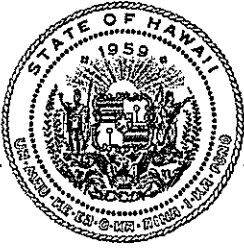


# GM752

Submitting for consideration and confirmation to the  
Hawai'i Community Development Authority (Kalaeloa  
District), Gubernatorial Nominee, STEPHEN KELLY, for  
a term to expire 6-30-2016.



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

NEIL ABERCROMBIE  
GOVERNOR

RICHARD C. LIM  
DIRECTOR

MARY ALICE EVANS  
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804  
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Telephone: (808) 586-2355  
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Statement Of  
**RICHARD C. LIM**  
Director  
Department Of Business, Economic Development and Tourism  
before the  
**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT, GOVERNMENT  
OPERATIONS AND HOUSING**

Monday, April 8, 2013  
2:45 P.M.  
State Capitol, Conference Room 016

in consideration of  
**GM 752**  
**SUBMITTING FOR CONSIDERATION AND CONFIRMATION TO THE HAWAII  
COMMUNITY DEVELOPMENT AUTHORITY (KALAELOA DISTRICT)  
GUBERNATORIAL NOMINEE, STEPHEN KELLY  
FOR A TERM TO EXPIRE 6-30-16.**

Chair Dela Cruz, Vice Chair Slom, and Members of the Committee.

The Department of Business, Economic Development and Tourism **strongly supports** the nomination of Stephen Kelly for the Hawaii Community Development Authority (Kalaeloa District).

Mr. Kelly's educational background as an Urban Planner, current professional experience, memberships and affiliations all qualify him to serve as a Kalaeloa member of the Authority.

Thank you for the opportunity to provide these comments in support of Mr. Kelly.



April 2, 2013

Twenty-Seventh State Legislature  
Committee on Economic Development, Government Operations and Housing  
Senator Donovan M. Dela Cruz, Chair, Room 202  
Senator Sam Slom, Vice Chair, Room 214  
State Capitol  
Honolulu, HI 96813

PRINCIPALS

Francis S. Oda, Arch.D.,  
FAIA, AICP, LEED AP

Norman G.Y. Hong  
AIA

Sheryl B. Seaman  
AIA, ASID, LEED AP

Hitoshi Hida  
AIA

Roy H. Nihei  
AIA, CSI, LEED AP

James I. Nishimoto  
AIA

Stephen Yuen  
AIA

Linda C. Miki  
AIA

Charles Y. Kaneshiro  
AIA, LEED AP

Jeffrey H. Overton  
AICP, LEED AP

Christine Mendes Ruotola  
AICP, LEED AP

James L. Stone, Arch.D.,  
AIA, LEED AP

Katherine M. MacNeil  
AIA, LEED AP

Tom Young, MBA  
AIA

Paul T. Matsuda  
PE, LEED AP

OF COUNSEL

Ralph E. Portmore  
FAICP

**Subject: TESTIMONY IN SUPPORT GB 752 - STEPHEN KELLY**  
**Consideration and Confirmation to the Hawai'i Community Development Authority (Kalaeloa District), Gubernatorial Nominee, STEPHEN KELLY, for a term to expire 6-30-2016.**

Dear Senator Dela Cruz, Senator Slom and Committee Members:

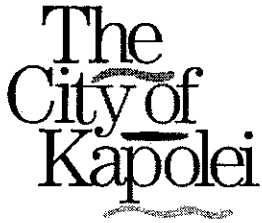
On behalf of Group 70 International, Inc., we wish to extend our wholehearted support for the nomination of Stephen Kelly to the HCDA Kalaeloa District. Mr. Kelly has unique skills as an urban planner, environmental planner and real estate development manager, which will beneficially serve the HCDA in their land management decisions at Kalaeloa.

