



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

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DAVID Y. IGE  
GOVERNOR

SUSAN TODANI  
CHAIRPERSON

CRAIG K. NAKAMOTO  
INTERIM EXECUTIVE DIRECTOR

Statement of  
**CRAIG NAKAMOTO**  
**Interim Executive Director**  
Hawaii Community Development Authority

before the  
**SENATE COMMITTEE ON ENERGY,  
ECONOMIC DEVELOPMENT, AND TOURISM**

Friday, March 4, 2022  
3:00 p.m.  
State Capitol, Conference Room 224 & Videoconference

In consideration of

**GM 554**  
**Submitting for consideration and confirmation to the Hawai'i Community  
Development Authority, Gubernatorial Nominee,  
SUSAN TODANI, for a term to expire 06-30-2023.**

Chair Wakai, Vice Chair Misalucha, and members of the Committee. The Hawaii Community Development Authority (HCDA) **supports GM 554**, that confirms Susan Todani as an At-Large member of the HCDA board.

Susan Todani served on the HCDA board in the 90s, recently returned and was selected by her peers, to serve as the chair of the HCDA board.

Among Ms. Todani's many accomplishments and skills, she brings years of experience in community master planning, real estate development, and strategic planning. She also has an impressive background of community involvement and extensive professional affiliations.

Thank you for the opportunity to testify in support.



March 2, 2022

Senator Glenn Wakai, Chair  
Senator Bennette E. Misalucha, Vice Chair  
Members of the Senate Committee on Energy,  
Economic Development and Tourism  
Hawaii State Capitol, Room 407  
Honolulu, Hawaii 96813

Re: GM 554 – confirmation of Susan Todani to the Hawaii Community Development Authority

Dear Senator Wakai, Vice Chair Misalucha and Members of the Committee:

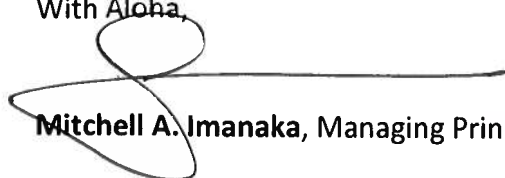
Mahalo for the opportunity to submit testimony in **STRONG SUPPORT** of GM 554 regarding the confirmation of Susan Todani's appointment to the Hawaii Community Development Authority. I have known Susan Todani for 27 years. She has a wealth of knowledge and experience that she brings to the table, having worked at a high level at KPMG for over 20 years in her early career, and then, having served as the Area Development Director for Kamehameha Schools for twelve years, spearheading the development of Royal Hawaiian Center and Windward Mall, Haleiwa Store Lots and Kahala Marketplace, among other projects.

I have also worked with and collaborated with Susan on complex presentations and issues in my role as Chair of ARDA Hawaii, which is the trade organization for the timeshare industry in Hawaii. In all of my interactions with her, I found her to be extremely competent, diligent and creative. You will also note that Susan has served in **leadership roles** in many organizations in our community, both in the professional and non-profit spheres, and has done so for decades. ***She is well respected by her peers and by those that know her.***

It is our good fortune that she is now retired and can bring the full measure of her experience to HCDA for the benefit of the agency and the public.

In short, in my view, Susan is the right person for the job of leading HCDA, and we as a community are very fortunate to have her step up to serve.

With Aloha,



Mitchell A. Imanaka, Managing Principal



## THE FESTIVAL COMPANIES

INTEGRATED SOLUTIONS TO REAL ESTATE AND DEVELOPMENT

March 3, 2022

Honorable Senator Glenn Wakai, Chair  
Senator Bennette Misalucha, Vice Chair  
Senate Committee on Energy, Economic Development, and Tourism  
Hawaii State Capitol  
415 South Beretania Street, #407  
Honolulu, Hawaii 96813

**Subject: GM 554 - Testimony in Support of the Appointment of Susan Todani  
to the Hawaii Community Development Authority**  
**Hearing Date: March 3, 2022, 3:00 pm.**

Honorable Senator Wakai, Senator Misalucha and Committee Members.

My name is Marleen Akau, and I am the V. P., General Manager of The Royal Hawaiian Center, managed by The Festival Companies (TFC). I am **very much in support** of the appointment of Susan Todani to the Hawaii Community Development Authority.

I first met Susan in 2001 when she was appointed by the Trustees of Kamehameha Schools (KS) to three different Boards which oversaw the *for-profit subsidiaries* of KS. She was the only KS staff member who served on the Boards for these subsidiaries, with the others being external directors. As a Board member, she was professional, easy to work with and concerned about meeting goals from multiple value perspectives. On a personal level, she was helpful and supportive of me especially when there was a vacancy for the General Manager position at the Royal Hawaiian Center.

