

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

**Wednesday, June 3, 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 June 3, 2026.

Chairperson Sterling Higa called the June 3, 2026, HCDA Kaka‘ako Authority Regular meeting to order at 9:00 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)
Dane Wicker, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Michael China
Kevin Sakoda

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
Craig McGinnis, HCDA Director of Capital Improvements
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of May 6, 2026

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

III. FOR INFORMATION & DISCUSSION

Presentation by the Honolulu Authority for Rapid Transportation on updates on the Honolulu Rail Transit Project, including the design of the Kuloloia (Downtown) and Ka‘ākaukukui (Civic Center) Skyline rail stations, updates to the guideway design, construction schedules, historic preservation mitigation, extension planning, including the Kūkuluāe‘o (Kaka‘ako) station, and plans for consultation pursuant to Chapter §206E-13, Hawai‘i Revised Statutes.

Mr. Ryan Tam, Director of Planning & Development, introduced Mr. Vance Tsuda, Project Director of Honolulu Authority for Rapid Transportation.

Member Anderson joined the meeting at 9:05 a.m.

Mr. Tsuda provided a project overview of the currently-planned 19-mile system with 19 rail stations from East Kapolei to Civic Center, and noted that there is potential future extensions to Mānoa. Mr. Tsuda explained that the project is 83% locally funded and 17% federally funded, and highlighted that the project will be fully paid-off upon completion.

He summarized the construction progress, noting that utility relocation in downtown and Dillingham is largely completed and major traffic changes are forthcoming due to hard-barrier installations. Mr. Tsuda highlighted the design updates in the new rail stations, including traditional metal roofing, I-beam girder guideway structures, ADA-compliant features, and cultural and historical elements.

He explained that forthcoming Halekauwila Street construction will include half-block closures due to the large equipment in narrow work zones, and community outreach meetings are being scheduled for June 2026. Mr. Tsuda explained that the completed documentation for Historic American Building Surveys will be transmitted to the Library

of Congress, and noted that several buildings will be nominated for the National Register of Historic Places. He summarized by providing the HART website (<https://honolulustransit.org/>) and invited the public to their final workshop for the downtown area.

Executive Director Nakamoto asked for clarification on the structures along Halekauwila Street.

Mr. Tsuda affirmed that straddle-bent support structures will be used along Halekauwila Street, with the exception of the east and west ends.

Executive Director Nakamoto asked about the immediate plans for the Servco site (located on Halekauwila street at the Ka'ākaukukui Station).

Mr. Tsuda answered that demolition of the site is expected, followed by interim use for storage before the construction of the rail station begins.

Member Sakoda asked about the expected infrastructure planning and capacity once the project is completed.

Mr. Tsuda answered that placing electrical infrastructure underground will help minimize the potential for outages. He deferred to Hawaiian Electric Co. (HECO) as they are responsible for including spare infrastructure as part of their requirements.

Secretary Lidstone asked how disabled persons may evacuate in the event of a power outage, and if there are restrooms in the rail stations.

Mr. Tsuda answered that annual exercises with the emergency services are contemplated and will be able to evacuate individuals in those scenarios. He noted that every station has restrooms, but will require an access key from a station attendant.

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 one inquiry to provide verbal testimony.

- Reina Purvis: Testifier asked what the timeframe is for placing the 550 Halekauwila building on the National Historic Registry.
 - Mr. Tsuda answered that he will take her contact information and provide an answer at a later time.

Presentation by the Department of Human Services Statewide Office on Homelessness and Housing Solutions regarding their plans to develop a kauhale project to house up to 45 homeless adults with supportive services located at 550 Halekauwila Street, Honolulu, Hawaii 96813 in Kakaako.

Ms. Lindsey Doi, Asset Manager, introduced Ms. Reina Purvis, Fiscal and Contracting Specialist at the Statewide Office of Homelessness and Housing Solutions (SOHHS), to provide the presentation.

Ms. Purvis summarized their plans to convert the 550 Halekauwila Street building into a communal supportive housing (kauhale) for up to 45 houseless adults. She highlighted that the kauhale will provide community, stability, and support services with kitchens, bathrooms, and community spaces. She added that they are working on a partnership with the Department of Law Enforcement for on-site dispatch services, which is expected to help with safety and security of the area. She explained that each kauhale is designed with a varying level of values based on the intended occupants, and noted that the 550 Halekauwila kauhale is planned to be a mid-barrier facility, where occupants must be willing to comply with the drug and alcohol prohibition on the site and be willing to participate in support services. She summarized by providing a general timeline, with a soft opening expected in January or February 2027 and full operations to begin in March 2027.

Member Streitz asked if the facility is intended to be temporary or permanent.

Ms. Purvis explained that SOHHS has a five-year lease of the building, but inhabitants are expected to occupy the space for 2-3 years with the intention of receiving support services, job training, mental health treatment, and building a savings plan in order to be equipped with the skills and finances to move out.

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.

Update by HCDA Staff on the progress of transferring HCDA's Remnant Road Parcels in Kakaako Mauka to the City and County of Honolulu.

Ms. Lindsey Doi, Asset Manager, provided the verbal update. She explained that HCDA has been coordinating with the City and County of Honolulu since 2025 to transfer 54 remnant road parcels. Currently, 34 parcels are ready for transfer, approximately 14 parcels need further documentation, and the remaining parcels are inconclusive. Ms. Doi stated that the transfers will be executed in phases as the parcels are deemed ready, with a memorandum of agreement with the City underway to memorialize the details of the transfer.

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.

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 a one-year license agreement has been entered into with Ikaika Hawaii Watermen’s Academy. The nonprofit organization is licensing the space in Kewalo Basin to perpetuate Hawaii water sports while activating the space.

There were no comments or questions from the board members.

Public Testimony

Chair Higa called for public testimony. There was 1 inquiry to provide oral testimony, and no written testimonies were received.

- Todd Adams: Testifier identified himself as an Ulana resident, and expressed his concerns with the building system performance, and asked to clarify the process to ensure that buildings perform at an acceptable level and consistently. He also asked if there is a proper procedure for a resident to take to seek clarification and review of a given project.

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom and then adjourned the meeting at 10:01 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board