

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
AT-LARGE BOARD MEETING**

**Wednesday, October 2, 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 Board Room and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on October 2, 2024.

Chairperson Sterling Higa called the October 2, 2024, HCDA At-Large Authority Regular meeting to order at 10:35 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, to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

Regarding 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. 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 and excused were as follows:

Members Present: Sterling Higa, Chairperson
Peter Apo, Secretary
Mark Anderson, B&F (Ex-Officio)
Mary Alice Evans, DBEDT (Ex-Officio)
Tim Streitz, City & County of HNL DPP (Ex-Officio)
Russell Tsuji, DLNR (Ex-Officio)
Michael China
David Rae
Miki‘ala Lidstone
Jo-Ann Leong
Debbie Cabebe
Glenn Yamasaki

Members Excused: Chason Ishii, Vice Chairperson
Melissa Miranda-Johnson, DOT (Ex-Officio)
Kate Blystone, Maui County Planning Department (Ex-Officio)
Kevin Sakoda
Kaiwipunihei Lipe

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
Francine Murray, HCDA Community Outreach Officer
Lindsey Doi, Asset Manager
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of September 4, 2024

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

III. FOR INFORMATION AND DISCUSSION
Update by the Hawaii Community Development Authority Staff on its Legislative Proposal to (i) Amend and Streamline Hawaii Revised Statutes, Section 206E, Part X, Transit-Oriented Development Infrastructure Improvement District, by Making Section 206E, Part X, a Program Within the Agency, and (ii) Amend Hawaii Revised Statutes, Section 206E-1, Findings and Purposes, to Make the Purposes and Findings Consistent with the Agency's Current Responsibilities.

Mr. Craig Nakamoto summarized the staff report provided in the board packet. The first legislative measure proposed will be to amend the Transit-Oriented Development Infrastructure Improvement District into a Transit-Oriented Development Infrastructure Improvement Program for efficiency and simplification of administration. The TOD projects are identified and supported by the TOD Interagency Council, consisting of statewide representatives from the public and private sectors. Rather than also being presented to one of four county boards, matters requiring board action will be taken to the General Authority board, as is the current practice.

The second legislative measure proposed will make the purposes and findings consistent with HCDA's current responsibilities, formalizing the agency's ability to assist other public and private sector entities with projects that improve communities statewide. The need for this legislative measure stems from the evolution of HCDA's findings and purpose since its inception in 1976.

Member Evans, TOD Council Co-Chair, and Member Streitz, TOD Council Designee, expressed their support for the TOD measure. They explained that an additional four county boards would be difficult to manage administratively, and the existing TOD Council is sufficiently trained to gather community input and provide guidance for these TOD projects.

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.

Presentation by the Hawaii Community Development Staff on the Plan for the Development of Currently-Owned Real Property and Real Property that May be Acquired by HCDA in the Future, Which Plan is Included as a Goal in the Strategic Plan, revised June 5, 2024.

Mr. Gareth Sasaki summarized the staff report provided in the staff report. He mentioned that the Real Estate Development Plan is one of the short-term goals in the HCDA Strategic Plan, therefore an inventory of HCDA's current properties was completed to assess each property's potential for development. While some properties have long-term leases or are otherwise unsuitable for development, four properties were identified to have development potential but will require further research. The presented draft Real Estate Development Plan includes methodology of the proposed analysis and is subject to board review and adoption.

Chair Higa asked if and when an infrastructure needs assessment would be performed for each of the four parcels.

Ms. Lindsey Doi answered that there already is a general understanding of infrastructure capacity for those properties within the Kaka'ako area due to previously completed Improvement District Projects. She noted the Kaka'ako properties have much greater infrastructure than the Kalaeloa properties to support future development, but for all properties in general, we would first need to determine the scope of the proposed development.

Chair Higa suggested that HCDA should open discussion with energy providers, given that some Kalaeloa parcels have potential use for alternative energy.

There were no further questions or comments by the Board.

Public Testimony

Chair Higa called for public testimony. There was 1 inquiry to provide oral testimony, and no written testimonies were received.

Tara Rojas provided comments suggesting that HCDA's legislative efforts and development plans should be made with the public interests and environmental impacts in mind. Ms. Rojas commented that the time limits for oral testimony should be revised to allow adequate public input.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for August 2024

Mr. Nakamoto referred to the report provided in the board packet, and stated that he is available or questions.

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 today's meeting on Zoom and adjourned the meeting at 11:03 a.m.



Miki'ala Lidstone, Secretary

November 6, 2024

Date Approved by the Board