

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
October 21, 2010  
9:00 a.m.  
1002 North School Street, Building E  
Honolulu, Hawaii 96817**

**AGENDA**

**I. CALL TO ORDER / ROLL CALL**

**II. CONSENT AGENDA**

(All items under the consent agenda will be approved collectively unless a director requests a specific item be moved to the Discussion portion of the agenda.)

**A. Approval of Minutes**

1. Regular Meeting, September 16, 2010
2. Executive Session, September 16, 2010

**B. Executive Director and Staff Reports**

**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 Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature**

**V. REPORTS**

- A. Executive Director and Staff Reports: September/October 2010 Status Report**
1. Accomplishments/Highlights for the month of September 2010
    - a. Proposed CIP Budget for Biennium
    - b. Legal counsel for KPT Redevelopment was selected
    - c. Vehicle replacement plan for Central Maintenance

- d. KPT Redevelopment: Meetings with Michaels Development and working on significant issues that may affect the project moving forward
  - e. Met with Representative Rhoads regarding concerns at Mayor Wright Homes
  - f. HPHA met the Financial Data Submittal deadline
  - g. HPHA conducting interview for critical positions
2. Planned Activities – Highlights for the months of September/October 2010
- a. Continue meetings: Michaels Development Co., HPHA’s outside legal counsel, KMH auditors, Resident Advisory Board
  - b. Review priority projects and determine capacity issues
3. Issues
- a. Staffing level is critical. HPHA continues to interview for key positions.
  - b. Re-establishment of Resident Services Section should help address tenant concerns
  - c. ARRA Reporting for environmental activities submitted on time.
  - d. Financial and Single audit progress, but timelines are slipping. OED is monitoring progress weekly
4. Potential Risks
- a. Recent stabbing at Kalihi Valley Homes, working with Honolulu Police Department
  - b. Large Capacity Cesspool Conversion Project. Army Corps of Engineers will conduct monitoring on behalf of the EPA.
5. Program Reports
- a. Property Management Branch
  - b. Construction Management Branch
  - c. Fiscal Management Office (includes sample AMP budget to be discussed)
  - d. Contract and Procurement Office
  - e. Compliance Office
  - f. Hearings Office
  - g. Information Technology Office
  - h. Personnel Office

**VI. FOR INFORMATION/DISCUSSION**

- A. For Discussion: Update on Kuhio Park Terrace (KPT) Settlement Agreement for 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: Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace and Kuhio Homes with the Michaels Development Company
- C. For Information: Report on the Energy Services Agreement with Ameresco and the Engagement of Crews & Associates

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 Energy Services Agreement with Ameresco and the Engagement of Crews & Associates

- D. For Discussion: Report on the Large Capacity Cesspool Conversion Projects and Status of the Consent Agreement and Final Order with the U.S. Environmental Protection Agency

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 Large capacity Cesspool Conversion and the Status of the Consent Agreement and Final Order with the U.S. Environmental Protection Agency

\*\* 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) 832-4690 by close of business two days prior to the meeting date.