

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

**Wednesday, May 6, 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 May 6, 2026.

Chairperson Sterling Higa called the May 6, 2026, HCDA Kaka‘ako Authority Regular meeting to order at 9:50 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)
Mary Alice Evans, DBEDT (Ex Officio)
Kevin Sakoda

Members Excused:

Tim Streitz, City & County of Honolulu DPP (Ex Officio)
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
Amaime Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of March 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 Add An Additional Buyback Option to the “Supplemental Financing and Buyback Plan” (“Plan”) Approved on July 2, 2025 for Reserved Housing Units Within the Ulana Ward Village project, Located at 828 Auahi Street, Honolulu, Hawaii 96813, and Further Described by Tax Map Key Number (1) 2-1-053:001, to Allow Reserved Housing Unit Owners to Utilize Their Own Brokers to Resell Their Units to Qualified Buyers with HCDA Approval and in Accordance with HCDA Reserved Housing Rules During the Regulated Term.

Ms. Lindsey Doi, Asset Manager, presented the staff report included in the board packet. She explained that the proposed option would allow a seller to retain their own private real estate broker to find a qualified buyer for their Ulana reserved housing unit. The same requirements for eligible buyers and the same buyback price would still apply with this additional option. She noted that this option may expedite the timeline to close on a sale, as owners would not need to wait for HCDA to contract our broker.

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 one inquiry to provide verbal testimony.

- Courtney Pham, verbal testimony in support: Ms. Pham stated that her client is an Ulana owner attempting to sell back the unit, so this additional option would allow him to explore another method. She explained that having this option may be a way for her client to expedite the process.

Member Sakoda asked to clarify who makes the final decision to select a unit buyer.

Ms. Doi answered that the HCDA has the ultimate decision to select a qualified buyer according to the same requirements stated in the Ulana Reserved Housing program.

MOTION:

Chair Higa asked for a Motion for the Board to Authorize the Executive Director to Add An Additional Buyback Option, Described as “Option 5” herein, to the “Supplemental Financing and Buyback Plan” (“Plan”) Approved on July 2, 2025 for Reserved Housing Units Within the Ulana Ward Village project, Located at 828 Auahi Street, Honolulu, Hawaii 96813, and Further Described by Tax Map Key Number (1) 2-1-053:001, that are Proposed to be Sold by the Reserved Housing Unit Owners During the Regulated Term as 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 Evans and seconded by Member Sakoda.

Ms. Doi conducted the roll call vote. Motion passed with 7 ayes, 0 nays, and 2 excused.

Member Evans asked if this option could be offered to other projects with buyback conditions.

Ms. Doi answered that it is possible to amend the buyback conditions of other projects with this similar option, but noted that today’s approval is specific to the Ulana project.

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

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 Kewalo Basin stairs railing project was completed on schedule and opened on March 30, 2026. He also noted that the Honolulu Authority for Rapid Transportation (HART) will be conducting a Civic Center Station Design Workshop on May 7, 2026.

There were no 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 10:03 a.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board

DRAFT