

HCDA's Kaka'ako Makai Community Outreach Program

## COMMUNITY PLANNING ADVISORY COUNCIL MEETING NO. 3

Location: HCDA Conference Room

Date: July 25, 2007; 5:30 to 7:30 p.m.

From: Harmonee Williams, Townscape, Inc.

### List of Attendees Attached

## JULY 25, 2007 – MEETING NOTES

### 1. WELCOME AND OVERVIEW BY JANIS REISCHMANN

- This is the 3<sup>rd</sup> meeting of the Kaka'ako Makai Advisory Working Group (AWG).
- Overview of Agenda and Meeting Rules. The agenda was amended from what was posted on the HCDA website because the Bylaws Committee requested that the Bylaws discussion follow the other issues on the agenda. Meeting Rules were the same as the last meetings.
- Introductions consisted of a go-around, whereby each participant said their name and any organizational affiliation.
- Review of last meeting notes was deferred until copies could be printed and distributed.

### 2. INTRODUCTIONS OF THE RECOMMENDED FACILITATORS

- Nancy Hedlund introduced the group's new facilitators, Kem Lowry from the University of Hawaii's Department of Urban & Regional Planning, and Karen Cross from UH's Matsunaga Institute for Peace.
- Kem and Karen spoke briefly about their understanding of the process, and their desire to allow the diverse stakeholders involved to work together as productively as possible.

### 3. QUESTION & ANSWER

- When do you start?
  - Should be in September. The HCDA Board needs to approve the funding, which should happen at the September 5<sup>th</sup> Board Meeting.
  - We could have another meeting in August with Townscape still facilitating.
- Do you have any bias towards the area and what gets planned there?
  - Kem – I am a citizen and I have opinions, but our goal is truly to create a fair process.
  - We want to bring in multiple perspectives and expertise; varied experience; including but not limited to UH faculty.
- How do you see the dynamics between HCDA and this Advisory Group?

- A lot depends on how much authority the group has. So while being mindful of the level of authority that is given to the group, we can begin to think about how to be the most influential. What's the most persuasive? The challenge will be to create smart, useful ideas that HCDA will want to use.
- Another challenge is dealing with group dynamics. We need to keep people up to speed, hear from everyone, while still being as efficient as possible.
- We need to develop shared understandings first, and then move toward decisions.
- We may need to do an assessment of the group, and design processes for information to go into and out of the group.
- Down the road we will need to go from words to images. How do you see us doing that? By what process?
  - A lot will depend on the group energy and direction.
  - We may start with rough sketches and then bring in someone with drawing expertise.
  - There may be various sources of images – it could be a circular process.
- It seems like our first problem is that we don't have enough people coming out to the meeting(s)
  - You're going to be doing work, regardless of the number of you involved, work will be done. Once we get started, people will probably come out to oppose or support what you develop.
  - At some point in time you may want to have a larger event that you advertise for.

#### **4. REVIEW OF LAST MEETING NOTES**

- The meeting notes should have included the following comments made by the OHA representative:
  - The vast majority of Kaka'ako Makai, about 95%, is ceded land
  - OHA has a statutory right to 20% of the revenue generated from ceded lands
  - These are valuable lands
  - There was concern that the proposed idea of voting by interest groups could "wash out" other important stakeholder groups, such as OHA.
- How do we handle statements that get into the notes that are not accurate?
  - Meeting minutes simply record what was said – whether it was accurate or not. They can be disputed or corrected when reported or at the next meeting.
- One member expressed their understanding that the only ceded lands were those around the Pump Station.

- Can we hold this question until we have the briefing from HCDA about the existing conditions, constraints, and ownership?
- Another member added to the previous comment for the record that State DLNR Land Division records show that the only ceded lands in Kaka'ako Makai are those that include the Pumping Station, Piers 1 and 2, and a portion of Kewalo Basin.

## 5. DISCUSSION ON KEWALO BASIN

- A short presentation on the Kewalo Basin Harbor issue was provided by Frank Mento of Kewalo Ocean Activities (KOA).
  - The Kewalo Basin Harbor users are concerned about HCDA's proposed hiring of a private management company for Kewalo Basin, and that this may conflict with the advisory group's planning work.
  - During the next Legislative session the Legislature may take up the issue of transferring Kewalo Basin to DOT Harbors Division or DLNR Division of Boating and Ocean Recreation (DOBOR) jurisdiction.
  - If DOT gets jurisdiction, then we cannot be sure if they will be authorized to work with this HCDA advisory group.
  - There are several jurisdiction questions surrounding the land area and the water area of the harbor, such as how to separate the two? Who collects revenues? Who does repairs?
- How can these issues be resolved? How can we maintain the unique ambience of the area?
- What are the problems with privatization?
  - Privatization is often expensive, which would eliminate small businesses from using the area and thus service only exclusive yacht communities.
- Could a caveat be added to limit who uses the area?
  - Maybe, but KOA's position is that public areas should be run by public agencies – either DOT Harbors or DOBOR.
    - DOBOR has a bad reputation.
    - True, but they are working to improve it.
    - The Legislature should decide who should manage Kewalo Basin.
- How could this advisory group help to stabilize the area?
  - The Kewalo Basin Harbor should be part of the master plan for Kaka'ako Makai.
  - These 4 groups should be involved: OHA, Kamehameha Schools, boaters, and land people.
- If Kewalo Basin Harbor is taken out of HCDA's jurisdiction, then this advisory group may not have a say in its future.
  - We are hoping whoever gets jurisdiction will work with us.
- Right now, as we embark on this planning process we also need to deal with what's happening now.

