

SUMMARY - MEETING NO. 283

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

State of Hawaii

May 5, 2004 – 9:00 a.m.

Hawaii Community Development Authority
677 Ala Moana Boulevard, Suite 1000, Conference Room
Honolulu, Hawaii 96813

ATTENDANCE

Members Present: Mark Anderson (for Theodore Liu); Linden Joesting (for Rodney Haraga); Paul Kimura; James Kometani; Theodore Liu; Allan Los Banos, Jr.; Lori Ann Lum; Stanley Shiraki (for Georgina K. Kawamura); Katherine Thomason (for Russ Saito); and Warren Wegesend, Jr.

Kalaeloa Member: Linda Chinn (for Micah Kane)

Members Absent: William Aila, Jr.; Eric Crispin; Michael Goshi; Gary Kondo; Evelyn Souza; and Maeda Timson

Others Present: Daniel Dinell; Melvin Nishimoto; Teney Takahashi; Cal Machida; Irene Iha; Miko Dargitz-Hallett; Neal Imada; Matthew Akamu; Francine Champoux; and Jill Sugihara (also, see Meeting Attendance Record)

I. ROLL CALL

The meeting of the Hawaii Community Development Authority (HCDA) was called to order on May 5, 2004, by Chair Lori Ann Lum at 9:05 a.m. with the following roll call:

Chair Lum	Present
Vice Chair Kometani	Present
Member Anderson	Present, left at 9:11 a.m.
Member Liu	Arrived at 9:11 a.m.
Member Thomason	Present, left at 9:40 a.m.

Member Shiraki	Arrived at 9:07 a.m., left at 9:50 a.m.
Member Kimura	Present
Member Wegesend	Present
Member Los Banos	Present
Member Joesting	Present, left at 9:40 a.m.
Member Chinn	Present

MATERIALS DISTRIBUTED

1. Agenda for May 5, 2004 Meeting;
2. Summary Minutes of Regular Meeting of April 7, 2004;
3. Report of the Executive Director;
4. Information Item: Kalaeloa Status Report;
5. HCDA 2004 – Legislative Session Fiscal Impacts; and
6. Confidential Material for Executive Session.

Chair Lum introduced and welcomed Warren Wegesend, Jr., to the Authority. Member Wegesend replaces Patrick Kubota and was confirmed by the State Senate on Friday, April 30, 2004, for a term to expire on June 30, 2007. Member Wegesend is the General Manager of the Villages of Kapolei Association, a community consisting of 2,700 mixed single-family and multi-family homes. Chair Lum noted that his experience in property management and housing and in various capacities in both government and private sector, will add positively to the Authority.

Chair Lum also expressed her appreciation to Patrick Kubota who served on the Authority for over six and half years. Although he was not present, Chair Lum wished to recognize his contributions and participation.

II. APPROVAL OF MINUTES

1. Regular Meeting of April 7, 2004

Chair Lum thanked Vice Chair Kometani for chairing the April 7 meeting. She asked if Members had any corrections to the minutes of the April 7 meeting. Chair Lum noted there was one minor typographical correction to the minutes on page seven, the third bullet should read “Mr. Dinell”.

There were no further corrections and it was moved by Vice Chair Kometani and seconded by Member Los Banos that the Minutes of the Regular Meeting of April 7, 2004 be approved, as corrected. The motion passed unanimously.

III. REPORT OF THE EXECUTIVE DIRECTOR

Mr. Dinell first introduced and welcomed Ms. Jill Sugihara who joined the HCDA on April 16, 2004, as the Executive Director's Assistant and Secretary to the Authority. Ms. Sugihara was most recently employed with the Waikiki Improvement Association and has also worked in the Department of Business, Economic Development & Tourism.

Mr. Dinell noted that the Executive Director's Report was enclosed in the packet distributed to the Authority Members, and that he would like to mention a few specific items.

- Mr. Dinell first discussed "909 Kapiolani," the proposed residential development across from the Neal Blaisdell Center on the makai corner of Kapiolani Boulevard and Ward Avenue. He reported that staff has held preliminary consultations with the developers, but the developers have not started a formal planned development process with HCDA. Since pre-sale reservations for units started April 25th, HCDA made an informal inquiry to determine whether issuance of a development permit was necessary prior to such pre-sales. However, staff found that the Real Estate Commission does not require a development permit to be issued to take refundable deposits. Mr. Dinell stated that HCDA staff will await the developer's formal application before commencing with the project eligibility review and public hearing/report before the Authority.
- Mr. Dinell next discussed the Queen Street Extension project, which connects Kamakee Street to Waimanu Street, and will create parks on either side of the new roadway. The original concept plan estimated that most of the park area would be opened at the same time as the street; however, with heavy construction in the adjacent areas, staff concluded it was more logical to time the opening of the makai park with the completion of the Hokua condominium project. Mr. Dinell mentioned, as discussed at the Authority's April 7, 2004 meeting, the mauka park is planned to be utilized to assist affected businesses with parking as well as construction staging for the ID-11 project. Mr. Dinell reported that the makai park is now expected to open in January 2006 and the mauka park in December 2006. The Ala Moana/Kakaako Neighborhood Board has been informed that the roadway/sidewalks will open this summer, but that the parks will open at a later date. At the next Authority meeting, Mr. Dinell anticipates an action item to authorize a revised budget since the makai park will be constructed by the Hokua developer rather than HCDA and various events have required design changes.

