

SUMMARY - MEETING NO. 320
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
State of Hawaii

August 1, 2007 – 8:30 a.m.

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

ATTENDANCE

Members Present: Amanda Chang; Barry Fukunaga (DOT); Michael Goshi; Paul Kimura; Christopher Kobayashi; Jonathan Lai; Theodore Liu (DBEDT); Dexter Okada; Robert Piper (for Georgina Kawamura, B&F); Russ Saito (DAGS).

Kalaeloa Members: Stanton Enomoto; Micah Kane (DHHL); and Maeda Timson.

Members Absent: C. Scott Bradley; Grady Chun; Kay Mukaigawa; Henry Eng (DPP, Kalaeloa Member); and Evelyn Souza (Kalaeloa Member).

Others Present: Daniel Dinell; Melvin Nishimoto (Deputy AG); Pearlyn Fukuba; Loretta Ho; Annette Kawasaki; Richard Kuitunen; Cal Machida; Tesha Malama; Steve Miyamoto; Deepak Neupane; Teney Takahashi; 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 August 1, 2007, by Chairperson Goshi at 8:30 a.m. with the following roll call:

Chairperson Goshi	Present
Member Chang	Present, arrived at 8:37 a.m.
Member Fukunaga	Present
Member Kimura	Present, left at 9:40 a.m.
Member Kobayashi	Present
Member Lai	Present
Member Liu	Present, left at 11:00 a.m.

Member Okada	Present
Member Piper	Present
Member Saito	Present
Member Enomoto	Present, left at 10:06 a.m.
Member Kane	Present, left at 10:06 a.m.
Member Timson	Present, left at 10:06 a.m.

MATERIALS DISTRIBUTED

1. Agenda for August 1, 2007 Meeting;
2. Report of the Executive Director;
3. Kalaeloa Status Report;
4. Hawaii Public Housing Authority Status Report (distributed at the meeting);
and
5. Navy Report on Kalaeloa Actions (distributed at the meeting).

Chairperson Goshi welcomed Member Christopher Kobayashi.

Chairperson Goshi thanked Mr. Dinell for his dedication and wished him the best. He invited Members to offer their departing words to Mr. Dinell.

Member Fukunaga echoed the sentiments of Chairperson Goshi. In the short time that he had been a part of the Authority, he had an opportunity to work with Mr. Dinell. Member Fukunaga thought that Mr. Dinell worked hard on behalf of the Authority and hasn't been given enough credit for all that he has done. Member Fukunaga found Mr. Dinell to be reasonable, open and approachable. He hoped that his successor would continue in that tradition.

Member Timson stated that this was the first time an Executive Director gave some credence to how valuable Kalaeloa is. She recalled during Mr. Dinell's interview that she had asked him questions about Kalaeloa and he was able to answer them all. Whenever she would call him, he was always responsive so she is going to miss him.

Member Okada stated that although he and Mr. Dinell have not always agreed, Mr. Dinell was always available to talk to him or meet with him and he appreciated that.

Member Liu commented that it has been a pleasure to work with Mr. Dinell. More than any other Member, he has seen Mr. Dinell through the highs and lows of public service, but through it all Mr. Dinell maintained the highest level of professionalism, ethics, energy and commitment. Member Liu will miss working with Mr. Dinell and wished him the best.

Member Fukunaga introduced Mike Formby, the new Deputy Director for Harbors at the Department of Transportation. Mr. Formby brings a lot to the State having worked in private practice in maritime law. Member Fukunaga stated that they welcome his experience, qualifications and enthusiasm. Mr. Formby would be Member Fukunaga's alternative on the Authority.

Chairperson Goshi welcomed Mr. Formby.

II. APPROVAL OF MINUTES

1. Minutes of the Regular Meeting of July 5, 2007

Chairperson Goshi asked whether there were any corrections to the minutes of the July 5, 2007 meeting. There were none. It was moved by Member Piper and seconded by Member Saito to approve the minutes as written. The motion passed 12 to 0 with 1 excused (Member Chang).

III. REPORT OF THE EXECUTIVE DIRECTOR

Daniel Dinell noted that the full Executive Director's report was enclosed in the packet distributed to the Authority Members, and highlighted and updated the following:

- Since June 30, 2007 marked the end of the fiscal year, Mr. Dinell highlighted two financial items in the report.
 - Pursuant to Hawaii Administrative Rules, an annual report for the HCDA parks permit fees received during the fiscal year ending June 30, 2007, was included in the Executive Director's written report. During that time a total of \$1,900 was collected.
 - The financial report for June 2007 was included in the Members' packets. HCDA is in sound financial shape in both revolving funds and there are some opportunities to deploy those funds to benefit the public and carry out HCDA's mission in the future.
- Mr. Dinell noted that the Advisory Working Group met on July 25, 2007, and decided to call itself the Kakaako Makai Community Planning Advisory Council. Discussions continue on the bylaws. As reported last month, the Advisory Council has made a recommendation as to a facilitator. A complete report is anticipated for the September 5, 2007 meeting.

