DRAFT for APPROVAL
January 28, 2026

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

COMMITTEE ON INVESTMENT AND LAND MANAGEMENT
MINUTES

December 17, 2025 9:00am

ATTENDANCE:
Chairperson J. Keoni Souza
Vice-Chairperson John Waiheʻe, IV
Trustee Dan Ahuna
Trustee Kaleihikina Akaka
Trustee Keli'i Akina
Trustee Luana Alapa
Trustee C. Hulu Lindsey
Board Chair Kai Kahele

BOT STAFF:
Richelle Kim
Morgan "Kaui" Robello
Kanani Iaea
Pohailani
Yvonne Mahelona
Lei-Ann Durant
Nathan Takeuchi
Remy
Mark Watanabe
Nathan Takeuchi

ADMINISTRATION STAFF:
Summer Sylva, Interim CEO/ Ka Pouhana
K. Sean Kekina, COO / Ka Pou Nui
Everett Ohta, Interim General Counsel
Ryan Lee, Endowment Director
Bill Brennan, Director of Communications
Alena Auyoung, Interim Chief of Staff
Lori Walker, Interim Land Assets Director
Dan Santos, IT Systems Engineer & Administrator

See attached Link to YouTube video: https://www.youtube.com/watch?v=s5xCeKr_Dc8

I. CALL TO ORDER

Chair Souza calls the Committee on Investment and Land Management meeting for Wednesday, December 17, 2025 to order at **9:24 AM.**

Chair Souza roll call 9:25 AM- 8 Trustees present constituting a quorum. Trustee Galuteria is excused.

Chair Souza calls for a **ROLL CALL VOTE**.

							9:25AM
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
DAN	**AHUNA**			X			
KALEIHIKINA	**AKAKA**			X			
KELI'I	**AKINA**			X			
LUANA	**ALAPA**			X			
BRICKWOOD	**GALUTERIA**						X
KAIALII	**KAHELE**			X			
CARMEN HULU	**LINDSEY**			X			
VICE-CHAIR JOHN	**WAIHE'E**			X			
CHAIR J. KEONI	**SOUZA**			X			
TOTAL VOTE COUNT				8	0	0	1

VOTE: [ ] UNANIMOUS [8] PASSED [ ] DEFERRED [ ] FAILED

Chair Souza recognizes COO Ka Pou Nui K. Sean Kekina to introduce administration present.

II. Approval of Minutes from the Committee on Investment and Land Management

A. December 3, 2025*

No testifiers.

Motion by ILM Chair Souza 9:27 AM.

No discussion. No objections.

Chair Souza calls for **VOTE**.

							3:07 PM
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
DAN	**AHUNA**			X			
KALEIHIKINA	**AKAKA**			X			
KELI'I	**AKINA**			X			
LUANA	**ALAPA**			X			
BRICKWOOD	**GALUTERIA**						X
KAIALII	**KAHELE**			X			
CARMEN HULU	**LINDSEY**			X			
VICE-CHAIR JOHN	**WAIHE'E**			X			
CHAIR J. KEONI	**SOUZA**	1		X			
TOTAL VOTE COUNT				8	0	0	1

VOTE: [ ] UNANIMOUS [8] PASSED [ ] DEFERRED [ ] FAILED

III. NEW BUSINESS

A. Action Item ILM #25-17: Approval to Negotiate Termination of OHA's General Lease S-6074 with the Department of Land and Natural Resources at Wailua, Kawaihau (Puna), Kaua'i, TMK No. (4)4-1-004:021

Chair Souza takes public testimony.

Public Testimony – Rowena Pangan
Shared requests that OHA continue its lease/contract with Ho'omana, citing weekly outreach in Wailua that provides meals, food distribution, medical and social services to Native Hawaiians and the broader community. She emphasized the site's importance in addressing food insecurity and basic needs on Kaua'i and asked for continued support or assistance in locating an alternative site if needed.

Public Testimony – Michael Pangan
Expressed support for the statements made by the previous testifier.

Public Testimony – Junior Cabrera
Testified in support of OHA continuing the lease for Ho'omana, explaining that the space requires a new septic system. He stated that, as a plumbing contractor, he could assist with addressing this need and outlined general considerations related to permitting and costs.

