HAWAIʻI COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA REGULAR BOARD MEETING
Wednesday, October 7, 2026
10:30 a.m.

AGENDA

In accordance with Section 92-3.7, *Hawai'i Revised Statutes*, the Hawaiʻi Community Development Authority ("HCDA") Kalaeloa Board Meeting will be convened remotely via Zoom and in person at the physical meeting site set forth below. The public is welcome to register to participate and view the Board Meeting as follows:

Zoom Credentials
Webinar ID: 826 3005 2715
Passcode: 553394

Participate Remotely Via Zoom Webinar
To participate remotely, please use the following link:
https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCCwlVLnFwSqKrLo

Participant Via Phone
Dial: (669) 900 – 6833

Attend and View the Remote Board Meeting at the Following Physical Meeting Site:
Hawaiʻi Community Development Authority
American Brewery Building
547 Queen Street, 2nd Floor Board Room
Honolulu, Hawaiʻi 96813

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

1. Special Meeting Minutes of May 27, 2026
2. Regular Meeting Minutes of September 2, 2026

III. DECISION MAKING

3. Consider Approving, Pursuant to the Findings of Fact, Conclusions of Law, and Decision and Order dated January 7, 2026 for Application No. KAL 25-010, the Reserved Housing Unit Pricing and Supporting Analyses for Increment 5 of Kaʻulu by Gentry, Located on Parcel TMKs (1) 9-1-193 (var.) and (1) 9-1-013-198 in the Kalaeloa community development district [91-1101 Franklin D. Roosevelt Avenue].

IV. REPORT OF THE EXECUTIVE DIRECTOR

4. Monthly Report and Other Status Reports
    a. Approved permit applications that did not require HRS § 206E-5.6, public hearings.

V. ADJOURNMENT

In accordance with Section 92-3.7(c), *Hawaii Revised Statutes*, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the meeting will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If HCDA is able to reestablish audio communication only, the meeting will be reconvened and continue. To participate via audio communication, please refer to the "Participate Via Phone" information above.
If HCDA is unable to reconvene the meeting because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the meeting will be automatically terminated.

The Board meeting agenda and meeting materials provided to the Board Members for this meeting are available for inspection in the Board's office and on the HCDA website at:

https://dbedt.hawaii.gov/hcda/authorityagenda/

PUBLIC TESTIMONY

Oral Live Testimony

Persons who intend to present oral testimony are encouraged to sign up or notify the HCDA staff prior to the beginning of each meeting by submitting a request via email to: dbedt.hcda.contact@hawaii.gov or you may call the HCDA's office at (808) 594-0300. The HCDA will receive testimony in the following order: persons who signed up prior to the meeting date, persons present in the physical location, and persons online in the Zoom meeting.

All testimony will be limited to a maximum of three minutes pursuant to Section 92-3, Hawaii Revised Statutes, and Article IV, Section 10 of HCDA's Bylaws. Testimony must be related to an item on the agenda. For the record, all testifiers will be asked to identify themselves using their first and last name, pseudonym name, or other identifier if they wish to remain anonymous. When time has elapsed, "time", will be called out after which you will have 30 seconds to conclude your testimony. Your audio will then be turned off and the Chairperson will move on to the next testifier.

Oral live testimony may be provided via either of the following options:

In Person:
Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai'i 96813. When the Chairperson asks for public testimony, and your name,

pseudonym, or anonymous identifier name is called, please approach the public testimony table, and proceed with your testimony.

Zoom:
Oral, live testimony may be provided remotely via the Zoom link provided at the top of this agenda. You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.
Please use your full name, pseudonym name, or other anonymous identifier name; and if desired, affiliation, when joining via Zoom. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that specific agenda item. The Webinar Host will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking. The Authority may remove any person who willfully disrupts the meeting.

Phone:
If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this meeting with audio-only access by calling the phone number listed in the "Participate Via Phone" option located at the top of this meeting agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID, which is also listed at the top of this agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting, as no panelist numbers will be issued. You may also be asked to input the meeting passcode, which can be found at the top of this agenda on the first page.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering ***** followed by **9** on your phone's keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Presiding Officer, please unmute yourself by entering ***** and then **6** on your phone's keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter ***** and then **6** again to mute yourself.

Written Testimony
To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony is encouraged be submitted prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by any one of the following methods:

- Email to: dbedt.hcda.contact@hawaii.gov
- Web form at: http://dbedt.hawaii.gov/hcda/submit-testimony/
- U.S. Postal Mail sent to:

Hawai‘i Community Development Authority
547 Queen Street
Honolulu, HI 96813

- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

The Authority may elect to convene in executive session pursuant to §§ 92-4 and 92-5(a), Hawai‘i Revised Statutes, if any exceptions set forth therein apply.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or via email at: dbedt.hcda.contact@hawaii.gov as soon as possible.