

HAWAIIAN HOMES COMMISSION
Minutes of January 23 & 24, 2012
Meeting Held in Kapolei, O`ahu, Hawai`i

Pursuant to proper call, the 623rd Regular Meeting of the Hawaiian Homes Commission was held at the Department of Hawaiian Home Lands, 91-5420 Kapolei Parkway, Kapolei, Hawai`i January 23, 2012 beginning at 2:05 p.m.

PRESENT Mr. Albert "Alapaki" Nahale-a, Chair
 Mr. Imaikalani Aiu, Commissioner, Kaua`i
 Mr. Perry O. Artates, Commissioner, Maui
 Ms. Leimana DaMate, Commissioner, West Hawai`i
 Mr. J. Kama Hopkins, Commissioner, O`ahu
 Mr. Michael P. Kahikina, Commissioner, O`ahu
 Mr. Ian B. Lee Loy, Commissioner, East Hawai`i
 Mr. Henry K. Tancayo, Commissioner, Moloka`i
 Mr. Renwick V.I. Tassill, Commissioner, O`ahu

COUNSEL Deputy Attorney General Kalani Bush

STAFF Michelle Ka`uhane Deputy to the Chair
 Wai`ale`ale Sarsona, Chief of Staff
 Linda Chinn, Administrator, Land Management Division
 Darrell Yagodich, Administrator, Planning Office
 Dean Oshiro, Acting Administrator, Homestead Services
 Crystal Kua, Information & Community Relations Officer
 Norman Sakamoto, Land Development Specialist
 Juan Garcia, Supervisor, Homestead Services Division
 Don Aweau, Special Assistant to the Chair
 Kaleo Manuel, Planner, Planning Office
 Julie Cachola, Planner, Planning Office
 Gigi Cairel, Planner, Planning Office
 Blaine Fergstrom, Information Specialist, ICRO
 Kimo Kai, Special Assistant, Office of the Chair
 Elaine Searle Secretary to the Commission

MELE Commission Michael Kahikina

PULE Commissioner Kama Hopkins

AGENDA Commissioner K. Hopkins moved, seconded by Commissioner I. Aiu to approve the agenda. Motion carried unanimously.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION WORKSHOP/AGENDA
91-5420 Kapolei Parkway, Kapolei, O`ahu, Hawai`i
Monday, January 23, 2012, 2:00 p.m., & January 24, 2012, 8:30 a.m.

ORDER OF BUSINESS

Roll Call
Approval of Agenda
Approval of Minutes of December 12, 2011

B - PUBLIC TESTIMONY ON AGENDIZED ITEMS

C - OFFICE OF THE CHAIRMAN

- C-1 Resolution No. 260 - Non Homesteading Leasing of Trust Lands
- C-2 Strategic Plan Year One Deliverables
- C-3 Water Ad Hoc Committee Update
- C-4 Energy Ad Hoc Committee Update
- C-5 Amendment to HHC 2012 Calendar

D - HOMESTEAD SERVICES DIVISION

- D-1 HSD Status Reports
 - Exhibits:
 - A - Homestead Lease and Application Totals and Monthly Activity Reports
 - B - Delinquency Report and Status of Contested Case Hearings
 - C - DHHL Guarantees for USDA-Rural Development Mortgage Loans
 - D - DHHL Guarantees for FHA Construction Loans
- D-2 Approval of Various Lease Awards
- D-3 Use of Native Hawaiian Housing Block Grant Funds - Waiohuli Undivided Interest Relocation Offering, Maui
- D-4 Deferred Sales Price Program
- D-5 Approval of Consent to Mortgage
- D-6 Refinance of Loans
- D-7 Schedule of Loan Delinquency Contested Case Hearings
- D-8 Ratification of Loan Approvals
- D-9 Homestead Application Transfers / Cancellations
- D-10 Reinstatement of Deferred Applications
- D-11 Ratification of Designation of Successors to Leasehold Interest and Designation of

Persons to Receive Net Proceeds

- D-12 Approval of Assignment of Leasehold Interest
- D-13 Approval of Amendment of Leasehold Interest
- D-14 Request for Contested Case Hearing - **Samuel Tollefson**
- D-15 Commission Designation of Successor - **Loretta L.K. Luavasa**
- D-16 Commission Designation of Successor - **Albert Clyde Pu**
- D-17 Cancellation of Lease - **Alma S. Weiss**

F- LAND MANAGEMENT DIVISION

- F-1 Findings of No Significant Impact, Aina Mauna Legacy Program Plan, Humu`ula, Hawai`i
- F-2 Issuance of License, Aha Punānā Leo, Inc., Kauhale `Oiwi O Kalawahine, O`ahu
- F-3 Issuance of License, Patricia K. Hodson, Pu`ukapu, Hawai`i
- F-4 For Information Only - Hawai`i DeBartolo LLC, East Kapolei, O`ahu
- F-5 Amendment to General Lease No. 290, Kapolei Community Development Corp., East Kapolei, O`ahu
- F-6 Ratification of Consents and Approvals by Chairman, Hawaiian Homes Commission
- F-7 Notices of Default and Revocations, Statewide
- F-8 Assignment of Partial Interest License Agreement No. 372, Waimana Enterprises, Inc.

G - PLANNING OFFICE

- G-1 Native Hawaiian Development Program Plan 2012 - 2014

EXECUTIVE SESSION


The Commission anticipates convening in executive meeting Pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities on these matters.

1. Richard Nelson, III, Kaliko Chun et al. v HHC, Civil No. 09-1-161507
2. Kalima v SOH, DHHL, Civil No. 99-0-4771-12(EHH) (Class Action)
3. Petition for Certiorari to US Supreme Court, Corboy v Louie
4. Proposed Resolution of Property Tax Liability
5. Potential Conflicts of Interests of Commissioners Under HRS 84-14(a)
6. Defect of Title Claims
7. Honokaia `Ohana v HHC & DHHL, Civil No. 09-00395
8. Honokaia `Ohana v HHC & DHHL, Civil No. 09-101615-07
9. Alternate Land Use for Pastoral & Agricultural Homestead Leases
10. Regarding HRS 10-2-33
11. General Leasing Policy

ANNOUNCEMENTS AND ADJOURNMENT

1. Next Meeting – February 21 - 22, 2012 Kapolei, Hawai'i
2. Other Announcements
3. Adjournment



 Albert "Alapaki" Nahale-a, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Imaikalani P. Aiu, Kaua'i
Perry O. Artates, Maui
Leimana DaMate, West Hawai'i
J. "Kama" Hopkins, O'ahu

Michael P. Kahikina, O'ahu
Ian B. Lee Loy, East Hawai'i
Henry K. Tancayo, Moloka'i
Renwick V.I. Tassill, O'ahu

No Community Meeting Scheduled for February, 2012

Special Accommodations (such as Sign Language interpreter, large print, taped materials) can be provided, if requested at least five (5) working days before the scheduled meeting on the respective island by calling (808) 620-9590.

B – PUBLIC TESTIMONY ON AGENDIZED ITEMS

- 1) Re: Item F-2 – Issuance of License, Aha Punana Leo, Inc., Kauhale `Oiwī O Kalawahine, O`ahu– Testifier: Richard Soo, President, Papakolea Community Development Corp (PCDC)

Mr. Soo is opposed to issuance of a license to Aha Punana Leo, Inc.; and submitted testimony to be made part of these minutes as Exhibit “A”. Mr. Soo highlighted his points as:

- a) Disregard of process required by the department through Kulia I Ka Nu`u program to qualify for funding;
- b) Disregard of PCDC’s efforts of Stage 4 status approved by DHHL in October 2010 of which it was awarded \$250,000 community economic development grant approved by Hawaiian Homes Commission, Nov, 2010;
- c) Issuance of license circumvents scope of services and work plans in the grant; and
- d) Creates confusion and tension in Papakolea Kewalo and Kalawahine community

Mr. Soo requests PCDC be allowed to facilitate an open policy to allow its three communities to participate in a master planning process as defined in the Economic Development Grant Proposal and to fully support a cultural learning center described in the Papakolea regional plan.

- 2) Re: Item F-2 – Issuance of License Aha Punana Leo, Inc. Testifier: Dirk Soma, Kalawahine resident

Mr. Soma opposes issuance of license to Aha Punana Leo, Inc. He stated he wants the process to be honored as stated in the regional plan. He noted that Punchbowl National Cemetery (PNC) is expanding its facility and suggests a collaborative effort be made with PNC to utilize homestead lands for a holistic, synergistic project (not a priority project in Papakolea regional plan) that may support all entities involved.

- 3) Re: Item F-3 – Issuance of License, Patricia K. Hodson, Pu`ukapu, Hawai`i Testifier: Mike Hodson

Mr. Hodson claims to be working with USDA to utilize grant funding for a parcel in Pu`ukapu. To qualify for the grant, USDA requires a minimum 2-year lease which his parcel is currently a month-to-month revocable permit (RP). He is requesting a 3-year lease with a 2-year option that will meet these requirements.

