

Request to Approve the Kalaeloa Community Development District Operating Budget for the Fiscal Year 2023-2024 in the Amount not to Exceed \$375,000.00 and Authorize the Issuance Land User Assessment in the Amount not to Exceed \$375,000.00 Pursuant to Hawai'i Revised Statutes 206E-196.

Mr. Garet Sasaki, Administrative Services Officer referred to the staff report under tab 4 of the board packet and noted that the KCDD was established in 2002 and included a provision to assess landowners. He highlighted the operating budget and the allocation from each landowner for the board's attention.

Vice Chair Apo asked as the state allocates more districts and jurisdictions to HCDA, like the Pulehenui district as HCDA is maxed out in its budget, how will these additional districts be funded? He noted that it is imperative that proper resources are necessary in order to carry out its responsibilities regarding land use development.

Mr. Nakamoto noted the question and stated like Pulehunui there is some funding to build infrastructure, in terms of an operating budget there have been no discussions. The plan right now, is for HCDA to develop infrastructure to support state lands in districts like Pulehunui, then dedicate those improvements to the County - once completed he does not envision the district being an going HCDA Community Development District.

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

Public Testimony

Chair Ishii called for public testimony.

Ms. Sharon Gi, asked why the DOT is not being assessed as a landowner.

Mr. Nakamoto noted that according to DOT Airports, they are not permitted to pay these types of state land assessments.

There was no further public testimony.

MOTION:

Is there a Motion for the Authority to Approve the Kalaeloa Community Development District Operating Budget for the Fiscal Year 2023-2024 in the Amount not to Exceed \$375,000.00 and Authorize the Issuance Land User Assessment in the Amount not to Exceed \$375,000.00 Pursuant to Hawai'i Revised Statutes 206E-196.

Motion was made by Member Apo. Member Rae seconded the motion.

Mr. Garet Sasaki conducted the roll call vote. Motion passed with 6 ayes, and 2 excused.

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.

ED Nakamoto referred to the Executive Director's report provided in the board packet and noted that he is available for any questions board members may have.

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.

VI. ADJOURNMENT

Chair Ishii thanked those who joined today's meeting on Zoom or HCDA's YouTube and adjourned the meeting at 1:50 p.m.

Peter Apo, Secretary

Date Approved by the Board