

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
July 18, 2019
9:00 a.m.
1002 N. School Street, Bldg. A Boardroom
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PUBLIC TESTIMONY

Public testimony on any agenda item shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes, per agenda item.

III. FOR ACTION/DISCUSSION

- A. To Elect the Chairperson of the Hawaii Public Housing Authority's Board of Directors
- B. To Elect the Vice-Chair of the Hawaii Public Housing Authority's Board of Directors
- C. To Elect the Secretary of the Hawaii Public Housing Authority's Board of Directors
- D. To Appoint no Less than Two and no More than Five Members to the HHA Wilikina Apartments Projects, Inc Board of Directors

V. ADJOURNMENT

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Jennifer Menor at (808) 832-4694 by close of business three days prior to the meeting date. If a request is received after July 15, 2019, the HPHA will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE ANNUAL MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, JULY 18, 2019
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held its Annual Board Meeting at 1002 North School Street, on Thursday, July 18, 2019. At approximately 9:07 a.m. Chairperson Pono Shim called the meeting to order and declared a quorum present. Those present were as follows:

PRESENT:

Director Pono Shim, Chairperson
Director Lisa Darcy
Director George De Mello
Director Robert Hall
Designee Daisy Hartsfield
Designee Denise Iseri-Matsubara
Director Roy Katsuda
Director Susan Kunz
Director Milo Spindt
Director Todd Taniguchi

Deputy Attorney General, Sandy Ching
Megan Glasheen, Reno & Cavanaugh, DLLC – Specialized
Legal Counsel to HPHA

EXCUSED:

Director Betty Lou Larson

STAFF PRESENT:

Hakim Ouansafi, Executive Director
Chong Gu, Chief Financial Officer
Kevin Auger, Redevelopment Officer
Rick Sogawa, Contracts and Procurement Officer
Katie Pierce, Section 8 Subsidy Program Branch Chief
Becky Choi, State Housing Development Advisor
Benjamin Park, Chief Planner
Mary Jane (Pua) Hall-Ramiro, Acting Property Management and
Maintenance Service Branch Chief
Shirley Befitel, Human Resources Supervisor
Renee Blondin-Nip, Hearings Officer
Nelson Lee, IT Supervisor
Jennifer Stolze, Compliance Specialist
Sarah Beamer, Compliance Specialist
Gary Nakatsu, Program Specialist
Nick Wu, Information Tech Specialist

Jennifer Menor, Secretary

OTHERS SIGNING IN AS:

Wilcox Choy, KMH LLP
Steve Colon, Hunt Development
Scott Jepsen, EJP
Thomas Lee, Hunt Development
Sara Lin, Office of the Governor
Monique Ocampo
Derrick Sonoda, Johnson Controls
June Talia, Kuhio Homes
Adrian Tam, Senator Stanley Chang's Office
Robin Vaughn, Hunt Development
Jesse Wu, HUD

Public Testimony

Chairperson Shim stated that the Board would accept public testimony related to the election of officers of the HPHA Board of Directors. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

There was no public testimony.

Election of Chairperson

Chairperson Shim requested nominations for Chairperson for the HPHA Board of Directors.

Director De Mello nominated Chairperson Pono Shim for Chairperson.

Chairperson Shim thanked Director De Mello for the nomination, but respectfully declined. Chairperson Shim indicated that there is a move to have new leadership as head of the Board.

Director Hall nominated Director Milo Spindt for Chairperson. He nominated Director Spindt for his most recent experience with the Hawaii Housing Finance and Development Corporation and his skill set as an advocate for financing and housing development.

Director Hartsfield nominated Director Robert Hall for Chairperson.

Director Spindt stated he would be willing to accept the nomination of Chairperson.

Director Hall expressed appreciation for the nomination, but declined due to the time commitment it would require. While he is familiar with HPHA, Director Hall feels that he wouldn't be able to fulfil the obligations of Chairperson.

