

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
AT-LARGE BOARD MEETING**

**Wednesday, August 7, 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 August 7, 2024.

Chairperson Sterling Higa called the August 7, 2024, HCDA At-Large Authority Regular meeting to order at 10:45 a.m. He introduced Ms. Debbie Cabebe, new resident representative on the Pulehunui Board .

Acknowledgment 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, to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

Regarding 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. HCDA welcomes public comment and public participation via submission of written or oral testimony. 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. 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: Sterling Higa, Chairperson
Chason Ishii, Vice Chairperson
Peter Apo, Secretary
Melissa Miranda-Johnson, DOT (Ex-Officio)
Mark Anderson, B&F (Ex-Officio)
Mary Alice Evans, DBEDT (Ex-Officio)
Tim Streitz, City & County of HNL DPP (Ex-Officio)
Kate Blystone, Maui County Planning Department (Ex-Officio)
Russell Tsuji, DLNR (Ex-Officio)
Michael China
Kevin Sakoda
Miki‘ala Lidstone

Jo-Ann Leong
Debbie Cabebe
Glenn Yamasaki

Members Excused: David Rae
Kaiwipunihei Lipe

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
Ryan Tam, HCDA Director of Planning & Development
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of July 3, 2024

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

III. FOR INFORMATION AND DISCUSSION
Update by HCDA Staff on the 2024 Legislative Session, and Budget for Fiscal Year 2024 to 2025.

Member Evans joined the meeting at 10:49 a.m., and Member Lidstone joined the meeting at 10:50 a.m.

Mr. Sasaki provided a brief overview the operating budget updates resulting from the 2024 Legislative Session, which included (1) the creation of and funding for two full-time positions and (2) supportive housing.

Mr. Nakamoto added that HCDA was awarded funding for the following capital improvement projects: a community facility in Mother Waldron Park, roof repairs at the historic Kaka‘ako Pumping Station, development of an access road to He‘eia Stream, and electrical upgrades on Saratoga Avenue.

Vice Chair Ishii asked for a financial status update on the property management of Honuakaha in Kaka‘ako.

Mr. Nakamoto answered that Mark Development (“MDI”) was retained in November 2023 as the management company for the Association of Apartment Owners Honuakaha and Honuakaha Senior Rental Housing Project. Though there are still unit vacancies to be filled in the Honuakaha Senior Rental Housing Project, Mr. Sasaki added that HCDA does not

anticipate needing to supplement funding to cover operations. The completion of property-wide repairs may result in an increase of AOA maintenance fees.

Member Leong requested a projections report at the next meeting.

Mr. Nakamoto and Mr. Sasaki answered that a dashboard could be provided in October.

Member Leong accepted October as the month for the presentation, which will be included in the Kaka‘ako agenda.

Secretary Apo commented that, while HCDA has been able to achieve goals and projects with the funding allotted in the past, he is concerned that HCDA may be given additional tasks in the future without enough legislative funding to support those functions.

There were no further questions or comments by the Board.

Public Testimony

Chair Higa 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

a. Monthly Financial Highlights for June 2024

Mr. Nakamoto referred to the report provided in the board packet, and stated that Mr. Gareth Sasaki, HCDA Chief Financial Officer, is available for questions.

Vice Chair Ishii asked when the Pulehunui Board will begin to meet, now that the board members have been established.

Mr. Nakamoto answered that the Pulehunui Board will convene a board meeting after the official kickoff meeting with the contractor, in which they will discuss the general timeline of the construction.

There were no further questions or comments by the Board.

Public Testimony

Chair Higa called for public testimony. There was one inquiry to ask for clarification, and no written testimonies were received.

V. ADJOURNMENT

Chair Higa thanked those who joined today’s meeting on Zoom and adjourned the meeting at 11:09 a.m.

Peter Apo, Secretary

Date Approved by the Board