

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

**Wednesday, April 1, 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, 2<sup>nd</sup> Floor Boardroom and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular Meeting on April 1, 2026.

Chairperson Sterling Higa called the April 1, 2026, HCDA At-Large Authority Regular meeting to order at 9:00 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, 2<sup>nd</sup> 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  
Mary Alice Evans, DBEDT (Ex Officio)  
Tim Streitz, City & County of Honolulu DPP (Ex Officio)  
Jacky Takakura/Scott Forsythe, Maui County DP (Ex Officio)  
Luke Sarvis, BLNR (Ex Officio)  
Michael China, Kakaako  
Kevin Sakoda, Kakaako  
Ipolani Duvauchelle, Kalaeloa  
Trey Gordner, Kalaeloa  
Jo-Ann Leong, Heeia

**Members Excused:** Melissa Miranda-Johnson, DOT (Ex Officio)  
 Mark Anderson, B&F (Ex Officio)  
 Kaiwipuni Lipe, Heeia  
 Debbie Cabebe, Pulehunui  
 Glenn Yamasaki, Pulehunui

A quorum was present.

**Legal Counsel:** Kelly Suzuka, Deputy Attorney General  
 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  
 Craig McGinnis, HCDA Director of Capital Improvements  
 Armaine Tomacder, HCDA Board Secretary

**II. FOR INFORMATION & DISCUSSION**  
**Informational Update by the HCDA Staff on the Status of the Following Legislative Measures Affecting the Agency:**

<b>Measure</b>	<b>Title and Description</b>	<b>Introducer</b>	<b>Position</b>
G.M. 611	Submitting for consideration and confirmation to the Hawai'i Community Development Authority (Kalaeloa District), Gubernatorial Nominee, ADENA DUVAUCHELLE, for a term to expire 06-30-2029.	---	Support
G.M. 727	Submitting for consideration and confirmation to the Hawai'i Community Development Authority (He'eia District), Gubernatorial Nominee, JO-ANN LEONG, for a term to expire 06-30-2030.	---	Support
S.B. 1112	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Amends the membership of the Hawai'i Community Development Authority to include the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee.	Richards, Chang, Fevella, Fukunaga	Oppose
S.B. 2001, S.D. 1	RELATING TO THE BANYAN DRIVE COMMUNITY DEVELOPMENT DISTRICT. Establishes the Waiākea Community Development District and a special fund, outlines the authority of the HCDA to manage and adopt rules for the district, creates one full-time position, and appropriates funds.	Inouye, Elefante, Fevella, Gabbard, Kanuha, San Buenaventura	Support

<b>Measure</b>	<b>Title and Description</b>	<b>Introducer</b>	<b>Position</b>
S.B. 2061, S.D. 2	RELATING TO RESIDENTIAL CONDOMINIUMS. Clarifies the Ninety-Nine Year Leasehold Program by requiring at least 60% of units in urban redevelopment sites to be owner-occupied for at least ten years, expanding buyer eligibility to allow ownership of other property, allowing owners to rent or sublease their units, and permitting up to 40% of units to be sold to qualified residents if unsold after 60 days.	Chang, Fevella, Kidani, Moriwaki, San Buenaventura	Support
S.B. 2400, S.D. 1	RELATING TO TRANSPORTATION. Exempts persons operating wing-in-ground craft from the application of the Hawai'i Water Carrier Act. Defines "wing-in-ground craft."	Inouye	Support
S.B. 2595, S.D. 1	RELATING TO THE AGRIBUSINESS DEVELOPMENT CORPORATION. Requires payments to the Agribusiness Development Corporation for letting, licensing, or renting of its properties to be at market rates or higher. Exempts lessees, licensees, and tenants who grow, raise, and harvest fresh local agricultural products for the Department of Education or are partner members of the Food and Product Innovation Network. Effective 7/1/2050. (SD1)	Dela Cruz, Hashimoto, Kidani, Moriwaki	Support
S.B. 2598	RELATING TO NON-GENERAL FUNDS. Authorizes the use of moneys in certain special and revolving funds for operation and administration costs of the programs.	Dela Cruz	Comments
S.B. 2599, S.D. 2	RELATING TO DEVELOPMENT. Redesignates the stadium area as the Halawa Community Development District, updates HCDA and Stadium Authority roles, creates special funds, establishes the Banyan Drive Community Development District, and requires complete-community housing planning. Appropriates funds for development, contingent on reporting. This is an "omnibus" bill that incorporated SB2604 and SB3327.	Dela Cruz, Hashimoto, Kidani, Lee, C., Moriwaki	Support
S.B. 2811, S.D. 2	RELATING TO STATE BUILDING PROJECTS. Establishes a State Building Permit Process Task Force within the Department of Accounting and General Services to study creating a State Building Permit Review Office for projects on state lands, requires a legislative report, appropriates funds, and sunsets on June 30, 2028.	Moriwaki	Support