Director Darcy expressed her disappointment when Chairperson Shim declined the nomination. She believes that being the Chairperson isn't just about expertise, but more importantly about relationships which has helped the HPHA move forward effortlessly. Director Darcy acknowledged deep gratitude in being a part of the HPHA Board of Directors, which has given herself and all Board members the opportunity to speak very openly about many different matters. She looks forward to getting to know the new leadership and being a part of the HPHA Board. She added that she welcomes change, and thanked Chairperson Shim for his commitment and efforts as the former HPHA Chairperson.

Director Iseri-Matsubara recognized and thanked Chairperson Shim for his leadership and for his relationship-building skills. She believes that Chairperson Shim helped bring things together and made it better at HPHA. With the new composition of the Board, there's a huge opportunity for the Board to make an impact on the housing situation. The members of the Board bring the qualifications, the knowledge, and the experience to really help HPHA. She stated that there's a concern about only a handful of units built since 2015, and one of the Governor's goals is to increase housing inventory. Director Iseri-Matsubara believes that Executive Director Ouansafi also shares this goal and passion to achieve it. She stated that she saw in the redevelopment report that there's a rental housing goal of 25,000 units by year 2026. The newly appointed Board should focus more on how the public is best served.

Director Spindt expressed appreciation for the nomination and indicated his willingness to serve as Chairperson. Director Spindt hopes that Chairperson Shim will still be here and will continue to be involved in the relationships that were already built. Director Spindt feels that by moving from HHFDC to HPHA, he can convey a broader understanding of the State's goals for developing new units and the urgency for those units. He feels he can assist in looking at available resources and ensure that HPHA is working in cooperation with other agencies in the state and private, non-profit developers. Director Spindt recognizes the goal of providing more housing for the community.

Director De Mello concurred with Director Darcy sentiments expressed earlier. Especially as a tenant, he acknowledged the heart that was shown by both Executive Director Ouansafi and Chairperson Shim isn't always something you find with executives. While many on the Board have experience (in building housing), he stated that he is the person that has to live in the housing. Director De Mello expressed gratitude for the compassion that HPHA and the Board have shown and for the trust built over the past few years. Director De Mello thanked Chairperson Shim and Executive Director Ouansafi for their tremendous efforts and service to the community

to move forward. He stated that the Board and the Executive Director have built communities for people to feel proud of.

Director Hall expressed excitement to be involved with the HPHA Board and feels that each Board members' skill set and attributes will service the people of Hawaii.

Director Hartsfield shared the same sentiment. She believes that all of the nominees are qualified. Director Hartsfield feels that Director Spindt will do a great job and will continue to sustain the progress made by the previous Board members. She added that housing is important, but the people we serve still come first.

Director Katsuda expressed that he was immediately impressed with the special relationship and recognition expressed by housing tenants for Chairperson Shim and Executive Director Ouansafi. Director Katsuda stated that it's important to have a good relationship with the people you are serving. He expressed appreciation for all the efforts that Chairperson Shim and the Board has put forth over the past few years.

Chairperson Shim expressed gratitude for the experience and all that he was able to learn by being a part of HPHA Board, and working with its staff, the community and his fellow HPHA Board members.

After verifying with Deputy Attorney General Sandy Ching that he was allowed to make a nomination, Chairperson Shim nominated Director Robert Hall as Chairperson. He feels that Director Hall has discipline and he also embraces his heritage, and asked Director Hall to reconsider accepting the nomination.

Chairperson Shim welcomed Director Todd Taniguchi to the Board and looks forward to working with him and Director Betty Lou Larson when she returns.

Director Hall expressed that he could do the job "from where he sits". He stated that he will always be an advocate for integrity and ensure that no one forgets the mission and the tenants we serve. He will continue to advocate for the timely and expeditious development of additional affordable housing. While grateful for the nomination, he does not believe he has the time to hold the position of Chairperson.

Director Milo Spindt was unanimously elected as Chairperson.