- 4) Re: Item D-14 – Request for Contested Case Hearing – Testifier: Samuel Tollefson

On behalf of his two other siblings, Samuel K. Tollefson, Jr. testified against sole successorship of his father’s lease in Kalama`ula, Moloka`i to his brother Chris. Mr. Tollefson and two other siblings live on the mainland and abroad. He shared with the commission the intention of his parents was to maintain the family homestead for all `Ohana to enjoy. Mr. Tollefson submitted testimony to be made a part of these minutes as Exhibit “A.”

5) Re: Item C-1 – Resolution 260 – Non Homesteading Leasing of Trust Lands, Testifier: Blossom Feiteira, Maui Lessee

Ms. Feiteira supports the passage of Resolution 260. With the Trust nearing 92 years, she claims the time is now for the department to renew what's in the best interest of the Trust for all beneficiaries to be done in a timely and efficient manner with the best usage of these lands.

6) Re: Item F-5 – Amendment to General Lease No. 290, Kapolei Community Development Corporation – Testifier Blossom Feiteira, Maui Lessee

Based on today's presentation of Resolution 260, Ms. Feiteira claims that any General Lease being presented for non-homestead use should be placed through the normal process though this one is merely being amended. She claimed to not support or oppose this general lease.

7) Re: Item C-1 - Resolution 260 - Non Homestead Leasing of Trust Lands, Testifier: Robin Danner, CNHA Director

Ms. Danner claims homestead associations throughout the state have been working on this resolution for the past 14 months. She appreciates having it on today's agenda and one she supports.

8) Re: Item F-2 - Issuance of License Aha Punana Leo, Inc. Testifier: Robin Danner

This matter would be taken care of if Item C-1, Resolution 260 were in place and in practicing the tenets as it lays out the process associations can work with, claimed Ms. Danner.

9) Re: Item F-5 - Amendment to GL No. 290, Testifier: Robin Danner

Ms. Danner supports homestead associations controlling and developing lands especially if the property is offered "gratis" or less than market value.

10) Re: Item F-8 - Assignment of Partial Interest License Agreement No. 372, Waimana Enterprises Testifier: Robin Danner

Ms. Danner acknowledged both Sandwich Isle Communications (SIC) and DHHL Chair for executing a homestead benefits agreement. She also extended mahalo to Land Management Division team for its fine efforts in this process.

11) Re: Item F-2 - Issuance of License, Aha Punana Leo, Inc. Kauhale Oiwi O Kalawahine - Testifier: Paul Richards, Waimanalo Hawaiian Homestead Assn.

Paul Richards supports Punana Leo's quest to build its charter school on lands on Puowaina and to convert to a general lease in order to provide options for financing and continuing a long-term lease.

12) Re: Item G-1 - Native Hawaiian Development Program Plan 2012-14 - Testifier: Paul Richards

Paul Richards extended mahalo to Planner Gigi Cairel who assisted in having 10 members participate in a forum sponsored by the Ford Family Center in Portland, OR to be trained in leadership skills, building capacity, legislature and feasibility studies. As a result of these efforts, Waimanalo is joining forces with Haleiwa and Kailua in proposing to the State and County to eliminate the use of plastic bags on the island.

Item F-2 - Issuance of License, Aha Punana Leo, Inc. - Testifier: Gerald Lee

Mr. Lee, Hawaiian Civic Club member and homesteader in Papakolea supports education in the community and Punana Leo represents a flagship to the community which will help the children become productive and effective citizens.

Item F-2 - Issuance of License, Aha Punana Leo, Inc., Testifier: Ms. Rachel Soma,

Ms. Soma is a homesteader who works with people from around the world in sustainable management for the University of Hawaii. The ideas generated from PCDC are good foundational ideas which can assist the community in job opportunities.

ITEM NO: C-1

SUBJECT: Resolution No. 260 – Non Homesteading Leasing of Trust Lands

MOTION/ACTION

Moved by Commissioner L. DaMate, seconded by Commissioner K. Hopkins.

DISCUSSION

Chief of Staff Waialeale Sarsona noted there are 13 points being presented in Resolution No. 260 and recommends postponing the resolution to provide a better understanding for the commission on how this will affect the department. According to Robin. Danner, the commission needs to act separately from the department, and commission to direct the department each time there's a new governor. This policy would require the department to be mandated by resolution to establish how many leases and acres will be distributed to homestead governing associations, no matter who the director is. Ms. Danner welcomed comments and opinions for matters relating to their respective islands. Commissioner K. Hopkins recommends two months to review the resolution. Commissioner L. DaMate noted this resolution is a long time coming and provides positive points for beneficiaries.

Commissioner I. Lee Loy prefers to proceed with the resolution and is willing to allow staff to review within 90 days to implement.

AMENDED MOTION

Moved by Commissioner I. Lee Loy to defer 60 days to allow staff to respond to Resolution 260, seconded by Commissioner I. Aiu.

DISCUSSION

Both Commissioner L. DaMate and M. Kahikina believe staff has the resources to review the resolution within 30 days. Commissioner I. Aiu believes this matter can be addressed within 60 days to implement policies and procedures rather than question its resources. He also recommends producing the data prior to establishing the goals of how much land should be made available to beneficiaries. Ms. Danner noted that out of the 120 general leases, only 4 are in beneficiary hands. She asked the commission to set a goal before the end of this administration as there are currently no net revenues available for beneficiaries. Chief of Staff Sarsona claims 60 days as a feasible time to consult with DHHL administrators on this resolution. From these discussions it appears the commission agrees with Resolution 260 but may need additional time in implementing the process, noted Chair Nahale-a. Commissioner I. Lee Loy recognizes this as policy setting and wants to ensure that department responds to the commission.

ACTION

Vote: 8 Ayes 1 - Nay: Leimana. DaMate. Motion carried to defer 60 days.

COMMENT

Chair Nahale-a reminded commissioners to schedule Ad Hoc committee reports for next month's regular agenda. Chair Nahale-a recommended to convene with Item F-3

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner M. Kahikina to convene with Item F-3. Motion carried unanimously.

ITEM NO: F-3

SUBJECT: Issuance of License, Patricia K. Hodson, Pu`ukapu, Hawai`i

RECOMMENDATION

To grant a three-year issuance of a License Agreement to Patricia Hodson, a native Hawaiian individual to allow for implementation of conservation practices that address the natural

resources and for opportunity to improve soil, water, plant, animal on agricultural land located in Pu`ukapu, Hawai`i.

MOTION

Moved by Commissioner I. Lee Loy, seconded by Commissioner L. DaMate.

DISCUSSION

This opportunity would afford the Hodson's to qualify for federal funding to establish a farm and share knowledge with other farmers in Waimea. It would provide the Hodson's a longer period of control of the land up to three years with an option for extension, instead of a month-to-month lease. Commissioner L. DaMate acknowledged this has been the most progressive work done in Waimea for a very long time. The method utilized in this agricultural venture is highly commendable and this will likely be used as a template for other agriculture farmers on the island. Commissioner I. Lee Loy shared Governor Abercrombie's "State of the State" address earlier today where he anticipates the "Big Island" to assume the lead on energy and agriculture initiatives. Both Commissioners K. Hopkins and R. Tassill concur. Commissioner Artates commended the Hodson's in providing tremendous educational value to others and wishes them well on their continued success. Commissioner H. Tancayo also commended the Hodson's for practicing the culture. Michael Hodson wants to utilize these lands properly for agriculture and to "Malama: the land in its best interest.

ACTION

Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner I. Aiu, seconded by Commissioner K. Hopkins to commence with Item F-1. Motion carried unanimously

ITEM NO: F-1

SUBJECT: Findings of No Significant Impact, Aina Mauna Legacy Program Plan, Humu`ula, Hawai`i

RECOMMENDATION

Grant approval for the determination of FONSI for the Aina Mauna Legacy Program Final Environmental Assessment dated February 8, 2012 (copy mailed to each commissioner under separate cover).

MOTION

Moved by Commissioner H. Tancayo, seconded by Commissioner K. Hopkins.

DISCUSSION

After speaking to beneficiaries in Waimea, Big Island and reviewing the FONSI report, Commissioner L. DaMate is satisfied with the reforestation efforts of Aina Mauna Legacy Program. Commissioner I. Lee Loy inquired if plans are in place to address the sheep station in Humu`ula. According to Land Management Administrator Linda Chinn no current plans are in place to address the sheep station. To do this would require an amendment of the Environmental Assessment (EA) on this particular project. The current EA is on the general project of what will impact the Legacy Program, added Ms. Chinn. Commissioner M. Kahikina inquired whether beneficiaries have an opportunity of harvesting the koa wood. The department is in its 3rd harvest of dead or dying koa wood and is on a mission to continue to generate a koa forest, acknowledge Ms. Chinn. Possibly in the future, there could be an agricultural homestead community where trees on property could become an income generating tool. The department issues RFP's (Request for Proposal) to have contractors bid on the dying board. These contractors currently assist homestead artists in utilizing small pieces of the wood for art work.

ACTION

Motion carried unanimously.

ITEM NO: F-2

SUBJECT: Issuance of License, Aha Punana Leo, Inc., Kauhale `Oiwī O Kalawahine, O`ahu

RECOMMENDATION

To grant preliminary approval of a license to Aha Punana Leo, Inc., (APL) to use a portion of a 14 acre plus parcel located in Punchbowl, O`ahu for the development of a native Hawaiian and culture community center to be known as "Kauhale Oiwī o Kalawahine" which will be subject to five conditions (as listed in the submittal).

