

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

**Wednesday, November 17, 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 Special meeting on November 17, 2025.

Chairperson Sterling Higa called the November 17, 2025, HCDA Kalaeloa Authority Special meeting to order at 9:00 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, 2<sup>nd</sup> 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  
Mark Anderson, B&F (Ex Officio)  
Tim Streitz, City & County of Honolulu DPP (Ex Officio)  
Melissa Miranda-Johnson, DOT (Ex Officio)  
Trey Gordner

**Members Excused:** Chason Ishii, Vice Chairperson  
Mary Alice Evans, DBEDT (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  
Francine Murray, HCDA Community Outreach Officer  
Ryan Tam, HCDA Director of Planning & Development  
Aramaine Tomacder, HCDA Board Secretary

## **II. DECISION MAKING**

**In Re the Petition of Tara Rojas Regarding the Proposed Amendments to the Kalaeloa Community Development District Plan and Rules, DOCKET NO. CCH 2025-01:**

- a. Pursuant to HAR § 15-219-48, shall the Authority assign the petition requesting a contested case hearing for further proceedings before a hearings officer as provided in HAR § 15-219-26?
- b. Shall the Authority authorize the Executive Director to take all actions necessary to retain a hearings officer and facilitate the contested case hearing?

Mr. Craig Nakamoto, Executive Director, presented the staff report and exhibits provided in the board packet. He summarized that i) the petition for a contested case was filed pursuant to HAR § 15-219-46 by the petitioner, ii) the contested case was initiated, iii) the Authority shall either assign the initiated contested case before the Authority or before a hearings officer, and iv) a hearings officer, if so appointed, shall have all the powers of the Chair and authority of the board members. He concluded with the recommendation that the Authority assign the subject matter for further proceedings before a hearings officer.

There were no comments or questions from the board members.

There was no motion to convene in Executive Session pursuant to HRS §92-5 (a)(4).

### **Public Testimony**

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

### **MOTION:**

**Chair Higa asked for a Motion, with respect to DOCKET NO. CCH 2025-01 In Re the Petition of Tara Rojas Regarding the Proposed Amendments to the Kalaeloa Community Development District Plan And Rules, that: (i) pursuant to HAR § 15-219-48, the Authority assign the petition requesting a contested case hearing for further proceedings before a hearings officer as provided in HAR § 15-219-26, and (ii) the Authority authorize the Executive Director to take all actions necessary to retain a hearings officer and facilitate the contested case hearing.**

A motion was made by Secretary Lidstone and seconded by Member Streit.

Executive Director Nakamoto conducted the roll call vote. Motion passed with 6 ayes, 0 nays, 2 excused, and 1 vacant.

There were no further comments or questions from the board members.

**III. ADJOURNMENT**

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 9:08 a.m.

*Miki'ala M. Lidstone*

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Miki'ala Lidstone, Secretary

January 7, 2026

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Date Approved by the Board