Election of Vice Chairperson

Chairperson Shim requested nominations for Vice Chairperson for the HPHA Board of Directors.

Chairperson Shim nominated Director Robert Hall for Vice Chairperson.

Director Hall accepted the nomination.

Director Darcy nominated Chairperson Pono Shim for Vice Chairperson. She expressed the need for a balance of expertise and for someone to bring continuity of the great progress already will help the Board in moving forward.

Chairperson-Elect Spindt expressed as the newly elected Chairperson that he would really value the knowledge of both Director Hall and Chairperson Shim. He offered the idea of one being the Vice Chairperson and the other the Secretary.

Chairperson Shim thanked Director Darcy for the nomination, but declined. He added that he appreciated Director Hall stepping forward and accepting his nomination.

Director Robert Hall accepted the nomination of Vice Chairperson. Nominations were closed.

Director Robert Hall was unanimously elected as Vice Chairperson.

Election of Secretary

Chairperson Shim requested nominations for Secretary for the HPHA Board of Directors.

Chairperson-Elect Spindt nominated Chairperson Pono Shim for Secretary. He feels it would provide some continuity and would allow the current Chairperson to continue to share his experience on the executive committee.

Chairperson Shim stated that he never felt that his role as an officer was critical in order to help the agency move forward. He recognizes that there has been a movement for change and he also stated that he wanted to provide the opportunity to others. Chairperson Shim stated that he is not leaving the Board and will continue to support the Governor for his remaining four years. Chairperson Shim accepted the nomination.

Chairperson Shim nominated Director Roy Katsuda for Secretary.

Director Katsuda feels that Chairperson-Elect Spindt, Director Hall and Chairperson Shim would make a great team and declined the nomination.

Chairperson Pono Shim accepted the nomination of Secretary. Nominations were closed.

Chairperson Pono Shim was unanimously elected as Secretary.

Director Katsuda moved,

To Appoint no Less than Two and no More than Five Members to the HHA Wilikina Apartments Projects, Inc Board of Directors

Executive Director Ouansafi expressed his great appreciation, on behalf of HPHA and its staff, to Chairperson Shim for his service to HPHA during the last four years. He acknowledged Chairperson Shim's guidance, knowledge and aloha shown to the HPHA staff, the management team and its tenants. Executive Director Ouansafi congratulated and welcomed the newly elected Chairperson, Vice Chairperson and Secretary. He stated that he looks forward to working with everyone as we continue with the progress that's been made and continue with the mission of HPHA.

Executive Director Ouansafi reported that the HHA Wilikina Apartments Project is a property previously owned by the HPHA. It was sold to a developer, but HPHA holds the land. The HHA Wilikina Apartments Project has its own Board, which is separate from the HPHA Board.

Chairperson Shim added that the HHA Wilikina Apartments Project Board will have an annual board meeting. Every year, there will be an approval of the meeting minutes to satisfy the requirements of the by-laws.

Executive Director Ouansafi added that there hasn't been any additional needs for extra meetings other than the annual meeting in the past eight years.

Chairperson-Elect Spindt stated that he did some research and couldn't find anything on the HHA Wilikina Apartments Project. The DCCA search revealed that the corporate documents weren't filed for the past three years and the corporation was involuntarily dissolved.

Chairperson Shim explained a Board of Directors is needed for HHA Wilikina Apartments Project and the HPHA Board should appoint no less than two and no more than five directors. Chairperson Shim asked for any volunteers or nominations for the HHA Wilikina Board.

Director Katsuda nominated Chairperson-Elect Milo Spindt, Director Robert Hall and Chairperson Pono Shim as the members of HHA Wilikina Apartments Project Board of Directors.

Chairperson Shim stated that he was uncertain if he could serve as a member because of a reason mentioned last year, but he couldn't recall the exact reasoning.

Chairperson-Elect Spindt asked whether the HHA Wilikina Apartments Project is a wholly owned corporation under HPHA.