<b>Measure</b>	<b>Title and Description</b>	<b>Introducer</b>	<b>Position</b>
S.B. 2816, S.D. 1	RELATING TO STATE ENTERPRISE ZONES. Expands eligible business activities to include research, development, and information technology services. Allows the DBEDT, with the Governor’s approval, to designate up to two innovation-based census tracts as enterprise zones and requires a comprehensive program review with the Department of Taxation.	Moriwaki, Hashimoto, Lamosao, San Buenaventura	Support
S.B. 2921, S.D. 1	RELATING TO STATE FUNDS. Transfers to the general fund the excess balances of various non-general funds and programs.	Dela Cruz	Comments
S.B. 3029, S.D. 1	RELATING TO COMMUNITY DEVELOPMENT. Requires each county, in collaboration with the HCDA, to create a Summer Streets Pilot Program that closes roads to vehicles for pedestrian, cycling, and community uses. Counties must submit proposals, report to the Legislature, and the program is funded.	Lee, C., Chang, Elefante, Hashimoto, Rhoads	Comments
S.B. 3069, S.D. 1	RELATING TO CIVIL SERVICE EXEMPT POSITIONS WITHIN THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES. Exempts certain positions in the Department of Accounting and General Services—including Public Works special projects and information technology modernization roles—from civil service and collective bargaining rules, requires annual legislative reports, and sunsets the exemption on December 31, 2031.	Kouchi (Introduced By Request Of Another Party)	Support
S.B. 3218, S.D. 2 / H.B. 2478, H.D. 1	RELATING TO BONDS. Allows counties to exclude housing infrastructure growth bonds from their debt limits—if voters approve a constitutional amendment authorizing that exclusion.	Hashimoto, Chang, Richards, Wakai	Support
S.B. 3219 / H.B. 2476, H.D. 2	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION. Proposes constitutional amendments allowing the Hawaii State Legislature to authorize counties to issue housing infrastructure bonds and exclude those bonds from debt calculations when used for public works and housing-related infrastructure.	Hashimoto, Chang, Keohokalole, McKelvey	Support