During his years at Group 70, Steve Kelly demonstrated a high level of proficiency as a planning and environmental consultant, serving as project manager for several significant community development projects in in the Ewa region. Since 2008, Steve has served in progressively responsible positions with Kapolei Property Development. He manages the company's master planning and entitlements process, which includes three major mixed-use community development projects at Kapolei West, Makaiwa Hills and Harborside. Steve oversees these major projects and many other KPD projects, along with critical infrastructure development, as they fulfill the promise of Kapolei as a major center of Oahu's economic growth during the 21st century.

The Principals of Group 70 International, Inc. support this nomination and recommend his confirmation to the HCDA for the Kalaeloa District.

Sincerely,  
GROUP 70 INTERNATIONAL, INC

Jeffrey H. Overton, AICP, LEED AP  
Principal



April 3, 2013

The Honorable Donovan M. Dela Cruz, Chair  
The Honorable Sam Slom, Vice Chair  
and Senate Committee on Economic Development,  
Government Operations and Housing  
Hawaii State Capitol, Room 202  
415 S. Beretania Street  
Honolulu, HI 96813

Dear Chair Dela Cruz, Vice Chair Slom and Committee Members:

GM 752—Submitting for Consideration and Confirmation to the  
Hawai'i Community Development Authority (Kalaeloa District)  
Gubernatorial Nominee, STEPHEN KELLY for a Term to Expire 6-30-2016

It is with great pleasure that I write to support the confirmation of Stephen Kelly as a member of HCDA.

I have had a close working relationship with Steve for the past eight years and can attest to his high character and professional standards. His role in the management of our large land portfolio for both value creation and income performance is precisely the type of knowledge and experience that is needed to help overcome the challenges and realize the opportunities that the redevelopment of Kalaeloa present.

Steve has a wide ranging variety of management and development responsibilities with the company. These involve close coordination with all levels of government and many of the same agencies that are involved as landowners or participants in Kalaeloa. His knowledge of the processes and participants, including critical community and labor partners, will be a uniquely valuable asset to the leadership of HCDA. His experience in all stages of development and financial analyses will also be valuable assets for the Authority.

Finally, I would offer that Steve's roles in a variety of relevant professional and community-based organizations, including the board of directors of the Kapolei Chamber of Commerce, will be invaluable for helping to meet the Authority's mission.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Rae".

David W. Rae  
Senior Vice President, Development

ga:04001300VK10234

# CARLSMITH BALL LLP

A LIMITED LIABILITY LAW PARTNERSHIP

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EJAMES@CARLSMITH.COM

OUR REFERENCE NO.:  
901-30

April 3, 2013

VIA EMAIL |EGHTESTIMONY@CAPITOL.HAWAII.GOV|

Senator Donovan M. Dela Cruz, Chair  
Senator Sam Slom, Vice-Chair  
Committee on Economic Development, Government Operations  
and Housing  
Hawaii State Capitol  
415 South Beretania Street,  
Honolulu, Hawaii 96813

Re: Nomination of Stephen Kelly to be a Member of the Hawai'i Community  
Development Authority (Kalaeloa District);  
GM 752; To Be Heard at 2:45 p.m., Monday, April 8, 2013

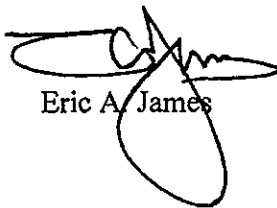
Dear Senator Dela Cruz and Senator Slom:

I am writing to whole-heartedly support Stephen Kelly's appointment to be a member of the Hawai'i Community Development Authority (Kalaeloa District). I have worked with Steve for over 8 years, in his various positions with Kapolei Property Development LLC, one of the James Campbell family of companies. Steve is a quick study and has the ability to see the "big picture". I have been consistently impressed with his insight and judgment on the matters we have worked on together.

I have no doubt that, if confirmed he would make a valuable contribution to the Hawai'i Community Development Authority, and I urge you to confirm his appointment as a member.

Thank you.

