

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

**Wednesday, January 7, 2026  
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, 2<sup>nd</sup> Floor Boardroom and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular Meeting on January 7, 2026.

Chairperson Sterling Higa called the January 7, 2026, HCDA At-Large Authority Regular meeting to order at 11:43 a.m. Chairperson Higa welcomed Mr. Luke Sarvis as the new designee for the Department of Land and Natural Resources, and Ms. Ipolani Duvauchelle as the new Kalaeloa business community member.

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, 2<sup>nd</sup> 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  
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)  
Scott Forsythe, Maui County DP (Ex Officio)  
Luke Sarvis, BLNR (Ex Officio)  
Ipolani Duvauchelle, Kalaeloa

**Members Excused:**

Michael China, Kakaako  
Kevin Sakoda, Kakaako  
Trey Gordner, Kalaeloa  
Jo-Ann Leong, Heeia  
Kaiwipuni Lipe, Heeia  
Debbie Cabebe, Pulehunui  
Glenn Yamasaki, Pulehunui

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  
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 December 3, 2025**

Chair Higa asked for comments or corrections. Chair Higa presented corrections to page 5 of the minutes. The meeting minutes were approved with the corrections as noted.

**III. DECISION MAKING**

**Consider Delegating Authority to the Executive Director, the Authority for the 2026 Legislative Session to Track Legislative Measures Relating to the Authority and Draft and Submit Testimony on Behalf of the Authority in Accordance with Positions and Policy Directives of the Board.**

Mr. Craig Nakamoto, Executive Director, presented the staff report provided in the board packet. He summarized that this proposal, if approved, would give him and his designee(s) the ability to track legislative measures as well as draft, submit, and present testimony on behalf of the Authority in accordance with the positions and policy directives of the Board. He noted key dates of the Legislative Session and anticipates providing an update in February 2026 with a general list of bills affecting HCDA, as well as a general policy direction and positioning of those bills.

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.

**MOTION:**

**Chair Higa asked for a Motion for the Board to Delegate to the Executive Director or Designee, the Authority for the 2026 Legislative Session, to Track, Draft, Submit, and Present Testimony on Behalf of the Authority in Accordance with the Positions and Policy Directives of the Board.**

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

Mr. Nakamoto conducted the roll call vote. Motion passed with 10 ayes, 0 nays, and 7 excused.

There were no further comments or questions from the board members.

**Presentation of the Audited Financial Statements for the Fiscal Year Ended, June 30, 2025, by the Auditor, KKDLY, LLC.**

Mr. Garet Sasaki, Chief Financial Officer, introduced Mr. Ralph Kanetoku and Mr. Guy Nishihira from KKDLY, LLC. Mr. Kanetoku summarized the scope and conduct of their audit as of and for the year ended June 30, 2025. He explained the Independent Auditors' Report on the HCDA's financial statements and required supplementary information, the Independent Auditor's Report on internal control over financial reporting and on compliance, and the Required Communications Letter. KKDLY, LLC's audit found no material weaknesses in internal controls over financial reporting, and no instances of non-compliance with laws and regulations that would have a direct material effect on HCDA's financial statements.

Mr. Nishihira explained that the management has the responsibility to select and use appropriate accounting policies, and are described in the audit. He noted one new government accounting standards statement, effective July 1, 2024, which required HCDA to record accrued sick leave and additional disclosures regarding compensated absences on the face of financial statements. He noted that all significant transactions were recognized in the financial statements in the proper period, and no significant difficulties in dealing with Management during the audit. He also recognized that the methods, assumptions, and data used to develop estimates were reasonable, and summarized various significant, corrected audit adjustments, also included in the audit report.

Member Evans asked if the new policy regarding compensated absences is applicable to all state agencies.

Mr. Nishihira affirmed that the new policy described is applicable to state agencies.

There were no further comments or questions from the Board.

**Public Testimony**

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

Mr. Keith Winnecott asked if the financial statements are available to the public online.

Mr. Sasaki answered that it is not available online, but can be formally requested.

**IV. REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

**a. Monthly Financial Highlights for November 2025**

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

There were no questions or comments by the Board.

**Public Testimony**

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

Mr. Keith Winnecott asked if this financial report is for 2026 year-to-date.

Chair Higa stated that the materials for the agenda item is available online.

Mr. Winnecott asked if the two Kakaako special funds are the only Kakaako-related items on the financial statements.

Mr. Sasaki affirmed Mr. Winnecott's statement.

**V. ADJOURNMENT**

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 12:05 p.m.

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Miki'ala Lidstone, Secretary

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Date Approved by the Board