

MINUTES OF A REGULAR MEETING
OF THE MEMBERS OF THE
HAWAII COMMUNITY DEVELOPMENT AUTHORITY,
STATE OF HAWAII

MEETING NO. 339
Wednesday, March 4, 2009

Members Present: Amanda Chang
Grady Chun
Joseph Dwight, IV
Michael Formby
Paul Kimura
Jonathan Lai
Dexter Okada
Russ Saito

Kalaeloa Members: Evelyn Souza

Members Absent: C. Scott Bradley
Stanton Enomoto
Micah Kane
Christopher Kobayashi
Kay Mukaigawa
Theodore Liu
Robert Piper
David Tanoue
Maeda Timson

Others Present: Anthony Ching, Executive Director
Eugene Won, Deputy Attorney General
Kathy Sokugawa, Division Chief for Planning Division, City &
County of Honolulu Department of Planning & Permitting
Tessa Malama, Director of Planning and Development for
Kalaeloa
Deepak Neupane, Director of Planning and Development for
Kakaako
Richard Kuitunen, Asset Manager
Patricia Yoshino, Secretary
Loretta Ho, Secretary
Holly Hackett, Court Reporter

I. ROLL CALL

A regular meeting of the Members of the Hawaii Community Development Authority (“Authority”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Jonathan Lai, Chairperson of the Authority, at 9:18 a.m. on Wednesday, March 4, 2009, at the Authority’s principal executive offices at 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813, pursuant to article IV, section 1 of the Authority’s Bylaws.

MATERIALS DISTRIBUTED

1. Agenda for March 4, 2009 Meeting;
2. Summary Minutes of Authority Meeting of February 11, 2009;
3. Report of the Executive Director;
4. Report of the Executive Director PowerPoint Presentation (distributed at the meeting);
5. Kalaeloa Status Report;
6. Hawaii Public Housing Authority Report;
7. Action: Transfer Funds to the Hawaii Public Housing Authority for the Purchase of Two Fifteen-Person Vans to be Used for Shuttling Homeless Shelter Residents in Kalaeloa to Public Transportation Stations in Kapolei (distributed at the meeting);
8. Action: Begin the Master Planning Process for Kakaako Makai and Approve Funding for Retaining a Consultant to Develop the Master Plan.

II. APPROVAL OF MINUTES

1. Minutes of the Regular Meeting of February 11, 2009

Since there was no quorum to take action, Chairperson Lai stated that approval of the minutes would be deferred to the next meeting.

III. REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Anthony Ching summarized his report via a PowerPoint presentation (Exhibit A).

Mr. Ching noted that HCDA had been approached by a coalition of community members, including the Ko’olaupoko Hawaiian Civic Club, to pursue stewardship of the 400 acres of wetlands in He’eia owned by HCDA. Mr. Kanekoa Shultz, Executive Director of the Ko’olaupoko Hawaiian Civic Club, introduced the community members who were present in the audience.

Member Saito inquired as to the land use classification of the parcel.

Mr. Ching stated it was classified for preservation. Wetlands typically evolve over time into drylands, so a significant effort would be required to maintain and enhance the wetland ecosystem. HCDA staff members Ms. Tesha Malama and Ms. Pearlyn Fukuba will be assisting with efforts to organize the community group's development of a business plan to support long term preservation of this area.

VI. ITEMS FOR ACTION - KALAELOA

5. Shall the Authority Authorize the Executive Director to Transfer Funds to the Hawaii Public Housing Authority for the Purchase of Two Fifteen-Person Vans to be Used for Shuttling Homeless Shelter Residents in Kalaeloa to Public Transportation Stations in Kapolei?

Chairperson Lai stated that quorum was lacking; therefore the Kalaeloa items on the agenda would be deferred.

Ms. Kathy Sokugawa requested time to discuss concerns with the Authority. She stated that the City and County of Honolulu ("City") Department of Planning and Permitting ("DPP") supported HB1554, which would allow ex-officio members of DPP and the Department of Hawaiian Home Lands to designate a representative to be a voting member of the Authority. DPP had added the provision for DPP to become a full member of the Authority and not be limited to Kalaeloa matters since there are many issues that are overlapping.

Ms. Sokugawa stated that Mr. Robert Sumitomo, Deputy Director of DPP, had expressed concerns at the February 2009 meeting regarding how the Authority deals with legislative positions. She requested that his comments be included in the minutes of the February 2009 meeting.

Chairperson Lai stated that the comments would be added and the minutes submitted for approval at the next meeting.

Ms. Sokugawa suggested that the meeting agenda include a time for general announcements and for the Authority or general public to raise issues.

Chairperson Lai stated that persons wishing to include items on the agenda should work with HCDA staff, in order to meet notice requirements.

Ms. Sokugawa invited Members to the City's Transit Oriented Development meetings and also offered to provide a presentation at a future Authority meeting. Mr. Ching stated he would follow up with Ms. Sokugawa to include the City's presentation at a future meeting of the Authority.

Ms. Sokugawa reiterated concerns from the DPP that their testimony on legislative bills may not take the same position as the Executive Director. If Members were

interested, she would make the DPP's testimony available. Mr. Ching stated that any testimony provided by Ms. Sokugawa would be distributed to Members.

