

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

**Wednesday, December 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, 2nd Floor Boardroom and provided an option to attend virtually (utilizing the state-supported Zoom Meeting platform) for a Regular meeting on December 4, 2024.

Chairperson Sterling Higa called the December 4, 2024, HCDA Kaka‘ako Authority Regular meeting to order at 9:30 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 (“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 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 were as follows:

Members Present: Sterling Higa, Chairperson
Chason Ishii, Vice Chairperson
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)
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
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
Corrected Regular Meeting Minutes of June 5, 2024

Mr. Craig Nakamoto, Executive Director, presented the Corrected Regular Meeting Minutes of June 5, 2024 included in the board packet. He explained that it was approved by the Board on July 3, 2024, however, it did not accurately reflect the action taken during the meeting. The corrections indicated in the redline version of the Minutes were verified with the meeting recording.

There were no comments or questions from the board members.

MOTION:
Chair Higa asked for a motion to accept the Corrected Regular Meeting Minutes of June 5, 2024.

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

Mr. Nakamoto conducted the roll call vote. The motion passed with 7 ayes, 0 nays, 1 excused, and 1 vacant.

Regular Meeting Minutes of November 6, 2024

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 Execute a Right of Entry for Construction Purposes, for a period of five years, with the Honolulu Authority for Rapid Transportation for the Use of a Portion of Halekauwila Street, Cooke Street, and Mother Waldron Neighborhood Park, Identified by Oahu Tax Map Keys (1) 2-1-015-003; (1) 2-1-015:019; (1) 2-1-030:046; (1) 2-1-050:067; (1) 2-1-051:039; (1) 2-3-003:087; and (1) 2-3-004:080 During Construction of the Honolulu Rail Transit Project.

Ms. Lindsey Doi, Asset Manager, presented the staff report included in the board packet. She referenced the ongoing Honolulu Authority for Rapid Transportation (“HART”) project, and stated that they are seeking board approval for a construction right-of-entry. She noted that HCDA has been working to transfer the approximately 51 road remnants located in Kakaako to the City and County of Honolulu (“City”) since 2018, some of which are the subject parcels of HART’s right-of-entry request.

Mr. Nakamoto added that the Honolulu City Council approved a blanket transfer of the remnant road parcels in 2018, and Department of Land Management Director Catherine Taschner has provided the City’s firm commitment to the execution of transfer by the second quarter of 2025. Although subsequent interactions have implied a less-than-firm commitment, Mr. Nakamoto explained the urgency in order for HART to move forward.

Ms. Doi introduced Mr. Vance Tsuda, HART Project Director, and Mr. Robert Stellmacher, LTL-Schock Group Team Senior Acquisition and Relocation Agent, to present the HART project update. Mr. Tsuda summarized the project’s Segment 3 progress, highlighting the current utility relocation efforts, an established design and construction contract with Tutor Perini Corporation, and conceptual design modifications from single-pillar posts to straddle-posts near Mother Waldron Park and along Halekauwila Street.

Member Streitz asked how the straddle-post modifications would affect the public right-of-ways.

Mr. Tsuda and Mr. Stellmacher answered that most posts are within private property, but in areas where public right-of-ways are affected, HART’s modifications will ensure that ADA compliance and City compliance is still achieved.

Chair Higa commented that he hopes Mayor Blangiardi, Managing Director Formby, and Director Taschner could assist in transferring ownership of the subject parcels to the City.

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 Execute a Right of Entry, for a period of five years, with the Honolulu Authority for Rapid Transportation for the Use, for Construction Purposes, of a Portion of Halekauwila Street, Cooke Street, and Mother Waldron Neighborhood Park, Identified by Oahu Tax Map Keys (1) 2-1-015-003; (1) 2-1-015:019; (1) 2-1-030:046; (1) 2-1-050:067;

(1) 2-1-051:039; (1) 2-3-003:087; and (1) 2-3-004:080 During Construction of the Honolulu Rail Transit Project, in Accordance with the Terms and Conditions Described in The Staff Report and Authorize the Executive Director to undertake all tasks necessary to effectuate the purpose(s) of this For Action.

