

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

**Wednesday, October 1, 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 October 1, 2025.

Chairperson Sterling Higa called the October 1, 2025, HCDA Kalaeloa Authority Regular meeting to order at 10:25 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 (“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 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
Miki‘ala Lidstone, Secretary
Sabrina Nasir, B&F (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Trey Gordner

Members Excused:

Chason Ishii, Vice Chairperson
Melissa Miranda-Johnson, DOT (Ex Officio)
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: Craig Nakamoto, HCDA Executive Director
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
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of August 6, 2025

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

III. FOR INFORMATION & DISCUSSION

Informational Update by HCDA Staff on: (i) Actions Taken by the Staff since the October 2, 2024 update, including the Status of the Electrical Planning, Design, and Construction Work Being Performed by HCDA in the Kalaeloa Community Development District (“KCDD”) under that Certain Intergovernmental Support Agreement dated August 12, 2024 between the Commander, Navy Region Hawaii, and HCDA, the Advanced Funding Agreement for Task Order #001 dated September 9, 2024, and the Addendum to the Advance Funding Agreement for Task Order #001 that Includes Additional Electrical Planning, Design, and Construction Work to be Performed by HCDA in the KCDD as a Result of Additional \$9,000,000 in Funding Received by the Navy Region Hawaii; and (ii) Update on the Status of the Saratoga Avenue Electrical Upgrade Project.

Mr. Craig McGinnis, Director of Capital Improvements, presented the staff report and exhibits provided in the board packet. He summarized that approximately \$27 million in combined funding was secured for the connection of 15 parcels. Additionally, the legislature appropriated \$12 million for the Saratoga Avenue upgrades project, and mentioned that HCDA will explore the possibility of integrating these two projects. He noted that the key engineering contracts have been finalized and design work has been initiated.

Secretary Lidstone asked when the Saratoga Avenue upgrades project would begin.

Mr. McGinnis answered that the contract has been signed and it is currently in the design phase. Executive Director Nakamoto added that staff will update the board once the design work and cost estimates are completed, and when construction is expected to begin.

Member Gordner asked to clarify the breakdown of funding, and if it would be sufficient

to cover the design and construction.

Mr. McGinnis clarified the funding allocations and stated that the project will prioritize making as many connections as possible with the available funding, with possible future Navy funding to continue the project.

Member Evans asked to confirm if the Navy is seeking to end their service to the existing customers, and how the construction will be executed. She also asked if the poles on Enterprise Avenue and Saratoga Avenue are owned by the Navy or by HECO.

Mr. McGinnis confirmed that the Navy wants to end their service to the existing customers, although the technical aspects and design are not finalized. He stated that ownership of the poles will be determined in the analysis.

Member Gordner asked if the HECO Power Study is publicly available, and if there will be customers on the Navy's electrical system after the completion of the Saratoga and Enterprise projects.

Mr. McGinnis answered that the HECO Power Study is confidential information, and that there will be a number of customers still on the Navy system upon project completion. He noted that the funding only funds a portion of the transition, and affirmed that the Navy system will still be in place and active, as more work needs to be done.

Secretary Lidstone asked how long the design process will take.

Mr. McGinnis estimated 6-12 months, but that they are working to secure a contractor to expedite the process.

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. Craig Nakamoto, Executive Director, 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 10:42 a.m.

Miki'ala M. Lidstone

Miki'ala Lidstone, Secretary

January 7, 2026

Date Approved by the Board