Report of the Executive Director

Kakaako Report

January 7, 2015

I. Planning

A. Administration/Implementation of District Plan and Rules

Approved 13 applications that did not require HRS, Act 61, Session Laws of Hawaii 2014, hearings.

Name of Applicant	Project	Action
MK H&I Holdings LLC (Kamehameha Schools)	**KAK 14-061** Block I	11/25/2014
Victoria Ward, Ltd.	**KAK 14-066** Ward Village Gateway Project	11/25/2014
Vivian Arita (Ki Concepts)	**KAK 14-123** Interior alterations to existing commercial space.	11/12/2014
Lako Investment LLC	**KAK 14-124** Interior alterations	11/26/2014
AOAO Koolani	**KAK 14-125** Roof Repairs (eplans)	11/7/2014
Xiang Yee	**KAK 14-126** 736 South Tenant Improvement	11/14/2014
Royal Court AOAO	**KAK 14-127** 920 Ward - Lanai Deck Waterproofing	11/12/2014
Benson Chow	**KAK 14-128** 1133 Waimanu St #1804 TI	11/12/2014
Gas Company	**KAK 14-131** Install PV System	11/13/2014
Hawaii Mission Houses	**KAK 14-132** Replace roof & repair lanai.	11/20/2014
MK Vida LLC/KS	**KAK 14-133** Interior alteration from industrial to parking/commercial use.	11/24/2014

Jeffrey Mori (PM Realty Grp)	**KAK 14-135** Interior Alteration (suite 401)	11/28/2014
Seagull Schools	**KAK 14-136** Soil Sampling to conduct found studies for proposed preschool project	11/28/2014

B. Summary Status of Development Permits that require public hearings in accordance with the provisions of HRS 206E-5.6 is attached (see Exhibit A).

II. Asset/Land/Property Management

A. Kakaako Waterfront Park/Kakaako Makai Gateway Park/Kewalo Basin Park

1. Issued 7 park use permits in November 2014 compared to 14 in November 2013.

2. Issued 4 school group permits in November 2014 compared to 3 in November 2013.

Organization/School Name	No. in Group	Date of Use
Lehua Elementary School	130	12/10/14
Imabari Higashi Middle School	12	11/24/14
Waimanalo Elementary & Intermediate School	16	11/21/14
Mililani Uka School	100	2/12/15

3. In November 2014, 0 vehicles were towed from the parks parking lots for illegal parking during the daytime and 9 vehicles were towed after park hours.

B. Kewalo Basin Harbor

Lease with Kewalo Harbor, LLC for Kewalo Basin Harbor commenced on September 1, 2014. Almar Management, Inc. was retained by Kewalo Harbor, LLC as the harbor operator for a minimum of three years.

III. Infrastructure Improvements

A. Kewalo Basin Jetty Repairs

The environmental assessment exemption declaration has been submitted to the Office of Environmental Quality Control.

IV. Development

A. Brewery Building Remediation/Renovation

A construction contract has been executed with Close Construction, Inc., and the Notice to Proceed was issued on June 5, 2013. Work is progressing throughout the building with estimated completion scheduled in January 2015.

B. 690 Pohukaina

Project parameters are being assessed in light of legislative action restricting height in the district.

C. Cultural Public Market

RFP was issued February 7, 2014. Proposals were due April 28, 2014. A project award was made to the sole offeror for design and construction. NTP has been issued to Unlimited Construction effective December 1, 2014 and design diligence has commenced.

D. Ala Moana Pump Station

NTP was issued for the project Environmental Assessment in August. Publication of the Draft EA is targeted for December 2014. Pacific Gateway was entered into contract for the design and construction of this project with Nan Inc. HCDA will administer the grant funds and carry out the Environmental Assessment.

E. Active Use Facilities Master Plan and EIS for the Makai Area Parks

The second series of open houses were recently held for the Makai Area Parks Active Use Facilities Master Planning. The planning area includes the Kakaako Gateway, Waterfront and Kewalo Basin Parks. The first series of open houses were held on Thursday, August 28th and on Saturday, September 6th, both of which introduced the project, the planning schedule, and announced the opportunities for community engagement throughout the planning process. The second series of open houses were held on Thursday, October 30th and on Saturday, November 8th, both of which presented the community's ideas for the parks and several potential layouts of the uses in the parks. All material that was posted at the open house sessions is available on the HCDA website. On December 6, 2014, the "Parks Peek" event was held in the Makai Gateway Park as an additional opportunity to feature and solicit feedback for some of the active uses proposed in the parks. At

the next open house series, expected to be held early next year, HCDA staff will present a consolidated layout for active uses in the parks.

V. Administration

The financial report for November 2014 is attached (see Exhibit B).

VI. Communications/Community Relations

HCDA Communications November 2014 Report

The HCDA continued with series two of public outreach for the master planning of active use facilities at our Kakaako Makai parks. The second round of open houses attracted 75 attendees on Thursday, October 30 and Saturday, November 8. Attendees took part in live polling to vote on their favorite park layout and also weighed in on various activities previously suggested by the public in series one. Many members of the Spike & Serve youth volleyball club attended the Saturday session and voiced their strong support for more sports facilities in Kakaako Makai, including volleyball courts.

As a second part of the series two open houses, the HCDA is planning a free interactive community event at Kakaako Waterfront and Gateway Parks on December 6, 2014, from 10 am to 4 pm. Many of the suggested active use activities will be set up in the parks temporarily, to give the public an idea of what's to come. Some of these activities include a youth volleyball tournament, family friendly entertainment, farmers market, art sales and demonstrations, urban gardening depot, agricultural demonstrations, community group booths, and food truck vendors.

