



*KŪKULU KE EA A KANALOA*  
**KAHO‘OLAWE ISLAND RESERVE COMMISSION**

811 Kolu Street, Suite 201, Wailuku, HI 96793  
Telephone (808) 243-5020 Fax (808) 243-5885  
Website: <http://kahoolawe.hawaii.gov>

COMMISSION MEMBERS

MICHELE MCLEAN  
*Chairperson*  
JOSHUA KAAKUA, Ed.D  
*Vice-Chair*

C. KALIKO BAKER, Ph.D.  
SUZANNE CASE  
JONATHAN CHING, D.ARCH  
HÖKŪLANI HOLT  
CARMEN HULU LINDSEY

Michael K. Nāho‘opi‘i  
*Executive Director*

**DRAFT PUBLIC MEETING MINUTES**

**Tuesday, June 5, 2018**

12:00 pm

Department of Land and Natural Resources Board Room  
Kalanimoku Building  
1151 Punchbowl St, Room 130  
Honolulu, Hawai‘i

**COMMISSION MEMBERS**

**PRESENT:** Michele McLean, Chairperson; Josh Kaakua, Ed.D, Vice Chair; C. Kaliko Baker, Ph.D.; Suzanne Case; Hōkūlani Holt

**EXCUSED:** Jonathan Ching, D.Arch; Carmen Hulu Lindsey

**KIRC STAFF:** Michael Nāho‘opi‘i, Executive Director (ED); Ka‘ōnohi Lee Administrative Officer (AO); David D. Day, Deputy Attorney General (DAG); Terri Gavagan, Commission Coordinator (CC)

**GUESTS:** Keoni Fairbanks; Kurt Mitchell, RIM Architects; Jonathan Sim, RIM Architects; Leo Bisarra, RIM Architects; Kyle Kajihiro; Melissa Agbayani, DLNR Engineering

**I. CALL TO ORDER**

The meeting was called to order at 12:05 pm by Chair McLean. Quorum was established with five Commissioners. Chair McLean turned the proceedings over to Vice Chair Kaakua.

**II. APPROVAL OF MINUTES**

**A. Minutes of December 19, 2017 Regular Commission Meeting**

Commissioner Baker stated that he had some minor corrections in the minutes, nothing substantive. Commissioner Baker agreed to submit the corrections to CC Gavagan after the meeting.

**MOTION:** Commissioner Holt moved to approve the minutes of the December 19, 2017 regular Commission meeting with the edits of Commissioner Baker provided to CC Gavagan. Commissioner Baker seconded the motion.

**ACTION:** The motion was approved by all Commissioners present.

### III. COMMUNITY AND PUBLIC COMMENTS

Members of the public introduced themselves. No other community or public comments were made at this time. Vice Chair Kaakua commented that the public would be invited to make comments for each agenda item.

### IV. ACTION ITEMS

#### A. Review and Approve May 2000 Final Environmental Assessment and Finding of No Significant Impact to Be Valid for Current KIRC Education and Operations Center at Kihei Project

ED Nāho‘opi‘i provided background on the initial environmental assessment (EA) for the Kihei property in May 2000 which called for four separate buildings totaling 10,000 square feet. The Commission needed to evaluate if that EA was still sufficient given the new plans for the property. ED Nāho‘opi‘i stated that the ground footage would remain 10,000 square feet as in the original EA. The intent was to keep almost all of the originally planned items. Staff ended to submit an application to Maui County for a Special Management Area (SMA) permit.

The KIRC’s staff recommendation was not to submit a new EA or supply a supplemental statement to the May 2000 EA since the new design parameters will not substantially change the size, scope, intensity of use or timing of the proposed project in a manner that would create any significant effect. The KIRC will update the traffic study, infrastructure report, topographic survey and shoreline certification as part of the SMA permit application. Staff received a letter from the Maui County Planning Director stating that the Planning Department would not object to processing the SMA application without a new or amended EA.

Chair McLean emphasized that there would be an updated traffic study, infrastructure report, topographic survey and shoreline certification as part of the SMA permit application.

Commissioner Baker asked why the Commission had to review the EA again if it was already determined to that the structure would have no significant impact. Staff responded that the finding needed to be reaffirmed since there was such a long time period between the original EA and the current plan.

Chair McLean added that it would provide a stronger package when applying for the SMA permit.

**MOTION:** Commissioner Baker moved to find that the May 2000 Final Environmental Assessment and associated Finding of No Significant Impacts to be valid for the current KIRC Education and Operations Center at Kihei project and fulfills the requirements of Chapter 343, Hawaii Revised Statutes. Commissioner Holt seconded the motion.