<b>Measure</b>	<b>Title and Description</b>	<b>Introducer</b>	<b>Position</b>
S.B.3320, S.D. 1 / H.B. 2459, H.D. 2	<b>RELATING TO THE FOOD AND PRODUCT INNOVATION NETWORK.</b> Requires the Food and Product Innovation Network to create a coordinated food safety and regulatory framework. Directs the Agribusiness Development Corporation to set performance measures, develop market strategies, align branding initiatives, and report data to the Legislature. Also requires the Department of Business, Economic Development, and Tourism to evaluate incentives to better support the network.	Gabbard, Chang, Fevella, McKelvey, Richards	Comments
HB1800, H.D. 1	<b>RELATING TO THE STATE BUDGET.</b> Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	Nakamura (Introduced By Request Of Another Party)	Support
H.B. 2616, H.D. 2	<b>RELATING TO THE BANYAN DRIVE-MAKAOKŪ COMMUNITY DEVELOPMENT DISTRICT.</b> Establishes the Waiakea Community Development District within the HCDA, Special Fund and a Community Advisory Council. Specifies the powers and duties, and amends the composition of the Authority to include representatives of the new development district. Appropriates funds.	Todd, Keohokapu- Lee Loy, Kusch, Nakamura, Quinlan	Support
H.R. 77 / H.C.R. 85	Urging the department of land and natural resources to transfer parcels that make up the east Kapolei transit-oriented development project to the Hawaii housing finance and development corporation and urging the Hawaii housing finance and development corporation to partner with the Hawaii community development authority to facilitate the development of non-housing community development portions of the project.	Evslin, Amato, Iwamoto, Kahaloa, Kusch, Matayoshi, Miyake	Support
S.R. 63 / S.C.R. 68	Urging the department of land and natural resources to transfer parcels that make up the east Kapolei transit-oriented development project to the Hawaii housing finance and development corporation and urging the Hawaii housing finance and development corporation to partner with the Hawaii community development authority to facilitate the development of non-housing community development portions of the project.	Hashimoto, Chang	Support

Mr. Craig Nakamoto, Executive Director, referred to the table provided in the agenda in the board packet and listed above. He provided a general timeline of the remaining deadlines in the Legislative Session. He and Mr. Garet Sasaki, CFO, summarized key bills affecting HCDA as follows:

- **G.M. 611 and G.M. 727:** These measures concern the board member nominations of Ipolani Duvauchelle and Jo-Ann Leong, respectively. Hearings are expected in the Senate Housing Committee.
- **S.B. 1112:** A bill proposing to add the Chairperson of the Hawaiian Homes Commission to the HCDA board. HCDA opposed the measure, and it did not advance.
- **S.B. 2001 H.D. 1:** A major bill proposing the creation of a Banyan Drive Community Development District. The discussion has centered on board composition rather than district boundaries. The bill includes funding for resources and one full-time employee.
- **S.B. 2061, S.D. 2:** A bill addressing restrictions in the 99-year leasehold program under Act 97. Mr. Nakamoto explained that development challenges prompted HCDA to work with legislators to remove certain limitations. If enacted, HCDA expects to proceed with the project.
- **S.B. 2400, S.D. :** A bill exempting wing-in-ground crafts from the Hawaii Water Carriers Act. HCDA supports the measure due to its potential transportation and resiliency benefits.
- **S.B. 2598:** A bill proposing to authorize the use of HCDA special funds for operations. Mr. Nakamoto noted that this reflects existing practice, and the agency is therefore in support.
- **S.B. 2599 S.D. 2:** A significant bill combining stadium-related measures. It establishes the Stadium development area as a new community development district and outlines responsibilities for HCDA and the Stadium Authority. It includes resources and one full-time employee.
- **S.B. 2811 S.D. 2:** A bill creating a task force to explore a state building permit review office. Mr. Nakamoto noted it may need to move to House Finance.
- **S.B. 2921, S.D. 1:** Mr. Sasaki reported that this bill proposes transferring excess special fund balances to the general fund. HCDA testified that its funds are dedicated to specific purposes.
- **S.B. 3029, S.D. 1:** A bill proposing to establish a Summer Streets Pilot Program. The House amended the bill to apply only to counties with populations under 300,000, with HCDA selecting the participating county.
- **S.B. 3069, S.D. 1:** A bill to create civil service-exempt positions within DAGS to support complex projects, including the stadium. HCDA supports the measure.
- **S.B. 3218 S.D. 2 and S.B. 3219:** Bills enabling housing infrastructure growth bonds, which HCDA supports due to TOD involvement.
- **H.B. 1800, H.D. 1 (State Budget):** Mr. Sasaki reported that the budget includes HCDA personnel funding and CIP items such as the East Kapolei EIS and the Heeia Master Plan update.
- **H.B. 2616, H.D. 2:** The House version of the Banyan Drive bill, which is not expected to advance.
- **H.R. 77 / S.R. 63 / S.C.R. 68:** Resolutions urging DLNR to transfer East Kapolei lands to HHFDC and partner with HCDA on infrastructure. HCDA supports the concept, noting DLNR's interest in retaining revenue streams.