Executive Director Ouansafi confirmed that HHA Wilikina Apartments Project falls under the HPHA.

Director Hartsfield asked whether the HHA Wilikina Apartments Project have separate by-laws.

Executive Director Ouansafi confirmed that the HHA Wilikina Apartments Project have their own by-laws.

Chairperson Shim nominated Director Robert Hall as Chairperson and Chairperson-Elect Milo Spindt as Vice Chairperson for the HHA Wilikina Apartments Project board.

Chairperson-Elect Spindt nominated Chairperson Pono Shim as Secretary.

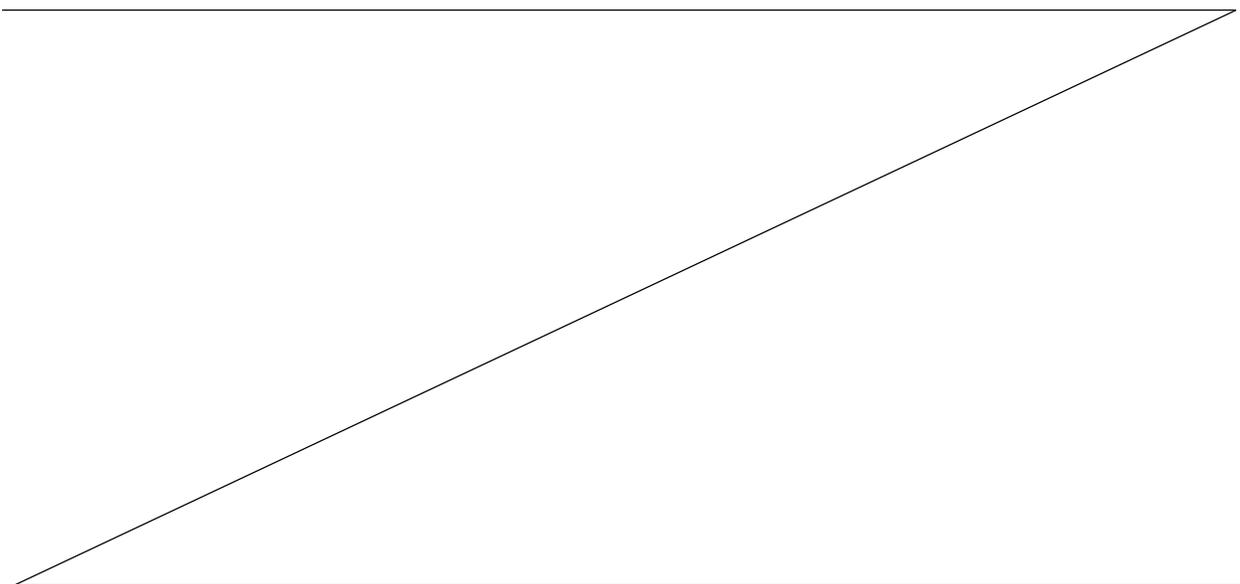
Director Hall, Chairperson-Elect Spindt and Chairperson Shim accepted their nomination.

Director Hartsfield stated she also did a search and believes that the property goes by another name.

Executive Director Ouansafi reported that HHA Wilikina Apartments Project was incorporated under a different name by the new owners of the property, but HPHA owns the land.

Director Robert Hall, Chairperson-Elect Milo Spindt and Chairperson Pono Shim accepted the appointment to the HHA Wilikina Apartments Project, Inc. Board of Directors.

The motion unanimously passed.



Adjournment

Director Katsuda moved,

To adjourn the Annual Hawaii Public Housing Authority Board meeting.

The motion was unanimously approved.

The meeting was adjourned at approximately 9:40 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Jennifer Menor
Secretary to the Board

AUG 15 2019

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 15, 2019: [] As Presented [] As Amended



By: Pono Shim
Its: Board Secretary

AUG 15 2019

Date