MOTION

Moved by Commissioner H. Tancayo, seconded by Commissioner L. DaMate.

DISCUSSION

The purpose of this approval is based on a funding source from the legislature which will be utilized by the community, stated Land Management Administrator Linda Chinn. The

department has always encouraged the community to work together to attain one EA, one discussion and one project to be submitted to the County for permitting. The \$250,000 granted to Papakolea Community Development Corporation is sufficient funding; however, if a group can factor in additional resources, the department supports it. Ms. Chinn expounded Punana Leo is an educational component and not a native homestead organization which can assist homestead communities. The department has partnered with Punana Leo on similar type projects in Waianae, Waimea, Big Island and Moloka'i. Commissioner I. Lee Loy recused himself from participating due to personal ties with Aha Punana Leo (APL).

Commissioner I. Aiu asked how much time would be required from the conceptual plan to construct and materialize. The plan is generic and will depend on preliminary assessment and due diligence on that piece, claimed Ms. Chinn. With funds available to APL, the land assessment can be completed and information provided to the department said an APL representative. The process could take up to 5 years.

Commissioner I. Aiu queried Richard Soo on how PCDC plans to utilize the 14.533 acres since awarding of the \$250,000. There are seven (7) items listed on its regional agenda, yet there is no clarity as to which item will take precedence and the community still needs to have these conversations, claimed PCDC President, Richard Soo. Mr. Soo senses a friction is being created which is driving a wedge within the community. Everyone needs to come to the table and talk. Commissioner I. Aiu assesses there is room to develop both projects with the amount of acreage being requested. He does not view these projects as conflicting and would like PCDC to come up with some type of coordination efforts with APL to benefit everyone.

APL partnered with the four (4) entities of Papakolea and appeared to become the vehicle for Hawaiian communities to erect an educational pre-school in Papakolea. Kahealani Wood, Kalawahine homesteader claims the "aina" granted them permission at a ceremony where "ho'okupu" was presented. Commissioner K. Hopkins and Tassill were invitees. At that time, Commissioner K. Hopkins assumed these two entities were in unison to develop the site. He found out otherwise. He proposes both entities work out their differences. Kamaki Kanahele, President, Sovereign Council for Hawaiian Homes Assembly (SCHHA) says the issue can be resolved by charging a rental fee for the use of the property. He believes the beneficiaries should not be required to go through loopholes to achieve funding. He blames the department for pitting one against the other through contradictions and interpretation of rules and regulations.

Commissioner M. Kahikina requested clarification on the requirements of the Kulia I ka Nu'u program. In speaking with Kahea Wood and Punana Leo, it was clarified PCDC supported the program and the department has always supported Punana Leo's educational projects by providing properties for its schools, explained Ms. Chinn. The 14 acres was designated as community use for priority projects. The department met with Punana Leo as this was one of the priority projects supported by the community.

Adam AhSing, Papakolea Community Association (PCA) and Hawaiian Civic Club (HCC) member is in strong support of forming this Kauhale. He claims members walked door-to-door and polled the residents of Papakolea who unanimously agreed on this Kauhale. Ms. Chinn

responded to Commissioner M. Kahikina's question that the Kulia I ka Nu`u process is for homestead organizations.

Deputy M. Ka`uhane says it is essential the commission clarify land dispositions because the entry point for organizations has created much tension among beneficiaries. She understands what PCA has stated but they are not the ones requesting the license. Therefore, when land is disposed, the department creates the certification process and issues this community a grant and identifies the acreage in the region. It doesn't mean that Punana Leo and PCA can't have an existence. This is what we are creating, added Deputy M. Ka`uhane.

Ku`ulei Nishiyama, 3rd generation Papakolea resident and (HCC) member echoed the same sentiments as Adam AhSing. She added that PCDC is made up of board members who represent various homesteads in the area. Punana Leo has all the resources necessary for the community's success. Commissioner I.Aiu requested to adjourn in Executive Session to discuss further with its attorney the issues surrounding this matter.

MOTION/ACTION

Moved by Commissioner I. Aiu to adjourn to Executive Session to consult further with its attorney on issues pertaining to the commission's duties and liabilities on this matter, seconded by Commissioner R. Tassill. Motion carried unanimously.

RECESS 4:15 P.M.

RECONVENE 4:25 P.M.

MOTION/ACTION

Moved by Commission K. Hopkins, seconded by Commissioner M. Kahikina to reconvene to regular meeting. Motion carried unanimously.

ITEM NO: F-2(cont.)

SUBJECT: Issuance of License, Aha Punana Leo, Inc., Kauhale Oiwi O Kalawahine, O`ahu

MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to defer this matter until a response is received from the Attorney General's office on the liability.

DISCUSSION

Commissioner K. Hopkins apologized for any hurt feelings this may have created but is uncomfortable in validating the process at this time. Chair Nahale-a added there needs to be more diligence in partnering to create useful insights for us.

ACTION

Motion carried unanimously.

ITEM NO. F-5

SUBJECT : Amendment to General Lease No. 290, Kapolei Community Development Corp., East Kapolei, O`ahu

RECOMMENDATION

To grant approval to amend Article Four, Paragraph 12, of General Lease No. 290 as follows:

- 1) Delete the entire provision 12, titled Permitted Use, which states - "No residential lease shall be permitted on the premises.
- 2) Insert new language for Paragraph 12, - "Lessee shall be permitted to use the premises for the development of projects under the commercial mixed use (BMX3) zoning, to include residential and kupuna housing rental units and in compliance with all applicable governmental requirements."
- 3) All other terms and conditions of General Lease No. 290 shall remain in full effect and force.

MOTION

Moved by Commissioner P. Artates, seconded by Commissioner K. Hopkins.

DISCUSSION

Land Management Administrator Linda Chinn claims KCDC has received requests for mixed use development for possible affordable rental units. The general lease is specific there is no residential leasing permitted, however, in recent developments, the department has allowed diverse housing opportunities in developments, therefore, the request is to remove language that prohibits housing to allow an opportunity to provide rental units within the project.

Shirley Swinney, President, KCDC, explained it was this commission that set up the parameters for KCDC to form a non-profit organization, majority owned and managed by homesteaders. The community followed and complied with the conditions set by the commission and further KCDC, in implementing its work, followed the processes of Kulia I Ka Nu`u to building capacity of the community. The end result is to visualize the community's vision which is to establish a community facility which is being called "The Heritage Center," stated Ms. Swinney.

Ms. Swinney provided an outline of its "Ho`omaka" project which includes a timeline. A handout was provided to be made a part of these minutes as Exhibit "A." The processes adhered to were processes established by this commission which has provided direction to build capacity to allow homesteaders understand what it takes to build a community through its own efforts and initiative, stated Ms. Swinney. She found going through the state's procurement process was very difficult with the economic challenges of the times. Up to now, KCDC has used its own resources but will now utilize the funds through another marketing and management resource. She asks for consideration of this amendment.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to adjourn to Executive Session to discuss with its attorney on questions and issues pertaining to this matter. Motion carried unanimously.

RECESS 4:40 P.M.

RECONVENE 4:52 P.M.

MOTION/ACTION

Moved by Commissioner L. DaMate, seconded by Commissioner I. Aiu to reconvene in regular session. Motion carried unanimously.

ITEM NO. F-5 (cont)

SUBJECT : Amendment to General Lease No. 290, Kapolei Community Development Corp., East Kapolei, O`ahu

DISCUSSION

Commissioner M. Kahikina questioned Ms. Swinney's request to change GL 290 to include an affordable housing project modeled after the Nanakuli community association's affordable housing project which is not intended to create income but to address the homelessness.

There has been renewed interest in the project by developers to include affordable housing, noted Ms. Swinney. Because of the residential restrictions limiting usage, and being that the department is encouraging a more diverse housing opportunity, KCDC felt it amenable to incorporate this type of usage for its project due to the fact that commercial development for retail is not something they can readily do. The area encompasses 4.992 executed for a general lease on May, 2011, noted Ms. Swinney. It initially was thought the commercial developing would be adequate to sustain this project. With the commercial mixed use (BMX3) zoning, it is

allowable and by amending this agreement, it will permit KCDC to be more flexible when developing this parcel.

ACTION

Vote: 7 - "YES", 2 - "A`OLE": Michael Kahikina, Ian Lee Loy. Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to convene with Item No. F-8. Motion carried unanimously.

ITEM NO. F-8.

SUBJECT: Assignment of Partial Interest License Agreement No. 372, Waimana Enterprises, Inc.

RECOMMENDATION

1) To approve assignment of partial interest in License agreement (LA) No. 372 from Waimana Enterprises, Inc., a native Hawaiian owned company to Pa Makani LLC dba Sandwich Isles Wireless with Pa Makani LLC become a co-licensee with Waimana Ent., Inc. under LA No. 372. subject to a) standard terms and conditions; b) review and approval of Consent to Assignment by Attorney General; c) defining that responsibility for providing wireless communications services only, are transferred from Waimana to Pa Makani LLC, Sandwich Isles Wireless
2) Designation of Pa Makani LLC dba Sandwich Isles Wireless as an Eligible Telecommunications Carrier (ETC) under Telecommunications Act of 1996 and Section 214 of the HHCA.
3) License Agreement No. 372 and any assignments of partial interest will now include a Homestead Benefits Package negotiated by the Chair of HHC and Waimana no later than 90 days from final execution of the Consent to Partial Interest Assignment from Waimana Ent. Inc. to Pa Makani LLC dba Sandwich Isles Wireless.