Attachments:
- Exhibit A - Project Activity in the Kakaako Community Development District
- Exhibit B - November Financial Report
- Exhibit C - Kewalo Basin Report (September, October, November)

Project Activity in the Kaka'ako Community Development District

Update For: January 7, 2015

RECENTLY COMPLETED

			Number of Units						Floor Area (sf)						
Permit No.	**Project**		**Total**	**Market Rate**	**Affordable / Reserved**	**Height (ft)**	**Flrs**	**Site (sf)**	**Total**	**Res**	**Comm**	**Address**	**TMK**	**Development Team**	**Parking**
KAK 13 - 051	**SALT - KS BLOCK F**	Mixed use, reserved housing	54	0	54	65	6	127,065	141,396	34,245	107,151	**Block F of KS Master Plan** Block bounded by Ala Moana Blvd, Keawe St, Auahi St, and Coral St.	2-1-055:003, 006, 021, 026, 038	**Developer:** Kamehameha Schools **Land Owner:** Kamehameha Schools	351 off-street parking stalls.
N/A	**Halekauwila Place**	Affordable rental, 60% AMI	204	0	204	164	19	54,407	283,081	138,142	3,358	**Halekauwila Street** Located at intersection of Halekauwila and Keawe Streets	1-1-051:042 1-1-051:043	**Developer:** Stanford Carr **Design:** Richard Matsunaga	282 parking spaces
N/A	**Rycroft Terrace** (formerly Pagoda Terrace, Bishop Terrace)	Affordabe for-sale, 30% AMI 100 RH credits to benefit KS	162	0	162		5	61,614	78,788	75,872	2,916	**1550 Rycroft Terrace** Located less than 1 mile from Kaka'ako District	2-3-018-022	**Developer:** Savio Realty **Land Owner:** Kamehameha Schools	120 on-site, 42 off-site parking spaces
		TOTAL	**420**	**0**	**420**										

UNDER CONSTRUCTION

			Number of Units						Floor Area (sf)						
Permit No.	**Project**		**Total**	**Mrkt**	**Rsrvd**	**Height (ft)**	**Flrs**	**Site (sf)**	**Total**	**Res**	**Comm**	**Address**	**TMK**	**Development Team**	**Parking**
PD 2 - 84	**WAIHONUA at Kewalo 404 Piikoi - Phase IVA**	Mixed use, market rate housing	341	341	(provided off-site)	400	43	75,270	686,966	686,966	0	**1189 Waimanu Street** Located makai of intersection Pensacola and Waimanu Streets	2-3-006:017	**Developer:** Kewalo Development LLC (affiliate of A & B) **Design:** Design Partners	644 parking spaces for residents and guests
KAK 12 - 109	**801 SOUTH STREET Building "A"**	Workforce housing	635	0	635	395	46	76,194	530,764	530,764	0	**801 South Street** Corner of South and Kawaiahao Streets on the site adjoining the former Honolulu Advertiser News Building on Kapiolani Boulevard)	2-1-047:003	**Developer:** Downtown Capital LLC (Workforce Kakaako LLC and South Street Towers LLC, an affiliate of Tradewind Capital Group Inc.) **Land Owner:** **Design ·** Kazu Yato & Associates	11 story parking garage that will provide 915 parking stalls including 30 guest parking stalls
KAK 12 - 075	**SYMPHONY HONOLULU**	Mixed-use, market rate and, reserved housing	388	288	100	400	41	481,401	481,400	401,400	80,000	**850 Kapiolani Blvd** Situated at the corner of Kapiolani Boulevard and Ward Avenue	2-1-044:001 2-1-044:032 2-1-044:047 2-1-044:048	**Developer:** Oliver McMillan **Land Owner:** JN Group Inc & Casti Family **Design:** Architects Hawaii	1,047 parking stalls, 384 more than the minimum required; Traffic Thoroughfare Plan with multiple access points to Kapi'olani Boulevard, Ward Avenue, and Clayton Street
KAK 13 - 036	**Ward Neighborhood Master Plan, "Land Block 2, Project 1" (Waiea)**	Mixed use, market rate housing	177	177	(provided off-site)	400	36	81,446	527,781	519,526	8,255	**1122 & 1140 Ala Moana Blvd** Located at the makai, ewa (southwest) corner of Auahi Street and Kamake'e Street	2-3-001:001 2-3-001:004 2-3-001:005	**Developer:** Victoria Ward **Land Owner:** Howard Hughes	317 off-street parking stalls

Project Activity in the Kaka'ako Community Development District

Update For: January 7, 2015

KAK 13 - 033	**THE COLLECTION** (Formerly COMPUSA) **KS BLOCK E**	Mixed use, market rate housing	467	467	(provided off-site)	400 (tower) 47 (midrise) 31 (townhouse)	43 4 3	144,678	592,662	579,675	12,987	**604 Ala Moana** Located between South and Keawe and Auahi Streets, and Ala Moana Boulevard	2-1-055:004 2-1-055:009 2-1-055:017	**Developer:** Alexander & Baldwin Inc **Land Owner:** Kamehameha Schools **Design:** Design Partners Inc	888 parking spaces proposed
KAK 13 - 037	**Ward Neighborhood Master Plan,** **"Land Block 3, Project 1"** **(Anaha)**	Mixed use, market rate housing	318	318	(provided off-site)	400	38	89,882	649,360	632,223	17,137	**1108 Auahi Street** Located at the mauka, Diamond Head (northeast) corner of Auahi Street and Kamakee Street, adjacent to Ward Village Shops	2-3-005:019 2-3-005:013 2-3-005:017 2-3-005:022	**Developer:** Victoria Ward **Land Owner:** Howard Hughes	579 off-street parking stalls
		TOTAL	**2,326**	**1,591**	**735**										

