

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

Wednesday, May 1, 2024

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 (“State”) met in-person at the HCDA’s physical meeting site, American Brewery Building, 547 Queen Street, 2nd floor Board room and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on May 1, 2024.

HCDA Chairperson, Chason Ishii, called the May 1, 2024, HCDA Kalaeloa Authority Regular meeting to order at 10:51 a.m.

Acknowledgment 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.

About 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 also noted 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. Mr. Nakamoto also noted the time limits for public testimony.

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

Members Present: Chason Ishii, Chairperson
Sterling Higa, Vice-Chairperson
Peter Apo, Secretary
Melissa Miranda-Johnson, DOT (Ex-Officio)
Mark Anderson, B&F (Ex Officio)
Tim Streitz, City & County of HNL DPP (Ex-Officio)
Mary Alice Evans, DBEDT (Ex-Officio)

Members Excused: David Rae
Kalaeloa Member (Vacant)

A quorum was present.

Legal Counsel: Kelly Suzuka, Deputy Attorney General
Kevin Tongg, Deputy Attorney General

Staff Present: Craig Nakamoto, HCDA Executive Director
Garet Sasaki, HCDA Chief Financial Officer
Francine Murray, HCDA Community Outreach Officer
Tommilyn Soares, HCDA Executive Secretary
Armaine Tomacder, HCDA Secretary

II. APPROVAL OF MINUTES

Regular Meeting Minutes of March 6, 2024

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

III. DECISION MAKING

Request to Approve the Kalaeloa Community Development District Operating Budget for the Fiscal Year 2024-2025 in the Amount Not to Exceed \$375,000 and Authorize the Issuance of Land User Assessments in the Amount not to Exceed \$375,000 Pursuant to Hawai'i Revised Statutes, Section 206E-196.

CFO Garet Sasaki referred to the staff report provided in the board packet. Subject to confirmation of Hunt's conveyance of property to Gentry in September 2023, as well as land users' reallocation of acreage to various subsidiaries, the proportionate share of assessments may be modified.

Member Evans asked for clarification on the maintenance and repairs budget, and if there have been any concerns about public agencies paying their assessment.

CFO Sasaki explained that the maintenance and repairs budget covers the landscaping of certain medians in the Kalaeloa district, as well as the repairs and maintenance of the American Brewery Building. He explained that the calculation for the proportion of land for each user excludes roadways and the 3,000 acres utilized by the DOT – Airports Division. As explained by Executive Director Nakamoto, there are federal rules that prevent DOT-Airports from paying land user assessments.

There were no further questions or comments from the Board.

Public Testimony

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

MOTION:

Chair Ishii asked for a motion to approve the Kalaeloa Community Development District Operating Budget for the fiscal year 2024-2025 in the amount not to exceed \$375,000 and authorize the issuance of Land User Assessments in the amount not to exceed \$375,000 Pursuant to Hawai'i Revised Statutes, Section 206E-196.

A motion was made by Secretary Apo and seconded by Vice Chair Higa.

Executive Director Nakamoto reiterated that changes may be made, subject to confirmation of Hunt's conveyance of properties.

Mr. Garet Sasaki conducted the roll call vote. Motion passed with 7 ayes, 1 excused, and 1 vacant position.

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.

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 the Board.

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 and adjourned the meeting at 11:02 a.m.

Peter Apo, Secretary

Date Approved by the Board