

**STATE OF HAWAI‘I**  
OFFICE OF HAWAIIAN AFFAIRS  
560 N. NIMITZ HIGHWAY, SUITE 200  
(VIRTUAL MEETING - VIA ZOOM WEBINAR)

Due to the threat of COVID-19, Governor Ige issued the most recent Emergency Proclamation Related to the COVID-19 Response, dated August 5, 2021 that suspend parts of Hawai‘i Revised Statutes Chapter 92, Public Agency Meetings and Records to, among other things, enable boards to conduct business without any board members or members of the public physically present at the same location.

The OHA Board of Trustees will hold virtual meetings until further notice. The virtual meetings can be viewed and observed via livestream on OHA’s website at [www.oha.org/livestream](http://www.oha.org/livestream) or listen by phone: (213) 338-8477

**Minutes of the Office of Hawaiian Affairs  
Board of Trustees  
MINUTES  
October 26, 2021**

ATTENDANCE:

Chairperson Carmen Hulu Lindsey  
Trustee Leina‘ala Ahu Isa  
Trustee Dan Ahuna  
Trustee Kaleihikina Akaka  
Trustee Keli‘i Akina  
Trustee Luana Alapa  
Trustee Brendon Kalei‘āina Lee  
Trustee John Waihe‘e, IV

BOT STAFF:

Colin Kippen, COS  
Amber Kalua, Trustee Aide  
Kanani Iaea, Trustee Aide  
Lehua Itokazu, Board Secretary

ADMINISTRATION STAFF:

Sylvia Hussey, Ka Pouhana / CEO  
Casey Brown, Ka Pou Nui / COO  
Raina Gushiken, CC  
Ramona Hinck, CFO  
Kalani Fronda, Land Director  
Robert Klein, Board Counsel  
Kevin Chak, IT  
Erin Nakama, IT

GUEST:

Sam Chung, Financial Advisor to the Board

## Call to Order

**Chair Hulu Lindsey** Calls the Board of Trustees Meeting to order for Tuesday, October 26, 2021, at 11:00 a.m. Board Secretary, please do a roll call.

MEMBERS			Present	TIME ARRIVED
TRUSTEE	LEINA'ALA	AHU ISA	X	
TRUSTEE	DAN	AHUNA	X	
TRUSTEE	KALEI	AKAKA	X	
TRUSTEE	KELI'I	AKINA	X	
TRUSTEE	LUANA	ALAPA	X	
TRUSTEE	BRENDON KALEI'ĀINA	LEE		Joins meeting at 11:02 am
TRUSTEE	KEOLA	LINDSEY		EXCUSED
TRUSTEE	JOHN	WAIHE'E	X	
CHAIRPERSON	CARMEN HULU	LINDSEY	X	
			7	

At the Call to Order, **seven ( 7 )** Trustees are PRESENT, thereby constituting a quorum.

**Chair Hulu Lindsey** Thank you. Due to the threat of COVID-19, Governor Ige issued the most recent Emergency Proclamation related to COVID-19 Response dated October 1, 2021, that suspends parts of Hawai'i Revised Statutes Chapter 92, Public Agency Meetings and Records to, among other things, enable boards to conduct business without any board members or members of the public physically present at the same location. The OHA Board of Trustees will hold virtual meetings until further notice. The virtual meetings can be viewed and observed via livestream on OHA's website at [www.oha.org/livestream](http://www.oha.org/livestream) Let me go over some quick announcements-please mute your mics when you are not speaking. We are recording today's meeting for the sole purpose of producing written minutes, which will become the official record of this meeting.

Joining the Trustees today is my staff Colin Kippen-COS, Lehua Itokazu-Board Secretary, and my Aides-Kanani Iaea and Amber Kalua. We also have our Board Counsel, Robert Klein. I will now call on our Pouhana to announce who is joining us from administration.

**Sylvia Hussey, CEO** Thank you Chair and good morning Trustees, Chair, we have COO-Casey Brown, CFO-Ramona Hinck, Land Director-Kalani Fronda, Senior Legal Counsel-Raina Gushiken, as well as our IT staff, Kevin and Erin, who will be supporting us this morning. Thank you.