Public Testimony- Kena
Testified in support of continuing the lease, noting efforts to position Hoʻomana for county and federal grants due to its work with Native Hawaiian and houseless communities. She stated that grant funding may be available to address septic compliance needs and alternatively requested a lease extension to allow time to secure another location. She emphasized that the loss of Hoʻomana's services would significantly impact Kauaʻi and the Native Hawaiian community.

Chair Souza recognizes Interim Land Assets Director, Lori Walker.

Walker summarized: In 2014, the OHA Board of Trustees approved the execution of a 65-year gratis lease with the Department of Land and Natural Resources (DLNR), along with a 10-year no-cost sublease with the Ho'omana. At the time, the EPA determined that the cesspools on the property were not classified as large-capacity cesspools and were therefore exempt from compliance requirements. However, a 2023 EPA audit reclassified the cesspool as a large-capacity system, triggering mandatory compliance by January 2027. Due to the property's location within a Special Management Area and other site constraints, design costs alone were estimated to exceed $200,000, with additional installation costs. Alternative compliance options were explored but deemed unviable. There is significant legal and financial risk to OHA, including potential EPA fines, and recommended authorizing administration to negotiate termination of the ground lease with DLNR, while continuing efforts to support Hoʻomana through relocation assistance and other resources.

Chair Souza recognizes Trustee Ahuna.

Trustee Ahuna summarized: Would DLNR and the County assist OHA in securing an alternative lease for Ho'omana at a different location?

Director Walker summarized: All options are being considered for relocation and that there is no limitation on who may participate in those discussions. She noted that OHA has begun a preliminary market survey of available commercial properties on Kauaʻi and explained that relocating could present fewer long-term compliance and facility issues compared to the current site, even if EPA requirements were resolved.

Trustee Ahuna summarized: Is there a possibility that OHA might not be able to obtain a permit for the site, or would compliance with SMA requirements be sufficient?

Director Walker summarized: A permit denial is unlikely, but the SMA designation may require more extensive design work for the cesspool conversion. OHA's ground lease is a 65-year lease that began in 2014, while the cesspool conversion deadline is January 2027, leaving just over one year to complete the required permitting and compliance work.

Chair Souza recognizes Trustee Kahele.

Trustee Kahele summarized: How much does the tenant currently pay OHA?

Director Walker summarized: Nothing.

Trustee Kahele summarized: Has OHA already incurred costs for consultant work related to surveys or wastewater planning for the property? How much has OHA invested and what are the results of that work?

Director Walker summarized: Initial due diligence identified concerns with the property, though she could not specify the amount spent. Since execution of the ground lease and sublease, property management responsibilities have primarily rested with the sublessee, as outlined in the sublease terms, with only minimal oversight by OHA.

Trustee Kahele summarized: Has OHA entered into contracts with a site engineering firm and a wastewater engineering firm for the project?

Director Walker summarized: An RFP was issued to solicit proposals and cost estimates for the design work. Initially, DLNR advised that the design costs would not exceed $15,000, and funds were budgeted accordingly. However, due to the complexities and nuances of the property, staff later learned that design costs would exceed $200,000. This raised the question of whether the Board wished to invest in design work for a property for which OHA does not hold title, or whether alternative options should be explored to support the programming.

Trustee Kahele summarized: Has there been any discussions with the DLNR regarding a potential partnership with OHA on the parcel. If OHA were to invest in upgrades to bring the property into compliance with safety requirements, would DLNR consider transferring the property to OHA in fee.

Director Walker summarized: This option has not previously been considered; however, noted that DLNR may be open to such a discussion. She explained that if OHA were to terminate its involvement and avoid potential fines, responsibility would revert to DLNR, and DLNR's stated intention in that scenario would be to transfer the property to the County of Kauaʻi.

Trustee Kahele summarized: Based on information from the Public Land Trust database, most surrounding parcels are fee simple and owned by private individuals or trusts, many of which are leased for boating-related uses. He observed that those parcels do not appear to have the same large-capacity issues, while the Mauka property is larger and includes a boat ramp. Also noting the property's location adjacent to the TMK and asked whether DLNR would consider transferring the Mauka property to the County of Kauaʻi.

