

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING
OF THE HHA WILIKINA APARTMENTS PROJECT, INC.
HELD AT 1002 N. SCHOOL STREET
HONOLULU, HAWAII 96817
ON MONDAY, MARCH 26, 2007
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the HHA Wilikina Apartments Project, Inc., met for their Regular Meeting at 1002 N. School Street, on Monday, March 26, 2007 at 8:04 a.m.

The meeting was called to order by Chairman Travis Thompson and, on roll call, those present and absent were as follows:

PRESENT: Director Travis O. Thompson, Chairman
Director Eric Beaver
Director Clarissa Hosino
Director Carol Ignacio
Director Linda Smith
Director Charles A. Sted
Director Matilda Yoshioka

Interim Executive Director Patti Miyamoto

EXCUSED: Designee Henry Oliva

STAFF PRESENT: Deputy Attorney General, Diane K. Taira
Pamela Dodson, Executive Assistance
Lili Funakoshi, Hearings Officer
Michael Hee, Contracts Administration Section Chief
Dionicia Piiohia, Clerk Typist/OED

OTHERS: Lisa Groulx, Recorder
Wilcox Choy, KMH, LLP

Chairman Thompson declared a quorum present.

Chairman Thompson moved and approved,

The minutes of the Regular Meeting held on
January 18, 2007 as circulated.

The motion was unanimously carried.

Mr. Michael Hee, Contract Administration Section Chief informed the Board that the marketing plan for the sale of the HHA Wilikina Apartments Project, Inc., was approved by the Board in October 2005, and in January of 2006, the Board approved the procurement of a real estate consultant to assist staff in the sale of Wilikina Apartments.

Chairman Thompson asked if the date is 2006 or 2007. Mr. Hee said that the date should be 2007 and will correct the For Information under Facts I. C. Mr. Hee reported that the Request for Proposal (RFP) is to acquire the services of a real estate consultant and was advertised on March 23, 2007. The RFP is also posted on the procurement web site and copies were sent to the interested parties, Alvarez and Marsal, National Facilities Consultants and Stanford Murata. The deadline for closing the RFP is April 30, 2007. The selection will take one week and contract execution approximately two to three weeks, which would be the end of May. The consultant will provide a timeline on the RFP for the sale.

CALL TO
ORDER/
ROLL CALL

QUORUM

APPROVAL
OF MINUTES
REGULAR
MEETING
1/18/07

MARKETING
PLAN FOR
THE SALE
OF THE HHA
WILIKINA
APARTMENTS
PROJECT, INC.
(TMK 7-3-09:03)
LOCATED IN
WAHIAWA,
OAHU

HAWAII PUBLIC HOUSING AUTHORITY

Chairman Thompson's concern is how the agency or the consultant is going to inform the tenants of the plan for their project. Mr. Hee explained that if we are required to maintain the Section 8 program, the U.S. Department of Housing and Urban Development (HUD) will continue the program. If the owner does not maintain the program, HUD will offer vouchers to the tenants and the tenants would have to find other housing. Or it could be stipulated as part of the requirement for the owner to maintain the Section 8 program as long as HUD provides it.

Chairman Thompson recommended that notification be made to the tenants. Director Smith suggested that we convene a meeting as quickly as possible with the tenants and would like to attend that meeting to share with them the thinking of the Board, in terms of improving their building and why the Board is going this route.

Director Beaver commented that the Board should be the first ones the residents hear from. Also, that staff draft a presentation for the Board to review which effectively explains why we're doing this.

Director Yoshioka asked if the residents are aware of the sale because of this RFP. Mr. Hee said that it has been discussed but not formally.

Director Ignacio asked why the agency pursued this plan. Chairman Thompson explained that the residents will be better served and that the project needs repairs, remodeling and renovations. Also, there is a cash reserve available for the buyer to use. Mr. Hee added that it would take the state longer and be more expensive to do the repairs than a private owner.

Director Ignacio asked if we have to put it out to not for profits first or does the RFP go out to everyone. Mr. Hee stated that it depends on the Board, we can insert in the sales documents to maintain the Section 8. This protects the tenants. The best way is that we maintain the Section 8, and HUD will monitor this.

Director Beaver wants to make sure the presentation to the tenants is solid. He gave suggestions to include the following: explain the existing situation; the state's inability to address the situation; and briefly outline some of the potential solutions. Then present the Board's selection and explanation, make a list of the benefits that will flow back to the tenants as to how it is going to impact them. Then go into a brief question and answer. Director Beaver recommended that staff do a draft presentation and email to the Board for their input before the meeting is scheduled.

Deputy Attorney General Diane Taira suggested that the Board consider appointing a task force to review the Wilikina presentation, so the Board doesn't have to meet.

Chairman Thompson agreed and assigned Director Beaver to chair the task force group and assigned Director Smith to assist. He also volunteered to assist the group and asked Ms. Patti Miyamoto and Mr. Hee to be part of the group.

There being no further discussion, Chairman Thompson moved,

That the meeting be adjourned at 8:21 a.m.

The motion was unanimously carried.


LINDA SMITH
Secretary

Approved: JUL 18 2007

ADJOURNMENT