

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING**

July 15, 2010

9:15 a.m. **

**1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting, June 17, 2010
- B. Executive Session, June 17, 2010

III. 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.

IV. DECISION MAKING

- A. Motion: To Approve the Appointment of Mr. Stanley H.C. Young to the Oahu Eviction Board and Ms. Kathy Merritt to the Maui Eviction Board for a Two Year Term Expiring on July 31, 2012.

V. REPORTS

- A. Executive Director's Report: June/July2010 Status Report
 - 1. Accomplishments/Highlights for the month of June 2010
 - 2. Planned Activities – Highlights for the months of June/July 2010
 - a. HUD Real Estate Assessment Center conducting site and unit inspections
 - b. Revising “guest policy” at elderly housing properties
 - c. Meeting to discuss lifting curfew
 - d. Performance metrics of the 2010/2011 budget

- e. RC Holsinger Associates, Inc. contracted to reconcile Banyan Street Manor 2009 Replacement for Reserve Account
- 3. Trends/Issues
 - a. Synchronous Energy Solutions retained to review HPHA's Energy Service Agreement
- 4. Potential Risks
 - a. Obligation of Federal Capital Funds
 - b. Renovations at Kahekili Terrace (Maui)
 - c. Renovations at Makani Kai Hale (Maui)
 - d. Elevator Modernization Project - Okada Trucking and its subcontractor do not have capacity to accelerate the project
 - e. Ameresco, Energy Services Agreement and Project Financing
- 5. Program Reports
 - a. Property Management and Maintenance Branch Status Report
 - b. American Recovery and Reinvestment Act and Miscellaneous Projects Report
 - c. Elevator Modernization Project Report
 - d. Contract and Procurement Office Status Report
 - e. Hearings Office Report
 - f. Personnel Office Status Report

VI. FOR INFORMATION/DISCUSSION

- A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

- B. For Discussion: Status and Schedule of Mixed Finance Redevelopment at Kuhio Park Terrace

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Redevelopment at Kuhio Park Terrace.

C. For Discussion: Update on the Curfew at Kalihi Valley Homes

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Curfew at Kalihi Valley Homes

D. For Discussion: Status Report and Schedule of Energy Performance Contract with Ameresco

E. For Discussion: History and Status of Sale of Banyan Street Manor

F. For Information: Update on the Status of a Pilot Program for Designated Elderly Housing

Meals will be served to the board members and support staff as an integral part of the board meeting.

If any person required special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori, Secretary to the Board at (808) 832-4680 by close of business two days prior to the meeting date.