

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

**Wednesday, August 6, 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, 2nd Floor Boardroom and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on August 6, 2025.

Chairperson Sterling Higa called the August 6, 2025, HCDA Kalaeloa Authority Regular meeting to order at 9:30 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Chief Financial Officer Garet Sasaki 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. Sasaki 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 submission of written or oral testimony. Mr. Sasaki 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. Sasaki also noted the time limits for public testimony.

Chair Higa conducted the roll call. Those present were as follows:

Members Present: Sterling Higa, Chairperson
Miki‘ala Lidstone, Secretary
Sabrina Nasir, B&F (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Melissa Miranda-Johnson, DOT (Ex Officio)
Trey Gordner

Members Excused: Chason Ishii, Vice Chairperson
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Kalaeloa Member, VACANT

A quorum was present.

Legal Counsel: Kelly Suzuka, Deputy Attorney General
Kevin Tongg, Deputy Attorney General

Staff Present: Garet Sasaki, HCDA Chief Financial Officer
Lindsey Doi, HCDA Asset Manager
Craig McGinnis, HCDA Director of Capital Improvements
Francine Murray, HCDA Community Outreach Officer
Ryan Tam, HCDA Director of Planning & Development
Nancy Nishikawa, Planner V
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of May 7, 2025

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

III. FOR INFORMATION & DISCUSSION
Update by HCDA Staff on the Proposed Amendments to the 2006 Kalaeloa Master Plan and 2012 Kalaeloa Community Development District Rules, Chapter 15-215, *Hawaii Administrative Rules*, and Revised Schedule for Presentation and Decision-Making Hearings Pursuant to Chapter 91, *Hawaii Revised Statutes (HRS)*, and Chapter 201M-2, HRS.

Mr. Ryan Tam, Director of Planning & Development, presented the staff report and exhibits provided in the board packet. He summarized the general processes taken to incorporate the proposed amendments, and recognized the internal staff and external contributors that supported the project. He noted that the presentation is a general update ahead of the September 3, 2025 and November 5, 2025 noticed public hearing dates. Mr. Tam provided a visual map of the proposed Regulating Plan for Land Use and explained the current and proposed requirements for each transect zone. He noted that some of the proposed changes are intended to align with the City's land use ordinance.

Mr. Tam also provided a visual map of the proposed Thoroughfare Plan to improve accessibility throughout the district and evacuation routes, potentially qualify for federal funding, and allow further private development by landowners in the area. He noted that comments from the Ewa neighborhood board as well as various stakeholders have provided comments and suggestions that are under consideration. Mr. Tam mentioned that the Infrastructure Master Plan is being drafted according to landowners' future development plans and anticipated infrastructure needs, and the plan is expected to be completed at the end of 2025.

Secretary Lidstone asked how emergency management is incorporated in these plans.

Mr. Tam answered that the main focus was to ensure that the thoroughfare plan and

roadway capacity is appropriate with various alternate routes and additional access points.

Secretary Lidstone joined the meeting at 9:38 a.m.

There were no further 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.

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. Gareth Sasaki, Chief Financial Officer, referred to the report provided in the board packet.

There were no further 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.

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 10:19 a.m.



Miki'ala Lidstone, Secretary

October 1, 2025

Date Approved by the Board