Member Saito stated that Mr. Ching's testimony on legislative bills represented the position of the Executive Director. The Authority's position could only be presented as testimony if the Authority voted on it. Any Member can testify on his or her own behalf as long as it is clear that the position of the Authority was not being represented. He noted for Ms. Sokugawa that the sharing of information from the DPP would be useful.

A recess was taken at 9:50 a.m.

Member Souza exited the meeting at 9:51 a.m.

The meeting was reconvened at 9:55 a.m.

Chairperson Lai and Member Saito expressed their disappointment that there was a lack of quorum for the Authority to take up the Kalaeloa items on the agenda.

VIII. ITEMS FOR ACTION - KAKAAKO

3. Shall the Authority Authorize the Executive Director to Begin the Master Planning Process for Kakaako Makai and Approve Funding for Retaining a Consultant to Develop the Master Plan?

Mr. Ching summarized the written report in the packet distributed to Members.

Mr. Ching presented the Master Planning process and estimated costs for the 4 tasks:

Task I: Information Gathering/Planning, \$34,000;

Task II: Programming, Community Workshops and Charettes, \$350,000;

Task III: Conceptual Master Plan Alternatives Including Development Strategies for the Alternatives, \$250,000;

Task IV: Schematic Designs for the Programming Components and Financial Analysis, \$366,000.

Mr. Ching proposed to modify the action resolution so that HCDA staff would undertake responsibility for Task I, and Task IV would be phased over time.

He requested authorization of the Authority for the expenditure of \$600,000 from the HCDA Revolving Fund for completion of Tasks II and III.

Mr. Ching stated that the Kakaako Makai Master Plan area would exclude Piers 1 and 2 harbor industrial area, Kewalo, Gateway and Waterfront Parks, the Kewalo Marine Mammal Lab, the Cancer Research Center of Hawaii and John A. Burns School of Medicine sites, the Cutter Chevrolet and Acura sites, AAFES building and waterworks parcel, and the historic pump station. The focus would be on the development area which extended from the Fisherman's Wharf site to John Dominis, including the piano lot. Legislation had been enacted that clearly located the Kewalo Keiko Fishing Conservancy and a cultural marketplace was to be developed at the former fish auction site. This waterfront commercial area was where the master planning efforts would be focused.

Mr. Ching stated that the planning process would include the Kakaako Makai Community Planning and Advisory Council ("CPAC") as well as the general public and stakeholders. However, the Authority would ultimately be the decision making body. He estimated that Tasks II and III would cost \$600,000 to complete the technical, engineering, analysis and design that needed to be done.

Member Kimura inquired as to the time required to complete Tasks II and III.

Mr. Neupane responded that it could be completed within a 9-month period. He noted also that the Forrest Avenue lot would be included in the plan.

Member Saito inquired as to the difference between this vision from the existing Kakaako Makai Master Plan.

Mr. Ching responded that the major difference between the existing plan and that to be undertaken was the prohibition against residential development. In addition, the CPAC vision and guiding principles looked to create public venues and areas. The HCDA would also look for appropriate economic returns and activities so the public would benefit and not have to continue to pay for the uses or activities in the area.

Member Okada commented that Task II included community workshops and charettes with input from landowners, general public and stakeholders. Since the CPAC was made up of those components, he inquired as to whether the CPAC would be able to fulfill the requirement for public input.

Mr. Ching responded that the administrative rules required the general public to be involved, so the CPAC could not be used as a replacement for public input. There would be a duly convened public meeting for the Master Plan, and the CPAC would be a component of the general public.

Member Saito commented that the CPAC was an advisory group and represented a cross section, but not the whole public.

Member Chun inquired whether each task could be authorized individually, and if so, whether there were any negatives to approving it in that way.

Mr. Ching responded that the process was lineal but indicated his preference to having the HCDA Revolving Funds earmarked to avoid delays in moving forward.

Member Saito stated that projects should be approved in accordance with a Master Plan. The general public wanted the Master Plan updated so projects could be approved against the Master Plan update.

Chairperson Lai invited members of the public to provide comment.

Mr. Kevin Killeen from the audience testified in opposition to the action resolution.

Member Saito made a motion for the Authority to authorize the Executive Director to begin the master planning process for Kakaako Makai and approve funding for retaining a consultant to develop the Master Plan. Member Kimura seconded the motion.

Member Saito amended the motion to authorize \$600,000 in funding and proceed only with Tasks I, II and III of the master planning process. Member Kimura seconded the motion to amend.

A roll call vote was conducted.

Ayes: Members Chang, Chun, Dwight, Formby, Kimura, Lai, Okada and Saito.

Nays: None.

The motion carried 8 to 0 with 5 excused (Members Bradley, Kobayashi, Liu, Mukaigawa and Piper).


Mr. Ching noted that he had received an inquiry to develop a large commercial waterfront and aquarium in Kakaako. He indicated that he would keep the Authority apprised.

IX. ADJOURNMENT

There being no further business, a motion was made by Member Dwight and seconded by Member Kimura to adjourn the meeting. The motion carried 8 to 0 with 5 excused (Members Bradley, Kobayashi, Liu, Mukaigawa and Piper).

The meeting adjourned at 10:36 a.m.

Respectfully submitted,



Jonathan Lai
Chairperson

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.