Sincerely,



Eric A. James

cc: Stephen Kelly  
4850-1558-9395.1

HONOLULU

HILO

KONA

MAUI

GUAM

LOS ANGELES

Testimony In Support of Steve Kelley to the Hawaii Community Development Authority (GM 752)

To whom it may concern:

My name is Shad Kane and I have known Steve Kelley for well over 10 years. I graduated from the University of Hawaii with a degree in Business Management and Master's Degree from the University of Central Michigan. I am a retired Honolulu Police Lieutenant with 34 years of service. Also served as the Chief of Security for the Airport Plaza Hotel while still employed by the Honolulu Police Department. Upon retirement from HPD worked as a School Safety Manager for the Department of Education. I have a history of involvement in many preservation, conservation, environmental boards, commissions and community organizations. I am the former Chairman of the Makakilo/Kapolei/Honokai Hale Neighborhood Board. I am a former task force member to the Parks and Recreation and Public Facilities Task Force to the Barbers Point Redevelopment Commission. I am the former Hawaiian Representative on the Native American Advisory Group assisting the Advisory Council of Historic Preservation on preservation matters of concern to Native Americans to include Native Alaskans and Native Hawaiians. We had quarterly meetings in Washington D.C. I am also a former member of the Nature Conservancy's Honouliuli Preserve Advisory Council. I am a former member of the State of Hawaii Office of Environmental Quality Control. I am a representative on the U. S. Navy Region's Historic Preservation Partners. I am presently on the Oahu Island Burial Council, the Clean Water and Natural Lands Commission, the Oahu Island Land Trust, the Hawaii Island Land Trust, Ka Papa O Kakuhihewa, and also currently serving on the Board of the Kalaeloa Heritage and Legacy Foundation.

Steve Kelley has worked on the preservation of several key cultural sites to include the Makaiwa Hills cultural landscape and in the drafting of its preservation plan. He has worked to secure the Alan Ziegler Sinkhole Park through the project's entitlement efforts. He has worked on an extensive public input and outreach through the project's approval process. He continues to manage large base master planned real estate in the Kapolei area. Steve would be a valuable addition to HCDA because of his development experience, collaborating with all levels of government and background of working on preservation issues.

Steve Kelly is currently serving as the Vice President of Development for Aina Nui Corporation and Kapolei Property Development LLC, affiliates of the James Campbell Company LLC, one of Hawai'i's largest private landowners. He is responsible for real estate development activities including: asset planning; asset approval processes; sales, leasing and other revenue generating activities; capital management; asset positioning; acquisitions; governmental relations and coordination; stakeholders/partnership relations and coordination; and satisfying legacy and transactional commitments.

Prior to becoming Vice President in May 2010, Steve was Manager of Development and worked to secure several major entitlement and governmental funding initiatives for the companies. This included the largest single entitlement effort ever completed on Oahu for three of the companies' major development assets in 2008. Prior to joining the companies, Steve was an associate and project manager with leading planning and architectural firms in Hawaii and California specializing in large master planned development and land value enhancement strategies. He has over 15 years of real estate development experience.

I urge the Chair and committee members to approve the appointment of Steve Kelley to the Hawaii Community Development Authority.

Sincerely,  
*Shad S. Kane*  
Shad S. Kane

**ROBERT M. SUMITOMO**  
3504 Edna Street  
Honolulu, Hawaii 96815

April 4, 2013

Hawaii State Senate  
Committee on Economic Development,  
Government Operations and Housing  
Donovan Dela Cruz, Chair  
State Capitol  
415 S. Beretania Street, Room 202  
Honolulu, HI 96813

Testimony in Support of Stephen Kelly (GM 752) for Appointment to HCDA (Kalaeloa District)

Dear Senator Dela Cruz:

I am writing in support of the Senate's confirmation of Stephen Kelly as a member of the Hawaii Community Development Authority (HCDA).