- So what do we need to support? Status quo? No private management of the harbor?
- Can this group even take a position on this issue? Do we have the capacity?
  - No, not without an operating structure.
- We had the understanding that we were going to be planning for Kaka'ako Makai, including Kewalo Basin. Now small pieces are being planned without the advisory group's recommended plan for the whole area.
- Our not having the capacity to take a position seems like even more of a reason to halt any further planning of the area until we make some progress.
- Another option is that individual members of this group could go to the hearing on August 1<sup>st</sup> and individually state their positions as active members of the HCDA advisory working group.
- We can offer our position that ownership/management should remain the same.
- How can "we" decide if we don't yet have the structure to make decisions?
- We decided on our facilitators, so we can decide on this.
- There is a difference between moving forward with our procedural set-up and taking a position on an issue.
- Alternative suggestion – we should recommend that planning for any development at Kewalo Basin should not go forward until the advisory group creates a recommended master plan for the area.
- What is the timeline for the public-private partnership management contract?
  - There is no public-private partnership. HCDA wants to hire someone to manage Kewalo Basin.
- But HCDA is planning to reconfigure the roads and develop commercial retail space upon hiring this private manager.
- HCDA has a Transition Plan that includes dock repairs and development of 12,000 square feet of commercial space.
  - We would like more information on the Transition Plan.
- Could an early motion or action affect our credibility? Don't we want to hear from other perspectives?
- Maybe instead of a substantive recommendation we could simply advocate for the planning to wait. We could use a generic statement that makes it more about process than content.

The advisory group decided by consensus to table this discussion until later in the meeting after the bylaws discussion.

## **6. DISCUSSION ON NEW HCDA EXECUTIVE DIRECTOR SELECTION**

- HCDA staff reported that the executive director's position opening has been advertised. HCDA is accepting resumes and recommendations. Inkinnen and Associates has been hired to manage the Search Process, and anyone present at this meeting was invited to apply.

- Do you have to report to anyone?
    - Yes
  - When will they hire?
    - Not sure, but the deadline for applications is July 30.
- Can this advisory group have input?
  - Yes, you can recommend candidates and provide suggestions on the HCDA web site.
- Can this advisory group or designated representatives – the community that will interact with the executive director – participate in the choice of the finalist candidates for the executive director's position?
  - No, the advisory group cannot be part of the team that will interview and review the final slate of candidates.
- The executive director will have to interact with this group, so maybe the candidates should come to our next meeting.
  - Once again, the advisory group does not presently have a procedure to take a position on this.

The advisory group decided by consensus to table this discussion until later in the meeting after the bylaws discussion.

## **7. BYLAWS DISCUSSION**

- The Bylaws Committee report, agenda and discussion questions were distributed to the meeting participants, and also had been posted on the HCDA website.
- Erik Takeshita led the discussion based on the report, and presented the Committee's recommendation that the advisory group work on adopting interim operating procedures at this time.
- It was agreed by consensus that the advisory group would discuss ideas and see what agreements can be reached at this meeting, and then at the next take action to reaffirm what is agreed upon.
- The first item is a name for the group. The Committee recommends the name of "Kaka'ako Makai Community Planning Advisory Council," with the acronym "CPAC."
  - By consensus the advisory group agreed to this name.
- The second item is the purpose of the advisory group, which is simply what the Legislature stated in Concurrent Resolution 30: ... a working group to "meaningfully participate in the development, acceptance, and implementation of any future plans for the development of Kaka'ako Makai."
  - By consensus the advisory group agreed with this purpose, with the next steps being to develop a Vision, Guiding Principles, and an Action Plan.

- The third item is membership. Membership could be defined as those who filled out a blue registration form.
  - A member offered his rules list\* as an alternative to having bylaws, and stated membership should not be restricted or exclusive.
  - The By-laws Committee agrees that meetings should be open to the public and membership should not be exclusive, and recommends that participants sign in so the composition of the advisory working group is known.
  - Commitment and continuity are important – the working advisory group members need to be informed participants who consistently come to meetings and are educated about the decisions they make and recommendations they put forth.
    - That's exclusive when you say who can vote and who cannot, based on some criteria.
    - Question number three is not about voting. We need a way to say who the advisory group represents in order to define the consensus or votes taken.

Given the time constraints of the meeting, by consensus the advisory group decided to go back to the two earlier discussions that were tabled and determine any positions to be taken.

## **8. RECOMMENDATIONS SUPPORTED BY ADVISORY WORKING GROUP PARTICIPANTS IN ATTENDANCE**

- The HCDA advisory working group participants present at the July 25, 2007, CPAC meeting recommend that the HCDA not make any decisions that would inhibit CPAC's ability to plan for Kaka'ako Makai, including Kewalo Basin.
  - In favor – 14
  - Opposed – 0
  - Abstain – 2
- The HCDA advisory working group participants present at the July 25, 2007, CPAC meeting recommend that the HCDA's advisory groups have the opportunity to meet and ask questions of the final candidates for the HCDA's Executive Director position.
  - In favor – 9
  - Opposed – 1
  - Abstain – 4

## **9. NEXT STEPS**

- Next meeting will be August 22 at 5:30.
- Agenda will include:

- HCDA presentation of constraints and conditions
- Continuation of discussion regarding advisory working group participation and decision-making; action on operating procedures.

**\* Note: Rules list distributed by Dr. Nalua'I is attached for informational purposes and will be reviewed at the next Bylaws Committee meeting.**

## **List of Attendees**

Anderson, Amy  
Bannick, Nancy  
Cross, Karen  
Hamada, Jack  
Hedlund, Nancy  
Higa, Scott  
Lizama, David  
Lowry, Kem  
Matson, Michelle  
Mento, Frank  
Nalua'I, Dr. Solomon  
Scheuer, Jonathan  
Takamine, Wayne  
Takeshita, Erik  
Tameshiro, Elaine  
Thorpe, John  
Wong, Mark