

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

**Wednesday, September 4, 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 September 4, 2024.

Chairperson Sterling Higa called the September 4, 2024, the HCDA Kaka‘ako Authority Regular meeting to order at 10:30 a.m.

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

**Members Present:** Sterling Higa, Chairperson  
Chason Ishii, 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

**Members Absent:** 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  
Ryan Tam, HCDA Director of Planning and Development  
Francine Murray, HCDA Community Outreach Officer  
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**  
**Consultation Presentation, under Section 206E-13, Hawai'i Revised Statutes, by Charles Kaneshiro, President and COO of G70 Designs, the consultant for the Department of Education, McKinley High School, Regarding Improvements to the Athletic Complex located at McKinley High School, which is in the Kaka'ako Community Development District, at 1039 South King Street, Honolulu, Hawai'i, 96813, and Further Described by Oahu TMK (1) 2-3-009: 001.**

Mr. Ryan Tam, Director of Planning and Development introduced Mr. Charles Kaneshiro, President and COO of G70 Designs, to provide their presentation. Mr. Kaneshiro detailed the following proposed improvements: partial demolition of the boys' physical education locker and weight room, demolition of the maintenance and custodian cottage building, construction of a two-story physical education and athletic building with stadium bleachers above and service corridor below, construction of a single-story athletic training facility, construction of visiting team bleachers, installation of four light poles in each corner of the track and field, construction of a perimeter fence within the property, and removal of trees and other landscape repairs.

Vice Chair Ishii asked if there were considerations to also draw back the fence line along Pensacola Street, as the narrow sidewalk poses safety concerns with high-volume pedestrian traffic and spectators watching from outside the fence.

Mr. Tam answered that they were not aware of those concerns, but they shall take it into consideration in subsequent discussions. Mr. Kaneshiro added that other factors will have to be considered, such as DOE funding, potential effects on operations, and any other unknown factors that may arise.

Mr. Nakamoto suggested that the G70 staff work with their client, the DOE, to include language that the DOE shall work with the HCDA staff to consider moving the existing fence.

Member Evans expressed her support for the installation fully-shielded light fixtures, as well as the idea to take serious consideration into broadening the sidewalks.

Member Evans asked if there was any consideration to add faculty and staff housing in the remaining areas.

Mr. Kaneshiro answered that the DOE has not tasked G70 to include housing solutions in this project.

There were no further questions or comments from 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. 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 large amount of approved permit applications made from June-August, sewer pipe repairs at Kewalo Basin Harbor, the playground upgrade at Kolowalu Park, Ilaniwai Street improvements, Queen Street crosswalk improvements, and the Kolowalu Dog Park improvements.

Vice Chair Ishii requested for an update on the Liliuokalani Trust Building.

Regarding the one request to sell a reserved housing unit during its regulated term, Member Streitz asked why the buyback was waived.

Ms. Lindsey Doi, Asset Manager, answered that HHOC, HCDA’s buyback agent, declined to purchase this unit due to concerns of the mechanized parking structure, making it less desirable for potential buyers.

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.

**V. ADJOURNMENT**

Chair Higa thanked those who joined today’s meeting on Zoom and adjourned the meeting at 11:03 a.m.

*Peter Apo*

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Peter Apo, Secretary

October 2, 2024

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Date Approved by the Board