Correction: In Item No. 2 it should read "under Telecommunications Act of 1996, Section 214."

MOTION/ACTION

Moved by Commissioner P. Artates, seconded by Commissioner M. Kahikina to approve the corrections. Motion carried unanimously.

MOTION

Moved by Commissioner P. Artates, seconded by Commissioner I. Aiu.

DISCUSSION

Sandwich Isles Communications CEO Al Hee articulated the wireless communications has been launched and is doing well. They wants to ensure federal funds are available to continue building infrastructure on Hawaiian homes from the approximately \$33 million available in this program. Wireless has gotten to a point where it will displace the wired infrastructure, and SIC wants to protect its investments of \$400 million and move forward to ensure wireless communication benefits can add another spectrum in the wireless arena. He wants to ensure homesteaders have the best structural communications available. He advised the importance of separating the first two items from Item No. 3, the benefits package due to federal financing requirements.

Mr. Hee emphasized how his company services Hawaiian homesteads exclusively throughout the state. To provide the best communications for the homesteads, a network of sorts should be provided. The current SIC license is a benefits license. Utilities are foundations for any society and he envisions it will become commercial which they would eventually prefer to negotiate in.

AMENDED MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to separate Items No. 1. & 2 from Item No. 3.

DISCUSSION

Chair asked if it is proper to have two different actions on the agenda. Deputy Attorney General Kalani Bush response was it would create a problem being they are tied together. Mr. Hee claims if there is no clarify for Items No. 1 and 2, the funding that is available to bring wireless service on Hawaiian home lands become unavailable.

MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner R. Tassill to adjourn to Executive Session to consult with its attorney to address this issue. Motion carried unanimously.

RECESS: 5:30 P.M.

RECONVENE 5:57 P.M.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to reconvene with Item No. F-8 in regular session. Motion carried unanimously

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to reconvene with Item No. F-8 in regular session. Motion carried unanimously

ITEM NO. F-8 (cont).

SUBJECT: Assignment of Partial Interest License Agreement No. 372, Waimana Enterprises, Inc.

DISCUSSION

Chair Nahale-a conveyed Attorney General's (AG's) request to defer this matter for a month. He appreciates the relationship and sees the potential of the services being provided however, he will allow a 30 day period for review. Al Hee is unsure what 30 days would determine and believes this is the one bright spot for Hawaiian home lands. He claimed someone else is receiving the funds now but has not deemed fit to build infrastructure on Hawaiian home lands. Counsel Jenny Holtz noted she advised SIC to not include Item No. 3 in order to expedite the process which is before this commission. She is uncertain whether this matter should be put forth with the conditions.

Al Hee indicated funds are set aside by FCC to ensure high cost rural areas are able to have affordable communication services. They distribute funds to those companies that have met certain criteria. Sandwich Isles on the wire line side has met those requirements since 1996 when the commission took action then. Five years ago, the wireless lobby in Washington, D.C. was able to obtain a similar fund exclusively for wireless service. He applied for the wireless service after no other company availed themselves. He added a packaged deal utilizing his own money up front. Once his package came out, another company pursued a similar service and is matching SIC rates. If he is unable to secure funding, he assesses Sandwich Isle Wireless is done as he can no longer underwrite the thousands of dollars it takes to offer these packages such as unlimited voice to kupuna for \$1, etc. He expects once he pulls out, these companies will bump their rates up higher. With today's approval, SIC stands to be the only resource for Hawaiian home lands, claimed Al Hee. Commissioner I. Lee Loy understands the need for approval but respects the decision of the Deputy Attorney General K. Bush to delay until this agreement is reviewed by AG's office.

AMENDED MOTION

Moved by Commissioner I. Lee Loy, seconded by Commissioner I. Aiu to defer this matter for 30 days.

DISCUSSION

Chair Nahale-a requested a roll call vote be taken due to the lack a unanimous decision on this item.

"AYE VOTE"

Imaikalani Aiu
Michael Kahikina
Ian I. Lee Loy
Renwick Tassill
Albert "Alapaki" Nahale-a

"A`OLE VOTE"

Perry Artates
Leimana DaMate
Kama Hopkins
Henry Tancayo

ACTION

Motion carried to defer 30 days.

MOTION/ACTION

Moved by Commissioner M. Kahikina, seconded by Commissioner K. Hopkins to commence with Item No. D-14. Motion carried unanimously.

ITEM NO. D-14

SUBJECT: Request for Contested Case Hearing - Samuel Tollefson

MOTION

Moved by Commissioner P. Artates, seconded by Commissioner K. Hopkins.

COMMENT

Chair Nahale-a pointed out that the department has not tended to overrule beneficiaries wishes to have a contested case addressed. The commission will take the case as it comes and not give false hope.

ACTION

Motion carried unanimously

MOTION/ACTION

Moved by Commissioner P. Artates, seconded by Commissioner K. Hopkins to recess until tomorrow morning at 8:30 a.m. Motion carried unanimously.

RECESS 6:25 P.M.

**HAWAIIAN HOMES COMMISSION
Minutes of January 24, 2012
Meeting Held in Kapolei, O`ahu, Hawai`i**

RECONVENE 8:40 A.M.

PRESENT: Mr. Albert "Alapaki" Nahale-a, Chair
Mr. Imaikalani Aiu, Commissioner, Kaua`i
Ms. Leimana DaMate, Commissioner, West Hawai`i
Mr. J. Kama Hopkins, Commissioner, O`ahu
Mr. Michael P. Kahikina, Commissioner, O`ahu
Mr. Henry K. Tancayo, Commissioner, Moloka`i
Mr. Renwick V.I. Tassill, Commissioner, O`ahu

EXCUSED Mr. Perry O. Artates, Commissioner, Maui
Mr. Ian B. Lee Loy, Commissioner, East Hawai`i

COUNSEL Deputy Attorney General Craig Iha

PULE Commissioner R. Tassill

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to convene with Item No. F-4. Motion carried unanimously.

ITEM NO. F-4.

SUBJECT: For Information Only - Hawai`i DeBartolo LLC, East Kapolei, O`ahu

MOTION/ACTION

None. For Information Only.

DISCUSSION

Land Management Administrator Linda Chinn noted this project began in 2006 and the agreement was signed on January 12, 2012 with groundbreaking scheduled for the end of this year. The Findings of No Significant Impact (FONSI) was approved on December 12, 2011 and the next step is to have four of the twenty-seven conditions amended with the Lands Use Commission. Ms. Chinn explained 1300 acres was purchased by the state and rezoned from agriculture to urban and the Land Use Commission has imposed twenty-seven (27) conditions on land use for this particular property. Commissioner K. Hopkins inquired whether there would be a problem having these approved. According to Deputy Attorney General C. Iha the goal is before a "motion to amend conditions" is filed, it is important to have a stipulation worked out with all the parties.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to adjourn in Executive Session to consult with counsel on this matter. Motion carried unanimously.

RECESS 8:45 A.M.

RECONVENE 8:50 A.M.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to reconvene to regular meeting. Motion carried unanimously.

ITEM NO. F-4.(cont)

SUBJECT: For Information Only - Hawai'i DeBartolo LLC, East Kapolei, O`ahu

DISCUSSION

Chair Nahale-a noted many people have inquired as to when this project will begin and are excited about it and what it will mean for the larger community.

ITEM NO. F-6.

SUBJECT: Ratification of Consents and Approvals by Chairman, Hawaiian Homes Commission

RECOMMENDATION

Approval of Improvement Plans for License No. 440, Na Pu`uwai situated at the Kulana Na `Oiwai complex, Kalama`ula, Moloka`i

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commissioner K. Hopkins. Motion carried unanimously.

ITEM NO. F-7.

SUBJECT: Notices of Default and Revocations, Statewide

MOTION/ACTION

None to report on, noted Land Management Administrator Linda Chinn.

Moved by Commissioner K. Hopkins, seconded by Commissioner M. Kahikina to commence with Item H-2. Motion carried unanimously.

ITEM NO. C-2

SUBJECT: Strategic Plan Year One Deliverables

MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner M. Kahikina.

DISCUSSION

Chief of Staff Waialeale Sarsona reported the administrators have been working diligently on setting deliverables for Year One and they are ensuring to seek specific numbers in terms of awards and completed lots. One change is being requested: Objective 1, Item 6 "Decrease lease delinquencies for commercial leases to 5%, ~~leases to 7%.~~

AMEND MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to approve this request.

DISCUSSION

The reasoning behind the change of 7% to 5% is these commercial leases nearly meet the 7% benchmark. It would set a more ambitious goal to meet those lower marks, claimed Commissioner K. Hopkins

AMENDED ACTION

Motion carried unanimously on this change.

