

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
KAKA‘AKO MEETING**

**Wednesday, February 4, 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 February 4, 2026.

Chairperson Sterling Higa called the February 4, 2026, HCDA Kaka‘ako Authority Regular meeting to order at 10:05 a.m.

**Acknowledgment that the Meeting is Being Convened Virtually and In-Person**

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, 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  
Mark Anderson, B&F (Ex Officio)  
Melissa Miranda-Johnson, DOT (Ex Officio)  
Mary Alice Evans, DBEDT (Ex Officio)  
Tim Streitz, City & County of Honolulu DPP (Ex Officio)  
Kevin Sakoda  
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  
Aramaine Tomacder, HCDA Board Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of January 7, 2026**

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

**III. FOR INFORMATION & DISCUSSION**  
**Informational Presentation by HCDA Staff and HCDA's consultant, SSFM International, on the Progress of the Plan and Rules update for the Makai area of the HCDA's Kakaako Community Development District, Consisting of Approximately 136 Acres of Land, Established under Section 206E-32, Hawaii Revised Statutes.**

Mr. Ryan Tam, Director of Planning and Development, introduced Ms. April Suprenant, Manager of Strategic Services Group at SSFM International, to provide the presentation included in the board packet. Ms. Suprenant summarized the project overview, schedule and planning process, engagement strategy and update, and next steps for the Makai Area Plan and Rules.

She explained that the Kakaako Makai Area Plan update seeks to gather stakeholder input, identify land and infrastructure needs, and develop potential land use scenarios to create a unified vision for the area. The effort will consider recent shifts in land ownership, community interests, and land use policies while addressing the variety of public open space, cultural assets, and infrastructure needs.

Ms. Suprenant provided a overview of the project schedule with phases, and explained that SSFM is currently in Phase I, Visioning and Constraints Analysis. She detailed the engagement efforts and feedback received thus far, and shared the various ways that the community can stay connected and informed. Some concerns include access to parking, the need for more education to address common misperceptions, the amount of sold but vacant units in Mauka area residential buildings, and the emphasis on creating a lively community environment.

Member Evans asked when the development of the three scenarios may be ready for the board to review, and followed up to ask if it will include a cost estimate associated with each scenario. Ms. Suprenant answered that they are targeting the late summer 2026. She

noted that a cost estimate will be included in the final scenario that moves forward, along with an infrastructure analysis.

Member Evans commented that it would be helpful for the Board to know the cost estimate and infrastructure needed for each of the three proposed scenarios, in order to implement the most appropriate plan.

Secretary Lidstone commended SSFM for their efforts to educate the community, seek stakeholder input, and provide accessible tools for engagement.

Member Anderson asked if maximizing public space would be one of the possible scenarios, or if all three scenarios would propose development options in the Makai area. Ms. Suprenant answered that it is not yet determined, though it is possible that one of the scenarios could propose no development. She reiterated that their planning is dependent on the feedback received from stakeholders and the community.

Member Anderson expressed his concerns that the community may interpret this process as a way to introduce further development in the Makai area, given past proposals in the area.

Chair Higa answered that the community will likewise be able to express their opinions as they have done in the past.

Member Streitz asked if SSFM has received conflicting opinions for the area, and how they would approach that challenge to formulate a shared vision. Ms. Suprenant answered that they are creating a criteria to guide their feedback analysis. She noted that they have received positive and negative feedback regarding development, but there is still a shared vision of a vibrant, active, and inviting community. She shared a few suggestions of development and features to add to the area.

Member Streitz asked when the draft plan is expected to be complete. Ms. Suprenant answered that it should be completed in the fall 2026.

Executive Director Nakamoto thanked Ms. Suprenant and the HCDA staff involved in this project. In response to Member Anderson's comment, Executive Director Nakamoto reiterated that there are a lot of opinions for the future of Makai area, and therefore the planning effort is community-focused and community-driven. He added that the goal during the planning process is to avoid having preconceived ideas to allow the community to be involved and develop a community master plan.

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 one inquiry to provide verbal testimony.

- Keith Winnecott, in Support: Mr. Winnecott expressed his support for allowing and seeking community input. He appreciated that there are plans to provide community engagement and education opportunities.

**Update by HCDA Staff on Performance Metrics for the Honuakaha Senior Rental Housing Project, Located at 545 Queen Street, Honolulu, Hawaii, 96813 and further described by Oahu Tax Map Key No. 2-1-031:021.**

Mr. Gareth Sasaki, Chief Financial Officer, presented the staff report provided in the board packet. He noted that the reporting period is for the 2025 calendar year, rather than a quarterly report. He summarized the financial metrics and occupancy metrics, noting that the ground lease payment was deferred, and all reported vacant units are rent-ready. Mr. Sasaki stated that the 2025 audit will commence shortly.

There were no 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 verbal testimony.

**Update by HCDA Staff on the Performance of Mark Development, Inc. under that Certain Management Agreement for Honuakaha Limited Partnership for the Honuakaha Senior Rental Housing Project, Located at 545 Queen Street, Honolulu, Hawaii 96813 and further described by Oahu Tax Map Key No. 2-1-031-021, dated September 21, 2023, but effective as of October 1, 2023.**

Mr. Gareth Sasaki, Chief Financial Officer, presented the update. He stated that Executive Director Nakamoto's request of five deliverables for further clarification from Mark Development, Inc., made at the December 3, 2025 Kakaako Board meeting, have not been provided. The five deliverables were: i) schedule of receipts from 2025 that agrees to the rental income, ii) a correct and revised accounts receivables report, iii) letters to tenants dated January 6, 2026 for those delinquent balances, iv) explanation of internal processes for the application and move-in procedures, and v) a list of applicants that are ready to move in. Mr. Sasaki noted that HCDA will present recommendations to the Board regarding long-term plans for the Honuakaha Senior Rental Housing property.

Member Streitz asked how many times did HCDA staff follow-up with Mark Development, Inc.

Mr. Sasaki answered that they followed up with Craig Watase, CEO of Mark Development, Inc., once. Executive Director Nakamoto added that the request was formally made during the December 3, 2025 Kakaako Board meeting while Mr. Watase was present.

Member Evans asked if Mark Development, Inc. has a live-in manager residing at Honuakaha.

Mr. Sasaki responded that there is no live-in manager, but noted that there is a property-wide security that is on site from 4:00 pm – 2:00 am and reports issues if any.

Member Evans asked if Mark Development, Inc. has an employee that visits the facility on a regular basis.

Mr. Sasaki answers that there is a specific Mark Development, Inc. employee assigned to the property, and is on-site Monday through Friday during regular business hours.

Ms. Doi added that a live-in resident manager was previously provided by the previous property management company, but it was determined that the requirement for a live-in manager was one of the reasons for the position's high turnover rate.

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 one inquiry to provide verbal testimony.

**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 highlighted that the HCDA has received two buyback requests from residents of Ulana Ward Village, and are working with the Hawaii HomeOwnership Center on possible buybacks. He mentioned that the Kolowalu Dog Park hours have been modified to 6:00 a.m.-9:00 p.m., per a resident's request. In addition, the park will be closed from 10:00 a.m.-3:00 p.m. on Mondays for regular maintenance.

There were no 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.

**V. ADJOURNMENT**

Chair Higa thanked those who joined the meeting in person and on Zoom and then adjourned the meeting at 10:47 a.m.

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Miki'ala Lidstone, Secretary

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Date Approved by the Board