## Public Testimony

**Chair Hulu Lindsey** Do we have anyone signed up for public testimony or community concerns?

**Board Secretary** No, not at this time.

## New Business

**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka'ako Makai.**

**Chair Hulu Lindsey** I will now move on to new business, item IV.A. I am appointing a Permitted Interaction Group (PIG). The membership of the PIG will be Trustee Hulu Lindsey, Trustee Ahu Isa, Trustee John Waihe'e, and Trustee Akaka. Trustee Hulu Lindsey will serve as the Chair of the PIG and Trustee Ahu Isa will serve as the Vice Chair. Casey Brown will function as the Project Manager. Trustee Waihe'e, will you read the action item.

**Trustee Waihe'e** Madam Chair, I'd like to move to  
**Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka'ako Makai**

**Trustee Akaka** Seconds the motion.

**Chair Hulu Lindsey** Any discussion?

**Trustee Lee** I have a couple of questions. Why is the BOT taking this up and not the RM? According to article eight of our Bylaws, this type of work that has to do with our land holdings, development, policy for land, and anything that basically has to do with land falls under the RM Committee. Why is the Board taking this up and why is the RM Committee not taking this up?

**Chair Hulu Lindsey** I have taken it under the chairs office as a result of moving it faster that way we don't have to have so many meetings. Therefore, the authority of appointing a PIG, moving the officers of the Board into the PIG, and reporting back to the Board is what I decided to do.

**Trustee Lee** Madam Chair, while I appreciate you trying to expedite this process, and while I recognize that, according to our bylaws, it is the purview of the Chair to appoint permitted interaction groups, I don't know how comfortable I am with us by passing our bylaws just for the sake of expedition. There was no discussion among the Board or the RM Committee for that matter of waving this matter to the BOT, so that is my first concern. My second concern is we have another BOT meeting two days from now. This PIG is going to report to us the work that it is being assigned to today, is that correct?

**Chair Hulu Lindsey** That's correct.

**Trustee Lee** Under the purview of this PIG, it says that it's going to investigate initial steps which includes activities about due diligence, objectives, vision, understanding current zoning and marketing conditions, coming up with a plan, examples of a mission, understanding constraints, entitlements, functionality, utility, and after all of that, recommend a vision and outcome, values and a long-range impact and performance of Kaka'ako Makai. My concern about this, Madam Chair, is twofold. One, that's an awful lot of work, which I'm confident that the PIG could get done, I'm not confident that it can get it done in two days. That's a monumental amount of work to get done in two days. My second concern is a lot of the purview of this permitted interaction group in the past was taken up by the entire RM Committee. In other words, the consultants that are talking in the PIG would come to the RM Committee and have an open and free discussion because it was ajenized by all nine members of the Committee. Those are my two concerns of the monumental work that is being asked to be done in twenty four hours. This kind of work, in the past, was done by the entire RM Committee, not just an Ad Hoc Committee or Advisory Committee as permitted by our Bylaws formed by the RM Chair. Again, it was a free flowing discussion among all nine trustees.

**Casey Brown, COO** Madam Chair, I may be able to add something to help address Trustee Lee's first concern. For the first concern, the details you describe are definitely part of the first phase of work. There

will be several phases, the projection is about six phases. The stats and details you mention will be applied to that first phase of work. The PIG’s purview is only on the very initial steps of that first phase. It shouldn’t require a lot of time to get through the very initial steps. Those initial steps are informed by the recommendations that we got from Kuilei and we do not believe that it will require much longer than a day.

**Trustee Lee** I appreciate that Casey. It’s not as detailed as the purview on the action item specifies as its going to be. That would’ve been helpful if that was laid out. Second, the work that this PIG is going to be doing is based on the input given to us from Kuilei at last weeks Board meeting in Executive Session. How is the PIG taking that up? The Board took no action, we did not approve anything and there was no vote taken to approve anything. How is this PIG going to move forward with information provided to us or an idea provided to us by the consultant hired, but the Board didn’t say that is the direction we want to go in?

**Casey Brown, COO** My sense is that the PIG will be digesting what was provided by Kuilei and will be presenting those recommendation for the Board to officially approve. So, the PIG is the mechanism to gain the Board’s approval. The PIG will be able to move very quickly, and the report will ask for your approval.

**Trustee Lee** Okay, so now I understand. The PIG is just a redundancy. I do not mean that word in a bad way because they signed an RFP with us. They do not have to go through anybody. They can present their findings and recommendations directly to the BOT and we can act on it without another group of the BOT saying lets act on this because we have hired them. We do not have to use a PIG as a mechanism to allow them to come in and interact with Trustees. This PIG is just a redundancy step to solidify that process, is that fair to say?