**ACTION:** The motion was approved by all Commissioners present.

## **B. Review and Comment on Design Concepts for KIRC Education and Operations Center at Kīhei**

ED Nāho‘opi‘i introduced Kurt Mitchell from RIM Architects to provide an update on the design concepts for the KIRC Education and Operations Center at Kīhei. ED Nāho‘opi‘i stated the goal was to submit an SMA permit application by the end of June and to get SMA approval by the end of 2018. Additionally, the current structural plan would be integrated with the landscape plan and presented to legislators in September or October 2018.

Mr. Mitchell provided a background on the original design concepts from the early 2000s and the thought process in the development of the current plan which included input from the Kīhei Operation/Education Center Planning Working Group as well as Chair McLean regarding entitlements. He informed the Commission that the traffic study was already completed and that the preliminary engineering report has been started. The archaeological report should remain the same since there have been no changes on the property. He was at the meeting to gather input from the Commission. The current design is quite different from the original nautilus design.

Mr. Mitchell stated that the structure and landscaping were intended to be a tribute to native Hawaiian culture and what Kaho‘olawe means to native Hawaiians.

ED Nāho‘opi‘i added that some of the features of the structure were part of the self-sufficiency plan which was requested by the legislature.

Jonathan Sim from RIM Architects discussed the cultivation process of the current structural design and provided details of the work accomplished as well as an interactive tour of the building:

The architects drew inspiration from the KIRC’s mission as well as visiting the site and the nearby facilities and neighborhoods and learning about the KIRC’s operations.

### Completed tasks:

- The shoreline recertification has been completed
- A topographical survey was completed to understand the heights and elevations; portions of the site are considerably steep.

### Goals:

- Create minimal impact; create as the least amount of site disturbance as possible and maintain the existing topographical conditions
- Maximize views of Kaho‘olawe
- Mimic what is happening on Kaho‘olawe as well as its history
- Integrate the structure into the landscape like a he‘e hugging a rock face
- Infuse ancient Hawaiian way of building into modern architecture; specifically trying to incorporate the physical forms of Kanaloa into the building
- Create outdoor exhibition and outdoor learning spaces as well as retention basins utilizing native grasses

Details:

- Climate analysis was incorporated into the plan
- The building will be able to host mixed use functions (public/private)
- The structure will be located in the northern section of the property
- There will be permeable surfaces where possible to reduce the amount of asphalt
- There will be parking for both staff and visitors to the center
- Mylabara Associates, LLC have been brought on as landscape architects—they are committed to using 100% native plants in the landscape; creating edible and medicinal Hawaiian plant gardens
- The second floor would house artifacts and an historic exhibition as well as KIRC operations and meeting spaces
- The first floor would contain community space which could hold approximately 400 people and include a café and a retail space tied to the downstairs museum facility which will have seasonal and daily exhibitions
- The project will be respectful of the view plane
- The area will have ADA compliant trail runs
- The structure will have a nautical theme with columns like a ship's masts on the double hulled canoes
- Eight primary structural components reflect the eight 'ili of Kaho'olawe, as well as the tentacles of the he'e—a kinolau of Kanaloa
- There will be a hula pā (an elevated platform stage) with lights and sound integrated into the retaining wall in a transitional area
- There will be functional artwork such as alignments to delineate the equinoxes laid out on the glass
- The building's roof would take advantage of natural light
- There will be a kapa like pattern on the concrete masonry unit (CMU) wall material
- The building will be LEED Silver compliant/Energy Star compliant
- The architects are exploring the use of PV panels—the building will be equipped for PV panels (which will be dependent on the amount of funds raised for the building)
- The building should be cooler as it will be sitting within the ground and there will be an overhanging roof
- The plan will be submitted to the urban design review board in September and ED Nāho'opi'i will schedule a briefing with the Kīhei Community Association to notify it of the submittal and had already contact some local civic clubs and would be in contact with local legislative representatives as well as the PKO

Mr. Sim stated that input from the Commissioners and cultural practitioners would be requested with regard to developing thematic elements in the building and landscaping.

Commissioner Holt stated that she liked the concept but had questions about thermal heating. She was interested in giving input on the landscaping and view planes,

particularly the different sun markings as part of the landscaping in addition to markings on the building itself. She also interested participating the conversations about the integration of art into the use of the building. She suggested incorporating a pā nānā (observation deck), similar to a pā kuikehe.

