

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BOARD MEETING**

Wednesday, October 4, 2023

11:00 a.m.

AGENDA

In accordance with Section 92-3.7, Hawai‘i Revised Statutes, the Hawai‘i Community Development Authority (“HCDA”) Kalaeloa Board Meeting will be convened remotely via Zoom. The public is welcome to register to participate and view the Board Meeting as follows:

Register to Participate Remotely Via Zoom

Please use the following link to register:

https://us06web.zoom.us/webinar/register/WN_sPuG9oUyT0qFsE9yKFvOkw

To participate remotely, please use the following link:

<https://us06web.zoom.us/s/84283285373>

Participant Via Phone

Dial: (669) 900-6833

Meeting ID #: 842 8328 5373

View the Remote Board Meeting at the Following Physical Meeting Site:

Hawai‘i Community Development Authority

American Brewery Building

547 Queen Street, 2nd Floor Board Room

Honolulu, Hawai‘i 96813

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of August 2, 2023

III. DECISION MAKING

2. Consider Authorizing the Executive Director to Execute a Ground Lease between the Hawaii Community Development Authority and the Kalaeloa Heritage and Legacy Foundation (KHLF) for the Kalaeloa Heritage Park, Located on Parcel No. 13073-D at 91-1940 Coral Sea Road, Kapolei, Hawaii, Tax Map Key No. (1) 9-1-013:069, for a Period of Five Years.
3. Consider Approving, Pursuant to the Findings of Fact, Conclusions of Law, and Decision and Order dated February 2, 2022 for Application No. KAL 21-005, Gentry Homes’s (“Gentry”) Reserved Housing Program, Including Reserved Housing Unit Pricing, and Gentry’s Analysis and Assumptions Used in Determining Common Area Maintenance Fees and Reserves, for Increment 1 of

Ka‘ulu by Gentry, Located on Parcel TMKs (1) 9-1-013:197, 198, and 199 in the HCDA’s Kalaeloa community development district [no postal address].

IV. REPORT OF THE EXECUTIVE DIRECTOR

4. Monthly Report and Other Status Reports
 - a. Approved permit applications that did not require HRS § 206E-5.6, public hearings.

V. ADJOURNMENT

In accordance with Section 92-3.7(c), Hawaii Revised Statutes, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the meeting will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If HCDA is able to reestablish audio communication only, the meeting will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above.

If HCDA is unable to reconvene the meeting because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the meeting will be automatically terminated.

PUBLIC TESTIMONY

Oral Live Testimony

Pursuant to Section 92-3, Hawaii Revised Statutes and Article IV, Section 10 of HCDA’s Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the meeting agenda items. The Board meeting agenda and meeting materials provided to the Board Members for this meeting are available for inspection on the HCDA website at:

<http://dbedt.hawaii.gov/hcda/events/agendas/>.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral live testimony may be provided via either of the following options:

- **In Person**

Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawaii 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.
- **Zoom:**

Oral live testimony may be provided remotely, please register via the Zoom link provided above at the top of this Agenda Notice. Please use your full name and affiliation when logging into the Zoom meeting.

You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Your microphone will automatically be muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that specific agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the

Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

- **Phone:**

If you do not have a computer/internet access, you may provide oral live testimony via the Participate by Phone option and attend this meeting with audio-only access by calling the phone number listed in the “Participate Via Phone” option located at the top of this meeting agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of this agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting as no panelist numbers will be issued.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by **9** on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then **6** on your phone’s keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then **6** again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted at least 72 hours prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>
- U.S. Postal Mail sent to:
Hawai‘i Community Development Authority
547 Queen Street
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

The Authority may elect to convene in executive session pursuant to §§ 92-4 and 92-5(a), Hawai‘i Revised Statutes, if any exceptions set forth therein apply.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or via email at: dbedt.hcda.contact@hawaii.gov as soon as possible.