**Casey Brown, COO** Yes, that is fair.

**Trustee Lee** Thank you, Madam Chair.

**Chair Hulu Lindsey** Board Secretary, please call for the vote.

<b>Trustee Waihe’e motions to</b>							
<b>Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka’ako Makai</b>							
<b>Trustee Akaka Seconds the motion.</b>							
		1	2	‘AE (YES)	‘A‘OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
TRUSTEE LEI	<b>AHU ISA</b>			X			
TRUSTEE DAN	<b>AHUNA</b>			X			
TRUSTEE KALEI	<b>AKAKA</b>		X	X			
TRUSTEE KELI‘I	<b>AKINA</b>			X			
TRUSTEE LUANA	<b>ALAPA</b>			X			
TRUSTEE BRENDON	<b>LEE</b>			X			
TRUSTEE KEOLA	<b>LINDSEY</b>						X
TRUSTEE JOHN	<b>WAIHE‘E</b>	X		X			

CHAIRPERSON HULU LINDSEY			X			
<b>TOTAL VOTE COUNT</b>			<b>8</b>			
<b>MOTION:</b> [ ] UNANIMOUS [ X ] PASSED [ ] DEFERRED [ ] FAILED						
<b>Motion passes with eight ( 8 ) YES votes and one ( 1 ) EXCUSED vote.</b>						

**Announcements**

**Chair Hulu Lindsey** Thank you Trustees, our next Board meeting will be on Thursday, October 28 at 9:30 am, but we do have an RM meeting today at 1:30 pm. I will now ask for a motion to adjourn.

**Adjournment**

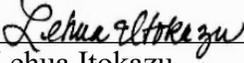
**Trustee Ahu Isa** Moves to adjourn the meeting.

**Trustee Akaka** Seconds the motion.

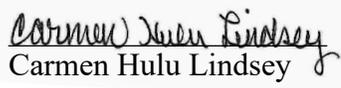
Adjournment							
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
LEINA'ALA	AHU ISA	X		X			
DAN	AHUNA			X			
KALEIHIKINA	AKAKA		X	X			
KELI'I	AKINA			X			
LUANA	ALAPA			X			
BRENDON KALEI'ĀINA	LEE			X			
KEOLA	LINDSEY						X
JOHN	WAIHE'E			X			
CHAIR CARMEN HULU	LINDSEY			X			
<b>TOTAL VOTE COUNT</b>				<b>8</b>			

**Chairperson Carmen Hulu Lindsey** Adjourns the Board of Trustees meeting at 11:13 a.m.

Respectfully submitted,

  
 Lehua Itokazu  
 Board Secretary

As approved by the Board of Trustees on December 29, 2021.

  
Carmen Hulu Lindsey

Chairperson, Board of Trustees

**Attachments:**

1. Excuse Memo – Trustee K. Lindsey
2. Action Item BOT #21-14



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OFFICE OF HAWAIIAN AFFAIRS  
Trustee Keola Lindsey  
Interoffice Memorandum

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Date: October 26, 2021

To: Trustee H. Lindsey, Chair – Board of Trustees  
Trustee Ahu Isa, Vice Chair – Board of Trustees

From: Trustee Keola Lindsey

Re: Board of Trustees Meeting – 10/26/21

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Aloha Chair Lindsey,

Please excuse me from the Board of Trustees Meeting today, October 26, 2021. Please extend my excused absence and sincere apologies to the other members of the Board of Trustees.

Mahalo,  
Keola Lindsey  
Trustee, Hawai'i Island

OFFICE OF HAWAIIAN AFFAIRS  
Action Item

BOARD OF TRUSTEES

October 26, 2021

BOT #21-14

**Action Item Issue:** Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka‘ako Makai

**Co-Prepared by:**  Oct 21, 2021  
\_\_\_\_\_  
R. Kalani Fronda Date  
Ka Pou Kihī Kanaloa ‘Āina, Land Director

**Co-Prepared by:**  Oct 22, 2021  
\_\_\_\_\_  
Casey K. Brown Date  
Ka Pou Nui, Chief Operating Officer

**Reviewed by:**  Oct 22, 2021  
\_\_\_\_\_  
Sylvia M. Hussey, Ed.D. Date  
Ka Pouhana, Chief Executive Officer

**Reviewed by:**  Oct 22, 2021  
\_\_\_\_\_  
Carmen Hulu Lindsey Date  
Ke Kauhuhu o ke Kaupoku  
Chair, Board of Trustees

**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka’ako Makai**

**I. Proposed Action**

Approve the formation of a Permitted Interaction Group (PIG) to investigate the initial steps in the first phase of work for the development of Kaka’ako Makai including the following purview, members and term/duration:

**Purview.** The purview of the PIG is for the Board of Trustees (BOT or Board), BOT staff and OHA Administration staff to work together to investigate the **initial steps** in the first phase of work for the development of Kaka’ako Makai. The first phase of work includes activities to learn (e.g., due diligence, objectives, vision, understanding current zoning and market conditions), plan (e.g., mission, understanding constraints, entitlements, functionality, utility), and recommend (e.g., vision, outcome, values immediate, long-range impact, performance).

