

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BOARD MEETING**

**Wednesday, May 7, 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 May 7, 2025.

Chairperson Sterling Higa called the May 7, 2025, HCDA Kalaeloa Authority Regular meeting to order at 11:32 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 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
Miki‘ala Lidstone, Secretary
Mark Anderson, B&F (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Trey Gordner

Members Excused:

Chason Ishii, Vice Chairperson
Melissa Miranda-Johnson, DOT (Ex Officio)
Kalaeloa Member, VACANT

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
Arlaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES

Regular Meeting Minutes of March 5, 2025

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

III. DECISION MAKING

Request to Approve the Kalaeloa Community Development District Operating Budget for the Fiscal Year 2025 – 2026 in the amount not to exceed \$375,000 and authorize the issuance of Land User Assessments in the amount not to exceed \$375,000, pursuant to Hawaii Revised Statutes § 206E-196.

Mr. Garet Sasaki, Chief Financial Officer, presented the staff report provided in the board packet. He summarized that the budget and assessment amount remained the same from last year, however there were significant changes in landowner percentages and therefore, which resulted in changes to the amounts assessed to various landowners.

Secretary Lidstone and Member Gordner inquired about the personnel services budget line. Member Gordner asked for further clarification on why the personnel services budget line remained the same despite expenses exceeding the budget.

Mr. Sasaki stated that the personnel services budget line is an allocation of staff time dedicated to matters affecting Kalaeloa. He answered that the budget is largely based on estimates, and if the assessment estimated at the beginning of the year exceed the actual expenses at the end of the year, reconciliation for the excess will need to be done in subsequent years.

Member Gordner asked if there have been any issues with collection of assessments.

Mr. Sasaki stated that there is generally no issues with collecting assessments or excessive delinquencies.

Member Streitz asked if the assessment for the City and County Department of Parks and Recreation is the responsibility of the City or the Department of Parks and Recreation. Mr. Sasaki responded that he will confirm with the actual invoice at a later time.

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 for the Board to Approve the Kalaeloa Community Development Authority Operating Budget for the Fiscal Year 2025 – 2026 in the amount not to exceed \$375,000 and authorize the issuance of Land User Assessments in the amount not to exceed \$375,000, pursuant to Hawaii Revised Statutes § 206E-196.

A motion was made by Member Gordner and seconded by Secretary Lidstone.

Mr. Sasaki conducted the roll call vote. Motion passed with 6 ayes, 0 nays, 2 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. Craig Nakamoto, Executive Director, referred to the report provided in the board packet. He noted Kalaeloa Heritage Life Foundation (KHLF)'s responses to board members' previous questions regarding feral chickens. He highlighted that the Kanoa Winds vertical wind turbine has been installed in Kalaeloa.

Secretary Lidstone asked for the background on the feral chickens eradication plan, and noted that feral chickens contribute to the solution for the coconut rhinoceros beetle infestation.

Mr. Nakamoto noted that is not a significant issue, but was included as a response to previous board member inquiries. Ms. Doi added that KHLF's feral chicken eradication plan was created because it was a concern in the past.

Member Gordner asked for a brief summary of the Kanoa Winds vertical wind turbine installation project, to which Mr. Nakamoto provided background.

Member Streitz noted that professors and students from the University of Hawai'i-West O'ahu (UHWO) periodically perform assessment work at KHLF, and asked why it was excluded from their monthly report.

Ms. Doi answered that UHWO students have projects at KHLF as a part of their degree, but may not have been included in this monthly report if their work was not performed in

this particular month. She noted that they have presentations of their work for their final projects, and noted that a presentation to the HCDA board is possible, per Member Streitz's request.

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 11:50 a.m.



Miki'ala Lidstone, Secretary

August 6, 2025

Date Approved by the Board