

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

**Wednesday, July 3, 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, 2<sup>nd</sup> Floor Board Room and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on July 3, 2024.

Chairperson Chason Ishii called the July 3, 2024, the HCDA Kaka‘ako Authority Regular meeting to order at 10:41 a.m. He introduced the new business representative on the Kaka‘ako Board, Mr. Michael China.

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, 2<sup>nd</sup> Floor Board Room, Honolulu, Hawai‘i 96813. The 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:** Chason Ishii, Chairperson  
Sterling Higa, Vice Chairperson  
Peter Apo, Secretary  
Mark Anderson, B&F (Ex-Officio)  
Mary Alice Evans, DBEDT (Ex-Officio)  
Melissa Miranda-Johnson, DOT (Ex-Officio)  
Tim Streitz, City & County of HNL DPP (Ex-Officio)  
Michael China  
Kevin Sakoda

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  
Lindsey Doi, HCDA Asset Manager  
Ryan Tam, HCDA Director of Planning and Development  
Francine Murray, HCDA Community Outreach Officer  
Tommilyn Soares, HCDA Executive Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of June 5, 2024**

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 Enter into a Three-Year Right-of-Entry Agreement with Kanoa Winds Inc., a Delaware Corporation, for a Portion of Lot C, Located in the Makai Area of the Kakaako Community Development District [No Postal Address], and Further Described by Tax Map Key No.: (1) 2-1-015: 052, for the Purpose of Allowing Kanoa Winds Inc. to Store and Operate One Wind Turbine for Research and Demonstration Purposes, Subject to Other Right-of-Entry Terms and Conditions, including, but not limited to, rent, maintenance, insurance, indemnity, removal, and responsibility for obtaining necessary governmental approvals and reviews.**

Mr. Ryan Tam, HCDA Director of Planning and Development, referenced the staff report provided in the board packet, and introduced Mr. Robert Cundiff and Mr. Jason Ho‘opai of Kanoa Winds Inc. to provide their presentation.

Mr. Cundiff and Mr. Ho‘opai explained the vertical coaxial contra-rotating twin blade (VCCT) wind turbine technology originating from Japan, highlighting its increased efficiency and lower potential for environmental harm, compared to traditional wind turbine technology. They provided renderings for the VCCT wind turbine’s potential location and logistics of installation on Lot C, adding that this location is ideal due to regular high winds in the area and visibility for the public to safely observe the demonstration.

Vice Chair Higa asked Mr. Nakamoto if Kanoa Winds Inc.’s insurance policy is agreeable to HCDA staff, and to clarify if the Board’s decision-making would create an obligation for HCDA to proceed with this partnership.

Mr. Nakamoto answered that the terms of Kanoa Winds Inc.’s insurance will have to be reviewed by HCDA staff and its deputy attorney generals. He clarified that the board approval, if granted, would not create an obligation for the agency but would provide the Executive Director the authority to proceed with this partnership if deemed desirable after the process of due diligence.

Chair Ishii asked to confirm that the project is subject to environmental assessment reports, and expressed his concerns about the vibrations and possible effects on birds.

Mr. Nakamoto affirmed that it is subject to environmental assessment reports, as well as any permitting requirements. Mr. Cundiff added that this technology has been operating in Japan and is endorsed by their Bird and Hawk Society, and noted that they observed limited wildlife activity at the site.

Mr. Nakamoto asked Mr. Ho‘opai to further explain the sound volume of the unit.

Mr. Ho‘opai reiterated that it is about 40 decibels during operation, which is equivalent to the volume of normal conversation. He explained that the wind surrounding the unit would become louder than the unit itself.

Member Evans, State Climate Commission’s Co-Chair, expressed her strong support of this project, as the demonstration would help to increase the community’s acceptance of the wind turbine approach for alternative energy.

Member Streitz asked if the attached solar panels featured in the presentation are used to power the wind turbine, or if it is adding to the power generated from the wind turbine.

Mr. Ho‘opai answered that it is an additional power resource, explaining that the VCCT wind turbines can be supplemented with other renewable energy technology.

Member Streitz asked if the unit will be connected to the HECO power grid, and what the power generated would be used for.

Mr. Ho‘opai answered that the unit will not be connected to the HECO power grid, and there is currently no intended use for the power generated as it is for demonstration and research purposes only at this time. He speculated that, at most, the power may be connected to a charging station.

Member Streitz suggested to provide an educational plaque next to the unit to provide more information to the public.

There were no further 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.