PERMITTED PROJECTS

			Number of Units						Floor Area (sf)						
Permit No.	**Project**		**Total**	**Market**	**Affordable, "Reserved," "Workforce"**	**Height (ft)**	**Flrs**	**Site (sf)**	**Total**	**Res**	**Comm**	**Address**	**TMK**	**Development Team**	**Parking**
KAK 13 - 038	**Ward Neighborhood Master Plan,** **"Land Block 5, Project 1**	Mixed use, reserved housing	424	49	375	400	44	51,768	512,397	487,287	25,110	**404 Ward Avenue** Located at the Mauka, Ewa (northwest) corner of Ward Avenue and Halekauwila Street, across from the Ward Ave Sports Authority	2-1-005:001 2-1-005:061 2-1-005:062	**Developer:** Victoria Ward **Land Owner:** Howard Hughes	667 parking spaces
KAK 13 - 057	**801 SOUTH STREET** **Building "B"**	Workforce housing	410	102	308	400	46	84,432	467,650	467,650	0	**801 South Street - Building B** Corner of South St and Kapiolani Blvd on the site surrounding the former Honolulu Advertiser News Building)	2-1-047:004	**Developer:** Downtown Capital **Land Owner:** Downtown Capital	10-story, 790 parking garage; monthly parking rental available
KAK 13 - 091	**803 WAIMANU** (2nd Application)	Market rate housing	153	24	129	65	7	21,192	71,012	71,012		**803 Waimanu** Through-lot facing Waimanu and Kawaiahao. Immediately diamondhead of the Imperial Plaza Towers	2-1-049:050 2-1-049:070 2-1-049:072	**Developer:** MJF Development Corp **Land Owner:** Action Development **Design:** Pacific Atelier	91 parking spaces, and bicycle parking area
KAK 13 - 151	**Keauhou Lane KS BLOCK A** **A1 parcel**	Mixed use/market rate and reserved housing	423	338	85	400	43	94,667	512,319	509,465	2,854	**500 Keawe Street** Located between South and Keawe and Halekauwila and Pohukaina Streets	2-1-030:001	**Developer:** Stanford Carr **Land Owner:** Kamehameha Schools	1,040 parking stall, 7 story garage; Adjacent Civic Center rail station
KAK 13 - 151	**Keauhou Lane KS BLOCK A** **A2 parcel**	Mixed use/reserved housing	209	0	209	65	6	68,249	179,181	140,036	39,145	**500 South Street** Located between South and Keawe and Halekauwila and Pohukaina Streets	2-1-030:001	**Developer:** Gerding Edlen **Land Owner:** Kamehameha Schools	Adjacent Civic Center rail station
KAK 14 - 012	**KS BLOCK B** **B1 parcel**	mixed use/market & reserved housing	95	75	20	65	6	66,110	133,005	123,325	9,680	**400 Keawe Street** Immediately diamondhead of the One Waterfront Towers	2-1-054:025	**Developer:** Castle Cooke Homes Hawaii Inc **Land Owner:** Kamehameha Schools	151 stalls (surface parking)
KAK 14 - 012	**KS BLOCK B** **B2 parcel**	Resevered housing	88	0	88	65	7	39,815	65,628	65,628	0	**440 Keawe Street** Immediately diamondhead of the One Waterfront Towers	2-1-054:027, 028, 032	**Developer:** Kamehameha Schools **Land Owner:** Kamehameha Schools	164 stalls (parking podium)

Project Activity in the Kaka'ako Community Development District

Update For: January 7, 2015

KAK 14-061	**VIDA** **KS BLOCK I**	Mixed use, market rate housing	265	265	(provided off-site)	400 (tower) 45 (podium)	40 4	150,126	615,517	595,517	20,000	**800 and 830 Ala Moana, 825 Auahi Street** Located between Ward and Koula and Auahi Streets, and Ala Moana Boulevard	2-1-056:002 2-1-056:007 2-1-056:008	**Developer:** Kobayshi MacNaughton Group **Land Owner:** Kamehameha Schools **Design:** Ben Woo Architects	685 stalls
KAK 14-066	**Ewa Building**	Mixed use, market rate housing; 2-Towers with Podiums	113	113	0	400	35	191,664	417569	407839	9730	**1050 Ala Moana Blvd.** Located in the middle of the land block between Auahi St, Ala Moana Blvd, Ward Ave, and Kamakee St. On the site of the current Ward Warehouse.	2-3-001:005 (por)	**Developer:** Victoria Ward **Land Owner:** Howard Hughes	548 stalls
	Diamond Head Building		123	123	0	311	28		366445	356445	10000				
	Ward Neighborhood Master Plan, **"Land Block 2, Project 2 (The Gateway Project)** ***Project Total***		236	236	(provided off-site)	400	35		784014	764284	19730				
		TOTAL	**2,303**	**1,089**	**1,214**										

PENDING APPROVAL (Complete Application Received)

			Number of Units						Floor Area (sf)						
Permit No.	**Project**		**Total**	**Market**	**Affordable, "Reserved," "Workforce"**	**Height (ft)**	**Flrs**	**Site (sf)**	**Total**	**Res**	**Comm**	**Address**	**TMK**	**Development Team**	**Parking**
KAK 14 - 074	**Ward Neighborhood Master Plan,** **"Land Block 1, Project 2"**	Mixed use, market rate housing	466	466	(provided off-site)	400	38	142,868	643,040	564,721	78,319	**330 Kamakee Street** Located at the Ewa-Makai corner of Queen Street and Kamakee Street.	2-3-002:001 (por)	**Developer: Victoria Ward** **Land Owner: Howard Hughes**	1301 stalls
KAK 14 - 101	**Ola Ka Ilima - Artspace Lofts**	Mixed use, affordable artist housing	84	0	84	99	8	30,000	112,672	106,190	6,482	**1025 Waimanu Street** Located between Waimanu Street and Kawaiahao Street.	2-3-003:040	**Developer: Artspace** **Land Owner: HCDA**	94 stalls
		TOTAL	**550**	**466**	**84**										

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/15/14

Summary Financial Report

For the Month of November 2014, Fiscal Year Ending 06/30/15

I. Administrative Expenditures

District / Period	Current Month - November 2014			Fiscal Year to Date			Variance explanation notes
	Actual	Budget	Variance	Actual	Budget	Variance	
Kakaako District	221,065	233,675	(12,610)	1,142,032	1,160,982	(18,950)	Variance results primarily because charges for Fee Services have not yet been incurred.
Kalaeloa District	18,985	36,662	(17,677)	126,531	185,909	(59,378)	Variance results primarily because charges for Fee Services have not yet been incurred.