DISCUSSION

Commissioner M. Kahikina inquired whether this would include Bowl O Drome. This would likely be addressed in another year when the department explores a vertical opportunity or when it can be identified to a specific site, clarified Deputy Michelle Ka`uhane. Commissioner I. Aiu thanked the department for publicly committing to a concrete plan on these objectives. He asked how the partnerships objective would be addressed. In terms of partnership projects, there are many in different stages, noted Chief of Staff Sarsona. The goal is to have two meetings by the end of the year. The department is setting goals to allow meaningful partnerships, added Deputy M. Ka`uhane. Conducting meetings on other islands is costly. We will need to look for other resources. Commissioner K. Hopkins suggested utilizing a "video conferencing" to cut down on costs. This matter will need to be addressed at another discussion, noted Chair Nahale-a. Commissioner L. DaMate is pleased about addressing aquaculture and suggested staff work with commissioners on getting assistance from people in their districts to assist. In objective 2, No. 1, pg 2 "Begin two partnership projects, which leverage trust assets and resources" she recommends looking for partnership opportunities with Kamehameha Schools and OHA. In objective 3, No. 1, pg 3 "Provide three workshops statewide on the Hawaiian Homes Commission Act," Commissioner recommends increasing it to five workshops to provide workshops on each major island.

AMENDED MOTION

Moved by Commissioner L. DaMate to increase workshops statewide to "5" instead of "3", seconded by Commissioner I. Aiu.

DISCUSSION

Commissioner L. DaMate believes some homestead associations may be left out of the workshops. Having it on five different islands will address this. Commissioner I. Aiu wants to hear how this will be accomplished as it was just discussed on addressing a balanced budget. It may be too costly. A budget is not something that can be produced right now. Three was chosen because it was felt it could be accomplished by December 2012. Having these workshops could be accomplished at every community meeting when the commission travels to that island. There are numerous projects being worked on right now and keeping track of each one is vital.

Deputy M. Ka`uhane commended Chief of Staff Sarsona for maintaining those records. Once a team is created for a project, each will play a part to assure the project is deliverable. Chair Nahale-a indicated a financial cost is foremost, as there are limited bodies to do new work proposals. During the first year, we need to ensure it will be successful. Once these projects

have been accomplished, we can move to another issue. Video conferencing may then be considered. Chair Nahale-a reminded commission of the fixed costs in managing our lands.

Commissioner L. DaMate suggested searching out communities of people who are knowledgeable on aquaculture and fishing while exploring aquaculture homesteading. Commissioner R. Tassill suggested utilizing submerged lands as part of the aquaculture concept. Commissioner L. DaMate recommended securing lands fronting Hawaiian home lands be added to its inventory to protect Trust responsibility and culture. Chair Nahale-a stated the leadership has placed this Trust on a very sound foundation. If our water policy has clarified what our water rights are then we can engage with the water administration more appropriately rather than it become reactionary. Referencing the "Strat" Plan will give us the ability to accomplish it.

Commissioner I. Aiu wants clarity on how loan delinquencies will be addressed. Dean Oshiro, Homestead Services Administrator advised the faster delinquencies are addressed through the contested case process to cancel the lease, the sooner it would be removed from the delinquency list. Once this happens, payments start coming which sends a strong message to the community. How we structure early intervention is important and the history up to now is it has taken way too long and it doesn't do a beneficiary any good to extend a lease two to three years of non payment. One of the important issues is ensuring the beneficiary has education upfront, then having them become qualified for financing. Unfortunately, some cannot, noted Deputy M. Ka`uhane. She claims a new loan product is on the horizon which can offer terms that can fit the lessees qualifications.

Commissioner K. Hopkins believes loan institutions and the department need to do a better job in partnering when servicing beneficiary loans. Loans go delinquent and it takes a while before the department is aware of the problem. How long can the department wait to take action? When the loan is returned to the department, it guarantees the beneficiary loan to the lender for the entire amount.

Commissioner M. Kahikina inquired about "Ensuring Financial Well-being of the Trust, Objective 1, Pg 2, Item 3) "Introduce bills and resolutions that work towards refining federal, state & county policies" and in "Reaffirm and Assert Trust Status" Objective 2, pg 3, Item 3) "Ensuring the state's obligation to fund NHRF. The department is supposed to receive revenue from subsequent use of sugar; however a state audit revealed sugar revenue has dropped considerably. The governor plans to replace this bill with energy projects throughout the state iterated Deputy M. Ka`uhane.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to adjourn to Executive Session to address this matter. Motion carried unanimously.

RECESS 9:45 A.M.

RECONVENE 9:48 A.M.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to reconvene the regular meeting and continue with Item No. C-2. Motion carried unanimously.

ITEM NO. C-2 (cont)

SUBJECT: Strategic Plan Year One Deliverables

DISCUSSION

In response to the question on the "Strat" Plan, Chair Nahale-a clarified the governor will make appropriations to the department from a NHRF fund which is before the legislative session. Commissioner L. DaMate inquired whether funding can come from the tourism resource as she believes tourism has replaced sugar. The Hawai'i State Government has a responsibility to Hawaiian Home Lands as stated in the Admissions Act. Chair Nahale-a appreciates this conversation, however concludes it be addressed at another time in a resolution. Commissioner L. DaMate recommends a periodic update, perhaps quarterly suggested Commissioner I. Aiu. Commissioner I. Aiu applauds the in-depth reporting of this submittal.

ACTION

Motion carried unanimously on Item No. C-2.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to convene in Contested Case Hearings. Motion carried unanimously.

RECESS: 10:00 A.M.

RECONVENE: 10:15 A.M.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner M. Kahikina to reconvene to regular meeting. Motion carried unanimously.

ITEM NO: C-3

SUBJECT: Water Ad Hoc Committee Update

MOTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to accept the Water committee report.

DISCUSSION

Commissioner L. DaMate presented a report on the Ad Hoc Water Report to be made a part of these minutes as Exhibit "A." She also presented a resolution which Staff will review. Planner Kaleo Manuel stated Jonathan Sawyer has been contracted to study strategically for the development of water rights in Pu`unene and Anahola. He will also work in creating an education manual that will provide a better understanding how we relate to water. Dr. Sawyer's contract is for 1 1/2 years for \$150,000. Presently, the Planning Department is scoping to interface with various people such as agricultural and pastoral beneficiaries, to guide the department on what this policy will encompass. Planning wants to develop a solid draft but not before a beneficiary consultation.

ACTION

Motion carried unanimously.

ITEM NO: C-4

SUBJECT: Energy Ad Hoc Committee Update

MOTION

Moved by Commissioner L. DaMate, seconded by Commissioner K. Hopkins.

Committee Chair M. Kahikina thanked his members for attending two meetings. He read from his report the committee establish a 1) Mission - on Energy; 2) Beneficiary Consultation - a draft consultation and Stakeholder comment form is attached; 3) Update and Revise 2009 Energy Policy - wants commission to replace it with a policy that represents the Trust and beneficiaries;

Committee Chair M. Kahikina thanked his members for attending two meetings. He read from his report the committee establish a 1) Mission - on Energy; 2) Beneficiary Consultation - a draft consultation and Stakeholder comment form is attached; 3) Update and Revise 2009 Energy Policy - wants commission to replace it with a policy that represents the Trust and beneficiaries; 4) Data request - obtained through discussions. An Ad Hoc Energy committee can create a broad view of the committee's work and appreciates the support of the Commission. Deputy

Attorney General K. Bush recommended to adjourn to Executive Session to clarify discussion on this issue.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to adjourn in Executive Session to address issues regarding Item C-4 on Ad Hoc Energy Committee. Motion carried unanimously

RECESS: 10:33 A.M.

RECONVENE 10:50 A.M.

MOTION/ACTION

Moved by Commissioner I. Aiu, seconded by Commissioner L. DaMate to reconvene in regular meeting and continue with Item No. C-4. Motion carried unanimously.

ITEM NO: C-4 (cont)

SUBJECT: Energy Ad Hoc Committee Update

ACTION

Moved to accept Item C-4 Ad Hoc committee report.

ITEM NO: C-5

SUBJECT: Amendment to HHC 2012 Calendar

MOTION/ACTION

Moved by Commissioner L. DaMate, seconded by Commissioner K. Hopkins

DISCUSSION

Commissioner L. DaMate recommended the Commission amend its HHC 2012 calendar to relocate the meeting scheduled for September 2012 in La'i`opua to Ka`u as there has never been a commission meeting held there. The homestead association should be formed by then.

Commissioner L. DaMate claims there is adequate housing and catering available by community. Chief of Staff W. Sarsona requested that the commission be mindful that arrangements are secured in advance for particular venues. Changing this venue in September will warrant other staff members to overnight due to the distance of travel to Ka`u.

ACTION

Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to reconsider Item No. C-1. Motion carried unanimously.

ITEM NO: C-1

SUBJECT: Resolution No. 260 - Non Homesteading Leasing of Trust Lands

DISCUSSION

Commissioner K. Hopkins stated there were people in attendance yesterday that were unaware of items contained in this resolution that would liked to have had an opportunity to participate and comment. Beneficiary comments come at the beginning create a problem for some as they may want to comment at the end of the meeting. Chair Nahale-a would speak against reconsideration at this time due to the length of items to be considered and voted upon at this meeting. He will consider addressing it later if time permits. For this reason, Commissioner K. Hopkins withdrew his motion.

