

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKA‘AKO 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, 2nd 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 Kaka‘ako Authority Regular meeting to order at 12:06 p.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 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)
Mary Alice Evans, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Kevin Sakoda

Members Excused:

Mark Anderson, B&F (Ex Officio)
Michael China

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
Lindsey Doi, HCDA Asset Manager
Francine Murray, HCDA Community Outreach Officer
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 December 3, 2025

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

III. DECISION MAKING

Consider Authorizing the Executive Director to i) Solicit Statement of Qualifications (“SOQ”) from Developers for the Development of a Mixed-Use, Community Facility, Mixed-Income, Affordable Rental Housing Project (“Project”) on Land Owned by the Hawaii Community Development Authority (HCDA) in Kakaako Community Development District (KCDD), Located at 952 Kawaiahao Street and 955 Waimanu Street and Further Identified as Oahu Tax Map Key(s) 2-3-003:065 and 2-3-003:093 (the land identified by the street addresses, 952 Kawaiahao Street and 955 Waimanu Street, are hereafter referred to as “Block P2”), ii) Select a Developer, and iii) Enter into a Development Agreement and Ground Lease with the Selected Developer for Development of the Project on Block P2.

Mr. Deepak Neupane, Program Specialist V, presented the staff report provided in the board packet. He noted that the board authorized the Executive Director to purchase the subject property in April 2025. He added that the board approved the agency’s annual goals and priorities in June 2025, which included the development of affordable housing. Mr. Neupane summarized that this proposal is to authorize the Executive Director to issue a Request for Qualifications (“RFQ”) to select a developer to develop a rental housing project with community spaces on the ground floor.

Member Streitz asked for clarification on the extent of operations that the developer would be responsible for, and if it included finding and vetting tenants.

Mr. Neupane affirmed that the developer would be responsible for ensuring that the tenants are screened and the building is maintained, similar to a management company.

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

Public Testimony

Chair Higa called for public testimony. There were three written testimonies received and provided on the HCDA website, and three inquiries to provide verbal testimony.

- Maria Paula Molano Bryan, Written Testimony, In Opposition
- Donix Rodriguez, Written Testimony, In Opposition
- Amanda Coppes, Written Testimony, In Opposition
- Sarah Freeman, Verbal Testimony, For Comment. She is a Kakaako resident and co-owner of F45 Training, and suggested that F45 Training should be given an extended or interim lease until development is ready to commence. She asked if HCDA plans to seek out community input regarding interim use.
 - Mr. Nakamoto noted that F45 Training's existing lease was originally under Howard Hughes and transferred under HCDA after the purchase, however the expiration date remains the same. He received her comments for consideration but suggested seeking alternative locations to continue their business, as the property was purchased to help with the great need for workforce housing and affordable housing.
- Todd Adams, Verbal Testimony, For Comment. He is an owner-occupant at Ulana Ward Village, and reported mechanical vibrations originating from a ground-level mechanical system, which negatively affect his ability to peacefully occupy his unit. He noted that the project is within the Kakaako Mauka Area, and stated that he is concerned about whether the project is operating consistently with those standards. He asked that this condition be noted and that the Authority consider reviewing the issue if deemed appropriate in its oversight role.
- Amanda Millan, Verbal Testimony, For Comment. She is an F45 Training member and marine biologist, and emphasized the need for holistic wellness services alongside housing needs. She encouraged HCDA to consider granting F45 with an interim lease until development begins, or partnering with F45 to find another location where they may serve those who reside in the proposed housing development.

Member Evans asked Mr. Neupane if the community facility described in the RFQ would allow for commercial leases.

Mr. Neupane answered that HCDA would work with the developer to determine the community facility; typically in past affordable rental housing projects, it has been small convenience stores.

Member Evans asked if, given that it does not occupy the entire ground floor, the developer would have the option to include other commercial uses.

Mr. Neupane affirmed, but noted that it would depend on the financing of the project and how much square footage can be devoted to uses other than affordable housing.

Secretary Lidstone asked if there was any community outreach efforts, and if it plays a role

in selecting the developer.

Mr. Nakamoto answered that this is the HCDA's first formal action for this project, and anticipates more opportunities for community input in the future with the developer. He reiterated that he received the testifiers' comments and suggestions and will take them into account.

MOTION:

Chair Higa asked for a Motion for the Board to Authorize the Executive Director to:
i) Solicit Statement of Qualifications ("SOQ") from Developers for the Development of a Mixed-Use, Community Facility, Mixed-Income, Affordable Rental Housing Project ("Project") on Land Owned by the Hawaii Community Development Authority (HCDA) in Kakaako Community Development District (KCDD), Located at 952 Kawaiahao Street and 955 Waimanu Street and Further Identified as Oahu Tax Map Key(s) 2-3-003:065 and 2-3-003:093 (the land identified by the street addresses, 952 Kawaiahao Street and 955 Waimanu Street, are hereafter referred to as "Block P2"), ii) Select a Developer, and iii) Enter into a Development Agreement and Ground Lease with the Selected Developer for Development of the Project on Block P2, and iii) take all actions necessary to effectuate the purposes of the For Action.

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

Mr. Neupane conducted the roll call vote. Motion passed with 7 ayes, 0 nays, and 2 excused.

IV. FOR INFORMATION & DISCUSSION

Informational Presentation by the Principals of Kaze Power, formerly known as Kanoa Winds, Regarding the Key Performance Metrics of the Vertical Axis Wind Turbine Installed in "Lot C", located at the Ewa end of Ilalo Street, and Further Described by Oahu Tax Map Key No. 2-1-015:052, in the Kakaako community development district's Makai area.

Mr. Robert Cundiff and Mr. Jason Ho'opai, presented the update provided in the board packet. Mr. Cundiff described the site location and reasoning for the site, the installation process, research elements and devices, and additional features. Mr. Ho'opai further reported on their data collection practices and research discoveries in the urban setting, noting that it is performing as expected with minimal noise and zero wildlife strikes or disturbances. He explained that the installation powers a Wi-Fi system and balances power between wind and solar energy in a self-contained battery unit. Kaze Power is continuing efforts to power and program a display board to increase public education and perhaps provide weather information.

Member Evans asked where the digital screen with data is located.

Mr. Cundiff answered that it is not operational yet, but it is located at the site facing the first stall adjacent. Once operational, it will provide weather information and data collection results.

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

Public Testimony

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

V. 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.

Public Testimony

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

VI. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom and then adjourned the meeting at 12:41 p.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board