Director Walker summarized: DLNR has already expressed an intention to transfer the property to the County; however, she noted that they are not involved in the discussions between DLNR and the County and that circumstances could change.

Chair Souza recognizes Trustee Lindsey.

Trustee Lindsey summarized: There had been prior consideration of taking over the entire park behind Hoʻomana, including the boat ramp, though the matter remains unresolved due to existing leases along the river embankment. She emphasized the importance of preserving the park and expressed respect for the work done by Rowena and her team. Then she suggested exploring options to relocate park users to a more suitable property or make the necessary improvements to bring the park into compliance.

Chair Souza recognizes Trustee Akina.

Trustee Akina summarized: His thoughts aligned with the previous speakers and noted interest in understanding the value proposition for OHA to retain the property and potential uses to support its mission. He inquired whether the incentive for DLNR to terminate the lease has been explored, and whether anyone at DLNR would be willing to assume the cost of conversion.

Director Walker summarized: She is unsure of how Kauaʻi County would use the property. However, the incentive for DLNR to terminate the lease is that any fines avoided by OHA through lease termination would become DLNR's responsibility. She explained that this is one of several properties facing similar issues, and that DLNR has already been issued fines for other properties. Therefore, it is in DLNR's interest to transfer the land out of their portfolio.

Chair Souza recognizes Trustee Akaka.

Trustee Akaka summarized: Recalled prior site visits to the Kauaʻi property and shared firsthand accounts of frequent flooding that caused significant damage to interior spaces and inventory. She noted that the property is located in a low-lying area and asked whether raising the land elevation had ever been considered, as well as whether a more recent land survey has been conducted to reassess site conditions.

Director Walker summarized: No recent survey has been conducted. Flooding has been a recurring issue due to the raised highway, requiring significant remedial work, including after a flood one to two years ago. The park area above may be partially protected, but current conditions have not been monitored.

Trustee Akaka summarized: Has DLNR has conducted any other transfers to the County of Kauaʻi of this nature and for similar reasons?

Director Walker summarized: No, I have not investigated that.

Chair Souza expressed appreciation for Hoʻomana and their work and stated that OHA looks forward to continuing collaboration and providing support in the future.

No further discussion.

Chair Souza calls for **VOTE**.

							3:07 PM
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
DAN	**AHUNA**			X			
KALEIHIKINA	**AKAKA**			X			
KELIʻI	**AKINA**			X			
LUANA	**ALAPA**			X			
BRICKWOOD	**GALUTERIA**						X
KAIALII	**KAHELE**			X			
CARMEN HULU	**LINDSEY**			X			
VICE-CHAIR JOHN	**WAIHEʻE**			X			
CHAIR J. KEONI	**SOUZA**	1		X			
TOTAL VOTE COUNT				8	0	0	1

VOTE: [ ] UNANIMOUS [8] PASSED [ ] DEFERRED [ ] FAILED

VI. ADJOURNMENT

Chair Souza requested motion to adjourn.

Trustee Lindsey moved to adjourn the ILM meeting. 10:03 AM.

No testifiers. No discussion.

Chair Souza calls for a **ROLL CALL VOTE**.

							10:03 AM
TRUSTEE		1	2	'AE (YES)	A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
DAN	**AHUNA**			X			
KALEIHIKINA	**AKAKA**			X			
KELI'I	**AKINA**			X			
LUANA	**ALAPA**			X			
BRICKWOOD	**GALUTERIA**						1
KAIALII	**KAHELE**			x			
CARMEN HULU	**LINDSEY**	1		X			
VICE-CHAIR JOHN	**WAIHE'E**			X			
CHAIR J. KEONI	**SOUZA**			X			
TOTAL VOTE COUNT				8	0	0	1

VOTE: [ ] UNANIMOUS [8] PASSED [ ] DEFERRED [ ] FAILED

Chair Souza adjourns the ILM meeting at 10:04 AM.

Respectfully submitted,

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Kaui Robello
Trustee Secretary
Committee on Investment and Land Management

As approved by the Committee on Investment and Land Management (ILM) on June 25, 2025

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Trustee J Keoni Souza
Chair
Committee on Investment and Land Management