Susan also was the Development Director which oversaw the redevelopment of the Royal Hawaiian Center. KS had made several attempts over the decades to renovate the Center but was never successful in starting. Through her formation of a new Development and Planning Division, hiring of staff, and clearer vision from the KS Strategic Plan, she was able to convince the organization to move forward with its' first major renovation of the Center in its 26-year history.

ROYAL HAWAIIAN CENTER  
2201 KALĀKAUA AVENUE, SUITE A500 | HONOLULU, HI 96815  
PHONE: (808) 922-0588 | FAX: (808) 922-0961  
WWW.ROYALHAWAIIANCENTER.COM  
*Managed by The Festival Companies*

March 3, 2022

Page 2

TFC (based in Los Angeles) also aided Kamehameha Schools as fee developer of the Royal Hawaiian Center. Susan was KS' team leader. As part of the redevelopment team, I was able to see how she guided us through internal workshops, community and tenant meetings, weekly Owner/Architect/Contractor (OAC) meetings and at public events in media communications to support multiple organizational goals. These included:

- Honoring the history of Helumoa and its connection to Princess Bernice Pauahi Bishop.
- Creating a community gathering place for kama'aina and malihini alike.
- Working with TFC on bringing in a vibrant mix of retailers (beyond just luxury stores) which could capitalize and supply synergies within the site's dominant Waikiki location.
- Working with KS educational and cultural staff to supply input on commercial projects (a first for KS).
- Supplying the economic, cultural, educational and community justification for the Trust to support the renovations.

Susan sees the big picture and can move initiatives, teams, and organizations forward, under new and challenging environments. She also actively collaborates with the community as a Board Member of the Waikiki Community Center. I believe that she could do the same for Hawaii Community Development Authority.

Please feel free to contact me at 808-931-3103 if you have any questions.

Mahalo nui loa,



Marleen Akau  
V. P., General Manager  
The Festival Companies





March 2, 2022

**To:** The Honorable Glenn Wakai, Chair  
The Honorable Bennette E. Misalucha, Vice Chair and  
Members of the Senate Committee on Energy, Economic Development, and  
Tourism

**From:** Caroline Hayashi, President  
Waikiki Community Center

**RE:** **GM554** - Consideration and Confirmation to the Board of Directors of the Hawaii  
Community Development Authority, Gubernatorial Nominee, SUSAN TODANI

**Hearing Date:** March 4, 2022, 3:00 p.m.

I would like to express my strong support for the consideration and confirmation of Gubernatorial Nominee, **Susan Todani**, to the Board of Directors of the Hawaii Community Development Authority.

Ms. Todani is not only a well-regarded leader in the industry, but is also deeply committed to the betterment of Hawai'i and our communities. She has contributed her considerable leadership skills on the board of the Waikiki Community Center (WCC) since 2005, including numerous terms as Chair. She is currently the immediate-past Chair. During her tenures as Chair, she successfully steered the organization through significant transitions and moved the organization forward.

Ms. Todani strengthened WCC's financial viability, elevated its visibility, and increased its fundraising capacity through her excellent communication skills, keen awareness of messaging, and extensive contacts in the business community. She also strategically strengthened WCC's board composition and spearheaded long term planning efforts that help ensure WCC's future stability and growth.

I urge you to confirm Ms. Todani as a board member of the Hawaii Community Development Authority, where she can bring both her extensive development expertise and leadership experience, and also her heart for our communities and commitment to a thriving Hawai'i.

Thank you for the opportunity to submit this testimony.

Ann M. Bouslog  
P.O. Box 62074  
Honolulu, HI 96839  
March 1, 2022

Senator Glenn Wakai, Chair  
Senator Bennette Misalucha, Vice Chair  
Senate Committee on Energy, Economic Development, and Tourism  
Hawaii State Capitol  
415 South Beretania Street, #407  
Honolulu, HI 96813

**Subject: Testimony of Support for Susan Todani (GM #554)**  
**Senate Confirmation to the Hawaii Community Development Authority**  
**Hearing Date – March 3, 2022**

Honorable Senator Wakai, Senator Misalucha, and State Senators,

I'm pleased to provide this testimony in support of Susan Todani's appointment to the Hawaii Community Development Authority (HCDA). Ms. Todani is uniquely qualified to support and guide this important State agency.

I have known Ms. Todani for more than 30 years, as a colleague and friend. We first met at KPMG LLP, where Ms. Todani had been hired as a para-professional, but advanced to direct the Honolulu office's Real Estate and Hospitality Consulting division, overseeing more than 30 professionals. I worked alongside her there for 14 years, and was impressed by her professionalism, leadership, and ability to grasp, synthesize and communicate complex information effectively – whether to sophisticated investors or to community members.

