

**HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
KAKA‘AKO BOARD MEETING**

Wednesday, October 2, 2024

9:00 a.m.

**AGENDA**

In accordance with Section 92-3.7, *Hawai‘i Revised Statutes*, the Hawai‘i Community Development Authority (“HCDA”) Kaka‘ako Board Meeting will be convened remotely via Zoom and in person at the physical meeting site set forth below. The public is welcome to register to participate and view the Board Meeting as follows:

**Participate Remotely Via Zoom Webinar**

To participate remotely, please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gC CwIVLnFwSqKrLo>

**Participant Via Phone**

Dial: (669) 900 - 6833

Webinar ID: 826 3005 2715

Passcode: 553394

**Attend and View the Remote Board Meeting at the Following Physical Meeting Site:**

Hawai‘i Community Development Authority

American Brewery Building

547 Queen Street, 2<sup>nd</sup> Floor Board Room

Honolulu, Hawai‘i 96813

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

1. Regular Meeting Minutes of September 4, 2024

**III. DECISION MAKING**

2. Consider Authorizing the Executive Director to Engage in Community Planning Sessions Regarding the Makai Area of the Hawaii Community Development Authority’s Kaka‘ako Community Development District being described in Section 206E-32, *Hawaii Revised Statutes*, and more specifically as the portion of the Kaka‘ako district that is makai of Ala Moana Boulevard between the Ala Moana Regional Park, Pier 1, and Forest Avenue; as well as the parcel situated mauka of Piers 6 and 7 and makai of Nimitz Highway to:

- (i) Review the Current Makai Area Plan and Rules, including but not limited to, the 2011 Kaka‘ako Makai Conceptual Master Plan, and other Historical Planning Studies for the Makai Area,
  - (ii) Conduct Stakeholder Outreach and Community Planning to Consider Various Land Use Scenarios and Associated Infrastructure Needs for the Makai Area,
  - (iii) Develop Proposed Updates to the Makai Area Plan and Rules, as necessary, and
  - (iv) Present the Proposed Updates to the Makai Area Plan and Rules, as necessary, to the Authority for its review, consideration, and possible adoption.
3. Consider Authorizing the Executive Director to Reinitiate the Contested Case Proceedings for: *In the Matter of the Notice of Order Regarding Violation Number N00 01-2019 of Kakaako Land Company, LLC, HCDA-2019-01, Regarding All or Portions of Cummins, Kawaihau, Clayton, Queen, and Ilaniwai Streets Located Within the Hawaii Community Development Authority’s Mauka Area of the Kaka‘ako Community Development District.*
- The Authority anticipates convening an executive meeting pursuant to HRS §92-5-(a)(4), to consult with the Board’s attorneys on questions and issues pertaining to the Board’s power, duties, privileges, immunities, and liabilities for the subject agenda item.*
4. Consider Authorizing the Executive Director to:
- (i) Enter into a Non-binding Letter of Intent For the Purposes of Conducting Preliminary Due Diligence, Including Obtaining a Fair Market Value Appraisal, with the Sellers (Lawrence and Mary Jean Wong Living Trust and The Chen Family Trust) of that Certain Vacant Parcel of Land Located within the HCDA’s Kaka‘ako Community Development District, Identified by Oahu Tax Map Key Number 2-1-030:012, with a Postal Address of 586 South Street, Honolulu, Hawaii 96813 (“586 South Street Parcel”), for the Purpose of Acquiring Said Parcel for the Development of Either Supportive Housing or Affordable Housing,
  - (ii) If the Preliminary Due Diligence on the 586 South Street is Satisfactory to the Executive Director, Authorize the Executive Director to Enter into Purchase and Sale Agreement(s) for the 586 South Street Parcel at a Purchase Price Not to Exceed the Appraised Fair Market Value and Other Necessary Terms and Conditions.

**IV. FOR INFORMATION AND DISCUSSION**

5. Update by the Hawaii Community Development Authority Staff on the Financial Position and Operations of the Honuakaha Limited Partnership, Owner of the Honuakaha Senior Rental Housing Project, located at 547 Queen Street, Honolulu, Hawaii, and Identified as Tax Map Key Number 1-2-1-031-021.
- The Authority anticipates convening an executive meeting pursuant to HRS §92-5-(a)(4), to consult with the Board’s attorneys on questions and issues pertaining to the Board’s power, duties, privileges, immunities, and liabilities for the subject agenda item.*

## **V. REPORT OF THE EXECUTIVE DIRECTOR**

### **6. Monthly Report and Other Status Reports**

- a. Approved permit applications that did not require HRS § 206E-5.6, public hearings.

## **VI. ADJOURNMENT**

In accordance with Section 92-3.7(c), *Hawai‘i 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.

The Board meeting agenda and meeting materials provided to the Board Members for this meeting are available for inspection in the Board’s office and on the HCDA website at:

<https://dbedt.hawaii.gov/hcda/authorityagenda/>

## **PUBLIC TESTIMONY**

### **Oral Live Testimony**

Persons who intend to present oral testimony are encouraged to sign up or notify the HCDA staff prior to the beginning of each meeting by submitting a request via email to: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) or you may call the HCDA’s office at (808) 594-0300. The HCDA will receive testimony in the following order: persons who signed up prior to the meeting date, persons present in the physical location, and persons online in the Zoom meeting.

All testimony will be limited to a maximum of three minutes pursuant to Section 92-3, Hawaii Revised Statutes, and Article IV, Section 10 of HCDA’s Bylaws. Testimony must be related to an item on the agenda. For the record, all testifiers will be asked to identify themselves using their first and last name, pseudonym name, or other identifier if they wish to remain anonymous. When one minute is remaining, “one-minute remains” will be called out, and when 30 seconds is remaining, “30 seconds remain” will be called out. When time has elapsed, “time”, will be called out after which you will have 30 seconds to conclude your testimony. Your audio will then be turned off and the Chairperson will move on to the next testifier.

- 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 2<sup>nd</sup> floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai‘i 96813. When the Chairperson asks for public testimony, and your name, pseudonym, or anonymous identifier name is called, please approach the public testimony table, and proceed with your testimony.

**Zoom:**

Oral, live testimony may be provided remotely via the Zoom link provided at the top of this agenda. You will be asked to provide your name and an email address in the standard email format, e.g., [\\*\\*\\*\\*@\\*\\*\\*\\*.com](mailto:****@****.com).

Please use your full name, pseudonym name, or other anonymous identifier name; and if desired, affiliation, when joining via Zoom. 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 Webinar Host 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 have finished speaking. The Authority may remove any person who willfully disrupts the meeting.

**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. You may also be asked to input the meeting passcode, which can be found at the top of this agenda on the first page.

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 Presiding Officer, 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 is encouraged be submitted 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](mailto: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](mailto:dbedt.hcda.contact@hawaii.gov) as soon as possible.