II. Revolving Funds

Fund - sub / Period	Current Month - November 2014			Fiscal Year to Date			Ending Balance	Balance Available
	Revenue	Expenditure	Net Change	Revenue	Expenditure	Net Change		
Chapter Revolving Fund:								
-- Improvement Districts	927	1,468	(541)	26,137	9,933	16,204	4,277,427	3,835,709
-- Leasing & Management	58,570	269,645	(211,075)	1,118,029	1,899,867	(781,838)	4,702,670	(676,839)
-- Public Facility Dedication	748	26,440	(25,692)	2,388,158	173,342	2,214,816	5,623,182	5,623,182
-- Reserved Housing	258	-	258	267,603	-	267,603	839,612	839,612
-- Receipts from Ceded Lands	-	-	-	12,165	-	12,165	1,950,070	1,950,070
-- Security Deposits	200	5,200	(5,000)	27,400	30,350	(2,950)	98,410	-
Kalaeloa Revolving Fund	93,437	2,976	90,461	100,893	45,274	55,619	258,393	-
He'eia Revolving Fund	-	-	-	-	-	-	2,836	2,836

III. Project performance

Projects:	November 2014	Fiscal YTD
-- Project utilizing legislative appropriation	386,743	497,875
-- Project utilizing Hawaii community development (Chapter) revolving fund	192,929	1,132,526
-- Project utilizing Kalaeloa Community Development District revolving fund	-	15,200

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/15/14

Kakaako Community Development District Administrative Expenditures

For the Month of November 2014, Fiscal Year Ending 06/30/15

Line #	Description	Current Month - November 2014			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit - funded by HCDA revolving fund	20,362	21,608	(1,246)	115,842	108,038	7,804	259,292
2	Salary & fringe benefit - funded by GO bond fund	161,679	161,009	670	815,532	805,045	10,487	1,932,107
3	Personal Services - funded by HCDA revolving fund	5,054	4,960	94	19,293	24,800	(5,507)	59,520
4	*Subtotal - Salary, Fringe & Personal Services*	*187,095*	*187,577*	*(482)*	*950,667*	*937,883*	*12,784*	*2,250,919*
5	Office rent	18,600	18,700	(100)	87,127	93,500	(6,373)	163,800
6	Supplies	627	1,170	(543)	6,770	5,849	921	14,038
7	Dues, subscriptions and conferences	1,258	1,342	(84)	5,992	6,708	(716)	16,100
8	Postage	-	107	(107)	2,490	533	1,957	1,280
9	Telephone	1,556	2,417	(861)	7,404	12,083	(4,679)	29,000
10	Printing	-	25	(25)	-	125	(125)	300
11	Legal notes & advertising	2,351	83	2,268	5,643	417	5,226	1,000
12	Transportation & travel	7,857	5,845	2,012	40,384	29,225	11,159	70,140
13	Equipment rental	-	704	(704)	5,590	3,520	2,070	10,240
14	Repair and maintenance	1,011	1,717	(706)	5,022	8,583	(3,561)	47,400
15	Service for a fee	314	13,656	(13,342)	5,952	45,254	(39,302)	73,868
16	Insurance	-	-	-	13,074	13,074	-	13,074
17	Miscellaneous	396	332	64	1,963	1,668	295	4,000
18	Equipment purchase	-	-	-	3,954	2,560	1,394	5,760
19	*Subtotal - Other Administrative Expenditures*	*33,970*	*46,098*	*(12,128)*	*191,365*	*223,099*	*(31,734)*	*450,000*
20	*Total*	*221,065*	*233,675*	*(12,610)*	*1,142,032*	*1,160,982*	*(18,950)*	*2,700,919*

Summary: Funding source for Kakaako District operations	General Funds	General Obligation Bond Funds	HCDA revolving fund	Total
Salary and Fringe Benefit		1,932,107	259,292	2,191,399
Personal Services (Deputy AG)			59,520	59,520
Other Operating Expenditures			450,000	450,000
Total	-	*1,932,107*	*768,812*	*2,700,919*

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/15/14

Kalaeloa Community Development District Administrative Expenditures

For the Month of November 2014, Fiscal Year Ending 06/30/15

Line #	Description	Current Month - November 2014			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit - funded by HCDA revolving fund	17,499	17,341	158	91,547	86,707	4,840	208,097
2	Salary & fringe benefit	-	-	-	-	-	-	-
3	Personal Services - funded by Kalaeloa revolving fund	2,843	2,790	53	10,853	13,950	(3,097)	33,480
4	*Subtotal - Salary & Fringe Benefit*	*20,342*	*20,131*	*211*	*102,400*	*100,657*	*1,743*	*241,577*
5	Office rent	-	1,667	(1,667)	6,669	8,333	(1,664)	20,000
6	Supplies	-	676	(676)	7,349	10,560	(3,211)	15,292
7	Dues, subscriptions and conferences	-	70	(70)	-	350	(350)	840
8	Postage	-	60	(60)	-	300	(300)	720
9	Telephone	122	300	(178)	490	1,500	(1,010)	3,600
10	Printing	-	50	(50)	-	250	(250)	600
11	Legal notes & advertising	(1,129)	125	(1,254)	(1,129)	625	(1,754)	1,500
12	Transportation & travel	108	983	(875)	591	4,917	(4,326)	11,800
13	Equipment rental	-	396	(396)	-	1,980	(1,980)	5,760
14	Repair and maintenance	-	330	(330)	-	1,650	(1,650)	3,960
15	Service for a fee	(508)	11,494	(12,002)	2,056	44,096	(42,040)	86,556
16	Insurance	-	-	-	7,354	7,354	-	7,354
17	Miscellaneous	50	380	(330)	751	1,897	(1,146)	5,298
18	Equipment purchase	-	-	-	-	1,440	(1,440)	3,240
19	*Subtotal - Other Administrative Expenditures*	*(1,357)*	*16,531*	*(17,888)*	*24,131*	*85,252*	*(61,121)*	*166,520*
20	*Total*	*18,985*	*36,662*	*(17,677)*	*126,531*	*185,909*	*(59,378)*	*408,097*