After Ms. Todani left KPMG for Kamehameha Schools, we crossed paths professionally many times and I again witnessed her gain the trust and confidence of those around her. At KS, she applied her consulting skills to implementation, successfully shepherding major projects such as the Royal Hawaiian Center and the Haleiwa Store Lots through processes of internal planning and decision-making, entitlement, underwriting, community engagement, construction, and operations. She took deep interest in the neighborhoods she served, forming personal relationships and real interest in community and cultural issues.

Ms. Todani and I currently serve on the Executive Committee of the Hawaii Chapter of Lambda Alpha International, an honorary land economics society. She is adept at engaging and keeping others focused, hearing diverse views, gaining consensus, and reaching solutions that benefit the organization's mission. She brings energy, creativity, and dedication to the group, even as it struggles with COVID restrictions.

Well beyond our longstanding professional interactions, however, I most value the enduring friendship I have found with Ms. Todani. Knowing her personally, I am confident she will serve HCDA with integrity, an open mind, concern for equity, and respect for the mission of HCDA. Please feel free to contact me if you have questions.

Very truly yours,



Ann M. Bouslog

**GM-554**

Submitted on: 3/2/2022 9:23:18 AM

Testimony for EET on 3/4/2022 3:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Remote Testimony Requested</b>
William A Brizee	Individual	Support	No

Comments:

Aloha

I have worked with Susan over the past 15 years while she was working for Kamehama Schools during the major renovation to the Royal Hawaiian Center in Waikiki. We were also on the board of directors for the Waikiki Improvement Association together including Susan serving as the Chairperson.

Susan knows the benefits and pitfalls of development, she also was involved with the financing and construction of the projects that we worked on together and is a proven leader in this industry in Hawaii and specifically Ohau. I highly recommend Susan for a position on HCDA and feel that her perspective there will be beneficial to the State and to the communities that HCDA controls.

William A Brizee AIA, CSI, CDP, CCCA, LEED-AP

**GM-554**

Submitted on: 3/3/2022 5:22:04 AM

Testimony for EET on 3/4/2022 3:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Remote Testimony Requested</b>
Ulalia Woodside	Individual	Support	No

Comments:

Hawai'i State Legislature

Committee on Energy, Economic Development and Tourism

Senator Glenn Wakai, Chair

Senator Bennette E. Misalucha, Vice Chair

GM 554 - Submitting for consideration and confirmation to the

Hawai'i Community Development Authority, Gubernatorial Nominee,

SUSAN TODANI, for a term to expire 06-30-2023

Friday, March 4, 2022

3:00 PM

Conference Room 224 & Videoconference

Aloha Chair Wakai, Vice Chair Misalucha, and Members of the Committee,

Mahalo for the opportunity to submit testimony in support of confirming Ms. Susan Todani to the Hawai'i Community Development Authority.

My name is Ulalia Woodside and I am pleased to provide testimony in strong support of GM 554 and Ms. Susan Todani's confirmation to serve on the Hawai'i Community Development



Authority. I have known Ms. Todani for over a decade and was able to collaborate with her on several land and community management, planning and development efforts over that time. Throughout the years, Ms. Todani has demonstrated her expertise and competency with land use, planning, management, development and community engagement, she is hard-working, understands the value of the community voice and the importance of incorporating and addressing Hawaiian cultural values, traditions and resources.

The Hawai'i Community Development Authority will certainly benefit from her expertise and guidance. She cares deeply for Hawai'i's communities and is committed to helping improve the place we call home.

Mahalo for your time and favorable consideration of Ms. Susan Todani to serve on the Hawai'i Community Development Authority. Should you have any questions, please do not hesitate to contact me at [ulalia.woodside@gmail.com](mailto:ulalia.woodside@gmail.com).

*Catherine Camp  
360 Lanipo Drive  
Kailua, HI 96734*

**LATE**

March 3, 2022

Senator Glenn Wakai, Chair  
Senator Bennette Misalucha, Vice Chair  
Senate Committee on Energy, Economic Development, and Tourism  
Hawaii State Capitol  
415 South Beretania Street, #407  
Honolulu, HI 96813

**Subject: Testimony of Support for Susan Todani (GM #554)  
Senate Confirmation to the Hawaii Community Development Authority  
Hearing Date – March 4, 2022**

Honorable Senator Wakai, Senator Misalucha, and State Senators,

My name is Cathy Camp. I respectfully submit this letter in strong support of Ms. Susan Todani's appointment to serve on the Hawaii Community Development Authority.

I have known Ms. Todani for over fifteen years while working at Kamehameha Schools. Throughout the years, Ms. Todani has continually demonstrated she is hard-working, an advocate of community voice, and dedicated to improving our community. She has also served in leadership capacities on numerous community and professional organizations.