- Mr. Dinell reported that the legislative session ends on May 6, 2004. He distributed a handout that highlighted the State's budget impacts on HCDA. He mentioned that staff costs and Honuakaha repairs were included as well as general obligation bond funds for planning and development at Kalaeloa, which will be used as matching funds for a federal grant.

Chair Lum asked the members if there were any questions regarding the Executive Director's Report. There were none.

Chair Lum announced that she would be establishing a committee to evaluate the performance of Executive Director, Daniel Dinell. Chair Lum asked Vice Chair Kometani to sit on the committee as well as Member Liu, since HCDA is attached to DBEDT for administrative purposes. She also contacted another Member to represent Kalaeloa but has not yet heard back from that individual. Chair Lum asked that, if anyone else was interested in sitting on the committee, to let her know. Member Liu asked when the evaluation would be conducted. Chair Lum responded that the evaluation process would start now and end in June, when her term ends. Member Liu informed Chair Lum that he would be traveling extensively during this period.

Chair Lum informed the Members that there is only one item for information since Member Crispin's office called to inform staff that he was not feeling well. Therefore, Chair Lum said that the presentation on the City Median Installation on South Street between Auahi and Pohukaina Streets that was to be presented by Member Crispin today would be postponed. She also noted that the postponement was fortuitous since Members Joesting, Shiraki, and Thomason needed to attend a meeting with the Governor at 10:00 a.m.

IV. ITEMS FOR INFORMATION

A. Kalaeloa Status Report.

Mr. Dinell stated that HCDA staff accompanied several State Senators and staff from the Senate Committee on Water, Land & Agriculture on a tour of Kalaeloa in April to help them become more familiar with the challenges and opportunities there.

Mr. Dinell reiterated that the State budget contains a \$450,000 CIP line item to match a U.S. Economic Development Administration grant of \$450,000, allowing HCDA to proceed with the framework plan presented at the Authority's April 7, 2004 meeting. Mr. Dinell also reported that

Senate Bill 2869, the so-called Kalaeloa Ombudsman Bill, passed the Legislature and has been sent to the Governor for her approval.

Mr. Dinell noted for the Member's information that the City and County of Honolulu will be conducting a Zoning Variance hearing on Thursday, May 13th to allow Fluor Hawaii to repair, alter, or reconstruct the homes it is currently leasing from the Navy and will be receiving in fee upon the transfer from federal to private ownership in July 2006. Mr. Dinell pointed out that when the lands leave Navy hands and become private, the zoning automatically changes to Preservation 2, the existing housing becomes a nonconforming use, and thus the need for the hearing.

Mr. Dinell reported that he participated in several excellent Smart Growth Workshops conducted by the City as part of the five-year review of the Ewa Development Plan. Member Wegesend also participated. Mr. Dinell commented that Member Crispin and his staff did a good job in attracting top experts in the field to assist in the planning efforts not just in Ewa, but island-wide.

Chair Lum asked if there were any questions on the Kalaeloa Status Report. There were none.

B. City Median Installation on South Street Between Auahi and Pohukaina Streets.

POSTPONED

V. EXECUTIVE SESSIONS

Chair Lum informed the Members that there would be four consecutive Executive Sessions that would be taken out of order.

Chair Lum stated that the first Executive Session item is the Status Update on Exclusive Negotiations with KUD International, LLC, pursuant to Sections 92-5(a)(3) and 92-5(a)(4), Hawaii Revised Statutes.

Chair Lum stated that the second item is the Status Update on Exclusive Rights to Negotiate with the University of Hawaii for the Cancer Research Center, pursuant to Sections 92-5(a)(3) and 92-5(a)(4), Hawaii Revised Statutes.

Chair Lum said the third item is to Discuss Amendments to the Development Agreement and Ground Lease for the University of Hawaii John A. Burns School

of Medicine Project, pursuant to Sections 92-5(a)(3) and 92-5(a)(4), Hawaii Revised Statutes.

Chair Lum noted the final item is to Discuss Legal Issues Relating to Kamehameha School's Pauahi Master Plan, pursuant to Section 92-5(a)(4), Hawaii Revised Statutes.

Chair Lum requested that Deputy Attorney General Melvin Nishimoto, Executive Director Daniel Dinell and Planning and Development Director Teney Takahashi join the Authority in the Executive Sessions.

It was moved by Member Liu and seconded by Member Joesting to enter into Executive Session. Note: There were ten (10) affirmative votes.

The Hawaii Community Development Authority entered into Executive Session at 9:15 a.m.

It was moved by Vice Chair Kometani and seconded by Member Los Banos to reconvene the regular meeting at 10:50 a.m. The motion passed unanimously.

VI. ADJOURNMENT

Chair Lum asked whether there were any other matters to be brought to the attention of the Authority Members.

There being no further business, it was moved by Member Liu and seconded by Vice Chair Kometani to adjourn the meeting at 10:50 a.m. The motion passed unanimously.

Respectfully submitted,

/s/

Michael Goshi
Secretary