



**Hawai'i Interagency Council  
for Transit-Oriented Development (TOD Council)  
Meeting No. 50  
NOTICE OF MEETING AND AGENDA  
Friday, June 17, 2022  
9:30 – 11:30 AM**

**In-person meeting location:**

Office of Planning and Sustainable Development  
State Office Tower - Leiopapa A Kamehameha Building  
235 South Beretania Street, 6<sup>th</sup> Floor Conference Room  
Honolulu, Hawai'i 96813

**Zoom meeting information:**

For video participation:

<https://us06web.zoom.us/j/85716933901?pwd=c3UzSEtueERhcDBaWmduYU9sOVNaZz09>

Audio call in (only): (669) 900-6833 or  
(253) 215-8782

Meeting ID: 857 1693 3901

Passcode: 893206

1. **Call to Order and Roll Call**
2. **Approval of Minutes of April 22, 2022 Meeting**
3. **Informational Presentation**
  - a. **Alder Street Mixed-Use Project – “Hale Kalele: Integrating Affordable Housing, Civic Uses, and Sustainable Design”**  
*A presentation on Hawai'i Housing Finance and Development Corporation (HHFDC) and Judiciary's Alder Street Project, the State's first agency mixed-use project. Speakers: Dean Minakami, HHFDC; Alana Kobayashi Pakkala, The Kobayashi Group; and Christine Gamble, Carbon Cure Technologies*
4. **TOD Infrastructure Financing and Delivery Strategies for TOD Pilot Areas Study**
  - a. Introduction of the consultant team, HR&A Advisors and Project Overview
  - b. Overview of the four TOD Pilot Project Areas from County TOD Council Representatives

5. **Standing Report—Updates on Projects in *State Strategic Plan for Transit-Oriented Development***

*Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in “Appendix A. TOD Project Status and Funding Reported to TOD Council,” in the meeting materials packet.*

- a. State and County agencies on the Big Island
- b. State and County agencies on Kaua'i
- c. State and County agencies on Maui
- d. State and County agencies on O'ahu

6. **TOD-Related Capital Improvement Project (CIP) Budget Requests and Legislative Proposals**

*Update on the TOD-related CIP budget requests for Fiscal Year 2022-2023 that were recommended for funding by the 2022 State Legislature. Update on TOD-related bills and resolutions in the 2022 legislative session with impact on the TOD Council and the performance of its duties. A list of all measures being tracked for the TOD Council is included in the meeting materials packet.*

a. Bills passed and enrolled to the Governor

- House Bill 1600, HD1, SD1, CD 1 Relating to the State Budget  
**Office of Planning and Sustainable Development (BED-144)**, State Transit-Oriented Development Planning, Statewide, \$2,000,000, for grants for TOD project planning

**Department of Transportation (TRN-501)**, Farrington Highway Widening, Kapolei Golf Course to Fort Weaver Road, O'ahu, \$95,000,000 for land acquisition/construction

**Department of Public Safety (PSD-900)**, O'ahu Community Correctional Center (OCCC) New Housing and Support Facilities, O'ahu, \$15,000,000 for plan/design/construction

**University of Hawai'i - West O'ahu (UH-900)**, Campus Expansion and Development of University Village, East Kapolei, \$10,000,000 for plans/design

**East Kapolei New High School, Oahu (EDN-450)**, Master Planning for New High School in East Kapolei, Oahu, \$355,000,000 for plans/design

**East Kapolei New High School, Oahu (EDN-450)**, Feasibility Study to Build a New High School in East Kapolei, Oahu, \$100,000 for plans/design

- Senate Bill 2898, SD2, HD2, CD1 Relating to Community Development  
Establishes the Transit-Oriented Development Infrastructure Improvement District under the Hawaii Community Development Authority. Requires the Transit-Oriented Development Infrastructure Improvement District Board to develop a program to identify necessary infrastructure improvements within the district. Establishes the Transit-Oriented Development Infrastructure Improvement District Special Fund. (CD1)

b. Dead

- House Bill 2085, Proposing Amendments to Article VII, Sections 12 and 13, of the Hawai'i Constitution to Expressly Provide that the Legislature may Authorize the Counties to Issue Tax Increment Bonds and to Exclude Tax Increment Bonds from Determinations of the Funded Debt of the Counties.

Clarifies that tax increment bonds can be issued by the counties without affecting the debt limit of the counties. Currently, HRS §46-103 permits a county council to provide for tax increment financing, and HRS §46-104(2) grants a county the power to issue tax increment bonds. Tax increment bonds do not fit neatly within the types of bonds that counties may issue under Hawai'i's constitution. It is a method through which a portion of property taxes in excess of a base assessed value may be dedicated to finance costs of a project through the issuance of bonds.

7. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meetings**

- i. July 15, 2022                      Presentation: County of Maui Ka'ahumanu Avenue Community Corridor Action Plan  
Call for Proposals on the TOD CIP Planning Funds (if funding is approved)  
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*

b. **Reminder: September Meeting Date Change**

September 16, 2022 meeting was changed to Friday, September 9, 2022

c. **HCPO 2022**

Po'ipū, Kaua'i, September 14-16, 2022

8. **Adjournment**

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**Meeting materials**

Meeting materials will be available in advance of the meeting on the TOD Council's website (<https://https://planning.hawaii.gov/lud/state-tod/>).

**In-Person Meeting Access**

Effective March 26, 2022, visitors to Leiopapa A Kamehameha Building (State Office Tower (SOT)) will no longer need to provide proof of COVID-19 vaccination, proof of negative COVID-19 test result, or wear masks in the building. All visitors to the building must check in with building security on the ground floor and present their driver's license, State ID, or State employee ID to security staff and sign the visitor's log. Security staff will issue a visitor's badge for visitor entry to the building.

If you plan on attending in person, please notify Carl Miura, [carl.y.miura@hawaii.gov](mailto:carl.y.miura@hawaii.gov), to ensure there are sufficient seats in the OPSD conference room for attendees.

According to the Department of Health, masks are strongly recommended for persons over the age of 65, those with compromised immune systems or care for people at risk of severe illness, and those unvaccinated for COVID-19.

**Zoom virtual meeting and phone access**

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of *Hawai'i* 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council's website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

**Comments from the public**

Written comments may be submitted on any agenda item:

- by email: [carl.y.miura@hawaii.gov](mailto:carl.y.miura@hawaii.gov)
- by postal mail: Office of Planning and Sustainable Development (OPSD)  
ATTN: TOD Council Public Comments  
P.O. Box 2359  
Honolulu, HI 96804-2359
- by facsimile: (808) 587-2824

Written comments should include the words, "Public Comments," with the agenda item number and description in the subject line. Please submit written comments no later than 4:30 p.m., Wednesday, June 15, 2022, for inclusion in the meeting materials packet. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Members of the public may provide oral comments on an agenda item during the meeting. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering \* and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing \* and 6 on your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

**Request for auxiliary aids**

If you require auxiliary aids/service (such as a sign language interpreter) or other accommodations for this meeting due to a disability, please contact Carl Miura ([carl.y.miura@hawaii.gov](mailto:carl.y.miura@hawaii.gov)) as soon as possible so that arrangements can be made. If a request is received on or before Monday, June 13, 2022, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be

fulfilled. Furthermore, due to a limited number of auxiliary devices and assistive staff, it is possible that requests received after June 13, 2022, may not be fulfilled. Requests made as early as possible have a greater likelihood of being fulfilled.

This notice is available in alternate formats such as large print or Braille upon request.