

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

**Wednesday, November 6, 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 Boardroom and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on November 6, 2024.

Chairperson Sterling Higa called the November 6, 2024, HCDA At-Large Authority Regular meeting to order at 9:02 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, 2nd Floor Boardroom, 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 Higa conducted the roll call. Those present and excused were as follows:

Members Present: Sterling Higa, Chairperson
Chason Ishii, Vice Chairperson
Mark Anderson, B&F (Ex-Officio)
Mary Alice Evans, DBEDT (Ex-Officio)
Russell Tsuji, DLNR (Ex-Officio)
Michael China
Kevin Sakoda
Miki‘ala Lidstone
David Rae
Jo-Ann Leong
Debbie Cabebe
Glenn Yamasaki

Members Excused: Melissa Miranda-Johnson, DOT (Ex-Officio)
Tim Streitz, City & County of Honolulu DPP (Ex-Officio)
David Yamashita, Maui County Planning Department (Ex-Officio)
Kaiwipunihei Lipe
Cultural Specialist – 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, Asset Manager
Ryan Tam, HCDA Director of Planning and Development
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of October 2, 2024

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

III. DECISION MAKING
Election of Secretary: Remaining Term of Fiscal Year 2024 - 2025

Chair Higa announced that Member Peter Apo, Cultural Specialist, has resigned from the HCDA Board, and thanked him for his service. Chair Higa announced the election of Secretary for the remaining term of fiscal year 2024 – 2025. Chair Higa opened the floor for nominations, adding that an officer may hold two offices and a member may nominate themselves if they desire to serve as the Secretary.

Public Testimony

Chair Higa called for public testimony before conducting nominations. There were no inquiries to provide oral testimony, and no written testimonies were received.

Chair Higa nominated Member Miki‘ala Lidstone for Secretary.

Chair Higa asked if there were any additional nominations. There were none.

Executive Director Nakamoto conducted the roll call vote on the nomination of Member Lidstone for Secretary. Motion passed with 12 ayes, 4 excused, and 1 vacant position.

IV. FOR INFORMATION AND DISCUSSION
Informational and Educational Presentation Entitled, “Honolulu Unplugged: Kakaako Makai”, by Hale Takazawa, AIA, Regarding His Ideas about Decentralized Infrastructure.

Mr. Nakamoto introduced Hale Takazawa, AIA, an architect, researcher, and owner of the firm HALE. He summarized his firm’s mission and previous work and noted that his full biography is included in the board packet.

Mr. Takazawa provided his presentation, “Honolulu Unplugged: Kakaako Makai”, with maps of current Honolulu infrastructure, highlighted weaknesses, and proposed ideas for solutions. He explained the concept of “decentralized infrastructure”, which involves localized water collection and sewage treatment, photovoltaic power, emergency response independence, and an overall sense of self-sufficiency.

Member Evans noted that this mindset is utilized and effective in rural areas, but asked how this could be envisioned and put into practice in urban areas.

Mr. Takazawa answered that it will take a while to transition society to these innovations, and proposes that it should begin with the shift in mindset and adequate changes in policy to allow these innovations be put in place within society.

Member Leong commented that the ideas presented are similar to what is being done in Singapore, as a previous presenter shared, and appreciated Mr. Takazawa’s presentation to possible solutions for Hawaii in the eventual future.

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.

Informational Presentation by HCDA Staff on the HCDA Communications and Marketing Plan, Which is Included as a Goal in the Strategic Plan, revised June 5, 2024.

Ms. Francine Murray, Communications Officer, presented the staff report provided in the board packet. She explained that the goal of the Communications and Marketing Plan is to promote and highlight the community-building benefits of HCDA projects within or outside community development districts.

Executive Director Nakamoto added that this is in response to board member input during the latest approval of the HCDA Strategic Plan, and is therefore a dynamic document that will adapt as projects are completed and promoted.

Member Yamasaki commented that this will benefit the people of Maui in particular as the Pūlehunui plans move forward, given that many Maui residents have yet to be familiar with what HCDA is and does.

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.

Informational Presentation by HCDA Staff on HCDA’s Proposed Legislation that: (i) Replaces the current Transit-Oriented Development Infrastructure Improvement District and Board Structure in Chapter 206E, Part X, Hawaii Revised Statutes, with a Program, and (ii) Updates Section 206E-1, Hawaii Revised Statutes, Findings and Purposes, to Reflect the Current Responsibilities of the Agency.

The Executive Director explained that the proposed legislation is being drafted to: a) replace HCDA’s TOD board structure with a program to reduce redundancy with the TOD Council’s role, thus increasing overall State efficiency, and b) clarify the current role and responsibilities of HCDA, as the Agency has evolved over time.

Member Evans expressed her support as it streamlines HCDA’s work to support the TOD Council and allows more flexibility in HCDA’s staff work capacity.

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.

Informational Presentation by HCDA Staff on the Agency’s Proposed Operating and Capital Improvement Project Budget Requests for the 2025 Legislative Session.

Mr. Gareth Sasaki, Chief Financial Officer, provided an update. He summarized the operating budget requests and capital improvement budget requests. The capital improvement budget requests are intended to be used for various infrastructure improvement projects, land acquisition, construction projects, repairs, climate change planning, and permit modernization efforts. He also stated that the proposed budget requests will be submitted to DBEDT for approval, followed by approval in the 2025 Legislative Session.

Member Evans commented that the capital improvement budget requests point to more State housing initiatives, which will benefit the public as this approach shifts away from the trends of higher-priced private development.

Vice Chair Ishii asked if funding for staffing will be conditionally requested to support the addition of these potential projects.

Mr. Sasaki answered that if and when projects are approved for legislative funding, the determination will be made on staff capacity. He noted that many of the requests are for long-term projects, and therefore funding for additional staffing may be requested at the subsequent legislative session if needed.

Vice Chair Ishii noted that the Stadium Authority project was not mentioned in the proposed budget request, and wanted to clarify if HCDA is still supporting the efforts, and to what capacity.

Executive Director Nakamoto answered that HCDA has been a resource to the Stadium

Authority, but has not been asked to support the project financially. From his understanding, the development costs are being addressed through the procurement process.

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. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for September 2024

Craig Nakamoto, Executive Director, referred to the report provided in the board packet, and stated that Mr. Garet Sasaki, Chief Financial Officer, is available or questions.

There were no 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.

VI. ADJOURNMENT

Chair Higa thanked those who joined today's meeting on Zoom and adjourned the meeting at 10:04 a.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board