Member Takakura joined the meeting at 9:02 a.m.

Vice Chair Ishii asked about the status update on S.B. 2342 regarding perpetual

affordability.

Executive Director Nakamoto answered that he will check on the status.

Regarding HR77/HCR 85 and SR63/SCR68, Member Streitz asked if HHFDC would follow DLNR's conceptual master plan for the East Kapolei transit-oriented development project.

Mr. Nakamoto responded that HHFDC would likely use the DLNR plan as a starting point, but may depart from it to increase density, given the site's TOD designation and proximity to the rail. He added that HCDA's ongoing infrastructure master plan work with Jacobs would need to be aligned with any such changes.

Member Leong asked which HCDA special funds might be affected by S.B. 2921, S.D. 1.

Mr. Sasaki responded that all HCDA special funds were listed in the bill. However, he noted that the table currently contained no dollar amounts, and HCDA anticipated that the amounts would remain zero unless the Legislature later specified otherwise.

There were no further 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.

#### **Informational Presentation by the HCDA Staff Regarding Providing Assistance, under Act 252 (SLH, 2025), to the Department of Business Economic Development & Tourism and the Office of Planning and Sustainable Development on the Plan, Design, and Construction of a Sand Stabilization Structure for the Kawehewehe Sector of Waikiki Beach, Honolulu, Hawaii, and the Preparation of a Comprehensive Plan for Waikiki Beach Improvements.**

Mr. Craig Nakamoto, Executive Director, referred to staff report provided in the board packet. He explained that Waikiki Beach is an engineered beach that requires periodic sand replenishment due to erosion. He stated that permanent stabilization structures are needed to slow erosion and maintain safe public access. Mr. Nakamoto noted that a final environmental assessment for Waikiki Beach improvements was accepted in December 2024, noting two priority projects: i) a sand stabilization structure near the Halekulani Hotel, and ii) a comprehensive long-term improvement plan for Waikiki Beach. He added that OPSD has \$5 million appropriated for the comprehensive plan and that \$7 million in green fee funding is being requested for the stabilization project.

Member Evans further explained the collaboration between DLNR, DBEDT, and OPSD, and that DLNR has asked DBEDT to serve as the applicant for these projects due to DBEDT's economic mission. She described the safety concerns in the subject area, and ongoing discussions about shared public-private cost responsibilities.

Member Leong asked if the team was aware of the artificial reef program being piloted by the Department of Transportation, and asked if such a program could be considered as an alternative to seawalls for beach stabilization.

Member Evans answered that she was aware of the project and believed it has shifted in location due to federal jurisdiction issues. She stated that DLNR, OPSD, and DBEDT were monitoring the pilot closely and would consider it as a model if it proved effective.

Member Takakura left and Member Forsythe joined the meeting at 9:31 a.m.

Member Streitz asked if the comprehensive plan would be integrated with the City's broader climate adaptation planning for Waikiki Beach.

Member Evans responded that the Legislature initiated the comprehensive plan to understand long-term needs across Waikiki Beach. She confirmed that HCDA and OPSD had already consulted with the City's Office of Resilience, Department of Parks and Recreation, and Department of Planning and Permitting. She explained that the plan would consider wave-driven erosion, existing sand replenishment history, and aging stabilization structures.

There were no further 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.

**III. REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

**a. Monthly Financial Highlights for February 2026**

Mr. Craig Nakamoto, Executive Director, referred to the report provided in the board packet, and stated that Mr. Garet Sasaki, Chief Financial Officer, is available for questions.

There were no 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.

**IV. ADJOURNMENT**

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 9:40 a.m.

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Miki'ala Lidstone, Secretary

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Date Approved by the Board