

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
PULEHUNUI BOARD 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, HCDA Pulehunui Authority Regular meeting to order at 10:07 a.m. He introduced the new business representative on the Pulehunui Board, Mr. Glenn Yamasaki.

**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. 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  
Melissa Miranda-Johnson, DOT (Ex-Officio)  
Mark Anderson, B&F (Ex-Officio)  
Russell Tsuji, DLNR (Ex-Officio)  
Mary Alice Evans, DBEDT (Ex-Officio)  
Glenn Yamasaki

**Members Excused:** Kate Blystone, Maui County Planning Department (Ex-Officio)  
Pulehunui 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  
Lindsey Doi, HCDA Asset Manager  
Ryan Tam, HCDA Director of Planning & Development  
Tommilyn Soares, HCDA Executive Secretary

## **II. FOR INFORMATION AND DISCUSSION**

**Update by the HCDA Staff on the Planning, Designing, and Constructing of Infrastructure in the Pulehunui Community Development District Consisting of Approximately Nine Hundred Eighty-Eight Acres of Land Located in the Moku of Kula, on the Island of Maui and Further Described by Maui Tax Map Key (TMK) Numbers: 2-3-8-008-001; 2-3-8-008-007; 2-3-8-008-037; and 2-3-8-008-038.**

Mr. Craig Nakamoto, HCDA Executive Director, summarized the staff report provided in the board packet. He recognized the significance of this inaugural meeting, welcomed new member Mr. Glenn Yamasaki, and shared the appointment of Ms. Debbie Cabebe to the Pulehunui Board. Act 190 (Session Laws of Hawaii, 2022) has established the Pulehunui Community Development District to redevelop the lands owned by DLNR, relocate the current Maui County Jail, develop a judiciary complex, and develop an R1 water recycling facility. HCDA's role is to provide the infrastructure and interagency connection necessary to support these developments. The \$64 million appropriated to HCDA in Act 248 (Session Laws of Hawaii, 2022) is fully encumbered through a design-build contract with Hawaiian Dredging Construction Company and its subcontractors, as well as a construction management contract with SSFM International. Mr. Nakamoto explained the delegation of work among the HCDA departments to optimize the professional development that this project will offer.

Secretary Apo asked if this community district would follow the "Live, Work, Play" model, similar to that of the Kaka'ako community development district, and the extent of the community engagement.

Mr. Nakamoto clarified that this project will not be modeled like Kaka'ako, and reiterated that the perception of HCDA is evolving as the agency's portfolio continues to diversify, such as with the Pulehunui district. The current plan for this district includes horizontal development only, not residential development. The community engagement component will include a kickoff meeting with key stakeholders and residents to keep them informed, and details on the extent of the community engagement will be shared following shortly afterwards.

Member Evans asked if the planning and design may have the capacity for the eventual development of a mixed use community, given the high demand for housing in Maui.

Mr. Nakamoto answered that the focus is on horizontal development at this time, though it is understandable and anticipates that the requests of housing development may arise. He speculated that the adjacent DLNR property may be most appropriate for residential development, and deferred to Member Tsuji for comment.

Member Tsuji summarized the planning work that DLNR has done regarding this area over the past 20 years, and the planning stages revealed that it may not be a good fit for residential use due to the environmental conditions. Though having residential use in the eventual future is not a closed discussion, the current plans are focused on the development noted in the staff report.

Member Evans thanked Member Tsuji for his comments, and added that the housing demand may not have been as critical during their initial findings.

Mr. Nakamoto reiterated the long-term planning for this area, and therefore highlighted the importance of updated planning that takes into account the current needs of the community.

Secretary Apo expressed his support of Member Evans' comment regarding considerations for residential use.

Member Yamasaki commented that this areas is within the South Maui Community Plan and is designated as a "light industrial area", with a heavy industrial side that is fully developed within that neighborhood. He thanked the board members for their concern about increasing residential capacity in Maui, but noted that there may be negative comments about doing so in this particular area.

Chair Ishii agreed that the environmental conditions and proximity to the industrial area may not be ideal for residential use, but will defer to the findings during the planning phase.

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.

### **III. ADJOURNMENT**

Chair Ishii thanked those who joined today's meeting on Zoom and adjourned the meeting at 10:35 a.m.

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Peter Apo, Secretary

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Date Approved by the Board