MOTION TO WITHDRAW

D - HOMESTEAD SERVICES DIVISION

ITEM NO: D-1

SUBJECT: HSD Status Reports

MOTION/ACTION

None, for information only.

ITEM NO: D-2

SUBJECT: Approval of Various Lease Awards

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commissioner K. Hopkins. Motion carried unanimously.

ITEM NO: D-3

**SUBJECT: Use of Native Hawaiian Housing Block Grant Funds – Waiohuli Undivided
Interest Relocation Offering, Maui**

MOTION/ACTION

None. For Information Only

ITEM NO: D-4

SUBJECT: Deferred Sales Price Program

MOTION

Moved by Commissioner L DaMate, seconded by Commissioner K. Hopkins.

DISCUSSION

Commissioners L. DaMate and K. Hopkins agree this is a great tool for beneficiaries to become lessees. The risk for the department is to not recoup the equity and it could turn upside down, noted Chair Nahale-a. One of the ways to prevent this is to not let beneficiaries stretch beyond their means. You should pay what you earn. Lessees can defer up to 50% and can refinance after five years, so it is doable, claimed Deputy M. Ka`uhane.

ACTION

Motion carried unanimously.

ITEM NO: D-5

SUBJECT: Approval of Consent to Mortgage

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-6

SUBJECT: Refinance of Loans

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-7

SUBJECT: Schedule of Loan Delinquency Contested Case Hearings

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-8

SUBJECT: Ratification of Loan Approvals

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-9

SUBJECT: Homestead Application Transfers/Cancellations

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-10

SUBJECT: Reinstatement of Deferred Applications

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commission L. DaMate. Motion carried.

ITEM NO: D-11

**SUBJECT: Ratification of Designation of Successors to Leasehold Interest and
Designation of Persons to Receive Net Proceeds**

MOTION/ACTION

Moved by Commissioner R. Tassill, seconded by Commissioner M. Kahikina. Motion carried unanimously.

ITEM NO: D-12

SUBJECT: Approval of Assignment of Leasehold Interest

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by Commissioner K. Hopkins. Motion carried unanimously.

ITEM NO: D-13

SUBJECT: Approval of Amendment of Leasehold Interest

MOTION/ACTION

Moved by Commissioner H. Tancayo, seconded by commissioner K. Hopkins. Motion carried unanimously

ITEM NO: D-15

SUBJECT: Commission Designation of Successor – Loretta L.K. Luavasa

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-16

SUBJECT: Commission Designation of Successor – Albert Clyde Pu

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate. Motion carried unanimously.

ITEM NO: D-17

SUBJECT: Cancellation of Lease – Alma S. Weiss

MOTION/ACTION

Moved by Commissioner L. DaMate, seconded by Commissioner K. Hopkins. Motion carried unanimously.

MOTION/ACTION

.Motion by Commissioner L. DaMate, seconded by Commissioner K. Hopkins to adjourn to Executive Session to consult with its attorney on Item D-11 on legal issue. Motion carried unanimously.

RECESS: 11:15 A.M.

RECONVENE: 11:20 A.M.

MOTION/ACTION

Moved by Commissioner M. Kahikina, seconded by Commissioner K. Hopkins to reconvene to regular meeting. Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner L. DaMate to withdraw Item D-11. Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner I. Aiu, seconded by Commissioner L. DaMate to defer Item G-1 to February 2012 meeting.

DISCUSSION

Commissioner K. Hopkins wants to make an informed decision on this matter. Chief of Staff noted there is an April deadline to submit grant funding. There needs to be adequate time to have the grantees to respond and committees have to be created to review these grantees. The grants need to be in there by this fiscal year at this point. We will miss the grant cycle. The

department has already delayed bringing it to commission because the department was late in getting the plan and was asked to extend it for a longer comment period, noted Deputy M. Ka`uhane. Commissioner K. Hopkins withdrew his motion to defer.

MOTION WITHDRAWN

RECOMMENDATION

That the commission: 1) Approve the Native Hawaiian Development Program Plan for the period from January 1, 2012 to June 30, 2014; 2) Amend the department's Operating Budget for the period from January 1, 2012 to June 30, 2012, noted Planner Kaleo Manuel.

MOTION

Moved by Commissioner I. Aiu, seconded by Commissioner L. DaMate.

DISCUSSION

Commissioner I. Aiu said the Comments on Training and Technical Assistance seemed to be the most desired and positively commented on by beneficiaries. He would recommend redirecting more funds to this piece because of its value to the beneficiary. The original request came in at \$300,000, and there is matching funds still being sought. Any negotiations would need to be handled with the federal government, added Planning Administrator Darrell Yagodich. The \$1.3 million budget is a realistic budget that fits into the Native Hawaiian Development Program Plan.

According to Deputy M. Ka`uhane, the department will 1) need to run a balanced budget. 2) need to make known how critical the funding is. The amount projected based on the action taken on the 15% is reflected in there. There is approximately \$3.8 million reserved in NHRF funds and \$250,000 is being generated from the 30% monies and \$100,000 on interest on a formula. So, there's approximately \$450,000 coming in annually, claimed D. Yagodich.

Chief of Staff W. Sarsona stated she has no problem adjusting the budget for more technical assistance if the commission feels there is a need. Several contractors are available to the homesteaders. They can apply to the department for the contract to obtain this service. There were several outstanding contracts to deliver these services. It was costly. With this motion, if you receive a grant, you deliver, added Chair Nahale-a. There are some providers where this is their only contract. There needs to be better leveraging and this model doesn't appear to be the right fit.

Planner Kaleo Manuel explained the purpose of the Native Hawaiian Rehabilitation Fund (NHRF) is to provide rehabilitation that address education, economic and political opportunities. Chair added that there needs to be more streamline approach to funding and the administration is attempting to address this.

ACTION

Motion carried unanimously.

MOTION/ACTION

Moved by Commissioner K. Hopkins, seconded by Commissioner I. Aiu to adjourn to Executive Session. Motion carried unanimously.

RECESS 12:10 P.M.

EXECUTIVE SESSION

The Commission convened in Executive Session Pursuant to Section 92-5 (a), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities of the following items.

1. Waiakea Center Community Benefit Donations
2. Richard Nelson, III, Kaliko Chun et al. v HHC, Civil No. 09-1-161507
3. Honokaia `Ohana v HHC & DHHL, Civil No. 09-00395
4. Petition of Certiorari to US Supreme Court, Corboy v Louie
5. Proposed Resolution of Property Tax Liability
6. Defect of Title Claims
7. June Aina v Mark Development
8. Alternate Land Use for Pastoral and Agricultural Homestead Leases
9. Hiring Private Council for HHC and Trust
10. General Leasing Policy
11. Contested Case Hearings Using Video Conference Technology

RECONVENE 1:15 P.M.

Moved by Commissioner K. Hopkins, seconded by Commissioner P. Artates to reconvene to regular meeting. Motion carried unanimously.

ADJOURNMENT: 1:15 P.M.

Moved by Commissioner I. Aiu, seconded by Commissioner K. Hopkins to adjourn the meeting. Motion carried unanimously.

ANNOUNCEMENTS AND ADJOURNMENT

NEXT MEETING The next regular monthly meeting will be held on February 21, 2012,
Kapolei, O`ahu

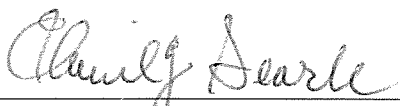
ANNOUNCEMENTS No community meeting scheduled for February, 2012.

ADJOURNMENT 1:15 p.m.

Respectfully submitted:


Albert "Alapaki" Nahale-a, Chair
Hawaiian Homes Commission

Prepared by:


Elaine G. Searle
Secretary to the Commission

APPROVED BY:
The Hawaiian Homes Commission
At Its Regular Monthly Meeting Of
February 21, 2012.


Albert "Alapaki" Nahale-a, Chairman
Hawaiian Homes Commission

HAWAIIAN HOMES COMMISSION

SIGN IN SHEET TESTIMONY

Date & Time: 1/23/12 @ 2:00 p.m.

Re: _____

Location: _____

FULL NAME (PLEASE SIGN)	ADDRESS (STREET, CITY, ZIP)	E-MAIL	BUSINESS / MOBILE
1. Richard Soo F-2	2274 Kapahu St. Hahaione	soorcolehawaii.com	227-2238
2. Richard Soo F-2	2257 Vainio St. Hahaione	211k50m.com	520-78277
3. Mike Hodson F-3	PO Box 126 Kaneohe	h281dad@aol.com	960-2648
4. SAMUEL K. Tolleson Jr D-14	22638 NE 20th Ct. Jensen Beach FL 33455	stollesonjr@yahoo.com	407-868-1173
5. Blossom Felter F-2	PO Box 2403 Kailua	blossom96708@yahoo.com	446-5572
6. Robin Dwyer F-2	1050 Queen St, Suite 200 Honolulu	robin@hawaiiad.com	546-8155
7. Paul P Richards F-2	PO Box 353 Waimanalo HI 96795	—	284-2575
8. Shirley Sinner F-2	Kapolei	—	520-2338
9. Gerald Lee	2129 Tanialua Dr	—	RET
10. Rachel Soma			
11.			
12.			