Her experience in the real estate development industry along with her desire to serve the community provide her with the unique ability to understand the financial, design and placemaking aspects, constructability, as well as the numerous factors required to create successful projects for our community.

As a retired professional, she not only has the skillset and passion, but the time and motivation to make Hawaii a better place for its people. She has overseen major initiatives from real estate planning and development to creating strategies to grow tourism. Her diverse background will serve the HCDA well. It is clear her record of accomplishments, community involvement, and professional affiliations keep her in tune with the changing needs and desires of our community.

I know she will serve as an excellent Board Member, and our community as well as the State of Hawaii will benefit from her service.

I believe Ms. Todani possesses the credentials to be an outstanding Board Member. Her proven expertise in community collaboration and coordination in public and community agencies demonstrates her commitment to public service and skills in working with various stakeholders to accomplish objectives.

I have full confidence in her ability to serve the Board with a objective and thoughtful approach. The Hawaii Community Development Authority will certainly benefit from her expertise and guidance.

Susan cares deeply for Hawaii's people and is committed to helping improve the place we all call home.

Mahalo for your time and favorable consideration of Susan Todani to serve on the Hawaii Community Development Authority. Should you have any questions, please do not hesitate to contact me at (808) 864-6655.

I respectfully request your favorable consideration of her appointment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Camp', with a large, sweeping flourish extending to the right.

Catherine Camp

Executive Vice President, Real Estate  
Central Pacific Bank

**LATE**

**GM-554**

Submitted on: 3/4/2022 1:19:29 AM

Testimony for EET on 3/4/2022 3:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Maurice Kondo	Individual	Support	Written Testimony Only

Comments:

This testimony is presented in **Compelling Favor** for the confirmation of Gubernatorial Nominee Susan Todani.

I have known Susan professionally for over a decade. Susan as Director of Special Projects for Client Kamehameha Schools Bishop Estate and I as Managing Principal of Consultant INK Architects enjoyed a very positive Client-Consultant relationship for numerous projects of different magnitudes.

Her thoughtful insights, clarity of conversation and calm but firm presence were well acknowledged and appreciated. These attributes will positively benefit and represent HCDA as she fulfills her Chair Role while projecting competency and professionalism as she leads and represents HCDA before public, private and media audiences.

I confidently know that her years of experiences and accomplishments in strategic planning, commercial real estate and related development both at KPMG and at Kamehameha Schools Bishop Estate - most of which were in leadership roles - will be a **Singular Asset** to lead HCDA in successfully fulfilling its mission.

Respectfully Submitted,

Maurice I. Kondo, AIA

*Cheryl D. Soon  
39 Makaweli Street  
Honolulu, Hawaii 96825*



March 1, 2022

Hon. Glenn Wakai, Chair and Hon. Bennette Misalucha, Vice Chair  
Senate Committee on Energy, Economic Development, and Tourism  
Hawaii State Capitol  
415 South Beretania Street, #407  
Honolulu, HI 96813

**Subject: Testimony in Support of Nomination of Susan Todani (GM #554)  
Senate Confirmation to the Hawaii Community Development Authority  
Hearing Date – March 4, 2022**

Dear Chair Wakai, Vice-Chair Misalucha, and Members of the Senate,

I am pleased to offer my testimony in strong support of Susan Todani's appointment to the Hawaii Community Development Authority. I am a professional planner and very familiar with the duties and responsibilities of this important authority. Not only does HCDA's jurisdiction include Kakaako, but it is responsible for Kalaeloa, and Heeia. I was City & County Planning Director for many years and was Vice-Chair on the Barber's Point Realignment and Closure Commission which covers Kalaeloa. In all the work that HCDA does, wherever it goes, community involvement is key.

I have known Susan for more than two decades, from her time at KPMG and then Kamehameha Schools. I am impressed by her integrity, her commitment to Hawaiian values, and her technical skills. I have the greatest confidence in her ability to chair and lead the commission, seeking diverse views, and factoring all perspectives when making decisions. and her team building. Her immersion in complex real estate development brings a deep understanding of those dynamics, an understanding that is important to this authority's work. But Susan should not be seen as a "developer" sympathizer, rather she has consistently demonstrated a desire to reach out and work with community. This is what makes her stand out and what will distinguish her as a commission member.

Susan and I are both long time members of Lambda Alpha International, a professional society dedicated to the study of land economics. Susan is our current Chapter President. She has brought a fresh perspective and enthusiasm to LAI, even developing a virtual hybrid "lunch" program (lunches are delivered to participant homes during the zoom call) that emphasizes member engagement.

I am pleased to respond to any questions you may have.

Sincerely yours,

Cheryl D. Soon, PhD, FAICP