

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKA‘AKO MEETING**

**Wednesday, March 4, 2026
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 March 4, 2026.

Chairperson Sterling Higa called the March 4, 2026, HCDA Kaka‘ako Authority Regular meeting to order at 11:05 a.m.

Acknowledgment that the Meeting is Being Convened Virtually and In-Person

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 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
Mark Anderson, B&F (Ex Officio)
Melissa Miranda-Johnson, DOT (Ex Officio)
Lauren Primiano, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Kevin Sakoda

Members Excused:

Michael China

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
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of February 4, 2026

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

III. DECISION MAKING

Consider Authorizing the Executive Director to Enter into Exclusive Negotiations with Historic Hawaii Foundation, a Hawaii Nonprofit Organization, for the Lease of the Historic Kakaako Pumping Station Located at 653 Ala Moana Boulevard, Honolulu, Hawaii 96813 and Further Described by Oahu Tax Map Key No. 2-1-015: 063 to be used by the Historic Hawaii Foundation for Office and Educational Purposes.

Ms. Lindsey Doi, Asset Manager, presented the staff report included in the board packet. She explained that the subject property has been vacant since September 2025 after an early termination of the previous tenant's lease. The vacancy has been advertised and generated significant interest, but many prospects withdrew after learning that the building is a historic property requiring substantial maintenance. HCDA received two proposals which were evaluated by a staff committee in accordance with HCDA's previously approved Leasing Policy. The committee recommended that the Executive Director be authorized to enter into exclusive negotiations with Historic Hawai'i Foundation (HHF) to further negotiate a lease. Ms. Doi emphasized that the request is to enter into exclusive negotiations only, not to approve the terms presented in HHF's proposal, as staff has identified a few key issues in their proposal that warrant further negotiation. She noted that if and when lease terms are agreed upon, HCDA and HHF would return to the board to seek approval of key terms prior to the execution of any lease.

Member Streitz asked if the proposal from The River Church of the Islands included a proposed monthly rent amount.

Ms. Doi answered that they did not provide any rent in their proposal, and they are essentially requesting a \$1.00/year nominal rent.

Chair Higa acknowledged that today's approval is to enter into exclusive negotiations only, but raised concerns about the lease terms included in HHF's proposal. He noted that the state has invested \$2 million in roof repairs for this property, therefore it will take time to recover those costs. He emphasized that the future tenant, especially if seeking a long-term lease, should take responsibility for all future property maintenance or pay something more comparable to market rent. Chair Higa noted that he will oppose any lease that does not have more favorable terms for the HCDA.

Member Sakoda agreed with Chair Higa's statements.

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

Public Testimony

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

Vice Chair Ishii asked if there is a timeframe for the exclusivity of the negotiations.

Chair Higa, Executive Director Nakamoto, and Ms. Doi discussed various considerations. Chair Higa suggested the following modified motion.

MOTION:

Chair Higa asked for a Motion for the Board to Authorize the Executive Director to Enter into and Exit Exclusive Negotiations with Historic Hawaii Foundation, a Hawaii Nonprofit Organization, for the Lease of the Historic Kakaako Pumping Station Located at 653 Ala Moana Boulevard, Honolulu, Hawaii 96813 and Further Described by Oahu Tax Map Key No. 2-1-015: 063, in a Timeframe at the Discretion of the Executive Director, and in Accordance with the Terms and Conditions Described in This Staff Report and undertake all tasks necessary to effectuate the purpose(s) of this For Action.

A motion was made by Member Streitz and seconded by Member Sakoda.

Ms. Doi conducted the roll call vote. Motion passed with 8 ayes, 0 nays, and 1 excused.

Consider Authorizing the Executive Director to Implement a Plan for Honuakaha as follows: (i) Terminate the Honuakaha Limited Partnership Agreement and Procure a Property Management Company and (ii) Implement a Longer Term Ownership Transfer for the 150 Rental Units and 1 Manager's Unit, Located at 545 Queen Street, Honolulu, Hawaii 96813 and further described by Oahu Tax Map Key No. 2-1-031-021.

Mr. Gareth Sasaki, Chief Financial Officer, presented the staff report provided in the board packet. Mr. Sasaki summarize that the request is to procure a licensed property manager with conditions that allow HCDA to be actively engaged with the property. HCDA will be able to directly monitor and act upon vacancies, maintain affordability, set rental rates,

and monitor the stability of the project.

There were no comments or questions from the board members.

Public Testimony

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

MOTION:

Chair Higa asked for a Motion for the Board to Implement a Plan for Honuakaha as follows: (i) Terminate the Honuakaha Limited Partnership Agreement and Procure a Property Management Company and (ii) Implement a Longer Term Ownership Transfer for the 150 Rental Units and 1 Manager’s Unit, Located at 545 Queen Street, Honolulu, Hawaii 96813 and further described by Oahu Tax Map Key No. 2-1-031-021, and Take All Other Necessary Actions Consistent with this For Action.

A motion was made by Member Sakoda and seconded by Member Anderson.

Mr. Sasaki conducted the roll call vote. Motion passed with 8 ayes, 0 nays, and 1 excused.

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. He highlighted that the railing repair work on the Kewalo Basin stairs has commenced and is expected to be completed by the end of March 2026. He noted that there have been a number of requests for buyback at Ulana, and staff have been working with Hawaii HomeOwnership Center to effectuate the requests.

Member Streitz asked to clarify if the Ilaniwai road improvement project is expected to proceed through planning and design approval only, despite no funding.

Executive Director Nakamoto affirmed, stating that the next step is to submit designs to the City for approval, followed by a completion of the planning and design process. Mr. Nakamoto stated that HCDA will try to secure legislative funding for the work at a future time.

Member Sakoda asked for further insight in recent issues with the dog ban in Ward Village, and if HCDA has a stance on the situation.

Executive Director Nakamoto explained that there are conflicting opinions from the public about the recent dog ban issued by Howard Hughes, and he has reached out to Howard Hughes staff to add or enhance dog-friendly features into the Mahana project as

an alternative. He added that the HCDA may be able to take a regulatory view on the dog park, but will have to confirm with the planning staff. He opined that the current enforcement tactics do not have to be of that magnitude, and reiterated that Howard Hughes is looking for a solution that will be favorable to the community.

Secretary Lidstone asked for further clarification about the change in dog policy at Ward Village.

Executive Director Nakamoto answered that there was a change in their policy, as dogs were previously allowed in the park but are no longer permitted. He cited that the management's experience with excessive maintenance issues, as well as conflicts between dog owners, their dogs, and non-dog owners.

Secretary Lidstone appreciated the clarification, and noted that such decisions lead to broader consequences, such as pet abandonment into her community in Kalaeloa.

Executive Director added that there are other dog parks in the Ward Village area, such as HCDA's Kolowalu Dog Park and the dog park at Mother Waldron Park.

Member Sakoda noted his concern that a possible long-term solution is to get better park maintenance, but it would lead to increased expenses for the Ward Village Owners Association.

Chair Higa stated personally that he prefers that this board refrain from getting involved in conflicts between owners and their owners' association and conflicts dealing with legal enforcement beyond the agency's capacity.

Member Sakoda agreed, with the caveat that HCDA maintains its position as a community builder.

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.

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom and then adjourned the meeting at 11:41 a.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board