In the meantime, two recommendations were made. The first that HCDA not make any decisions that would impede the Advisory Council's ability to plan for Kakaako Makai, including Kewalo Basin.

The second was to have the opportunity to meet and ask questions of the final candidates for the HCDA Executive Director position. At the meeting it was explained that the issue of public participation had come up during the July Authority meeting and a decision was made to solicit public input from everyone. As such, a press release and various news stories were used to get the word out about soliciting nominations and comments through the HCDA website and direct inquiries to Inkinen and Associates. Members of the Advisory Council were invited to access the webpage and provide their comments.

- Mr. Dinell took the opportunity to thank Members of the Authority, the staff and the public for the honor of having served the last three and half years as Executive Director. He learned a lot and is proud of what was accomplished:
 - The first affordable housing produced in Kakaako in over a decade;
 - The approval of a Master Plan for Kalaeloa;
 - Setting an example of good urban design and planning;
 - Sprucing up of the Pump Station after 50 years of neglect; and
 - Planting more trees, adding crosswalks, being creative in HCDA's approaches and above all, staying true to the mission of each district.

Mr. Dinell quoted Abraham Lincoln, "Determine that the thing can and shall be done, and then we shall find the way." He thought that HCDA would be well served by this approach – determine what needs to be done and then figure out a way to accomplish the task. HCDA is about change and change is difficult. HCDA is striving to create "Better Communities for Tomorrow," and to create a benefit for the general public. Mr. Dinell thanked the Authority, staff and public for their support.

Chairperson Goshi asked Members whether there were any questions. There were none.

Chairperson Goshi requested that the minutes reflect that Member Chang was present.

IV. EXECUTIVE SESSION

Chairperson Goshi asked for a motion to enter into Executive Session to discuss the following two items:

Selection process to hire new Executive Director and appointment of Interim Executive Director, pursuant to Sections 92-5(a)(2), Hawaii Revised Statutes, to consider the hire of an employee where consideration of matters affecting privacy will be involved.

It was moved by Member Timson and seconded by Member Saito to enter into Executive Session. The motion carried 13 to 0.

Chairperson Goshi requested that Kathy Inkinen, President of Inkinen and Associates, join in the Executive Session discussion.

The Hawaii Community Development Authority entered into Executive Session at 8:42 a.m.

Member Kimura left the meeting at 9:38 a.m.

It was moved by Member Saito and seconded by Member Piper to reconvene the regular meeting. The motion was carried 12 to 0 with 1 excused (Member Kimura).

The meeting was reconvened at 9:40 a.m.

V. ITEM FOR ACTION – DISCUSSION/DECISION-MAKING

4. Appointment of Interim Executive Director

Member Liu made a motion to nominate Teney Takahashi to be the Interim Executive Director. Given that it was Mr. Dinell's last week, the Authority wanted to ensure that there would be a continuity of management while the selection process was ongoing. Mr. Takahashi has been with HCDA since 1999. He is a project manager and has been involved in all aspects of HCDA. Mr. Takahashi comes from a development background so he understands that part of the agency's responsibilities.

Member Timson seconded the motion.

Chairperson Goshi asked Members whether they had any questions. There were none.

Chairperson Goshi stated that Mr. Takahashi was one of HCDA's best kept secrets. Mr. Takahashi worked for Castle & Cooke and was very qualified. Chairperson Goshi thanked Mr. Takahashi for being at HCDA and for his public service.

Chairperson Goshi called for a vote. The motion passed 12 to 0 with 1 excused (Member Kimura).

IV. ITEMS FOR INFORMATION

A. Kalaeloa Status Report

Tesha Malama summarized the Information Item distributed to the Authority concerning this matter.

Ms. Malama reported that the Investigative Task Force that was formed in July, met on July 18, 2007. Members Enomoto, Okada and Timson decided not to send a letter to the Mayor until the Kalaeloa Public Safety Group formalized its action plan. A Draft Action Plan was included in Ms. Malama's written report. The Kalaeloa Public Safety Group is committed to the health and public safety of the Kalaeloa community and they are willing to do whatever is necessary as long as they have the approval from their respective administrations, which would be the Navy, the City and County, and the State.