Vice Chair Kaakua stated he was impressed with the overall concept. He asked if there were future plans for the operations area, specifically where the boat house is now located. ED Nāho‘opi‘i responded that it would depend on available funds and that there were no specific plans as yet for the boat house other than expansion of the boat house overhang to provide cover for the ‘Ōhua. It would still retains its warehouse function. Vice Chair Kaakua stated that he saw the Kīhei property as a portal to Kaho‘olawe.

Vice Chair Kaakua asked if the KIRC staff had been briefed on the current concept. He stated he saw the Kīhei site in four ways—restoration, volunteerism, commercial/public use and as a piko for education and culture. The administrative offices were important. Other core functions of the Kīhei site was staging for island accesses and maintenance of the ‘Ōhua. He noted that ‘Ohana members would not to go into the building. They would be interested in staging their accesses from that facility and having access to a bathroom as well as storing their zodiac there. He understood that the center should be a place for all school age children should visit. However, volunteers who have been to island may want to see the small huts of weathered wood such as those at Honokanai‘a. He stated that when volunteers come off island the center will not feel like Honokanai‘a. Vice Chair Kaakua stated the landscape should have the same native plants as there is on island. ED Nāho‘opi‘i responded that the goal was to recreate vignettes of island at the Kīhei property in the landscaping.

Commissioner Baker asked if there was going to be an imu on site. ED Nāho‘opi‘i responded that the goal with the café outlet was to tailor Hawaiian food to modern taste.

Mr. Mitchell stated that he saw protocols being incorporated into the operations center so that visitors are exposed to how things are done on Kaho‘olawe.

ED Nāho‘opi‘i stated all aspects of the history of Kaho‘olawe should be presented to visitors and that the property was both for the KIRC and the public. Vice Chair Kaakua stated it needed to be authentic and develop a balance between being revenue generating and being too detached from what is being done on island.

Commissioner Baker stated it needed to capture the essence of going to Kaho‘olawe. He stated he really liked the design, especially the pe‘a (sail) design particularly once Commissioner Holt’s suggestions were incorporated such as the celestial markings around the pā. He suggested tying those into the vertical brace between the windows and to the etchings. He asked what the revenue projections were. ED Nāho‘opi‘i responded no projections had yet been made. Commissioner Baker strongly supported getting the necessary meetings scheduled.

Commissioner Case suggested that a rustic feel be integrated into the structure.

Chair McLean noted that the open space should be truly functional and noted there were a lot of meeting spaces and emphasized that there be a plan for PV and that it be emphasized in the SMA hearing.

Commissioner Case stated that PV should be in the plan since there is capital funding. It will lower the operating costs and it is the right thing to do for the planet. The other Commissioners agreed.

Chair McLean stated she wanted staff to be aware that the parking area size should be based on the building's uses and square footage for those uses. Mr. Sim responded that the parking requirements have already been broken down per the existing county requirements. Chair McLean also stated that the landscaping materials around the parking area would need to be chosen from a list in the planting plan. She suggested that staff not wait for the Kīhei Community Association to tell them who to contact. Staff should contact the neighboring properties because a notice of application would need to be done and then staff would need to contact the properties within 500 feet. Then a notice of public hearing would need to be done and again notify properties within 500 feet of the Kīhei site. She suggested to pretty up the Kīhei side of the property. Additionally the staff should speak with other users of the boat ramp to notify them of the changes.

There was a break from 2:10 pm -2:25 pm.

**C. Request Amendment to the December 19, 2017 Motion Authorizing the KIRC Executive Director to Develop and Enter into Agreements to Facilitate the Repatriation of Iwi Koholā to Replace Maui Ocean Center with Protect Kaho‘olawe ‘Ohana**

ED Nāho‘opi‘i provided background on the original motion to enter into agreements with Maui Ocean Center (MOC) regarding iwi koholā relocation in which it would be transported to Maui and a 3D replica of it would be made and subsequently the replica displayed at MOC. He informed the Commission that MOC decided not to hang the replica iwi in their facility. ED Nāho‘opi‘i then notified Bishop Museum and NOAA that the KIRC was withdrawing from the tentative agreement. The PKO contacted ED Nāho‘opi‘i about repatriating the iwi back to Kaho‘olawe waters. Since only a government agency can hold a permit allowing possession of whale remains staff is asking to amend the previously approved motion to help with the repatriation. The PKO would be responsible for taking down and disassembling the iwi currently located in the Hawaii Maritime Museum. Commissioner Baker informed the Commission that this was already completed. The PKO would also be responsible for having it transported to Maui. The iwi would be stored at the Kīhei Boat House until it could be taken out by the ‘Ōhūa and reinterred into the waters of Kaho‘olawe.

