STATE OF HAWAIʻI
HAWAIʻI COMMUNITY DEVELOPMENT AUTHORITY
AT-LARGE BOARD MEETING

Wednesday, October 1, 2025
MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawaiʻi Community Development Authority ("Authority" or "Board"), a body corporate and a public instrumentality of the State of Hawaiʻi ("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 October 1, 2025.

Chairperson Sterling Higa called the October 1, 2025, HCDA At-Large Authority Regular meeting to order at 9:30 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, Hawaiʻi 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, Hawaiʻi 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 Mikiʻala Lidstone, Secretary Mary Alice Evans, DBEDT (Ex Officio) Sabrina Nasir, B&F (Ex Officio) Scott Forsythe, Maui County DP (Ex Officio) Ian Hirokawa, DLNR (Ex Officio) Michael China, Kakaako Kevin Sakoda, Kakaako Trey Gordner, Kalaeloa Glenn Yamasaki, Pulehunui
Members Excused:	Chason Ishii, Vice Chairperson

Melissa Miranda-Johnson, DOT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Jo-Ann Leong, Heeia
Kaiwipuni Lipe, Heeia
Debbie Cabebe, 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 Lindsey Doi, HCDA Asset Manager Ryan Tam, HCDA Director of Planning & Development Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of September 3, 2025

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

III. FOR INFORMATION & DISCUSSION
Informational Update by the HCDA Staff on the Status of the Executive Director's 2025 Annual Evaluation and Board-approved Salary Adjustment, and Related Issues.

The Authority convened in executive session pursuant to HRS § 92-5(a)(2) to consider the hire, evaluation, dismissal, or discipline of an officer or employee or of charge brought against the officer or employee, where consideration of matters affecting privacy will be involved; provided that if the individual concerned requests an open meeting, an open meeting shall be held, and pursuant to HRS § 92-5(a)(4) to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities.

Mr. Craig Nakamoto, Executive Director, provided the update verbally. He referenced the actions taken by the Board in June 2025 regarding the Executive Director's annual evaluation and Board-approved salary adjustment, and stated that they resulted in subsequent actions mady by DBEDT. Due to the nature of the discussion involving personnel matters, he recommended that the Board convene in an executive session to consult with the Deputy Attorneys General.

Chair Higa called for a motion for the Authority to convene in an executive session, pursuant to HRS § 92-5(a)(2) to consider the hire, evaluation, dismissal, or discipline of an officer or employee or of charge brought against the officer or employee, where consideration of matters affecting privacy will be involved; provided that if the individual concerned requests an open meeting, an open meeting shall be held, and pursuant to HRS § 92-5(a)(4) to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities.

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

There was no discussion on the motion. Chair Higa called for a voice vote; all members unanimously affirmed. Chair Higa requested the following individuals to join the board in the Executive Session: HCDA Executive Director, Craig Nakamoto; HCDA Chief Financial Officer, Garet Sasaki; HCDA Deputy Attorneys General, Kelly Suzuka and Kevin Tongg; and HCDA Board Secretary Armaine Tomacder.

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Pursuant to Section 92-5(a)(2) and Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:37 a.m.

The Authority met in Executive Session until 10:17 a.m.

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Chair Higa reconvened the public meeting at 10:17 a.m.

Chair Higa summarized that the board members received counsel from the board's Deputy Attorney Generals relating to the Executive Director's 2025 annual evaluation and board-approved salary adjustment, and the staff briefed the board on the status of the salary adjustment. He noted that no votes were taken, and no decisions were made.

There were no 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.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for August 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 highlighted that funds were transferred for the purchase of property in Kakaʻako intended for the development of workforce housing and a community facility.

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 in person and on Zoom, and adjourned the meeting at 10:19 a.m.

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Miki‘ala Lidstone, Secretary Date Approved by the Board