

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

**Wednesday, January 8, 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 January 8, 2025.

Chairperson Sterling Higa called the January 8, 2025, HCDA Kaka‘ako Authority Regular meeting to order at 10:08 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
Miki‘ala Lidstone, Secretary
Melissa Miranda-Johnson, DOT (Ex-Officio)
Mark Anderson, B&F (Ex-Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Michael China
Kevin Sakoda

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
Deepak Neupane, Program Specialist V
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES

Regular Meeting Minutes of December 4, 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 Amend That Certain 955 Kawaiahao Street Building Space Lease Dated January 1, 2016, With Wakka USA, Inc., a Hawaii Corporation, for Commercial Space Located at 955 Kawaiahao Street, Honolulu, Hawaii, and Further Described by TMK (1) 2-3-003: 094 (1), to Extend the Lease Term by an Additional Year Until February 28, 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 this parcel from Victoria Ward, Ltd. included an existing lease with Wakka USA, Inc., which is currently set to expire on February 28, 2025. The tenant requested a lease extension until February 28, 2026, and if approved by the board, HCDA staff proposed a 3% rent increase for the additional one-year term with all other terms and conditions of the original lease, as amended. The proposed lease extension will not interfere with any development timelines, as HCDA is currently in the planning and assessment stages for potentially developing affordable housing on the property.

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 authorize the Executive Director to Amend That Certain 955 Kawaiahao Street Building Space Lease Dated January 1, 2016, With Wakka USA, Inc., a Hawaii Corporation, for Commercial Space Located at 955 Kawaiahao Street, Honolulu, Hawaii, and Further Described by TMK (1) 2-3-003:

094 (1), to Extend the Lease Term by an Additional Year Until February 28, 2026 and Increase the Rent and undertake all tasks necessary to effectuate the purpose(s) of this For Action.

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

Ms. Doi conducted the roll call vote. Motion passed with 9 ayes, 0 nays, and 0 excused.

IV. FOR INFORMATION & DISCUSSION

Presentation by Castle & Cooke, Waiakoa LLC, KP Waiakoa GP, LLC, and R.M. Towill Corporation for the Proposed Waiakoa Development Project, a proposed affordable housing project being developed pursuant to Hawaii Revised Statutes §201H-038, located at 756 Auahi Street, Honolulu, HI 96813 and Further Described by TMK (1) 2-1-053:032.

Mr. Ryan Tam, Director of Planning and Development, presented the staff report provided in the board packet. He summarized the details of the development project on Land Block D, including the requested exemptions and deferrals, pursuant to §201H-38, Hawai'i Revised Statutes. Mr. Tam highlighted the applicant's request for an exemption from the 2021 Kaiāulu 'o Kaka'ako Master Plan (KKMP) D&O Condition No. 7, which requires a 25,000 foot central plaza that is dedicated for public use. If Kamehameha Schools wishes to modify this condition of the master plan, then a new contested case hearing must be held.

Mr. Isaiah Sato, Planner at R.M. Towill Corporation, presented the development project and identified key individuals from R.M. Towill Corporation, Kamehameha Schools, Castle and Cooke Homes Hawaii, and Design Partners, Inc. that were present and available for questions. Mr. Sato noted that the project includes 620 affordable housing units out of a total 1,032 units offered in two towers, a central community plaza of over 25,000 square feet, a promenade of over 15,000 square feet along Cooke Street, and commercial space of approximately 68,000 square feet, parking, and other amenities.

Member Streitz asked how the encroachment of the Mauka tower will affect the Cooke Street view corridor.

Mr. Sato clarified that the configuration of the Mauka tower is angled to mostly follow the 75-foot setback, except for the northwestern tip of the tower. Mr. Tam added that exemptions were provided to previous projects that encroached on Ward Avenue view corridor, but will look further into any issues with this exemption.

Chair Higa suggested that R.M. Towill Corporation provide the board with a rendering of the Cooke Street view corridor.

Vice Chair Ishii highlighted the increasing foot traffic on Auahi and Pohukaina Streets and suggested that particular attention should be made to the setbacks and canopies, as well as activation of the area moving forward.

Vice Chair Ishii and Chair Higa suggested that further efforts be made by the landowners surrounding Mother Waldron Park and its adjacent dog park, as well as the government agencies involved in this area, to ensure that it is maintained properly and can serve as an asset to the community.

Mr. Nakamoto suggested that Kamehameha Schools and Castle & Cooke, major landowners in the area, also join in the collaborative efforts to activate Mother Waldron Park. He commented that the efforts for the Mother Waldron Dog Park should be in collaboration with the City and County of Honolulu and the Department of Land and Natural Resources, who own those parcels.

Mr. Sakoda suggested to consider having key stakeholders provide funding to support the maintenance of these areas, similarly to association fees for unit owners within a community.

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. 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 noted that the Kolowalu Dog Park is nearing completion, and anticipates a park blessing to occur sometime 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.

VI. ADJOURNMENT

Chair Higa thanked those who joined the meeting on Zoom and then adjourned the meeting at 10:52 a.m.



Miki'ala Lidstone, Secretary

February 5, 2025

Date Board Approved