Summary: Funding source for Kalaeloa District operations	General Funds	HCDA revolving fund	Kalaeloa revolving fund	Total
Salary and Fringe Benefit		208,097	-	208,097
Personal Services (Deputy AG)			33,480	33,480
Other Operating Expenses			166,520	166,520
Total	-	*208,097*	*200,000*	*408,097*

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Hawaii Community Development Revolving Fund Summary
For the Month of November 2014, Fiscal Year Ending 06/30/15

12/15/14

	Description / Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Receipts from Ceded Lands		Security Deposits		Total	
		Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD
1	Revenues														
2	Assessment from property owners	-	21,712											-	21,712
3	Dedication & reserved housing fees					-	2,384,588	-	266,370					-	2,650,958
4	Investment earnings	927	4,425	1,686	8,050	748	3,570	258	1,233					3,619	17,278
5	Leasing and management			37,146	951,057					-	18,755			37,146	969,812
6	Less: Revenue share transfer			-	-					-	(6,590)			-	(6,590)
7	Makai common area maintenance			14,254	129,106									14,254	129,106
8	Other	-	-	5,484	29,816	-	-	-	-			200	27,400	5,684	57,216
9	Total Revenues	927	26,137	58,570	1,118,029	748	2,388,158	258	267,603	-	12,165	200	27,400	60,703	3,839,492
10	Expenditures														
11	Personal Services (AG)			5,054	19,293					-	-			5,054	19,293
12	Utilities	1,468	9,933	2,300	11,836	20,518	140,174	-	-	-	-	-	-	24,286	161,943
13	Security, repair & maintenance	-	-	34,416	230,807	5,922	33,168	-	-	-	-	-	-	40,338	263,975
14	Expend. other than asset mgt	-	-	23,783	141,155	-	-	-	-	-	-	-	-	23,783	141,155
15	Other	-	-	41,368	481,826	-	-	-	-	-	-	5,200	30,350	46,568	512,176
16	Capital outlays	-	-	162,724	1,014,950	-	-	-	-	-	-	-	-	162,724	1,014,950
17	Total Expenditures	1,468	9,933	269,645	1,899,867	26,440	173,342	-	-	-	-	5,200	30,350	302,753	2,113,492
18	Excess (Deficit) of Revenue over Expenditures	(541)	16,204	(211,075)	(781,838)	(25,692)	2,214,816	258	267,603	-	12,165	(5,000)	(2,950)	(242,050)	1,726,000
19	Transfer in (out)	-	-	-	(172,966)	-	-	-	-	-	-	-	-	-	(172,966)
20	Fund Balance, Beginning of Period	4,277,968	4,261,223	4,913,745	5,657,474	5,648,874	3,408,366	839,354	572,009	1,950,070	1,937,905	103,410	101,360	17,733,421	15,938,337
21	Fund Balance, End of Period	4,277,427	4,277,427	4,702,670	4,702,670	5,623,182	5,623,182	839,612	839,612	1,950,070	1,950,070	98,410	98,410	17,491,371	17,491,371
22	Less Restrictions														
23	Contract balance		338,718		4,000,273		-		-						4,338,991
24	Commitment (Budget balance)		103,000		1,379,235		-		-				98,410		1,580,645
25	Fund Balance Available		3,835,709		(676,839)		5,623,182		839,612		1,950,070		-		11,571,735

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kalaeloa Community Development Revolving Fund Summary
For the Month of November 2014, Fiscal Year Ending 06/30/15

	Description	Leasing & Management		Security Deposits		Total	
		Nov-14	Fiscal YTD	Nov-14	Fiscal YTD	Nov-14	Fiscal YTD
1	Revenues						
2	Assessment from property owners	93,269	94,085			93,269	94,085
3	Dedication & reserved housing fees	-	-			-	-
4	Investment earnings	68	305			68	305
5	Leasing and management	-	-			-	-
6	Less: Revenue share transfer	-	-			-	-
7	Common area maintenance	-	-			-	-
8	Other	100	6,503	-	-	100	6,503
9	Total Revenues	93,437	100,893	-	-	93,437	100,893
10	Expenditures						
11	Personal Services (AG)	2,843	10,853			2,843	10,853
12	Utilities	-	-			-	-
13	Security, repair & maintenance	133	665			133	665
14	Expend. other than asset management	-	-			-	-
15	Other	-	33,756	-	-	-	33,756
16	Capital outlays	-	-			-	-
17	Total Expenditures	2,976	45,274	-	-	2,976	45,274
18	Excess (Deficit) of Revenue over Expenditures	90,461	55,619	-	-	90,461	55,619
19	Transfer in (out)	-	(98,740)	-	-	-	(98,740)
20	Fund Balance, Beginning of Period	107,932	241,514	60,000	60,000	167,932	301,514
21	Fund Balance, Ending of Period	198,393	198,393	60,000	60,000	258,393	258,393
22	Less Restrictions						
23	Contract balance		5,250				5,250
24	Commitment		193,143		60,000		253,143
25	Fund Balance Available		-		-		-

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
He'eia Community Development Revolving Fund Summary
For the Month of November 2014, Fiscal Year Ending 06/30/15

	Description	Nov-14	Fiscal YTD
1	Revenues		
2	Assessment from property owners		
3	Dedication & reserved housing fees		
4	Investment earnings	-	-
5	Leasing and management		
6	Less: Revenue share transfer		
7	Common area maintenance		
8	Other		
9	Total Revenues	-	-
10	Expenditures		
11	Personal Services (AG)		
12	Utilities		
13	Security, repair & maintenance		
14	Expend. other than asset management		
15	Other	-	-
16	Capital outlays		
17	Total Expenditures	-	-
18	Excess (Deficit) of Revenue over Expenditures	-	-
19	Transfer in (out)	-	-
20	Fund Balance, Beginning of Period	2,836	-
21	Fund Balance, Ending of Period	2,836	2,836
22	Less Restrictions		
23	Contract balance		-
24	Commitment (Budget balance)		-
25	Fund Balance Available	-	2,836

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Summary report for Special Funds created by §206E, HRS
For the Month of November 2014, Fiscal Year Ending 06/30/15

