

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
AT-LARGE BOARD MEETING**

**Wednesday, July 2, 2025  
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 July 2, 2025.

Chairperson Sterling Higa called the July 2, 2025, HCDA At-Large Authority Regular meeting to order at 9:35 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, 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  
Sabrina Nasir, B&F (Ex Officio)  
Mary Alice Evans, DBEDT (Ex Officio)  
Melissa Miranda-Johnson, DOT (Ex Officio)  
Tim Streitz, City & County of Honolulu DPP (Ex Officio)  
David Yamashita, Maui County DP (Ex Officio)  
Ian Hirokawa, DLNR  
Michael China, Kakaako  
Kevin Sakoda, Kakaako  
Trey Gordner, Kalaeloa  
Jo-Ann Leong, Heeia

Debbie Cabebe, Pulehunui  
Glenn Yamasaki, Pulehunui

**Members Excused:** Punihei Lipe, Heeia  
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  
Brandon Soo, Program Specialist V  
Armaine Tomacder, HCDA Board Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of June 4, 2025**

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

**III. DECISION MAKING**  
**Election of Officers: Fiscal Year 2025-2026**

Chair Higa announced that board members will conduct the election of board officers for fiscal year 2025 – 2026 and noted that HCDA’s bylaws call for the election of officers to be elected on the first meeting following July 1st of each year. Chair Higa opened the floor for nominations for the positions of Chairperson, Vice Chairperson, and Secretary; respectively. He added that nominations may be made for each officer individually or members may make nominations by a slate of officers.

**Public Testimony**

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

Vice Chair Ishii nominated the following slate of officers: Sterling Higa for Chairperson, Chason Ishii for Vice Chairperson, and Miki‘ala Lidstone for Secretary.

Chair Higa asked if there were any additional nominations. There were none.

Mr. Nakamoto conducted the roll call vote on the nominated slate of officers. Motion

passed with 15 ayes, 1 excused, and 1 vacant position.

#### **IV. FOR INFORMATION AND DISCUSSION**

##### **Informational Presentation and Update by the HCDA Staff Regarding the Following Bills:**

- A. H.B. 300, C.D. 1 Relating to the State Budget (discussion will focus on the budget items still in the budget or vetoed affecting BED 150, the Hawaii Community Development Authority); and**
- B. H.B. 1007, C. D. 1 Relating to the Hawaii Community Development Authority (This is HCDA's bill that was included the Administration's package of bills. The discussion will focus on whether this bill was approved by the Governor and the provisions of the bill that affect HCDA. This bill: 1) adds two new sections to Chapter 206E to allow the issuance of bonds for the development of infrastructure and condemnation of real property; 2) amends HRS 206E-1 to reflect additional responsibilities of the HCDA; 3) amends HRS 206E-3(b) to include experts on transit-oriented development on the Authority; and 4) amends Chapter 206E Part X to change the Transit-Oriented Development Infrastructure Improvement District to a program.)**

Mr. Craig Nakamoto, Executive Director, and Mr. Garet Sasaki, Chief Financial Officer, provided the update. Mr. Sasaki reported that H.B. 300 was signed into law on June 30, 2025, which includes the approval of an additional staff position and the following CIP fund requests: \$15 million for the 99-Year Leasehold Program, \$2 million for climate change impact assessments in Kakaako and Kalaeloa, \$12 million for Iwilei-Kapalama infrastructure improvements, \$2.5 million for Kaka'ako Makai planning, \$1 million Kalaeloa Infrastructure EIS, and \$5.5 million for Kupuna Supportive Housing in Kakaako. He clarified that the monthly financial highlights in the board packet reflects only until the end of May, therefore these appropriations will be reported in September in the Monthly Financial Highlights for July 2025.

Mr. Nakamoto reported that H.B. 1007 was also signed into law as Act 252, which modifies HCDA's statutory scheme by i) allowing HCDA to operate outside of the established community development districts, ii) allowing HCDA to issue bonds, iii) removing the four TOD boards from the HCDA structure, and iv) adding a TOD sub-board under the General Authority board that includes two TOD experts (voting members) as well as the House and Senate Housing committee chairs and the House and Senate Transportation committee chairs (non-voting members). Mr. Nakamoto expressed his appreciation to HCDA staff, deputy attorneys general, Member Evans, and the HCDA board for their support and efforts during the 2025 Legislative Session.

Member Nasir asked if HCDA will review the added benefits of a community facilities district.

Mr. Nakamoto answered that a review of HCDA's new capabilities will be performed, and summarized HCDA's capabilities prior to H.B. 1007 passing are relatively similar but were just referenced differently.

There were no further 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.

**V. REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

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

Mr. Craig Nakamoto, Executive Director, referred to the report provided in the board packet, and stated that Mr. Gareth Sasaki, Chief Financial Officer, is available for questions. Mr. Nakamoto reported that an in-person informational presentation by Kaze Power (formerly Kanoa Winds) was provided on June 6, 2025 at the Vertical Coaxial Contra-rotating Twin Blades wind turbine installation at “Lot C”. Mr. Nakamoto noted that the presented was attended by HCDA board members: Chair Higa, Secretary Lidstone, Member Sakoda, Member Streitz, and Member Yamasaki. Board member discussions occurred during and as part of the informational presentation, and no commitment relating to a vote on board matters was made or sought. Mr. Nakamoto also noted that reserved housing sub-account is included in the reserved housing column of the Financial Highlights report.

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.

**VI. ADJOURNMENT**

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 9:59 a.m.



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Sterling Higa, Chairperson

September 3, 2025

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Date Approved by the Board