

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKA‘AKO MEETING**

**Wednesday, September 6, 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 September 6, 2023.

Chairperson Chason Ishii called the September 6, 2023, HCDA Kakaako Authority Regular meeting to order at 11:21 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. 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
Sterling Higa
Melissa Miranda-Johnson, DOT (Ex Officio)
Dane Wicker, DBEDT (Ex Officio)
Craig Hirai, DPP (Ex Officio)
Kevin Sakoda

Members Excused Peter Apo

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
Tommilyn Soares, HCDA Executive Secretary

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

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

III. DECISION MAKING
Consider Authorizing the Executive Director to Schedule Hearings Pursuant to Chapter 91, Hawaii Revised Statutes (HRS), and Chapter 201M, HRS, Regarding Proposed Amendments to the Makai Plan and Rules, Chapter 15-23, Hawaii Administrative Rules, for the Makai Area of the Kaka‘ako Community Development District, to Reflect the Section 206E-31.5, HRS Ban on Residential Development, Incorporate the Kaka‘ako Makai Conceptual Plan, and Streamline Permitting.

Mr. Ryan Tam, Director of Planning and Development, presented the staff report included in the Kaka‘ako Board Meeting packet. Tam highlighted that the objectives of these amendments were to align the Mauka Rules with the Makai Rules to create a clearer, more flexible set of rules; to incorporate concepts from the Makai Conceptual Plan; simplify the permitting process; and to improve planning by removing any outdated references and bringing the process in line with current laws. Tam presented various maps of the area to explain the different zoning boundaries, allowable floor area ratios and building height limits (which remain untouched for this update), sea level rise areas, historical background and usage of land , and the various owners of land with in the Kaka‘ako Makai area.

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.

MOTION:

Chair Ishii asked for a motion for the Authority to Authorize the Executive Director to Schedule Hearings Pursuant to Chapter 91, Hawaii Revised Statutes (HRS), and Chapter 201M, HRS, Regarding Proposed Amendments to the Makai Plan and Rules, Chapter 15-

23, Hawaii Administrative Rules, for the Makai Area of the Kaka‘ako Community Development District, to Reflect the Section 206E-31.5, HRS Ban on Residential Development, Incorporate the Kaka‘ako Makai Conceptual Plan, and Streamline Permitting.

Member Higa motioned. Member Sakoda seconded.

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

Director of Planning and Development, Mr. Ryan Tam, conducted the roll call vote. Motion passed with 5 yes votes, and 3 excused.

Consider Authorizing the Executive Director to Schedule Hearings Pursuant to Chapter 91, Hawai‘i Revised Statutes (HRS), and Chapter 201M, HRS, Regarding Proposed Amendments to the Mauka Area Rules, Chapter 15-217, Hawaii Administrative Rules, for the Mauka Area of the Kaka‘ako Community Development District, to Conform the Mauka Area Rules to the TOD Overlay Plan and Make Other Amendments.

At 11:43am, Member Wicker entered the Meeting.

Mr. Ryan Tam, Director of Planning and Development, presented the staff report provided in the Kaka‘ako Board Meeting packet. Tam highlighted that the objectives of these amendments are to reflect the needs of the community, reduce the “government red tape,” promote a livable, walkable community, increase the amount of reserved housing units, and establish incentive zoning to promote the development of community benefits. Tam further explained the methods in which HCDA plans to meet these objectives – clarifying various rules, definitions, and processes; simplifying the permitting process; and improve planning in order to welcome various amenities and benefits to the community. Tam echoed the community responses received, such as aiming for larger projects to provide public benefits, as well as maximizing the floor area ratio (FAR) to allow the opportunity to provide more reserved housing units. Tam proposed various benefit incentives with their respective FAR bonus amounts, including examples of suggested public facilities (i.e., swimming pool, dog park, hālau, etc.).

Member Higa expressed his gratitude towards Ryan and his team for their work on this project, specifically mentioning that the incentive zoning will help to ensure that Kaka‘ako Mauka will be further developed with affordable housing and workforce housing.

Tam acknowledged Higa's gratitude and gave credit to Mark Hakoda, Director of Capital Improvements, and previous Director Carson Schultz along with his staff, who have been working on this project for years prior to this current stage.

Executive Director Nakamoto disclosed that, while we are in the process of seeking approval to go to public hearing as well as a review by the Small Business Regulatory Review Board, these documents still need to be sent out to the Deputy Attorney General for review.

Executive Director Nakamoto and Chair Ishii agreed that despite these pending actions, this is still a good step in the right direction.

There were no further comments or questions by 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 Schedule Hearings Pursuant to Chapter 91, Hawai'i Revised Statutes (HRS), and Chapter 201M, HRS, Regarding Proposed Amendments to the Mauka Area Rules, Chapter 15-217, Hawaii Administrative Rules, for the Mauka Area of the Kaka'ako Community Development District, to Conform the Mauka Area Rules to the TOD Overlay Plan and Make Other Amendments.

Member Higa motioned. Member Miranda-Johnson seconded.

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

Director of Planning and Development, Mr. Ryan Tam, conducted the roll call vote. Motion passed with 6 yes votes, and 2 excused.

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.

At 11:54am, Member Hirai exited the meeting.

Executive Director Nakamoto referred to the report provided in the board packet and summarized the following items:

1. The solicitation for the Kolowalu Park (dog park) project was issued and are waiting to close at procurement. Limtiaco Consulting Group will perform construction management services for the Kolowalu Park (dog park) project.
2. The Kolowalu Crosswalk project the construction bid for the permanent crosswalk to replace the temporary crosswalks was awarded to Haron Construction, which is anticipated to start in September 2023 (more details to come as procurement closes). Limtiaco Consulting Group will perform construction management services for the Kolowalu Crosswalk project.
3. Financial metrics for Honuakaha Senior Rental Housing. As of the report date, there were 16 vacant units in the facility. This large figure is not acceptable. One of the contributing factors is the resignation of the resident manager and the senior rental administrative assistant at the end of July 2023. Locations Hawaii is in the process of filling these positions, and while someone is tentatively assisting in these vacant roles, that person is also primarily responsible for other projects and day-to-day building maintenance and repairs. The Aged Receivables figures is fairly high due to significant damage in a few senior units, and we will have to review later to determine if this amount is still collectible or if it needs to be written off.

There were no further 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.

V. ADJOURNMENT

Chair Ishii thanked those who joined the meeting on Zoom and then adjourned the meeting at 11:57 a.m.

Peter Apo, Secretary

Date Board Approved