A motion was made by Member Streitz and seconded by Member Evans.

Ms. Doi conducted the roll call vote. Motion passed with 7 ayes, 0 nays, 1 excused, and 1 vacant.

Consider Authorizing the Executive Director to 1) Execute the Purchase and Sale Agreement with Victoria Ward Limited (“VWL”) for the property located at 610 Ward Avenue, Honolulu, HI 96813, and 873 Kapiolani Boulevard, Honolulu, HI 96813 (TMK Nos. (1) 2-1-049:063 and (1) 2-1-049:080, respectively) (collectively “Block P-3”) and do all things necessary to complete the purchase transaction; and 2) execute the Amended and Restated Master Plan Development Agreement for the Ward Neighborhood Master Plan to Document Implementation Matters, Rights, Entitlements, and Completion of Public Benefits, Beyond the January 14, 2024 Expiration of the Ward Village Neighborhood Master Plan Permit.

Mr. Craig Nakamoto presented the staff report provided in the board packet. He stated that he is bringing this matter back to the Board because: 1) the aforementioned June 5, 2025 Minutes inaccuracy, and 2) the purchase price now reflects a higher amount than what was estimated. If approved, Mr. Nakamoto explained that the property will be purchased with floor area, a process similar to previous purchases using floor area.

Member Evans asked if the floor area purchased by VWL will still be subject to the reserved housing unit requirements.

Mr. Ryan Tam, Director of Planning and Development, affirmed that VWL would still be subject to the rules and reserved housing requirements. Chair Higa further clarified that the reserved housing requirements are based on a percentage of units rather than floor area. There is no interaction between the inclusionary reserved housing requirements and floor area.

Member Sakoda asked to how the floor area in the floor area bank was acquired, and if the remaining floor area bank balance would still be available after the termination of the project.

Mr. Nakamoto answered that the floor area bank was derived from the HCDA-owned remnant parcels, and if unused, it will remain in the bank until it can be monetized by 1)

a buyer willing to purchase the floor area, or 2) purchasing a parcel for affordable housing.

Member Sakoda asked if the \$75-per-square-foot valuation considers the CPI adjustment.

Mr. Nakamoto answered that this value was agreed upon between HCDA and VWL during the Block P transaction, because floor area is difficult to appraise for many reasons. This value may be discussed internally and adjusted accordingly.

Chair Higa asked what the remaining balance of the floor area bank would be after the purchase transaction, if approved.

Mr. Nakamoto roughly estimated that the figure is around 1 million square feet.

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 1) Execute the Purchase and Sale Agreement with Victoria Ward Limited (“VWL”) for the property located at 610 Ward Avenue, Honolulu, HI 96813, and 873 Kapiolani Boulevard, Honolulu, HI 96813 (TMK Nos. (1) 2-1-049:063 and (1) 2-1-049:080, respectively) (collectively “Block P-3”) and do all things necessary to complete the purchase transaction; and 2) execute the Amended and Restated Master Plan Development Agreement for the Ward Neighborhood Master Plan to Document Implementation Matters, Rights, Entitlements, and Completion of Public Benefits, Beyond the January 14, 2024 Expiration of the Ward Village Neighborhood Master Plan Permit.

A motion was made by Member Sakoda and seconded by Member China.

Mr. Nakamoto conducted the roll call vote. Motion passed with 7 ayes, 0 nays, 1 excused, and 1 vacant.

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 completion of the Kolowalu Playground upgrade and the Queen Street

crosswalk. He noted that the Kolowalu Dog Park is nearly complete with the exception of a few details, including allowing the sod to take root until the anticipated blessing and grand opening in February 2025.


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.

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting on Zoom and then adjourned the meeting at 10:23 a.m.



Miki'ala Lidstone, Secretary

January 8, 2025

Date Board Approved