

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

**Wednesday, March 5, 2025  
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 Boardroom and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on March 5, 2025.

Chairperson Sterling Higa called the March 5, 2025, HCDA At-Large Authority Regular meeting to order at 10:01 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Mr. Ryan Tam, Director of Planning & Development, reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawai‘i Revised Statutes (“HRS”), to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

About the foregoing, Mr. Tam 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 Boardroom, Honolulu, Hawai‘i 96813. The HCDA welcomes public comment and public participation via the submission of written or oral testimony. Mr. Tam 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. Tam also noted the time limits for public testimony.

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

**Members Present:**

Sterling Higa, Chairperson  
Chason Ishii, Vice Chairperson  
Miki‘ala Lidstone, Secretary  
Melissa Miranda-Johnson, DOT (Ex Officio)  
Mary Alice Evans, DBEDT (Ex Officio)  
Tim Streitz, City & County of Honolulu DPP (Ex Officio)  
David Yamashita, Maui County DP (Ex Officio)  
Russell Tsuji, BLNR (Ex Officio)  
Michael China, Kakaako  
Kevin Sakoda, Kakaako  
Trey Gordner, Kalaeloa  
JoAnn Leong, Heeia

Debbie Cabebe, Pulehunui  
Glenn Yamasaki, Pulehunui

**Members Excused:** Mark Anderson, B&F (Ex Officio)  
Punihei Lipe, Heeia  
Kalaeloa Member, VACANT

A quorum was present.

**Legal Counsel:** Kevin Tongg, Deputy Attorney General

**Staff Present:** Lindsey Doi, HCDA Asset Manager  
Francine Murray, HCDA Community Outreach Officer  
Ryan Tam, HCDA Director of Planning & Development  
Armaine Tomacder, HCDA Board Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of February 5, 2025**

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

**III. DECISION MAKING**  
**Consider Establishing, Pursuant to Section 92-2.5(b)(1), Hawaii Revised Statutes, a Permitted Interaction Group for the Purpose of:**

- i. Conducting the Executive Director’s Annual Performance Review, and**
- ii. Establishing the Executive Director’s new 1- 3-, and 5-year goals and accordingly amend the Agency’s Strategic Plan adopted by the Authority at the June 5, 2024 General Authority Meeting.**

Mr. Ryan Tam, Director of Planning & Development, presented the staff report provided in the board packet. He summarized the reviews of Executive Director Nakamoto since filling the position in 2022, and provided the Permitted Interaction Group (PIG)’s general objectives and estimated timeline to complete its annual review. He added that if consituted, there should be no more than 8 members to ensure that the PIG consists of less than a quorum.

Chair Higa recommended that the PIG consist of five members with at least one representative from each community development district.

The following members volunteered to serve in the PIG: Chair Higa, Member Yamasaki, Member Sakoda, Member Leong, and Member Gordner.

There were no comments or questions from the board members.

**Public Testimony**

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

**MOTION:**

**Chair Higa asked for a motion to Establish, Pursuant to Section 92-2.5(b)(1), Hawaii Revised Statutes, a Permitted Interaction Group, consisting of Chair Higa, Member Yamasaki, Member Sakoda, Member Leong, and Member Gordner, for the Purpose of:**

- i. Conducting the Executive Director’s Annual Performance Review, and**
- ii. Establishing the Executive Director’s new 1- 3-, and 5-year goals and accordingly amend the Agency’s Strategic Plan adopted by the Authority at the June 5, 2024 General Authority Meeting.**

A motion was made by Member Cabebe and seconded by Member Leong.

Mr. Tam conducted the roll call vote. Motion passed with 14 ayes, 0 nays, 2 excused, and 1 vacant.

