

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BOARD 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 Kalaeloa Authority Regular meeting to order at 11:27 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

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 from the public, if any, 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)
Melissa Miranda-Johnson, DOT (Ex Officio)
Mark Anderson, B&F (Ex Officio)
Ipolani Duvauchelle, Kalaeloa
Trey Gordner, Kalaeloa

Members Excused:

Tim Streitz, City & County of Honolulu DPP (Ex Officio)

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
Craig McGinnis, HCDA Director of Capital Improvements
Ryan Tam, HCDA Director of Planning & Development
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES

Regular Meeting Minutes of April 1, 2026

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

III. DECISION MAKING

Request to Approve the Kalaeloa Community Development District Operating Budget for the Fiscal Year 2026 - 2027 in the amount not to exceed \$375,000 and authorize the issuance of Land User Assessments in the amount not to exceed \$375,000, pursuant to Hawaii Revised Statutes § 206E-196.

Mr. Garet Sasaki, Chief Financial Officer, presented the staff report provided in the board packet. He explained that this is the standard request for the Kalaeloa operating budget, with the Landowner table updated to reflect current ownership percentages.

Member Gordner asked if the HCDA considered increasing the total assessments budget to alleviate the impacts of the budget cuts from the legislature.

Mr. Sasaki answered that it was too late to make adjustments, but stated that there will be an increase in the assessments next year.

There were no further questions from the board members.

Public Testimony

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

- Tara Rojas, verbal testimony: Ms. Rojas stated that the true title of lands should be recognized before any plans to allocate money, establish a real estate plan or strategic plan, or construction begins.
- Awapuhi Kalauli Robinson, verbal testimony: Ms. Robinson questioned the local government's ability to approve budgets and developments despite the land being owned by the royal patent title holders. She expressed her desire to submit a contest case request.

- Hiwahiwa Rodenhurst, verbal testimony: Ms. Rodenhurst testified against the land ownership, as she and her family are lineal heirs with royal patent rights and titles in Honouliuli. She stated that the landowners listed in the subject matter have fraudulent land titles.
- Kekuana‘oa Foundation, verbal testimony: The representative of Kauana‘oa Foundation stated that she is a lineal descendent of HRH Mataio Kekuana‘oa with the responsibility to care for the land and resources in Kalaeloa. She stated that the subject matter should not move forward because it relies upon fraudulent land titles and excludes konohiki families and royal patent title holders.
- Kade Self, verbal testimony: Mr. Shelf stated that he is an heir of HRH Mataio Kekuana‘oa. He stated that the subject lands are private property held by royal patent, therefore the HCDA has no right to be on the land, planning for development, or investing in the properties.

MOTION:

Chair Higa asked for a Motion to Approve the Kalaeloa Community Development Authority Operating Budget for the Fiscal Year 2026 – 2027 in the amount not to exceed \$375,000 and authorize the issuance of Land User Assessments in the amount not to exceed \$375,000, pursuant to Hawaii Revised Statutes § 206E-196.

A motion was made by Vice Chair Ishii and seconded by Member Evans.

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

Shall the Authority Adopt Hearing Officer Rodney K.F. Ching’s Findings of Fact, Conclusions of Law, and Recommended Order, Dated April 22, 2026, in the Contested Case, In the Matter of Tara Rojas vs. Hawaii Community Development Authority, CCH-2025-001 (“Contested Case”).

Chair Higa stated that the decision-making on the matter will be deferred to a later noticed date.

No motion was requested or made. There were no questions from the board members.

REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

- i. **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 an Invitation for Bids (IFB) was posted for the Saratoga Electrical Infrastructure project, and anticipates the remaining two Kalaeloa electrical projects to continue moving forward.

Member Evans asked what a zoning clearance is.

Executive Director Nakamoto answered that it is an approval and verification that the requested land uses are permitted.

Member Gordner asked if there are any respondents or inquirees to the IFB.

Executive Director Nakamoto stated that they anticipate having bidders to this project, and noted that it will open on May 26, 2026.

There were no further questions or comments by the Board.

Public Testimony

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

- Tara Rojas, verbal testimony: Ms. Rojas stated that land use is not allowed in Kalaeloa, per the previous testimony. She said that she is still waiting for a response to a motion for exceptions regarding the deferred agenda item. Ms. Rojas asked where she could find information on future meetings.
 - Chair Higa directed Ms. Rojas to the HCDA website for board meeting agendas, minutes, and recordings.
- Kekuana'oa Foundation, verbal testimony: The representative testified in opposition to any action in the subject area. She stated that Kalaeloa should have generational stewardship, resource management, and sustainable use, and the State of Hawaii has an obligation to uphold transparency in decision making and integrate native Hawaiian priorities in the planning process.
- Awapuhi Kalauli Robinson, verbal testimony: Ms. Robinson testified that there should be more consideration to Hawaiians on matters regarding Hawaiian land, and hopes that someday Hawaiians will be more inclined to remain in Hawaii instead of move to the continent.
- Hiwahiwa Rodenhurst, verbal testimony: Ms. Rodenhurst testified in opposition of any approval, expansion, permitting, and advancement of electrical infrastructure and related development in Kalaeloa.
- Moleka Hicks, verbal testimony: Mr. Hicks stated that the HCDA has denied the analysis of important Hawaiian sites in Kalaeloa.

IV. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom, and adjourned the meeting at 12:05 p.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board