12/15/14

Description		Current Month - November 2014					Fiscal Year to Date						
Fund symbol	Fund Title / Sub - Fund	Interest income	Other receipts	Transfer	Disburse ment	Net change	Interest income	Other receipts	Transfer	Disburse ment	Net change	Beginning Balance	Ending Balance
Pursuant to §206E-16, 206E-16.5, HRS													
S-xx-**352**	Hawaii community development revolving fund	3,619	57,084	-	302,753	(242,050)	17,278	3,822,214	(172,966)	2,113,492	1,553,034	15,938,337	**17,491,371**
Sub fund	Improvement Districts	927	-	-	1,468	(541)	4,425	21,712	-	9,933	16,204	4,261,223	4,277,427
Sub fund	Leasing & Management	1,686	56,884	-	269,645	(211,075)	8,050	1,109,979	(172,966)	1,899,867	(954,804)	5,657,474	4,702,670
Sub fund	Public Facility Dedication	748	-	-	26,440	(25,692)	3,570	2,384,588	-	173,342	2,214,816	3,408,366	5,623,182
Sub fund	Reserved Housing	258	-	-	-	258	1,233	266,370	-	-	267,603	572,009	839,612
Sub fund	Receipts from Ceded Lands		-	-	-	-		12,165	-	-	12,165	1,937,905	1,950,070
Sub fund	Security Deposits		200	-	5,200	(5,000)		27,400	-	30,350	(2,950)	101,360	98,410
S-xx-**358**	Hawaii community development authority (Kakaako District operating fund)	46	-	-	54,332	(54,286)	122	455	172,966	307,207	(133,664)	29,516	**(104,148)**
CPB Account	Kewalo Basin Harbor operations fund (operated by & in custody of ALMAR)		11,562	(4,938)	(767)	7,391		172,067	(85,708)	279,771	(193,412)	3,333,676	**3,140,263**
Pursuant to §206E-195, HRS													
S-xx-**326**	Kalaeloa community development revolving fund	68	93,369	-	2,976	90,461	305	6,503	(98,740)	45,274	(137,206)	167,932	**258,393**
Sub fund	Leasing & Management	68	93,369	-	2,976	90,461	305	6,503	(98,740)	45,274	(137,206)	107,932	198,393
Sub fund	Security Deposits		-	-	-	-		-	-	-	-	60,000	60,000
S-xx-**356**	Kalaeloa community development district (Kalaeloa District operating fund)	52	-	-	16,142	(16,091)	163	7	98,740	115,679	(16,769)	82,794	**66,025**
Pursuant to §206E-204, HRS													
S-xx-**364**	He'eia community development revolving fund	-	-	-	-	-	-	-	-	-	-	2,836	**2,836**

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/15/14

Summary report for Legislative Appropriations

For the Month of November 2014, Fiscal Year Ending 06/30/15

Fund title / symbol	Cost element	Law	Lapsing date	Total Allotment	Transfer	Lapsed	Encumbrance	PTD Expenditure	Beginning Balance	CM	YTD	Ending Balance
Pohukaina Street Mixed Use Development Project, Oahu												
B-12-415	Plan	A106/SLH12	06/30/16	1,500,000			1,483,798	1,310,046	208,322	34,571	145,703	173,752
Cultural Public Market, Oahu												
B-12-419	Plan	A106/SLH12	06/30/17	1,000			1,000	-	1,000	-	-	1,000
B-12-420	Land	A106/SLH12	06/30/17	1,000			-	-	-	-	-	-
B-12-421	Design	A106/SLH12	06/30/17	299,000			299,000	-	299,000	-	-	299,000
B-12-422	Construction	A106/SLH12	06/30/17	2,000,000			2,000,000	-	2,000,000	-	-	2,000,000
Subtotal				2,301,000			2,300,000	-	2,300,000	-	-	2,300,000
Kewalo Basin Riprap Wall Repair, Oahu												
B-13-407	Design	A134/SLH13	06/30/16	300,000			217,405	-	217,405	-	-	217,405
B-14-408	Contruction	A122/SL 14	06/30/16	700,000			-	-	-	-	-	-
Subtotal				1,000,000			217,405	-	217,405	-	-	217,405
Historic Pump Station Rehab, Oahu (LBR903)												
B-11-800	Plan	A134/SLH13		1,000			1,000	-	1,000	-	-	1,000
B-11-801	Design	A134/SLH13		1,000			1,000	-	1,000	-	-	1,000
B-11-802	Construction	A134/SLH13		998,000			998,000	-	998,000	-	-	998,000
Subtotal				1,000,000			1,000,000	-	1,000,000	-	-	1,000,000
Kalaeloa East Energy Corridor, Kalaeloa, Oahu												
B-12-416	Plan	A106/SLH12	06/30/17	1,000			1,000	950	50	-	-	50
B-12-417	Design	A106/SLH12	06/30/17	599,000			599,000	434,155	217,017	52,172	52,172	164,845
B-12-418	Construction	A106/SLH12	06/30/17	2,900,000			542,695	542,695	-	-	-	-
Subtotal				3,500,000			1,142,695	977,800	217,067	52,172	52,172	164,895
Kalaeloa Enterprise Energy Corridor, Kalaeloa, Oahu												
B-14-410	Plan	A122/SLH14	06/30/16	1,000			1,000	1,000	1,000	1,000	1,000	-
B-14-411	Design	A122/SLH14	06/30/16	699,000			299,000	299,000	299,000	299,000	299,000	-
B-14-412	Construction	A122/SLH14	06/30/16	6,300,000			-	-	-	-	-	-
Subtotal				7,000,000			300,000	300,000	300,000	300,000	300,000	-
HCDA's community development districts, Oahu (for CIP-funded staff cost)												
B-14-409	Plan	A122/SL 14	06/30/16	1,855,000								
B-13-408	Plan	A134/SLH13	06/30/16	1,855,000			1,855,000	1,560,289	456,389	161,679	815,532	294,711