**IV. FOR INFORMATION & DISCUSSION**

**Update by the HCDA Staff on Budget and Bills of Interest to the HCDA, including but not limited to, the following:**

Bill No(s).	Bill Title
<a href="#">H.B. 300</a>	Relating to the State Budget
<a href="#">H.B. 1007</a>	Relating to the Hawai‘i Community Development Authority (Housekeeping Revisions to Findings and Purposes and Chapter 206E, Part X, <i>Hawaii Revised Statutes</i> )
<a href="#">S.B. 534</a>	Relating to the Hawai‘i Community Development Authority (Residential Use and Height Limit in the Makai Area)
<a href="#">H.B. 818</a>	Relating to the Waiakea Community Development District (Creates a New District and Transfers Lands in the District to HCDA)
<a href="#">H.B. 742/ S.B. 489</a>	Relating to Transit-Oriented Development (Requires the Hawai‘i Community Development Authority to prepare Environmental Impact Statements for the Iwilei/Kapalama and University of Hawai‘i West Oahu Transit-Oriented Development Infrastructure Improvement Districts on the island of Oahu)
<a href="#">S.B. 1103</a>	Relating to Community Districts (Establishes a process by which the Legislature may establish community districts by concurrent resolution. Requires the board members of the community districts to be elected by residents of the community district)
<a href="#">S.B. 26/ H.B. 1451</a>	Relating to Affordable Housing (establishes the Affordable Housing Land Inventory Task Force within the Hawai‘i Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. <u>Appropriates moneys</u> )
<a href="#">H.B. 1207</a>	Relating to Capital Improvement Projects for the Benefit of the Twenty-Fifth Representative District (Appropriates funds for capital improvement projects in the twenty-fifth representative district)
<a href="#">G.M. 559</a>	Governor’s Message Appointing Miki‘ala Lidstone as the Cultural Specialist

Bill No(s).	Bill Title
<a href="#">G.M. 640</a> (Revised)	Governor’s Message Appointing Trey Gordner to the Kalaeloa board as the Resident Community Representative
<a href="#">S.B. 575/</a> <a href="#">H.B. 830</a>	Relating to Historic Preservation Reviews (Requires the Department of Land and Natural Resources to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic properties to third-party consultants if the Department is unable to complete its review within sixty days)
<a href="#">H.B. 738/</a> <a href="#">S.B. 1263</a>	Relating to Historic Preservation (creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources)
<a href="#">S.B. 161/</a> <a href="#">H.B. 761</a>	Relating to County Permitting and Permitting (exempts state projects from county building permit, inspection, and certificate of occupancy requirements under certain conditions. Requires counties to accept the dedication of state projects exempt from the county permitting process)
<a href="#">S.B. 68</a>	Relating to the Department of Housing (Establishes the Department of Housing. Places the Hawai‘i Community Development Authority, Hawai‘i Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawai‘i Public Housing Authority within the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawai‘i Community Development Authority)
<a href="#">H.B. 800</a>	Relating to Government (Among other things, provides for the transfer of certain parcels in the <u>Liliha Civic Center area and Iwilei Fire Station area</u> from various state agencies to the City and County of Honolulu. Provides for the transfer of the parcel of land on which Alii Place is sited from the City and County of Honolulu to the State)
<a href="#">S.B. 946/</a> <a href="#">H.B. 798</a>	Relating to Wastewater Management (Clarifies the exemptions to the prohibition on discharging any wastewater or raw sewage into state waters after December 31, 2026, including an exemption for treatment plants having a treatment capacity of less than 10,000,000 gallons per day.)

Ms. Francine Murray, Community Outreach Officer, presented the update of relevant bills for the 2025 Legislative Session with progress updates on each, if any. She noted the bills that are preparing for crossover into the non-originating chambers and the bills that were deferred indefinitely. Ms. Murray added that staff is also tracking various historic preservation bills that would increase efficiency in the permitting processes, and a confirmation hearing is scheduled on March 7, 2025 to confirm the appointments of three interim board members to their official positions on the HCDA Board.

Member Gordner noted that his confirmation hearing is scheduled under the original GM Number, which was subsequently amended, and therefore, testimonies should cite “GM 558” rather than “GM 640”.

There were no further comments or questions from the board members.

**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 January 2025**

Mr. Ryan Tam, Director of Planning & Development, referred to the report provided in the board packet. He summarized the monthly financial reports and stated that there was no significant financial activity to report.

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 the meeting in person and on Zoom, and adjourned the meeting at 10:20 a.m.

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Miki‘ala Lidstone, Secretary

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Date Approved by the Board