MINUTES OF THE SPECIAL MEETING
OF THE HHA WILIKINA APARTMENTS PROJECT, INC.
HELD AT 677 QUEEN STREET, SUITE 300
ON SATURDAY, JULY 1, 2006,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the HHA Wilikina Apartments Project, Inc. met for a Special Meeting at 677 Queen Street, on Saturday, July 1, 2006 at 11:13 a.m.

PRESENT: Director Charles A. Sted, Chairman
Director Clarissa Hosino
Director Charles Ridings
Director Linda Smith
Director Travis O. Thompson
Director Matilda Yoshioka
Designee Joseph DePonio

Executive Director Stephanie Aveiro

EXCUSED: Director Eric Beaver
Director Carol Ignacio

STAFF PRESENT: Deputy Attorney General, Diane Taira
Deputy Attorney General, Margaret Leong
Shirley Befitel, Special Assistant
Pamela Dodson, Executive Assistance
Michael Hee, Contracts Administration Section Chief
Patti Miyamoto, Compliance Officer

OTHERS: Holly Hackett, RPR, Certified Shorthand Reporter

CALL TO ORDER/ ROLL CALL

Stephanie Aveiro, Hawaii Public Housing Authority (HPHA) Executive Director welcomed all and asked if there was mutual agreement by all to call the meeting to order.

QUORUM

By affirmation of all present, the meeting was called to order.

Before deciding on a chairperson pro tem, Director Smith asked for some background on the project.

Mr. Michael Hee, Contract Administration Section Chief, explained that the HHA Wilikina Apartments Project, Inc. is a subsidiary of the agency. The separate corporation was created because the U.S. Department of Housing Urban Development (HUD) prohibits agencies from owning more than one project and the Hawaii Public Housing Authority (HPHA) owned the Banyan Street Manor.

HHA Wilikina Apartments Project, Inc. was acquired from a private owner to preserve the affordability. The tenants pay 30% of their income and we receive a Section 8 Subsidy. The mortgage is paid off and the project has no debt at this time. The Corporation was crafted to have the same Board of Directors as the Hawaii Housing Authority (HHA) at that time. The Executive Director is the operating officer for that property. It has 119 units of which 117 are rental units. There is a large community center. It is a double loaded corridor building. The Housing and Community Development Corporation of Hawaii (HCDCH) Board had indicated a willingness to sell the property to an entity that would continue to operate it as a Section 8 project.

The project is located in Wahiawa, Oahu, right across from Schofield Barracks.

Director Smith asked when was it acquired and Mr. Hee replied he wasn't sure of the exact date, but thought it was the mid 1990's.

Ms. Aveiro asked if anyone was interested in being the Chairperson pro tem.

ELECTION OF BOARD CHAIR-PERSON

Director Smith volunteered and opened up the floor for nominations for the election of officers for the HHA Wilikina Apartments Project, Inc., beginning with the nominations for Chairperson.

The Hawaii Public Housing Authority Chairperson Sted nominated Director Thompson, seconded by Director Riding.

There being no other nominations, Director Smith asked for all those in favor of Director Thompson serving as Chairperson for the HHA Wilikina Apartments Project, Inc., to signify by saying yes.

The motion was unanimously carried.

Chairperson Pro Tem Smith turned over the meeting to Chairperson Thompson.

Chairperson Thompson asked for nominations for the position of Vice-Chairperson.

ELECTION OF VICE CHAIR-PERSON

HPHA Chairperson Sted nominated Matilda Yoshioka, seconded by Director Ridings.

There being no other nominations, Chairperson Thompson asked for all those in favor for Director Yoshioka to serve as Vice-Chairperson.

The motion was unanimously carried.

Chairperson Thompson asked for nominations for the position of Secretary.

ELECTION OF SECRETARY

Director Hosino nominated Director Smith, seconded by HPHA Chairperson Sted.

There being no other nominations, Chairperson Thompson asked for all those in favor for Director Smith to serve as Secretary.

The motion was unanimously carried.

Chairperson Thompson then set the date for the next HHA Wilikina Apartment Project, Inc. at the same time as the next HPHA meeting.

Ms. Aveiro announced that both agencies per their By-Laws would be having regular and annual meetings on July 20, 2006.

Director Thompson asked who would set the agenda for the HHA Wilikina Apartments Project, Inc. and Ms. Aveiro replied that we would work with both Chairmen.

Director Smith asked if future meetings would be at the Queen Street Board Room.

Ms. Aveiro replied, yes until further notice. She also added that the HPHA is in the process of moving. Most of the moves will be completed in July. The accounting staff will move in December.

There being no further business, Chairperson Thompson moved, seconded by Director Yoshioka

ADJOURN-MENT

That the meeting be adjourned at 11:20 a.m.

The motion was unanimously carried.

LINDA SMITH
Secretary

Approved: JUL 20 2006