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

12/15/14

Capital Improvement Project Summary

For the Month of November 2014, Fiscal Year Ending 06/30/15

Line	Title / Description	Approved Funding			Project Performance				
		Appropriation	Revolving Fund		Contract Amount	Current Month November 2014	Fiscal Year to Date	Project to Date	Contract Balance
		Amount	Amount	Sub Fund					
Projects utilizing revolving funds									
1	KL - Energy Corridor		1,035,485	ID	1,035,485	-	-	713,017	322,468
2	KA - American Brewery, due diligence		309,302	Leasing	290,706	-	-	255,008	35,698
3	KA - Army utility connection		350,000	ID/Leasing	341,030	-	-	341,030	-
4	KA - Fishman's Wharf repair		450,000	Leasing	428,890	10,722	10,722	310,945	117,945
5	KA - ABB renovation		6,104,900	Leasing	5,216,276	152,002	1,004,227	4,104,808	1,111,468
6	KA - ABB Counsel		350,000	Leasing	350,000	-	16,326	16,326	333,674
7	KA - 690 Counsel		350,000	Leasing	350,000	-	-	63,912	286,088
8	KL - Environmental Assessment		100,000	ID	97,000	-	15,200	80,750	16,250
9	KA - NPDES Permit		200,000	Leasing	169,367	12,344	37,777	37,777	131,590
10	KA - Park (KW,KBH,MG) use master plan & EIS		600,000	Leasing	541,940	17,862	63,473	63,473	478,467
11	KA - Pohukaina Street Mixed Use TOD Sewer/Water Plan		150,000	Leasing	129,000	-	-	-	129,000
12	KA - Pohukaina Street Mixed Use TOD Overlay and EIS		300,000	Leasing	170,419	-	-	-	170,419
Projects utilizing legislative appropriations									
1	Pohukaina Street Mixed Use Development - EIS	1,500,000		CIP	1,483,798	34,571	145,703	1,310,046	173,752
2	Cultural Public Market	2,301,000		CIP	2,300,000	-	-	-	2,300,000
3	Kalaeloa East Energy Corridor, Kalaeloa	3,500,000		CIP	1,142,695	52,172	52,172	977,800	164,895
4	Kewalo Basin Rip-Rap Wall Repair-Design & Construction	1,000,000		CIP	217,405	-	-	-	217,405
5	Historic Pump Station Rehab	1,000,000		CIP	1,000,000	-	-	-	1,000,000
6	Kalaeloa Enterprise Energy Corridor	7,000,000		CIP	300,000	300,000	300,000	300,000	-
7	HTDC Facility	2,625,000		CIP	-	-	-	-	-

HAWAII COMMUNITY DEVELOPMENT AUTHORITY *12/15/14*

Summary of Cash Balance of Hawaii community development revolving funds

As of 11/30/2014, Fiscal Year Ending 06/30/15

Fund symbol		Fund Title / Description	Amount
Part I: Cash on hand			
S-xx-352		Hawaii community development revolving fund	17,491,371
S-xx-358		Hawaii community development authority (Kakaako District operating fund)	(104,148)
		Subtotal: Cash on hand as of 11/30/2014	17,387,223
Part II: Outstanding obligations			
		Contract balance	4,338,991
		Authority-approved budget balance	1,482,235
	*	Security deposit balance	98,410
	**	Recurring PO balance	589,422
		Pending transfer to KL revolving fund to finance 2 positions	109,357
		Budget balance for 2 KA positions	143,450
		Budget balance for KA administrative expenditure	258,635
		Budget balance for AG salary and benefits	69,854
		Subtotal: known obligations as of 11/30/2014	7,090,354
Part III.		Cash balance available as of 11/30/2014 (Part III = Part I - Part II)	10,296,869
Part IV. Additional cash			
CPB	***	Kewalo Basin Harbor operations fund, for KBH only, (less Authority - approved budget)	3,140,263
S-xx-326	****	Kalaeloa Community Development District revolving fund	258,393
S-xx-356		Kalaeloa Community Development District (Kalaeloa District operating fund)	66,025
S-xx-364	****	He'eia Community Development District revolving fund, (less Authority - approved budget)	2,836
		Subtotal: Additional cash balance	3,467,517

Notes

* Refundable to HCDA tenants (Kakaako and Kalaeloa)

** Include utility for $574,758 and misc. for $14,663

*** Cash in CPB account that is operated by & in custody of ALMAR

**** For respective Kalaeloa / He'eia District only, less known obligation.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY *12/15/14*
List of Outstanding Obligations
As of November 30 2014, Fiscal Year Ending 06/30/15