### **MOTION:**

**Chair Ishii asked for a motion to authorize the Executive Director to Enter into a Three-Year Right-of-Entry Agreement with Kanoa Winds Inc., a Delaware Corporation, for a Portion of Lot C, Located in the Makai Area of the Kakaako Community Development District [No Postal Address], and Further Described by Tax Map Key No.: (1) 2-1-015: 052, for the Purpose of Allowing Kanoa Winds Inc. to Store and Operate One Wind Turbine for Research and Demonstration Purposes, Subject to Other Right-of-Entry Terms and Conditions, including, but not limited to, rent, maintenance, insurance, indemnity, removal, and responsibility for obtaining necessary governmental approvals and reviews.**

A motion was made by Member Evans and seconded by Secretary Apo.

Mr. Tam conducted the roll call vote. Motion passed with 9 ayes, 0 nays, and 0 excused.

**Consider Accepting a Monetary Donation from the Howard Hughes Corporation, Pursuant to Section 206E-4(16), Hawaii Revised Statutes, in the Amount of \$20,000 for the Purpose of Maintaining and Operating the Kolowalu Park Off-Leash Dog Park Located in the Kakaako Community Development District at the Kolowalu Park Mauka Located at 1141 Waimanu Street, Honolulu, Hawaii 96813 and Further Described by Tax Map Key No.: (1) 2-3-004-080.**

Mr. Craig Nakamoto, Executive Director, summarized the staff report provided in the board packet. Howard Hughes Corporation has offered to donate \$20,000 towards the maintenance and operation of the Kolowalu Dog Park. He hopes that this donation would serve as a catalyst for more community support towards maintaining the facility.

Chair Ishii asked to confirm if Howard Hughes Corporation initiated the transaction, or if HCDA approached Howard Hughes Corporation.

Mr. Nakamoto affirmed that Howard Hughes Corporation approached HCDA to offer the donation.

There were no further 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.

#### **MOTION:**

**Chair Ishii asked for a motion to authorize the Executive Director to Accept a Monetary Donation from the Howard Hughes Corporation, Pursuant to Section 206E-4(16), Hawaii Revised Statutes, in the Amount of \$20,000 for the Purpose of Maintaining and Operating the Kolowalu Park Off-Leash Dog Park Located in the Kakaako Community Development District at the Kolowalu Park Mauka Located at 1141 Waimanu Street, Honolulu, Hawaii 96813 and Further Described by Tax Map Key No.: (1) 2-3-004-080.**

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

Mr. Nakamoto conducted the roll call vote. Motion passed with 8 ayes, 0 nays, and 1 excused.

#### **IV. FOR INFORMATION AND DISCUSSION**

**Presentation by the Staff of Kupu, a Hawaii Nonprofit Corporation, Regarding their Proposed Development Plan for the “NOAA Lot”, Located at Kewalo Basin Harbor, 1125 Ala Moana Boulevard, Honolulu, Hawaii, and Further Described by Tax Map Key No.: (1) 2-1-058:135.**

Ms. Lindsey Doi, HCDA Asset Manager, referenced the staff report provided in the board packet and recalled the June 5, 2024 Kaka‘ako Board Meeting in which Kupu received board approval for a two-year extension to their current Right-Of-Entry agreement. She introduced Mr. John Leong, CEO and co-founder of Kupu, to provide their presentation.

Mr. Leong provided a background of Kupu’s history, mission, and scope of work in Hawaii and specifically in the Ho‘okupu Center. He provided renderings for the proposed renovations to the NOAA Lot, which included additional parking stalls with an incorporated basketball court; a multipurpose center for education, meetings, and student retail shops; and outdoor area for leisure and learning; and a separate, securable entrance for the Harbor Master and Ocean Safety.

Vice Chair Higa asked for a general timeline of the project.

Mr. Leong answered that they anticipate the project to be completed within 3-4 years, subject to any external delays.

There were no further 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. REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

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

Mr. Nakamoto referred to the project status reports provided in the board packet. He highlighted the progress of the Kolowalu Dog Park, Kolowalu Park fitness equipment and benches, and Queen Street Crosswalk Improvements projects.

There were no questions or comments by the Board.

**Public Testimony**

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

**VI. ADJOURNMENT**

Chair Ishii thanked those who joined today’s meeting on Zoom and adjourned the meeting at 11:36 a.m.

*Peter Apo*

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Peter Apo, Secretary

September 4, 2024

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Date Approved by the Board