**Members.** The membership of the Permitted Interaction Group is proposed as follows: (a) Trustee Carmen Hulu Lindsey; (b) Trustee Leina’ala Ahu Isa; (c) Trustee John Waihee, IV; and (d) Trustee Kalei Akaka. Trustee Carmen Hulu Lindsey will serve as the Chair of the Permitted Interaction Group and Trustee Leina’ala Ahu Isa will serve as its Vice Chair. Casey K. Brown, Ka Pou Nui, will function as the Project Manager.

**Term/Duration.** The term of the Permitted Interaction Group expires at the completion of the assigned tasks or at the discretion of the Chair of the Board of Trustees, subject to later adjustment, but in no event later than November 5, 2021.

**II. Issue**

Whether or not the Board of Trustees (BOT) will approve the formation of a Permitted Interaction Group (PIG), consistent with Hawai’i Revised Statutes §92-2.5(b)(1), to investigate the initial steps in the first phase of work for the development of Kaka’ako Makai.

**III. Background and Discussion**

**A. Applicable Law in Hawaii Revised Statutes, Permitted Interaction Groups**

In accordance with HRS, CHAPTER 92, PUBLIC AGENCY MEETINGS AND RECORDS §92-2.5 Permitted interactions of members: (b) Two or more members of a board, but less than the number of members which would constitute a quorum for the board, may be assigned to: (1) Investigate a matter relating to the official business of their board; provided that: (A) The scope of the investigation and the scope of each member’s authority are defined at a meeting of the board; (B) All resulting findings and recommendations are presented to the board at a meeting of the board; and (C) Deliberation and decision making on the matter investigated, if any, occurs only at a duly noticed meeting of the board held subsequent to the meeting at which the findings and recommendations of the investigation were presented to the board.

**B. Setting Context for the Formation of a Third Permitted Interaction Group**

**1. Land and Commercial Property Permitted Interaction Group #1 Formation & Report.** Via Action Item #21-01 on January 28, 2021 the Board authorized a PIG to investigate the development of land and commercial property (“LCP”) policies and strategies relating to the development of OHA’s Nā Lama Kukui and Kaka’ako Makai properties (“LCP PIG”). The purview of the LCP PIG was for the Board of Trustees

**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka‘ako Makai**

(BOT), BOT staff and OHA Administration staff to work together to investigate the: (1) Development, alignment, and updates related to land and commercial property policies and strategies relating to the development of OHA’s Nā Lama Kukui and Kaka‘ako Makai; (2) Implications of other fiscal policies’ impact on land and commercial properties (e.g., investment, spending) relating to the development of OHA’s Nā Lama Kukui and Kaka‘ako Makai properties; (3) Identification, articulation and formulation of strategies relating to the development of OHA’s Nā Lama Kukui and Kaka‘ako Makai properties; and (4) Alignment of the formulated policies and strategies with the strategic plan 2020-2035 implementation.

The report of the LCP PIG was delivered to the Board on April 8, 2021 and was accepted via Action Item BOT #21-03 on April 15, 2021 (LCP PIG #1 Report). The report covered the results of the LCP PIG’s work: Nā Lama Kukui Long Term Strategies; Kaka‘ako Makai Long Term Strategies, Requests for Proposal Related to Kaka‘ako Makai, Land and Commercial Property Policies, Other Fiscal Policies, Alignment with the Strategic Plan 2020-2035 Implementation and Next Board of Trustees Actions, including Permitted Interaction Groups. Each section of the report began with a context setting section, a section that describes the authorized PIG’s work and related recommendations.