Commissioner Baker stated the deadline for removing the iwi from the museum was June 30, 2018. The PKO was working on assembling pallets and would work on the logistics to move it to Honolulu Harbor for transport. It may take a 40 foot container to hold the iwi but hopefully it will fit into a 20 foot container. The PKO would also be sending a pallet of PV panels for Hakioawa in the same container and were

hoping to store the material at the Kīhei Boat House until construction could be arranged. ED Nāho‘opi‘i stated that could be discussed at a later date.

ED Nāho‘opi‘i reported that KIRC staff has space set aside for the container on the Kīhei property.

**MOTION:** Commissioner Baker moved to amend the December 19, 2017 motion authorizing the Executive Director to develop and enter into agreements with NOAA, Bishop Museum and Protect Kaho‘olawe ‘Ohana in consultation with the KIRC Cultural Advisory Working Group, to facilitate the repatriation of iwi koholā currently located at the Hawaii Maritime Museum. Commissioner Holt seconded the motion.

**ACTION:** The motion was approved by all Commissioners present.

#### **D. Review and Approve FY2019 KIRC Operating Budget**

ED Nāho‘opi‘i explained that the Commission was not given the traditional budget because staff was still awaiting the Governor’s signature of HB 2594. Staff gave the Commission the budget in the format the Department of Land and Natural Resources utilizes. The KIRC should not be utilizing trust fund monies next fiscal year. The current balance of the trust fund was \$375,000. Grant monies would be deposited into the trust fund and utilized for grant projects.

Commissioner Baker asked about the UXO Specialist position. ED Nāho‘opi‘i responded that the UXO Specialist/Safety Officer position was already approved but not yet filled and that recruitment for the Cultural Resources Project Coordinator position would begin once the Governor signs HB 2594.

Chair McLean asked why there was such a large increase in the request for FY21 and FY22 for expenses other than personnel. Staff stated it was not anticipating such a large increase. The budget for FY19 would be \$1.24 million.

It was decided that no action was needed since no trust fund revenue would be expended in the next fiscal year.

### **V. ADMINISTRATIVE BUSINESS**

#### **A. Executive Director’s Report**

ED Nāho‘opi‘i reported that the budget would not be exceeded. The office space lease has been negotiated with no increase. The IMLS grant may be extended for another year. The HCF grant would be completed in the summer and the Hui Kāpehe Internship Program would end on August 31, 2018. Staff plans to resolicit for another five years.

The Administrative Assistant III position was filled by Ms. Janeece Beauchamp. The UXO Specialist/Safety Officer position remains vacant. Ms. VanderVeur (ORS II) left the KIRC. Interviews have been completed for Ocean Resources Specialist II

(ORS) position. Ms. McHugh (PIS) also left the KIRC. The Public Information Specialist (PIS) position was currently vacant.

ED Nāho‘opi‘i will send pictures to the Commissioners of the Base Camp renovations. The following renovations were completed: dining hall, kitchen, outdoor area, installation of PV panels, and installation of wiring of the PV panels. Batteries and the generator are still on the mainland.

Vice Chair Kaakua asked that a press release be sent out to thank the legislators who supported this CIP project.

ED Nāho‘opi‘i reported that the winning solicitation for the CIP Dryland Forest Project was from Zapata.

ED Nāho‘opi‘i briefly discussed the progress update submitted to the State Auditor, legislative update and long range schedule.

**MOTION:** Vice Chair Kaakua moved to enter executive session to allow the Commission to meet to consider the hire, evaluation, dismissal or discipline of an officer or employee, where consideration of matters affecting privacy will be involved pursuant to HRS §95-2(a) (2). Commissioner Baker seconded the motion.

**ACTION:** The motion was approved by all Commissioners present.

The Commission resolved into executive session at 2:40 pm.

At 2:57 pm the Commission rose to report out of executive session and no votes were taken.

**VI. PROJECT STATUS UPDATES**

ED Nāho‘opi‘i pointed out that the project status updates were in the Commission packet for the Commissioners’ review.

**VII. ANNOUNCEMENTS/FYI**

There were no announcements from the Commissioners.

**VIII. NEXT MEETING AND FOLLOW UPS**

CC Gavagan to poll Commissioners for a meeting date in August once Chair McLean gives her possible dates.

**IX. ADJOURNMENT**

Vice Chair Kaakua adjourned the meeting at 3:05 pm.