

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
PULEHUNUI BOARD MEETING**

**Wednesday, December 4, 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, 2<sup>nd</sup> Floor Board Room and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on December 4, 2024.

Chairperson Sterling Higa called the December 4, 2024, HCDA Pulehunui Authority Regular meeting to order at 10:43 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, 2<sup>nd</sup> 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  
Chason Ishii, Vice Chairperson  
Melissa Miranda-Johnson, DOT (Ex-Officio)  
Mary Alice Evans, DBEDT (Ex-Officio)  
David Yamashita, Maui County DP (Ex-Officio)  
Debbie Cabebe  
Glenn Yamasaki

**Members Excused:** Mark Anderson, B&F (Ex-Officio)  
Russell Tsuji, BLNR (Ex-Officio)  
David Rae  
Punihei Lipe  
Cultural Specialist (VACANT)

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, HCDA Asset Manager  
Ryan Tam, HCDA Director of Planning & Development  
Armaine Tomacder, HCDA Board Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of July 3, 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 HCDA Staff and Wilson Okamoto Corporation on the Planning, Designing, and Constructing of Infrastructure in the Pulehunui Community Development District Consisting of Approximately Nine Hundred Eighty-Eight Acres of Land Located in the Moku of Kula, on the Island of Maui and Further Described by Maui Tax Map Key (TMK) Numbers: 2-3-8-008-001; 2-3-8-008-007; 2-3-8-008-037; and 2-3-8-008-038.**

Ms. Lindsey Doi, Asset Manager, welcomed Member David Yamashita, designee for the Maui Department of Planning, and introduced members of Wilson Okamoto Corporation.

Mr. Keola Chang, Planning Director, and Ms. Harlee Meyers, Project Manager, for Wilson Okamoto Corporation presented an update of the Pulehunui Community Development District Project with the general objectives and timeline, and highlighted the current Planning Assessment Report (PAR) phase. The PAR involves an evaluation of existing environmental conditions, land use considerations, plans community outreach, regulatory compliance requirements, and current infrastructure. The results of the PAR will be used to create a cohesive strategy for project execution.

Member Evans requested the estimated cost for each step in the planning phase.

Mr. Nakamoto answered that he can provide the breakdown cost.

Member Yamashita noted that a portion of the subject area is designated as part of the “project district” of the South Maui Community Plan, implying that it may be subject to an additional set of guidelines and requirements.

Mr. Chang affirmed that their team is aware of the pending South Maui Community Plan, and its potential effects are included in the PAR as a notable consideration.

Member Yamasaki asked for clarification into the scope of the transportation and roadways mentioned in the infrastructure assessment, and if Wilson Okamoto Corporation is the appropriate recipient for comments and suggestions regarding roadway access.

Mr. Chang answered that they are looking at what is needed from an access perspective to facilitate development in the district which can be roadway construction. Mr. Chang affirmed that comments and suggestions regarding roadway access may be directed to Wilson Okamoto Corporation.

Vice Chair Ishii asked to clarify if the Known Potential Active Projects were taken into consideration in the current phase, or if it is a part of the second phase?

Mr. Chang confirmed that the Known Potential Active Projects were identified in the current phase. They know of the existing projects problematic needs and have reached out to those project teams to seek clarification on what their infrastructure advancements actions were. However, at present there is a limited amount of solid information in terms of physical information and have relied on previous data from similar projects of parallel infrastructure.

Member Evans asked if there is existing agriculture on parcels identified for future development, and/or a plan to expand the agricultural use of the parcel. She also asked if they need to execute a district boundary amendment to move current agricultural areas, if any, into the urban district to accommodate the future non-agricultural activities.

Mr. Nakamoto clarified that the intent is not to directly affect the intended land uses, but to support the various projects of DHHL, VA, Judiciary, and DCR by providing the necessary infrastructure. He mentioned that it is not the goal of the project to seek entitlements needed to build the Known Potential Active Projects. To an extent, the project will work within county zoning and boundary amendments if needed. Mr. Nakamoto added that it is a challenge to gather necessary data to do a planning study to determine essential infrastructure given that the Known Potential Active Projects are at various stages.

Member Evans asked if these four parcels are now exempted from State Land Use district boundary requirements since will HCDA take over zoning.

Mr. Nakamoto answered that the Pulehunui Community Development District is established by the legislature but unlike the Kaka'ako and Kalaeloa CDDs, HCDA will not impose an additional overlay of zoning requirements. To complete the infrastructure projects, we will work under existing county zoning and entitlements.

Member Cabebe asked to clarify the purpose of infrastructure development if there is a possibility that the project cannot be completed due to zoning issues?

Mr. Chang clarified that their role is to provide the infrastructure for already-permitted projects under the district's current zoning rules. Mr. Nakamoto further explained that all vertical development within the district will be carried out by governmental entities, who is responsible for obtaining the zoning and entitlements necessary to complete their projects. He also mentioned that there is a construction piece to this contract to encumber the money which is necessary to include in the planning design. In the end, prioritizing infrastructure with the current funds should get us the infrastructure needed, the timing of infrastructure, and a rough order of magnitude.

Chair Higa requested for a completed Planning Assessment Report given to the board to follow along the process of this project.

Mr. Nakamoto agreed, and added that the board members also receive the Community Outreach Plan when it is within the drafting phase, to provide further insight of the Maui community.

There were no further questions or comments from the Board.

**Public Testimony**

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

Lauren Yasaka, Planner for the Department of Land and Natural Resources commented that DLNR Pulehunui’s Business and Industrial Park was not included in the list of Known Potential Active Projects within the area, and requested it be included with the plan moving forward.

Mr. Nakamoto acknowledged and apologized for unintentionally excluding DLNR. He confirmed that DLNR’s project, as well as DHHL projects, will be included for consideration in the plan moving forward.

**IV. ADJOURNMENT**

Chair Higa thanked those who joined today’s meeting in person and on Zoom, then adjourned the meeting at 11:13 a.m.

---

Miki’ala Lidstone, Secretary

---

Date Approved by the Board