Ad Hoc Water Committee Report

To: Hawaiian Homes Commission

From: Commissioner Leimana DaMate, Committee Chair

Date: January 23, 2012

Aloha Chair Nahale-a and Members of the Hawaiian Homes Commission,

The Ad Hoc Water Committee is pleased to report on the status of the Ad Hoc Water Committee since the committee was created on September 19, 2011.

The committee members are: Commissioner Leimana DaMate, Chair (WH), Commissioner Joe Tassill, (O'ahu), and Commissioner Henry Tancayo, (Moloka'i).

When the Hawaiian Homes Commission Act was created in 1921, it was mandated to "provide adequate amounts of water and supporting infrastructure, so that homestead lands would always be usable and accessible" (Title 1A: Purpose §101). However, there has never been a policy to address the critical water needs of the beneficiaries for whom "water is life". The scope of such a water policy goes beyond agency interpretations and must include the participation and input of the very beneficiaries that will be impacted by such a policy.

Towards this end, the department has hired Jonathan Schuer as a water policy consultant. Throughout the past several months, the members of the Ad Hoc Water Committee have been approached by beneficiaries with ideas and suggestions on how to address their issues. However, the water issue is a complex one for which a sound strategy must be created. This strategy must incorporate all of the different facets of a general water policy that will benefit the individual islands, homesteads and uses of water that beneficiaries employ within their lives whether it is residential, pastoral, agricultural, lease or licensed.

A resolution entitled "Urging the support of a strategy to develop a Hawaiian Homes Commission Water Policy" was submitted by the Ad Hoc Water Committee to the department and is currently under review. It will be discussed at the committee meeting on Tuesday, January 24, 2011 at 4:00 p.m. in the main DHHL office. A report on the results of that meeting will be made at the Hawaiian Homes Commission meeting in February, 2012.

HHC Item No. C-3
Exhibit A
Date JAN 23 2012

**Ad Hoc Energy Committee
Report to Hawaiian Homes Commission**

By: Commissioner Michael Puamamo Kahikina, Committee Chairman

January 23, 2012

Aloha Chairman, and Fellow Members of the Hawaiian Homes Commission,

Thank you for the opportunity to report on the work of the Ad Hoc Energy Committee over the last several months.

Members of Committee

The committee members are as follows:

Commissioner Kahikina, Chair
Commissioner Tassill, Member

Commissioner Damate, Member

Committee Meeting Schedule

The committee has met on two occasions, once on December 22, 2011 and again on January 22, 2012. We have adopted a schedule of meeting the day before the February and March HHC meetings, with further scheduling to occur at the March meeting.

I'd like to thank my fellow committee members for giving of their valuable time to convene and work on the tasks of our committee.

Foundational Tasks of the Committee

We are currently focused on establishing the following foundational tasks:

- **Mission.** The committee will develop a clear mission on the topic of Energy. Following is the mission statement adopted by the Ad Hoc Energy Committee:

*To Develop Policies for the Use of Energy Technologies
and Development on Hawaiian Home Lands for the
Purpose of Promoting the Hawaiian Homes Commission Act and Its Beneficiaries.*

- **Beneficiary Inclusion/Consultation.** The committee will establish strategies to include and welcome Beneficiary input on the topic of Energy. Attached is a draft *Consultation and Stakeholder Comment Announcement* form our committee will be piloting over the 2012 year. We will also be coordinating at least one roundtable session during the 2012 year on various energy topics.
- **Update & Revise the 2009 DHHL Energy Policy.** The committee will study the 2009 DHHL Energy Policy, and replace it with a Policy that represents and serves the Trust and its Beneficiaries, based first and foremost on the Strategic Plan adopted by the HHC. We have completed an extensive review of the current policy, and anticipate a draft policy document for HHC consideration no later than April of 2012.

HHC Item No. C-4
Exhibit A
Date 1-23-12

Beneficiary Consultation & Stakeholder Comment Announcement

A *Beneficiary Consultation & Stakeholder Comment Announcement* is a tool to inform and invite comments and information from members of beneficiary homestead associations of the Hawaiian Homes Commission Act, relevant stakeholders or subject matter experts on topics of interest to one or more Commissioners on the Hawaiian Homes Commission.

All responses to a *Stakeholder Comment Announcement* received by the Department of Hawaiian Home Lands (DHHL) will be compiled and provided to the inquiring Commissioner(s). Any response to a *Stakeholder Comment Announcement* is advisory in nature and is one of many methods individuals and organizations share information with a Commissioner(s).

Commissioner(s) Requesting Comment Announcement:

Following, are the Hawaiian Homes Commission members sponsoring this Announcement:

- | | |
|--|---|
| <input type="checkbox"/> Albert Nahale-a, HHC Chairman | <input type="checkbox"/> Ian Leloy, Hawaii Island |
| <input type="checkbox"/> Leimana Damate, Hawaii Island | <input type="checkbox"/> Kama Hopkins, Oahu |
| <input type="checkbox"/> Mike Kahikina, Oahu | <input type="checkbox"/> Imai Aiu, Kauai |
| <input type="checkbox"/> Renwick Tassill, Oahu | <input type="checkbox"/> Henry Tancayo, Molokai |
| <input type="checkbox"/> Perry Artates, Maui | |

Comment Announcement Topic Title: _____

Comment Announcement Period: _____

All responses to this Announcement Topic must be submitted by the deadline.

Comment Announcement Topic Description: _____

Comment Announcement Topic Responses: If you would like to provide information on this topic, all submittals must be in writing, must reference the comment announcement topic title, and be submitted by the comment period deadline by one of the following methods:

1. Mail to DHHL at PO Box 1879, Honolulu, Hawaii 96814, Attention: Office of the Chairman
2. Email to DHHL at stakeholdercomment@hawaii.gov

SAMUEL K. TOLLEFSON, JR. TESTIMONY, MONDAY, JANUARY 23, 2012

RE: State of Hawai'i, Department of Hawaiian Home Lands Residential
Lot Lease No. 3207, Kalamaula, Hawai'i

Honorable Chairman and Commissioners:

My name is Samuel K. Tollefson, Jr. I am the eldest son of Samuel K. and Mary P. Tollefson and the second in birth order of four of their children. I have three (3) siblings: Sharlene M. (Bernaldo) Tollefson, Chris K. Tollefson ("Chris"), and Timothy K. Tollefson ("Tim"). I am here today representing myself, my sister Sharlene (who resides in Madrid, Spain), and my brother Tim (who resides in Fayetteville, North Carolina) who are not able to attend the proceedings.

I am thankful to have the opportunity to share Sharlene, Tim, and my concern about the Commission's sole successor designation requirement that names Chris as the sole successor to my parents' Leasehold in Kalamaula, Moloka'i. My hope and intention today, is to share with the Commission, the stated desires and intentions of my parents prior to their deaths. This is more fully explained in my letter to the Chairman dated October 30, 2011; a copy of which is attached to this testimony.

Sharlene, Tim, and I believe – with certainty – that Chris' designation was not what our mom wanted or intended. During the three (3) months preceding her death, mom confided in Sharlene and me (individually and separately) that she wanted the Kalamaula home to be available and used by our whole family. In those last months before she died, Sharlene and I cared for mom in her home. She had told Sharlene that she wanted to "go home". We feel blessed to have been able to grant her wishes and take her "home". She died peacefully in her home, in her bed.

On behalf of my sister Sharlene and my brother Tim, I respectfully submit this testimony in the hopes of compelling the DHHL Commission and the Commissioners to reconsider the designation of a sole successor and permitting my parents' homestead to pass on to all of their children. It is not our desire to exclude Chris from access to our family home, but that all the siblings and our families be allowed to enjoy and take care of the homestead, that we call "HOME".

With sincere respect, Samuel Kekaku Tollefson, Jr.

Attachment – Letter to Chairman, Albert "Alapaki" Nahale-a dated October 30, 2011

HHC Item No. D-14
Exhibit A
Date JAN 23 2012

10/30/2011

Albert "Alapaki" Nahale-a
DHHL
Hale Kalaniana'ole
91-5420 Kapolei Parkway
Kapolei, HI 96707

Mister Chairman,

I am writing this letter as a concerned son of Samuel and Mary Tollefson who have a DHHL plot in Kalamaula, Molokai. Both my parents have passed on; the most recent being my mother Mary. The reason I am writing to you is to tell you about my concern regarding to whom the property has been passed on to and to share with you how this selection was made. Some background will hopefully make this concern clearer.

My Dad received the Molokai plot in the late fifties and we have been on that land since then. In August of 2005, all of us (by that I mean their children) Sharlene, Samuel Jr, Chris, and Timothy came back home for our Mom's 80th birthday. This was the first time we were all home together since we were children growing up on Molokai. At that time, my Dad and Mom had a meeting with all of us and our spouses and they went over their wishes should anything happen in the future. One of the things that was brought up was the homestead land and their desire that it will always be there for all of their children and the whole family. This was agreed upon by all. In June of 2007, my Dad passed away and the property went from his name to my mother Mary but my mother did not complete the transfer until 2010. After my Dad passed away until the property was changed over to my Mom's name, she was diagnosed with dementia and was having other health difficulties. Chris had to move my Mom to his home in Waimanalo to care for her in Oct 2009 because of her health condition. He also had my mother give him financial power of attorney in case she was unable to write checks or attend any financial matters.

