MINUTES OF THE REGULAR MEETING
OF THE HHA WILIKINA APARTMENTS PROJECT, INC.
HELD AT 1002 N. SCHOOL STREET
HONOLULU, HAWAII 96817
ON WEDNESDAY, JULY 18, 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 Wednesday, July 18, 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:

CALL TO ORDER/ ROLL CALL

PRESENT: Director Travis O. Thompson, Chairman
Director Anne Marie Beck
Director Clarissa Hosino
Director Carol Ignacio
Director Kaulana Park
Director Linda Smith
Director Matilda Yoshioka
Designee Henry Oliva

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

EXCUSED: Director Eric Beaver

STAFF PRESENT: Barbara Arashiro, Procurement Officer
Joanna Chaves, Public Housing Supervisor
Dexter Ching, Section 8 Subsidy Programs Branch Chief
Derek Fujikami, Construction Mgmt. Unit 2 Chief
Lili Funakoshi, Hearings Officer
Michael Hee, Contract Administration Section Chief
Patti Miyamoto, Acting Property Management & Maintenance Branch Chief
Dionicia Piiohia, Secretary to Board
Lili Funakoshi, Hearings Officer
Michael Hee, Contracts Administration Section Chief
Dionicia Piiohia, Clerk Typist/OED

OTHERS: Dibri Beavers, Honeywell
Aileen Befitel, Governor's Office
Lui Faleafini, Urban Real Estate
Larry Jones, MDStrum Housing Services, Inc.
Shawn McMillin, Honeywell
Juan Patterson, MDStrum Housing Services, Inc.

Chairman Thompson declared a quorum present.

QUORUM

Director Yoshioka moved, seconded by Designee Oliva that,

APPROVAL OF MINUTES REGULAR MEETING 3/26/07

The minutes of the Regular Meeting held on March 26, 2007 be approved as circulated.

The motion was unanimously carried.

Director Yoshioka moved, seconded by Director Smith,

ELECTION OF BOARD OFFICERS

That Director Eric Beaver be nominated as Chairperson.

CHAIRPERSON

The motion was unanimously carried.

ELECTION OF VICE-CHAIRPERSON

Designee Oliva moved, seconded by Director Smith,

That Director Matilda Yoshioka be nominated as Vice-Chairperson.

The motion was unanimously carried.

ELECTION OF SECRETARY

Director Yoshioka moved, seconded by Designee Oliva,

That Director Linda Smith be nominated as Secretary

The motion was unanimously carried.

ELECTION OF TREASURER

Chairperson Thompson asked if the Board would like to have a Treasurer or the Secretary serves as Secretary/Treasurer.

Director Hosino moved, seconded by Designee Oliva

That Director Linda Smith be nominated as Secretary/Treasurer.

The motion was unanimously carried.

STATUS OF THE HHA WILIKINA APARTMENTS PROJECT, INC.

Director Thompson turned the meeting over to Vice-Chairperson Yoshioka.

Mr. Michael Hee, Contracts Administration Section Chief gave a brief background on Wilikina. He reported that the request for proposal (RFP) has been reviewed and a contract is being drafted. Staff will provide a copy of the RFP to the Board members.

Director Smith asked if a meeting with the Neighborhood Board was done.

Mr. Chad Taniguchi, Executive Director stated that he will inform Director Smith when an information meeting with the August Neighborhood Board is scheduled.

Vice-Chairperson Yoshioka asked to give a recap of the presentation meeting with the residents. Mr. Taniguchi stated that approximately 40 residents attended the meeting and their main concerns were the long term affordability of units, also the Hawaii Public Housing Authority (HPHA) goal. Mr. Taniguchi will speak to the Consultant to structure the RFP with various conditions and clauses to make the longest affordable term.

Director Thompson asked what the status of the audit report is. Mr. Hee stated that the 2006 audit report is being finalized and the 2007 audit report will start when an auditor is hired. The total unaudited estimated reserve is $6.7 million.

Vice-Chairperson Yoshioka asked what the status is on the repairs of the units. Mr. Hee explained that the Board's decision was to put a hold on the repairs to see if the private non-profit entity can do it for less. Mr. Taniguchi added that the status on the elevators at Wilikina will be reported at the next meeting and will keep Wilikina on schedule for modernization. Any repairs needed for health and safety will be a priority.

Mr. Lui Faleafini, of Urban Real Estate (Urban) management, stated that the units at Wilikina are in dire need of repairs. Mr. Taniguchi stated that other resident concerns were the repairs of units and the terms of rental agreements.

Director Hosino commented that the residents did not receive any letter addressing the term of rental agreements. Mr. Taniguchi will follow up with the manager at Wilikina. Mr. Faleafini stated that the rental agreement provides that after the first year, it will be on a month to month basis. He stated that the other issue that the tenants had is why tenants are not evicted when they do not abide by the rules. He explained to the tenants that Urban is prohibited from evicting anyone until the HPHA provides Urban with the proper procedures.

Mr. Hee explained why the eviction process is taking long. Ms. Diane Taira, Deputy Attorney General stated that the internal procedures need to be reestablished by the HPHA. Mr. Taniguchi stated that HPHA will work on it.

Director Thompson asked if the eight months timeline to process the sale of Wilikina can be shortened. Mr. Hee explained that eight months is reasonable to do the preliminary work, conducting appraisals, the RFP, dealing with HUD on the Housing Assistance Program (HAP) Contract and the closings. Director Thompson requested that the Board receive a copy of the RFP.

Mr. Faleafini commented that at the June 12, 2007 meeting with staff, Director Smith commented that Urban is not in compliance and that the Board had some issues with management. Mr. Faleafini requested to be on the next Wilikina agenda and he also requested for the list of non compliance issues so those issues can be addressed and to this date, he has not received the list.

Director Thompson stated that Urban was not on the agenda because the issues are between the agency and Urban. If the agency cannot solve the issues, then the Board appoints a committee to report back to the Board. He added that the Board received a report provided by HUD stating unsatisfactory reviews of Wilikina. Vice-Chairperson Yoshioka asked Mr. Taniguchi to meet with Urban management to discuss the issues.

EXECUTIVE SESSION

Designee Oliva moved, seconded by Director Thompson,

That the Board meets in Executive Session at 9:20 a.m.

The motion was unanimously carried.

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RECONVENED

The meeting reconvened at 9:39 a.m. Vice-Chairperson Yoshioka stated that the Wilikina Board will meet next month in August.

ADJOURNMENT

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

That the meeting be adjourned at 9:40 a.m.

The motion was unanimously carried.

Linda L. Smith

LINDA SMITH
Secretary

Approved: AUG 16 2007