2. **3rd Party Assistance.** The following is an excerpt from the LCP PIG #1 report which provides the continuing basis and context for subsequent PIGs:

*“**PIG Investigative Work.** The investigative work of the PIG illuminated the need for professional 3rd party assistance in the furtherance of development and deployment of strategies for Nā Lama Kukui (NLK) and Kaka‘ako Makai (KM). Working definitions and descriptors of such 3rd party assistance is provided below in support of recommendations. While working descriptors below reflect KM application, engagement of 3rd party assistance can further NLK strategies as well.*

***a. Development Consultant.** Provides planning, consultative, analysis, review, validation and other services as needed, spanning the period from inception of engagement through the period of time to develop a Kaka‘ako Makai, Land Development Plan, including implementation (e.g., regulatory approval, development, construction, tenant occupancy) of the first project in the Master Plan.*

***b. Community Planner.** Prepares and delivers a Land Development Plan to include a vision, physical master plan and implementation strategies to guide the future development opportunities of the Kaka‘ako Makai, thirty (30) acres of land considering all of the related attributes (e.g., size, characteristics, height, use or other restrictions).*

***c. Developer.** Real estate or property development encompasses a range of activities such as renovation and releasing of existing buildings, purchase and finance of raw land and sale of developed land to others. Developers coordinate all activities from converting ideas from paper to tangible real property. While there are similar activities, real estate development as a business process does differ from construction or house building Entity is responsible to determine the marketing of the property, develop the building program and design, obtain the necessary public approvals and financing, build the structure(s), rent out, manage.*

**Recommendations re: 3rd Party Assistance**

**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka‘ako Makai**

*The following recommendations were made by the LCP PIG #1:*

1. *Select and engage a **Development Consultant** within OHA derived parameters for Kaka‘ako Makai;*
2. *Select and engage a **Community Planner** within OHA derived parameters for Kaka‘ako Makai; and*
3. *Select and engage a **Developer** based on determined development, including financing, construct (e.g., ground lease, joint venture, public-private partnership) for the initial authorized project(s)”*

- 3. Land and Commercial Property Permitted Interaction Group #2 Formation & Report.** Via Action Item BOT #21-05: Approve the Formation of a Permitted Interaction Group (PIG) to Investigate: and Recommend a Short List of Eligible Entities for Selection of a Development Consultant; Land and Commercial Property Policies; and the Development and Implementation of a Request for Proposal for a Community Planner, dated April 15, 2021, a second land and commercial property (LCP) PIG was authorized and formed.

The report of the second LCP PIG was delivered to the Board on June 17, 2021, discussed and accepted via Action Item BOT #21-07 on June 24, 2021. The report summarized the following PIG investigative activities and related recommendations:

- a. **Purview 1.** Acknowledge the release of Request for Proposal (RFP) NO. LA 2021-022 In House Development Consultant (IHDC) and review the associated evaluation process which provides the broadest participation and contribution of the entire Board;
- b. **Purview 2.** Delegate to Administration the responsibilities to review and update the following policies, returning to the Board with recommendations: Real Estate Vision, Mission and Strategy Policy, June 6, 2007; and Committee on Land and Property, Policy Guidelines, Adopted July 3, 2014; and
- c. **Purview 3.** Suspend the process for development of a RFP for a Community Planner, until the completion of RFP-LA 2021-022, In House Development Consultant to allow for optimized insights and improvements.

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**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka’ako Makai**

**C. Considering and Combining Recommendations from LCP PIGs #1 and #2 with New Information to Inform a Third (3<sup>rd</sup>) PIG**

Since the acceptance of LCP PIG #2’s report in June 2021, the Board completed procurement, selection and contracting activities to engage with the selected IHDC team by the end of September 2021.<sup>1</sup> Preliminary engagement, planning and sense making activities with the IHDC, coupled with explicit policy work delegated to Administration, the recommended suspension of a RFP process for a Community Planner (from LCP PIG #2 above), and reflective view and discussions, provide the opportunity for the Board to form a third (3<sup>rd</sup>) PIG to focus on initial next steps in the first phase of the work.

**IV. Formation of a Third (3<sup>rd</sup>) Land and Commercial Property Permitted Interaction Group (PIG) to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka’ako Makai**

Approve the formation of a Permitted Interaction Group (PIG) to investigate the initial steps in the first phase of work for the development of Kaka’ako Makai including the following purview, members and term/duration:

**Purview.** The purview of the PIG is for the Board of Trustees (BOT or Board), BOT staff and OHA Administration to work together to investigate the **initial steps** in the first phase of work for the development of Kaka’ako Makai. The first phase of work includes activities to learn (e.g., due diligence, objectives, vision, understanding current zoning and market conditions), plan (e.g., mission, understanding constraints, entitlements, functionality, utility), and recommend (e.g., vision, outcome, values immediate, long-range impact, performance).

