MINUTES OF THE REGULAR MEETING
OF THE HHA WILIKINA APARTMENTS PROJECT, INC.
HELD AT 1002 N. SCHOOL STREET
HONOLULU, HAWAII 96817
ON THURSDAY, AUGUST 16, 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 Thursday, August 16, 2007 at 2:02 p.m.

CALL TO ORDER/ ROLL CALL

The meeting was called to order by Chairperson Eric Beaver and, on roll call, those present and absent were as follows:

PRESENT:
Director Eric Beaver, Chairperson
Director Anne Marie Beck
Director Rene Berthiaume
Director Sherrilee Dodson
Director Clarissa Hosino
Director Carol Ignacio
Director Kaulana Park
Director Travis O. Thompson

Executive Director Chad Taniguchi
Deputy Attorney General, Diane K. Taira

EXCUSED:
Designee Henry Oliva
Director Linda Smith
Director Matilda Yoshioka

STAFF PRESENT:
Barbara Arashiro, Procurement Officer
Joanna Chaves, Public Housing Supervisor
Michael Hee, Contract Administration Section Chief
Dionicia Piiohia, Clerk Typist/OED
Taryn Chikamori, Secretary to the Board

OTHERS:
Larry Jones, MDStrum Housing Services, Inc.
Juan Patterson, MDStrum Housing Services, Inc.

QUORUM

Chairperson Beaver declared a quorum present.

APPROVAL OF MINUTES REGULAR MEETING 7/18/07

Director Thompson moved, seconded by Director Ignacio that,

> The minutes of the Regular Meeting held on July 18, 2007 be approved as circulated.

The motion was unanimously carried.

APPROVAL OF MINUTES EXECUTIVE SESSION 7/18/07

Director Thompson moved, seconded by Director Ignacio that,

> The minutes of the Executive Session Meeting held on July 18, 2007 be approved as circulated.

The motion was unanimously carried.

REPORT OF

Mr. Hee stated the consultant contract is at the Attorney General's office for

review, and compensation and payment schedule will be reduced because the travel is already included in the $10,000 contingency.

THE EXECUTIVE DIRECTOR REVIEW OF THE CONSULTANT CONTRACT

Mr. Taniguchi stated the transition between current and future management will be negotiated with the buyer, who will have the option to keep or replace the present private management company. The present management is Urban Management whose contract ends in November 2007. A short term managing contractor will be sought for November 2007 to April 2008.

TRANSITION PLAN

Chairperson Beaver asked Deputy Attorney General Taira to render a legal decision on whether the profit from the sale will go directly to the Hawaii Public Housing Authority (HPHA) or into the state's general fund.

Director Hosino stated some residents are unsatisfied with information provided to them. The main concern is maintaining the property as affordable. She recommended that Chairperson Beaver call a meeting with the residents.

NEIGHBORHOOD BOARD MEETING

Mr. Taniguchi stated a meeting with residents was held in early June and a list of all their concerns was made. He informed the residents that staff instructed the consultants to draft the Request for Proposal (RFP) to keep the property affordable for the longest period possible. Residents were told that after the RFP is done, another meeting will be scheduled with the residents to discuss the RFP and any other concerns they have.

Director Beaver requested that the list of resident comments be sent to him.

Mr. Taniguchi stated he, Mr. Hee, and Mr. Lui Faleafini walked through ten units this past Saturday and found that because of water leaks from the roof and walls, some drywall and ceilings are flaking, bubbling, and powdery. Mr. Faleafini of Urban Management is having a contractor look at the problem and provide estimates to repair the units. Based on $700 per month rent, repairing a few of the 20 currently unoccupied units via minor repairs may also be economically feasible.

HEALTH AND SAFETY IMPROVEMENTS

Mr. Taniguchi stated the elevators are part of the elevator modernization process. The HHA Wilkina Apartment Projects, Inc. will be charged for their portion of the modernization.

There being no further discussion, Director Thompson moved, seconded by Director Hosino,

ADJOURNMENT

That the meeting be adjourned at 2:34 p.m.

The motion was unanimously carried.

LINDA SMITH
Secretary

Approved: SEP 20 2007