

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

**Friday, March 25, 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 Special Meeting on March 25, 2026.

Chairperson Sterling Higa called the March 25, 2026, HCDA At-Large Authority Special meeting to order at 9:30 a.m.

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

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, 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
Melissa Miranda-Johnson, DOT (Ex Officio)
Mark Anderson, B&F (Ex Officio)
Dane Wicker, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Luke Sarvis, BLNR (Ex Officio)
Kevin Sakoda, Kakaako
Ipolani Duvauchelle, Kalaeloa
Trey Gordner, Kalaeloa
Jo-Ann Leong, Heeia
Debbie Cabebe, Pulehunui
Glenn Yamasaki, Pulehunui

Members Excused: Scott Forsythe, Maui County DP (Ex Officio)
Michael China, Kakaako
Kaiwipuni Lipe, Heeia

A quorum was present.

Legal Counsel: Kevin Tongg, Deputy Attorney General

Staff Present: Craig Nakamoto, Executive Director
Garet Sasaki, Chief Financial Officer
Francine Murray, HCDA Community Outreach Officer
Lindsey Doi, HCDA Asset Manager
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 Establishing, Pursuant to Section 92-2.5(b)(1), *Hawaii Revised Statutes*, a Permitted Interaction Group for the Purpose of:

- i. Conducting the Executive Director’s Annual Performance Review, and**
- ii. Establishing the Executive Director’s new 1- 3-, and 5-year goals and accordingly amend the Agency’s Strategic Plan adopted by the Authority at the June 4, 2025 General Authority Meeting.**

Mr. Craig Nakamoto, Executive Director, presented the staff report provided in the board packet. He explained the duties and general timeline of the permitted interaction group. He suggested that the permitted interaction group be comprised of at least: the HCDA Board Chair, DBEDT Deputy Director, one member from the Kaka‘ako board, one member from the Kalaeloa board, one member from the He‘eia board, and one member from the Pulehunui board.

Chair Higa asked for questions or comments from the Board.

Member Streitz reiterated his request to incorporate a long-term plan for the transition of industrial property in Kaka‘ako as part of the strategic plan update.

Chair Higa asked for volunteers to serve on the permitted interaction group.

The following members volunteered to serve on the permitted interaction group: Chair Higa, Member Wicker, Secretary Lidstone, Member Cabebe, Member Duvauchelle, Member Sakoda, and Member Leong.

There were no 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.

MOTION:

Chair Higa asked for a Motion for the Board to Establish, Pursuant to Section 92-2.5(b)(1), Hawaii Revised Statutes, a Permitted Interaction Group, consisting of Chair Higa, Member Wicker, Secretary Lidstone, Member Cabebe, Member Duvauchelle, Member Sakoda, and Member Leong, for the Purpose of:

- i. Conducting the Executive Director’s Annual Performance Review, and**
- ii. Establishing the Executive Director’s new 1- 3-, and 5-year goals and accordingly amend the Agency’s Strategic Plan adopted by the Authority at the June 4, 2025 General Authority Meeting.**

A motion was made by Member Wicker and seconded by Member Cabebe.

Mr. Nakamoto conducted the roll call vote. Motion passed with 14 ayes, 0 nays, and 3 excused.

There were no comments or questions from the board members.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for January 2026

Mr. Craig Nakamoto, Executive Director, referred to the report provided in the board packet. He noted that Mr. Gareth Sasaki, Chief Financial Officer, is on standby for questions.

There were no questions or comments by the Board.

Public Testimony

Chair Higa called for public testimony. There was one inquiry to provide verbal testimony, and one written testimony received.

- Michele Opiteck, verbal testimony: Ms. Opiteck is a Kakaako resident and formally filed a petitioner resolution 26-03 to HCDA. She reported excessive noise from nearby construction work to the Department of Health Noise Complaints division, and is requesting for the developer to use industry standards.
- Michele Opiteck, written testimony: Submitted a petitioner resolution 26-03 regarding excessive noise from construction work near her residence.

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 9:44 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board