**Members.** The membership of the Permitted Interaction Group is proposed as follows: (a) Trustee Carmen Hulu Lindsey; (b) Trustee Leina’ala Ahu Isa; (c) Trustee John Waihee, IV; and (d) Trustee Kalei Akaka. Trustee Carmen Hulu Lindsey will serve as the Chair of the Permitted Interaction Group and Trustee Leina’ala Ahu Isa will serve as its Vice Chair. Casey K. Brown, Ka Pou Nui, will function as the Project Manager.

**Term/Duration.** The term of the Permitted Interaction Group expires at the completion of the assigned tasks or at the discretion of the Chair of the Board of Trustees, subject to later adjustment, but in no event later than November 5, 2021.

**V. Funding Source**

No dedicated funding is needed to authorize and form a PIG to investigate the initial steps in the first phase of work for the development of Kaka’ako Makai. Resources budgeted in the FY 21 commercial property budget have already been committed for an in-house development consultant (IHDC) and non-core operating budget realignment mechanisms have been activated for future FY 22-23 non-core funding needs. Any resources needed to carry out related activities will conform with existing budgetary (e.g., realignment), spending and procurement authorities, policies and procedures.

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<sup>1</sup> The “In-House” Development Consultant (IHDC) will work for the OHA as its trusted advisor responsible for managing the entire development process; coordinating the work of the development team, and serving as a central point for communication to facilitate decision making. The IHDC shall also assist the OHA by providing additional resources and expertise to accomplish negotiated task assignments. (RFP No LA-2021-022)

**Action Item BOT #21-14: Approve the Formation of a Permitted Interaction Group to Investigate the Initial Steps in the First Phase of Work for the Development of Kaka'ako Makai**

**VI. Recommended Action**

Administration recommends the formation of a Permitted Interaction Group (PIG) to investigate the initial steps in the first phase of work for the development of Kaka'ako Makai including the following purview, members and term/duration:

**Purview.** The purview of the PIG is for the Board of Trustees (BOT or Board), BOT staff and OHA Administration to work together to investigate the **initial steps** in the first phase of work for the development of Kaka'ako Makai. The first phase of work includes activities to learn (e.g., due diligence, objectives, vision, understanding current zoning and market conditions), plan (e.g., mission, understanding constraints, entitlements, functionality, utility), and recommend (e.g., vision, outcome, values immediate, long-range impact, performance).

**Members.** The membership of the Permitted Interaction Group is proposed as follows: (a) Trustee Carmen Hulu Lindsey; (b) Trustee Leina'ala Ahu Isa; (c) Trustee John Waihee, IV; and (d) Trustee Kalei Akaka. Trustee Carmen Hulu Lindsey will serve as the Chair of the Permitted Interaction Group and Trustee Leina'ala Ahu Isa will serve as its Vice Chair. Casey K. Brown, Ka Pou Nui, will function as the Project Manager.

**Group - Term/Duration.** The term of the Permitted Interaction Group expires at the completion of the assigned tasks or at the discretion of the Chair of the Board of Trustees, subject to later adjustment, but in no event later than November 5, 2021.

**VII. References**

The following action item references are provided for context:

- A. **LCP #2 – Report Action Item BOT #21-07:** Accept the Report of the Permitted Interaction Group re: to Investigate and Recommend a Short List of Eligible Entities for Selection of a Development Consultant; Land and Commercial Property Policies; and the Development and Implementation of a Request for Proposal for a Community Planner, June 24, 2021
- B. **LCP #2 – Formation - Action Item BOT #21-05:** Approve the Formation of a Permitted Interaction Group to Investigate: and Recommend a Short List of Eligible Entities for Selection of a Development Consultant; Land and Commercial Property Policies; and the Development and Implementation of a Request for Proposal for a Community Planner, April 15, 2021
- C. **LCP #1 – Report - Action Item BOT #21-03:** Accept the Report of the Land and Commercial Property Permitted Interaction Group, April 15, 2021
- D. **LCP #1 – Formation - Action Item BOT #21-01:** Approve the Formation of a Permitted Interaction Group to Investigate the Development of Land and Commercial Property Policies and Strategies relating to the Development of OHA's Nā Lama Kukui and Kaka'ako Makai Properties, January 28, 2021

**VIII. Attachment - None**