

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKA‘AKO 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, 2nd 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 Kaka‘ako Authority Regular meeting to order at 11:00 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 (“HRS”), to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

About 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. The HCDA welcomes public comment and public participation via the 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 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)
Michael China
Kevin Sakoda

Members Excused: Mark Anderson, B&F (Ex-Officio)

A quorum was present.

Legal Counsel: Kevin Tongg, Deputy Attorney General

Staff Present: Craig Nakamoto, HCDA Executive Director
Garet Sasaki, HCDA Chief Financial Officer
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 Authorizing the Executive Director to Amend That Certain Lease Dated March 4, 2022, With Zimmer US Inc., a Delaware Corporation, for Store #2124963-A Located at 610 Ward Avenue, Honolulu, Hawaii, and Further Described by TMK (1) 2-1-049: 063 por., to Extend the Lease Term by an Additional Year Until June 30, 2026 and Increase the Rent.

Ms. Lindsey Doi, Asset Manager, presented the staff report included in the board packet. She explained that the acquisition of the Block P-3 parcel from Victoria Ward, Ltd. included an existing lease with Zimmer US, Inc., which is currently set to expire on June 30, 2025. The tenant requested a lease extension until June 30, 2026 and the payment of a brokerage fee to Colliers equivalent to two-months rent. HCDA staff further proposed a 3% rent increase for the additional one-year term, rejecting the brokerage fee, and reducing the termination notification requirement from 180-days to 90-days. Staff noted the proposed one-year extension should not interfere with any development timelines, as HCDA is still in the planning and assessment stages for potentially developing affordable housing on the property.

Member Evans asked how HCDA engaged with Colliers International to validate the request for HCDA to pay the requested broker commission?

Ms. Doi answered that the extent of HCDA's engagement with Colliers International was limited to email correspondence with Colliers regarding a lease extension, as Colliers served as the broker and leasing agent for Zimmer US Inc.

Member Evans, Member Streitz, and Chair Higa agreed that it is not appropriate for HCDA to pay for Colliers' broker commission and that their client, Zimmer US Inc., should be responsible for the payment of services rendered to them.

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.

MOTION:

Chair Higa asked for a motion to Authorize the Executive Director to Amend That Certain Lease Dated March 4, 2022, With Zimmer US Inc., a Delaware Corporation, for Store #2124963-A Located at 610 Ward Avenue, Honolulu, Hawaii, and Further Described by TMK (1) 2-1-049: 063 por., to Extend the Lease Term by an Additional Year Until June 30, 2026, Increase the Rent by 3%, and undertake all tasks necessary to effectuate the purpose(s) of this For Action.

A motion was made by Member Evans and seconded by Vice Chair Ishii.

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

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 Executive Director report provided in the board packet. He highlighted the Blessing of the Kolowalu Improvements Project and Grand Opening of the Kolowalu Dog Park that took place on Saturday, February 8, 2025. Chair Higa and Secretary Lidstone attended the event, along with various legislators and the public.

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 the meeting on Zoom and then adjourned the meeting at 11:17 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board