In July of 2010, on my annual visit home, I stopped at Chris' house to visit with Mom. Chris approached me saying that DHHL was coming to the house to transfer the property on Molokai from Dad's name to Mom's name and that his wife (Sandy) insisted that his name be put on the paper as the successor to the land otherwise they would do nothing to take care of the property. I told Chris that since he was the only one of us that was still in Hawaii, (Sharlene (Spain), Samuel Jr (Washington), Timothy (North Carolina)), it was fine to put the lease in his name if that is what mom wants because the land is supposed to be for all of us in accordance with Dad and Mom's wishes. At that time my Mom was showing definite signs of dementia and constantly stating she wanted to go back home to Molokai.

From the time Chris moved Mom to Waimanalo until May of 2011, he and his wife managed to systematically drain all of mom's bank accounts down to nothing using the financial power of attorney and having my mother put him on all of her accounts. In January 2011, he emailed both my sister (Sharlene) and myself stating that they could no longer care for Mom because she had stopped eating. They insisted that she be put in a home and that we (Sharlene and I) pay for the cost of nursing home care.

They went to her doctor and had her put on Hospice care. When my sister emailed him back and asked about the significant amount of money in Mom's accounts that had been kept for the purpose of possibly having to have her put into a home he never responded to her and when she let him know that she was coming to Hawaii to check up and help care for mom he insisted that she need not do that because everything was okay. Then when Sharlene did come in May, he insisted that she could only visit Mom on certain days at certain times when he was there with them. Sharlene, after assessing the situation with Mom at Chris' home and talking to Mom herself, she did not like what she saw and was told by Chris that Mom's money had been spent. She called me and told me that she was taking Mom back to Molokai to care for her since she was under hospice care and we contacted hospice on Molokai to continue her treatment. When she got back to Molokai, she discovered the extent to which Chris and Sandy had depleted Mom's accounts at the Bank of Hawaii and the Federal Credit Union.

When my Dad died, he left my Mom with an estate of close to six figures to sufficiently care for her financial needs for the rest of her life. Mom had less than three hundred dollars left in her checking account and all of her other accounts were emptied and closed by Chris. Chris, in 1 year, had spent it all not on my mom's care but on himself and his wife. When Sharlene confronted Chris and Sandy about the depletion of Mom's accounts, they tried to justify it by saying it was to make life more comfortable for Mom. She told him that with the financial power of attorney he had obligations to give the second person indicated in the power of attorney, myself, an accounting of all of the financial transactions with Mom's accounts and also that neither he nor his wife could benefit from said accounts. Needless to say Chris not once let any of us know of any of the expenditures and whenever I would talk to him on the phone and ask him how Mom's accounts were doing he would always say they were fine and not to worry.

My sister and I contacted the Maui office of the Care of the Elderly to call their attention to what had happened with my mother and a Mr. Larry Canit did acknowledge our concern for investigation and admitted that we had cause to take legal action. Sharlene and my mother went to have the power of financial attorney changed to her and myself when she realized what was happening and closed my mother's old checking account at the Bank of Hawaii to open a new one so that Chris did not have further access to any money she would get through her retirement checks. She and I both had to put money into the account and sign my mother up for assistance (food stamps, etc.) so that she would have enough to pay her bills: food, utilities, medical, etc. Our only concern was that she would not need anything beyond our care.

Chris and Sandy showed no remorse or concern for what they had done to Mom. When Mom passed on in August, Chris and Sandy did not come to the funeral, they did not send a card or flowers, and did not call to talk to any of us although we did try to talk to them and left a message on their phone to talk to us or better to come to the funeral on Molokai. They never responded.

This is where my concern lies, when DHHL went to Chris' Waimanalo home to get Mom to sign the papers to put the lease in her name and naming a successor. Was she in a state of mind that understood what was taking place? Was naming Chris the

successor what she really intended or was that what Chris told the DHHL Rep? My sister and I both believe that Mom's wishes were not to name only one successor, particularly Chris, because when we were home with Mom before she passed on and talked to her during her more lucid moments, Mom did not remember putting Chris down as the successor. She always commented that the place was for all of us. Now all of this is conjecture assuming that Chris is named successor but we (Sharlene, Sam Jr, and Timothy) have no contact with Chris and we are afraid that he will take the land should he be named successor and sell it. The three of us are of one accord that the lease will be as Dad and Mom wanted it, for the family. This, however, I cannot say about Chris, it has always been about him and what he did to Mom just proves it more. I cannot speak for Chris (as I can for my sister Sharlene and brother Timothy). What Chris and his wife did to deplete Mom's financial resources, leaving her to apply for food stamps and Medicaid, demonstrate their self-serving behavior at Mom's expense.

If indeed he has been named successor we would like you to know the above and that we contest that designation given the fact that we did complain about the way they treated my mother and Chris' flagrant disregard and abuse of the terms of the Financial Power of Attorney to the Maui Office of Elderly Affairs.

Respectfully,

Samuel K. Tollefson Jr.



1/23/12

Chairman Alapake Nahale-a and
DHHL Commissioners
PO Box 1879
Honolulu, HI 96805

Subject: Testimony to Agenda Item F-2; Issuance of License to Aha Punana Leo, Inc.

Aloha Chairman and Commissioners,

For the record my name is Richard Soo and I am the President of the Papakolea Community Development Corporation. I'm here to present testimony to Agenda Item F-2; Issuance of License to Aha Punana Leo, Inc., Kauhale `Oiwī o Kalawahine.

Papakolea Community Development Corporation is opposed to the recommendation presented to you today by Linda Chinn, Administrator of Land Management Division.

We are opposed based on the following:

1. Disregards the process and requirements made the Departments Kulia I Ka Nuū program of which PCDC followed before, during and after the community's regional planning process held in the fall of 2009;
2. Disregards PCDC efforts and acquisition of stage 4 status approved by DHHL Commission in Oct 2010 and its award of a \$250,000 Community Economic Development Grant, approved by the Commission on November 16, 2010;
3. Issuance of a license circumvents the scope of services, work plan and deliverables defined within the CED grant;
4. Creates further tension and confusion to the community of Papakolea, Kewalo and Kalawahine.

We request the department allow PCDC the opportunity to facilitate an open platform of which the beneficiaries of Papakolea, Kewalo and Kalawahine may freely participate in a community based master-planning process and the future of Puowaina. Allow us to conduct this project as defined in PCDC's Economic Development grant proposal.

HHC Item No. F-2
Exhibit A
Date JAN 23 2012

In closing, PCDC would like to confirm our full support for a Cultural Learning Center on Puowaina along with all of the projects identified in the Papakolea Regional Plan. PCDC's testimony does not intend to disrespect the organization of Aha Punana Leo, Inc. (APL). PCDC acknowledges and honors its mission to preserve and protect our language for future generations.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Richard Soo', written in a cursive style.

Richard Soo, President
Papakolea Community Development Corporation

cc: Senator Carol Fukunaga
Senator Clayton Hee
Representative Sylvia Luke
Kahealani Keahi-Wood, Hui Makaainana a Kalawahine
Ekela Aiona, Aha Punana Leo, Inc.

Kapolei Community Development Corporation

*Ho'ihi i ka wa'hala, ka'i i ka wa mua
(Respecting the past, leading the future)*

*Community Vision: Establish a community facility - Heritage Center (HC)
HC Fund Development: Community Economic Development (CED) Project - Ho'omaka*

CED Project: Ho'omaka Development & Timeline

2010	Jan	Ad Hoc Advisory Committee (Market & Feasibility for commercial property development) HHC Preliminary Approval to commercial property - CED Project
	Feb	KCDC Kulia certification
	April	KCDC CED Grant application
	May	KCDC submit Co-Development Model Proposal to DHHL
	June	KCDC awarded CED Grant CED project planning - Land Use Planner, PBR Hawaii
	June - Aug	Community Charrette for KCDC & CED Project Planning - HANO
	July	HHC approve 65yr GL to Commercial (CED) property - Ho'omaka
	Sept	KCDC 5yr Strategic Plan - HANO CED Community Benefits Package - HANO
	Nov	CED/Ho'omaka funding release - Delayed
	Dec	CED/Ho'omaka Property Appraisal - Appraisal Hawaii, Inc.
2011	Jan - Aug	KCDC seek CED funding release
	Jan	CED/Ho'omaka preliminary studies - PBR Hawaii RFQ/RFP development - PBR Hawaii
	Mar	CED/Ho'omaka Selection Committee formed
	May	GL 290 executed; Ho'omaka General Lease RFQ/RFP completed and distributed - PBR Hawaii
	July	RFQ/RFP - No Response
	Aug -Sept	KCDC review RFQ/RFP or Alternate Proposal Process (APP)
	Oct	KCDC approve APP - Commercial Broker negotiations
2012	Jan	Marketing & Managed Bid Process Proposal (10 mos)

HHC Item No. F-5
Exhibit A
Date JAN 23 2012