

## **HIGHLIGHTS OF SEPTEMBER 1, 2004 HCDA MEETING**

Following is a summary of actions taken at the September 1, 2004 meeting of the Hawaii Community Development Authority (HCDA).

### **Improvement District 11 Assessment Methodology**

The Authority adopted an assessment methodology for the proposed Improvement District 11 Project. The project would entail the construction of roadway and infrastructure improvements in Queen Street between Kamakee Street and Ward Avenue. After considering numerous assessment methods, HCDA members approved a method of assessing property owners in the proposed project area in which the total assessment amount for properties situated within the Central Kaka'ako Service Business Precinct (CKSBP) will be limited to a maximum of 28 percent of the project construction cost. The CKSBP is the area generally bounded by Cooke, Waimanu, Kamakee, and Ilaniwai Streets. Because of this subdistrict's unique character and the large number of smaller land parcels, this policy would be limited to only those properties situated within its boundaries.

In application, all initial property assessments will be calculated using the original assessment methods traditionally used by HCDA for its past improvement district projects. If the total amount of the assessments exceeds 28 percent of the ID construction cost, then the assessments would be reduced on a sliding scale, according to property size, such that the total assessment amount, including deferred assessments, would not exceed 28 percent of the total construction cost. If the total assessment amount does not exceed 28 percent, then the assessments would not be reduced. The HCDA staff determined that this method is equitable for the CKSBP because of its unique characteristic of having a high concentration of small businesses and properties within its boundaries.

### **HCDA Revised By-Laws**

HCDA members adopted revised by-laws pertaining to its organization and internal management to amend outdated practices and incorporate changes in State law that have occurred since HCDA was established in 1976. The changes pertain to: deletion of the Assistant Secretary position; manner of voting; correction of the Authority address; gender neutral language changes; proper form and time limit for public testimony; composition of the Authority; and provisions to call emergency meetings.