The timeframe for the revitalization is October 29 to November 20, 2007. This timeframe was selected to allow the work to be completed before the Thanksgiving weekend when a lot of families utilize the shores along the area. The work to be done include: notification, serving warrants, park closure, removing illegal structures, bagging personal belongings and deciding where that would be picked up, cutting back overgrown areas, erecting new signage, and hiring of security for enforcement during that particular time and also determining the long-term plan for security.

Each member is to brief and get approval from their respective administrations and communicate with area legislators.

In order for the implementation of park closure to occur, staff needs to appear before the Kapolei/Makakilo Neighborhood Board. Staff would need to request to appear on their agenda in August. It is hopeful that a vote can be

taken at that time otherwise it would be in September. In order to close the park, the park closing time of 10:00 p.m. to 6:00 a.m. would need to be implemented. This is the standard closing time for City and County parks. If that happens, then signage is needed and there would need to be notification to the social services. This plan is similar to the one utilized for Maili Beach Park.

In the long-term plan, security would need to be organized with the Navy and HPD and any private security firm. A request for approval for funding would be brought before the Authority in the next few months. Staff will also be coordinating funding with Navy and HPD participation. Ms. Malama asked whether there were any questions.

Member Timson thanked Ms. Malama for her work. She noted that she attended the last Public Safety meeting in Kapolei and all the right agencies were there and on board with the plan.

Ms. Malama asked that Members Eng and Timson utilize their lines of communication to have a pre-discussion with the Mayor.

Member Timson responded that she had done so.

Ms. Malama reported that as a follow up to Member Enomoto's request at the July 5 Authority Meeting, staff met with Member Souza regarding the Save Our Race Track (SORT) organization on the plans for the Department of Hawaiian Home Lands site located at the corner of Coral Sea and Tripoli Road. Staff recommended to Member Souza that SORT do a formal presentation at a future Authority meeting.

Staff also coordinated a Base Realignment and Closure (BRAC) meeting; information from that meeting will be reported in the next month's status report. The State Departments of Transportation, Hawaiian Home Lands, Land and Natural Resources, University of Hawaii, City Department of Environmental Services and Parks and Recreation attended the meeting and were informed of the requirements for the land conveyance. Two out of three of DHHL's parcels would be ready to be conveyed at the end of September 2007.

Kalaeloa received positive press on the July 18, 2007, beautification project at the entry-way. Ms. Malama thanked DHHL for a second office at Kalaeloa adjacent to the existing field office. HCDA staff volunteered to beautify the field office surroundings.

Chairperson Goshi asked whether Members had any questions.

Member Timson commented that she felt a little frustrated that often times Members hear about projects in Kalaeloa through the media. She expressed concerns that if there are any relocation of cultural sites, it should be brought to the attention of the Authority's Cultural Specialist, Stanton Enomoto. Also, considerable hours and money was spent on the Kalaeloa Master Plan and as a courtesy, the agencies or landowners should give the Authority some kind of notification of its plans for its parcels. Member Timson is not against anything being proposed, but she thinks there should be guidelines on how it is being done.

Chairperson Goshi echoed that sentiment and thought that should be communicated to the agencies to appear before the Authority during the process.

Ms. Malama asked for clarification of whether a letter should be sent from the Authority to each landowner.

Member Timson responded that whether it was writing a letter or talking to the agencies, she would like to know that it was expressed to the landowners. But there should be a set process. The landowners should know that there is a Master Plan and if there is a deviation from that Plan, then the Authority should be informed about it.

Chairperson Goshi responded that landowners should be notified.

Ms. Malama proposed that staff work on a process and present it to the Authority at the next meeting. Member Timson would be sent a draft.

Member Timson replied that she would appreciate that.

Member Saito asked for clarification on what was supposed to be presented to the Authority because DAGS has been constructing and renovating the homeless shelters in Kalaeloa and they never sought the approval of the Authority.

Member Timson stated that an approval process wasn't necessary, but there should be some kind of notification to keep the Authority informed of what's happening in Kalaeloa. This would also affect policing of the area with more people in the district.

Chairperson Goshi thought that staff should discuss this issue and then bring it back to the Authority.

Member Enomoto appreciated Member Timson's comment about the cultural resources. HCDA went through a comprehensive process to revise the Master Plan for Kalaeloa and the basis for doing that was that the statutes allow for amendments to the plan based on changing conditions in Kalaeloa. Relating to the race track on that particular parcel, that parcel on the corner of Tripoli and Coral Sea Road was designated as open space and as recreational park use. Thus, the idea of placing a race track in that corner is in a sense deviating from what was approved in the Master Plan. The applicant, whether it is SORT or the land owner, in this case DHHL, should make a presentation to the Authority. Staff should look through the statute for the requirements, but a public hearing may have to be held. HCDA's statute does have a process so it is just a matter of going back to review it.

