

**STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
AT-LARGE BOARD MEETING**

**Wednesday, June 4, 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 June 4, 2025.

Chairperson Sterling Higa called the June 4, 2025, HCDA At-Large Authority Regular meeting to order at 9:00 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Mr. Craig Nakamoto, Executive Director, 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
Mary Alice Evans, DBEDT (Ex Officio)
Melissa Miranda-Johnson, DOT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
David Yamashita, Maui County DP (Ex Officio)
Ian Hirokawa, DLNR
Michael China, Kakaako
Kevin Sakoda, Kakaako
Trey Gordner, Kalaeloa
JoAnn Leong, Heeia
Debbie Cabebe, Pulehunui

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

A quorum was present.

Legal Counsel: Kelly Suzuka, Deputy Attorney General
Kevin Tongg, Deputy Attorney General

Staff Present: Craig Nakamoto, Executive Director
Garet Sasaki, Chief Financial Officer
Francine Murray, HCDA Community Outreach Officer
Craig McGinnis, HCDA Director of Capital Improvements
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 May 7, 2025

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

III. DECISION MAKING
Consider Adopting the Recommendations of the Report of the Permitted Interaction Group Established at the March 5, 2025 At-Large Board Meeting, 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 its June 5, 2024 General Authority Meeting.**

Mr. Craig Nakamoto, Executive Director, presented the report of the permitted interaction group provided in the board packet. He explained that the Strategic Plan has been updated to incorporate board members’ comments at the previous board meeting. The PIG report recommended an outstanding and exceptional performance of the Executive Director for the Review Period, and included a compensation adjustment of 15%, which is in alignment with the Commission on Salaries Report dated March 13, 2025. The Commission on Salaries Report was attached to the report of the permitted interaction group.

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 for the Board to adopt the recommendations (as stated above) of the permitted interaction group established at the March 5, 2025, At-Large board meeting, pursuant to Section 92-2.5(b), Hawaii Revised Statutes, 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 its June 5, 2024, General Authority meeting, as revised in the HCDA Strategic Plan dated June 4, 2025.**

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

Mr. Nakamoto conducted the roll call vote. Motion passed with 13 ayes, 0 nays, 3 excused, and 1 vacant position.

Consider the Selection of Land Parcels Owned by the HCDA, Located at 873 Kapiolani Boulevard, Identified by TMK No. (1) 2-1-049:080, and 610 Ward Avenue, Identified by TMK No. (1) 2-1-049:063, as the Development Site for the 99-Year Leasehold Residential Condominium Pilot Project, as Provided in Hawaii Revised Statutes (HRS) 206E-282(b).

Mr. Deepak Neupane, Program Specialist V, presented the staff report provided in the board packet. He explained that HCDA is currently working with the developer on the conceptual programmatic details such as building design, type of units, number of units, and affordability. Hawaii Revised Statutes (HRS) 206E-282(b) states that the Authority must select the project site; Mr. Neupane presented 13 potential sites with the key considerations of each, and identified the recommended sites as 873 Kapiolani Boulevard and 610 Ward Avenue.

Member Evans asked if a cost comparison and restrictions comparison between the 99-year leasehold units and the market units can be provided.

Mr. Neupane answered that other developments in the area range between \$1.5-1.7 million, whereas a similar unit in the 99-year leasehold project development is estimated to be slightly over \$1 million. The 99-year leasehold units are required to abide by the owner-occupancy and shared equity requirements, whereas the market units will only be required to abide by the owner-occupancy requirement.

Member Gordner asked how many units are expected to be developed.

Mr. Neupane answered that 351 total units are planned for development, with 60% as affordable units.

Member Gordner asked if mixed-use purposes are being considered for the site.

Mr. Neupane answered that innovative parking strategies and commercial uses are being considered.

Member Gordner noted the various parcels offered for consideration but not deemed ideal due to the lack of infrastructure. He asked if there is a possibility that these parcels will be retained within HCDA for other purposes.

Mr. Neupane answered that this project is only seeking one site as it is a pilot project to develop one site. However, as infrastructure improves and depending on the success of the pilot project, interest in developing these alternate sites will likely increase.

Mr. Nakamoto added that the pre-development planning for the pilot site is being treated like a template, in hopes that the process may be replicated with other parcels for similar uses.

Member Hirokawa noted that the various potential sites may later be developed for different uses than that of the pilot project, and asked if more extensive consultations with the managing agencies will be made.

Mr. Nakamoto noted his comment, and stated that the appropriate agencies will be consulted if and when these sites begin their pre-development phase.

There were no further comments or questions from the Board.

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 for the Board to Select the Land Parcel Owned by the HCDA, Located at 873 Kapiolani Boulevard, Identified by TMK No. (1) 2-1-049:080, and 610 Ward Avenue, Identified by TMK No. (1) 2-1-049:063, as the Development Site for the 99-Year Leasehold Residential Condominium Pilot Project, as Provided in Hawaii Revised Statutes (HRS) 206E-282(b).

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

Mr. Neupane conducted the roll call vote. Motion passed with 13 ayes, 0 nays, 3 excused, and 1 vacant position.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for April 2025

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

Mr. Nakamoto introduced Mr. Craig McGinnis, the new HCDA Director of Capital Improvements.

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 in person and on Zoom, and adjourned the meeting at 9:36 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board