As the former Site Development Division Chief and Deputy Director of the City and County of Honolulu's Department of Planning and Permitting (DPP), I had the opportunity to work with Mr. Kelly on a wide variety of issues related to the development of the Kapolei area. Our work together included collaborating on a major partnership between his organization and the City and County of Honolulu in 2010 that resulted in the County's acquisition of land in Kapolei under terms approved by the Honolulu City Council. We also worked together on implementing several major infrastructure construction initiatives and approval processes across several years of my career at DPP.

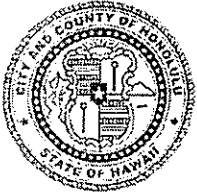
Throughout my time working with Mr. Kelly I found him to be easy to work with and knowledgeable in the types of issues that HCDA may face in its redevelopment of Kalaeloa. His demeanor and familiarity with these types of issues, along with his familiarity with the entire Kapolei/Ewa region will help HCDA in meeting its community development mission. I feel he will be a valuable asset and a highly respected member of the HCDA board if confirmed.

Thank you for the opportunity to offer my support.

Sincerely,



Robert M. Sumitomo



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
530 SOUTH KING STREET, ROOM 202  
HONOLULU, HAWAII 96813-3065  
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

April 3, 2013

Hawaii State Senate  
Committee on Economic Development,  
Government Operations and Housing  
Senator Donovan M. Dela Cruz, Chair  
415 S. Beretania Street, Room 202  
Honolulu, HI 96813

RE: Testimony in Support of Stephen Kelly (GM 752) for Appointment to HCDA (Kalaeloa District)

Dear Senator Dela Cruz:

I am writing in support of the nomination of Stephen Kelly to the Hawaii Community Development Authority (HCDA), Kalaeloa District.

The Kalaeloa District encompasses a significant and key locality of City Council District 1. As its City Council representative and an area resident, I place great importance on the success of Kalaeloa and the opportunity for it to continue to transition into a gathering place and an integrated community.

I believe Mr. Kelly's background, knowledge and experience will provide HCDA with a well-rounded perspective. His familiarity with the local communities surrounding and within Kalaeloa will be a valuable asset in engaging with the groups that are so critical to the success of Kalaeloa's continued operation and redevelopment. During my tenure in government both in the State Legislature side and now in the City Council, I have had the opportunity to get to know Mr. Kelly through his work in the Kapolei area. Given the development challenges present in Kalaeloa, I feel his skill set is what is needed to see many of those challenges through.

Thank you for your consideration. Should you have any questions, please feel free to contact my office at (808) 768-5001.

Sincerely,

A handwritten signature in cursive script, reading "Kymberly Marcos Pine".

Councilmember Kymberly Marcos Pine  
District One



## Radcliffe & Associates, LLC

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222 South Vineyard Street, Suite 401, Honolulu, HI 96813-2453 Phone (808) 524-4459 Fax (808) 599-4340

April 8, 2013

Senator Donovan M. Dela Cruz, Chair  
Senator Sam Slom, Vice Chair  
Committee on Economic Development, Government Operations and Housing  
Hawaii State Capitol, Room 224

**RE: GM752** Submitting for consideration and confirmation to the Hawaii Community Development Authority (Kalaeloa District), Gubernatorial Nominee, STEPHEN KELLY, for a term to expire 6-30-2016.

Dear Chair Dela Cruz, Vice Chair Slom and Members of the Committee:

I have known Stephen Kelly for a dozen years. We are fortunate to have a person of his background and training who is willing to serve our community in this important public service position

He is an outstanding businessman and environmentalist with an excellent background in property and land development, who is dedicated to the principles and ideals of proper land management.

He will be a strong advocate on the Hawaii Community Development Authority for responsible and careful growth, and Governor Abercrombie simply could not pick a better or more qualified individual.

I strongly and whole heartedly support the nomination of Steve Kelly to the Board of the HCDA.

Thank you for the opportunity to submit written comments.

Sincerely,

John H. Radcliffe