Also in the statute and it is embodied in the vision and mission for Kalaeloa is the protection of the cultural sites so that should be given some consideration. Even if vegetation is removed, there should be someone there to make sure that burials aren't uncovered or sites are not disturbed. Whatever was done for the homeless shelter was done under the Governor's emergency proclamation so that was done without any regards to HCDA's statutes and there is a distinction. But staff should review Chapter 206E, there should be a process and guideline in place.

Mr. Dinell pointed out that the Kalaeloa Community Network group consists of representatives of landowners and the meetings are used to communicate amongst the members group so a status report could be brought forward at that time. Although the Master Plan is in place, HCDA does not have the regulatory framework set up. The promulgation of the Administrative Rules needs to take place first. Mr. Dinell stated that communication is the key.

Member Kane remarked that it appeared from last month's minutes that discussion on the racetrack did occur and there was opportunity at that meeting to comment. It appeared that the Authority consented, so on those grounds DHHL's staff moved forward.

Member Timson commented that she is not against any of the projects; but project plans should be communicated to the Authority so the Authority Members are kept informed. It should also be determined whether the project fits in the Master Plan and if it doesn't, Member Timson asked whether the Plan was flexible to make changes. She is requesting for better communication.

Chairperson Goshi asked whether there were any further questions. There were none.

B. Kalaeloa Navy Report

Tesha Malama introduced Lynn Tanaka of Navy Region Hawaii to present the U.S. Navy update.

Ms. Tanaka distributed a written report. She stated that the U.S. Navy sent a letter to the City Department of Parks and Recreation regarding the homeless population and increased thefts at the Kalaeloa public beach and camping areas and will be meeting with the City on the license and possible ways to work through the issue.

Base Realignment and Closure (BRAC) officials came to Honolulu to meet on the conveyance of the BRAC lands. It had been a while since the conveyances were revisited so it was good to meet with the various agencies involved and inform them on what needs to occur.

Short-term leases were reported in the written report. The object of the short-term lease program is to increase the presence in Kalaeloa to help reduce crime and maintain the grounds there.

The Federal Authorization Act requires that the brokered parcels be conveyed by September 2008. The Navy has started the Environmental Assessment (EA) and is conducting surveys on the property. The conveyance method will be determined in late August or early September 2007. The final Environmental Condition of Property would be completed in March 2008 and the Final EA would be completed in June 2008. The agreement to convey would be prior to September 30, 2008.

Member Timson asked the length of the short-term leases.

Ms. Tanaka replied that she believed it to be till 2009.

Member Timson commented that she would like the Public Safety Group to be aware of the short-term leases so they know that there will be an increase in the population and to ensure that everyone is safe.

Chairperson Goshi asked whether there were any further questions. There were none.

C. Hawaii Public Housing Authority Status Report

There was no representative from the Hawaii Public Housing Authority to present its status report; however, the agency provided a written report.

Ms. Malama reported that Kaulana Park is scheduled to appear before the Authority at the September meeting in regards to Building 36, the Governor's extension on the property, because there were questions raised on additional public housing in the area.

Member Timson requested that Mr. Park provide the number of vacancies in the shelters because that would tie-in to the clean-up of the beach area. She stated that she did not want to displace people from the beach if they didn't have anywhere to go. Knowing the number of vacancies and whether the people would be given priority would help in that regard.

Chairperson Goshi called for a recess at 10:06 a.m. to allow the Kalaeloa Members (Members Enomoto, Kane, and Timson) to depart, as the remaining agenda items, including a scheduled Public Hearing, were Kakaako-related.

At 10:10 a.m., Chairperson Goshi entered into the Public Hearing on the Proposed Adoption of Kewalo Basin Rules of Chapter 211 entitled "Kewalo Basin Rules for Kewalo Harbor and Tariff"; Chapter 212 entitled "Kewalo Basin Rules for Vessel and Harbor Controls"; Chapter 213 entitled "Kewalo Basin Rules for Motor Vehicles"; and Chapter 214 entitled "Kewalo Basin Rules Relating to Services and Procedures, Charges, Tolls and Fees"; of Title 15, Hawaii Administrative Rules.

Chairperson Goshi reconvened the meeting at 11:38 a.m.

Chairperson Goshi asked whether there were any other matters to be brought before the Authority. There were none.

VII. ADJOURNMENT

There being no further business, it was moved by Member Piper and seconded by Member Saito to adjourn the meeting at 11:38 a.m. The motion passed 8 to 0 with 2 excused (Members Kimura and Liu) and excluding the Kalaeloa Members.

Respectfully submitted,

/s/

Jonathan Lai
Secretary