Project Code	Subfund Code	Date Authority Approved	Authority-approved Budget	Retracted from Budget	Contract Amount	Budget Balance	PTD contract expenditure	Contract Balance
NPDES-2	Leasing	11/6/13	200,000		169,367	30,633	37,777	131,590
HPLLC-ID	ID	1/7/09	-			-	10,719,626	-
HPLLC-Ded	Ded	11/4/09	-		2,000,000	-	2,000,000	-
KBH improve	Leasing	2/11/09	-	3,712,098	1,187,598	-	1,187,598	-
Refuse-1	Leasing	10/10/12	34,770		32,775	1,996	32,775	-
Subdivision	ID	9/2/09	-		36,601	-	36,601	-
Army Utility Link	ID	11/3/10	-		51,552	-	51,552	-
Army Utility Link-1	Leasing	9/11/12	50,000		289,478	(239,478)	289,478	-
Army Utility Link-2	Leasing	12/5/12	100,000		-	100,000	-	-
Army Utility Link-3	Leasing	5/1/13	50,000		-	50,000	-	-
Electric corridor KL	ID	4/1/09	-		1,035,485	-	713,017	322,468
Parks Maintenance	Leasing	11/3/10	-		1,060,484	-	1,034,822	25,662
Sewage pump	Leasing	3/3/10	13,800		11,020	2,780	11,020	-
Piano Lot	Leasing	6/1/11	-		103,786	-	90,125	13,661
Due Diligence BB	Leasing	10/5/11	309,302		290,706	18,596	255,008	35,698
Patrol11	Leasing	10/5/11	-		148,257	-	141,023	7,234
Look Lab demo	Leasing	10/5/11	32,200	-	32,147	-	24,079	8,067
Inter-connection Study	ID	8/3/11	100,000		-	100,000	-	-
KL EA	ID	10/2/13	100,000		97,000	3,000	80,750	16,250
KBH Traffic	Leasing	11/9/11	-		458,339	-	184,613	273,726
Office maint	Leasing	4/4/12	100,000		71,400	28,600	26,490	44,910
CFS3 cesspool	Leasing	5/2/12	93,000		22,095	70,905	22,095	-
Homeless-3	Leasing	6/6/12	354,000		354,000	-	275,155	78,845
Homeless-4	Leasing	5/1/13	354,000	-	237,838	116,162	237,838	-
Fish-wharf repair	CPB	1/9/13	450,000		428,890	21,110	310,945	117,945
Fish-wharf repair-1	CPB	5/7/14	33,700		33,700	-	-	33,700
ABB	Leasing	4/10/13	6,104,900		5,216,276	888,624	4,104,808	1,111,468
690 Counsel	Leasing	10/10/12	350,000		350,000	-	63,912	286,088
TOD Sewer/Water Plan	Leasing	12/4/13	150,000		129,000	21,000	-	129,000
TOD Overlay & EIS	Leasing	6/10/14	300,000		170,419	-	-	170,419
Parks Maintenance 2	Leasing	10/2/13	841,500		561,000	280,500	232,933	328,067
Sewage Pump-1	Leasing	5/3/14	45,000		30,920	14,080	670	30,250
Refuse-2	Leasing	1/8/14	234,655		139,770	94,885	43,398	96,372
Parks Use MP EIS	Leasing	1/8/14	600,000		541,940	58,060	63,473	478,467
ABB Counsel	Leasing	4/2/14	350,000		350,000	-	16,326	333,674
Pump Station EA & SMA	Leasing	6/10/14	65,000		65,000	-	11,163	53,838
Patrol-14	Leasing	11/5/14	247,000		164,474	82,526	-	164,474
Makai Prop. Maintenance	Leasing	9/3/2014	80,000		47,120	32,880	-	47,120
	Subtotal		11,912,827	3,712,100	16,586,721	1,503,345	22,967,357	4,338,991

Summary by sub-fund

ID	300,000	-	1,687,311	103,000	12,068,220	338,718
Leasing	11,129,127	3,712,100	12,389,559	1,379,235	8,540,931	3,848,628
Ded	-	-	2,000,000	-	2,000,000	-
Housing	-	-	-	-	-	-
He'eia	-	-	47,261	-	47,261	-
CPB	483,700	-	462,590	21,110	310,945	151,645
Subtotal	11,912,827	3,712,100	16,586,721	1,503,345	22,967,357	4,338,991

KEWALO BASIN HARBOR
1125-B1 Ala Moana Blvd.
Honolulu, HI 96814
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Kewalo Basin Harbor Monthly Management Report
September 2014

The monthly Kewalo Basin Harbor Management Report contains the following:

1. Financial Summary
2. Occupancy Table
3. Occupancy Review
4. Revenue Summary
5. Maintenance Summary
6. Vendor Status
7. NPDES Compliance
8. Incidents

September's slip revenue was $71,489.00
Total Revenue for September was $89,737.00
Total Expenses were $39,482 00
Total Income from Operations was $50,255.00

Monthly financial reports include the 9/14 Balance Sheet, Trial Balance and General Ledger for Kewalo Basin Harbor. They were sent to Chrissie Lu and Aileen Saito.

Occupancy Table

Dock	# of Slips	Occupied	Charter	Comm Fishing	Recreational	Guest	Occupancy	Available Slips
A	23	22	20	1	1	0	95%	1
B	28	25	5	0	20	0	89%	3
C	12	11	1	5	4	1	91%	1
D	22	15	5	2	6	2	68%	7
E	21	19	8	0	11	0	90%	2
F	31	30	30	0	0	0	96%	1
Loading Docks	4	4		4			100%	0
Totals	**141**	**126**	**69**	**12**	**42**	**3**	**89%**	**15**

KEWALO BASIN HARBOR
1125-B1 Ala Moana Blvd.
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Occupancy Review

At the end of September 2014, Kewalo Basin Harbor's occupancy was 89%.
The vessel mix is consistent at:

51%, - Commercial Charter
7% - Commercial Fishing
35% - Recreational
7% - Guest

We have had little change in occupancy from the previous month with a slight decrease in occupancy for September. Some of the vacancies were smaller boats in bigger slips and will allow us to maximize "best usage" of the harbor and increase revenues with larger boats. We will also be making some adjustments to our slip assignments and transferring current members to more appropriate slip sizes. This will also result in the appropriate slip category for the size of their vessel. This practice is supported and dictated by the following Kewalo Basin Harbor rule:

> *§15-212-28 Assignment and reassignment of moorings. Reassignments may be made within Kewalo Basin if a vessel's size in relationship to the size of the assigned berth does not permit maximum and efficient public utilization of harbor facilities or if a reassignment in any other manner permits maximum and efficient public utilization of harbor facilities.*

In addition to this we have updated our waiting list and thankfully we have recently had an increase in applications for larger vessels in the 60', 70' and 80' categories.

We are still getting guest boat requests. We have three guest boaters on the D dock, one at the E dock and one on the Fisherman's Wharf Loading Dock.

The Fisherman's Wharf Dock is being used to berth transient fishing and guest vessels. The Harbor Master Loading Dock is also being used for temporary tenants and it is the best location for loading and unloading of commercial fishing vessels and berthing of larger vessels up to 170'.

We have one vacancy on the A dock and we are using it for temporary guest boaters until we find a new 40' commercial tenant. Also, there are two vacant slips at the B dock. Right now we are only considering smaller vessels for the B dock and we recently welcomed two new vessels to that dock. Going forward we only plan to put boats that are less than 40' on the B dock. One 40' slip is open on the E pier and two 80' slip on the D pier. Boats are being offered larger slips on a temporary permit to accommodate the demand and help maximize use of the facility.

We will be assigning slips to new regular tenants in November.

KEWALO BASIN HARBOR
1125-B1 Ala Moana Blvd.
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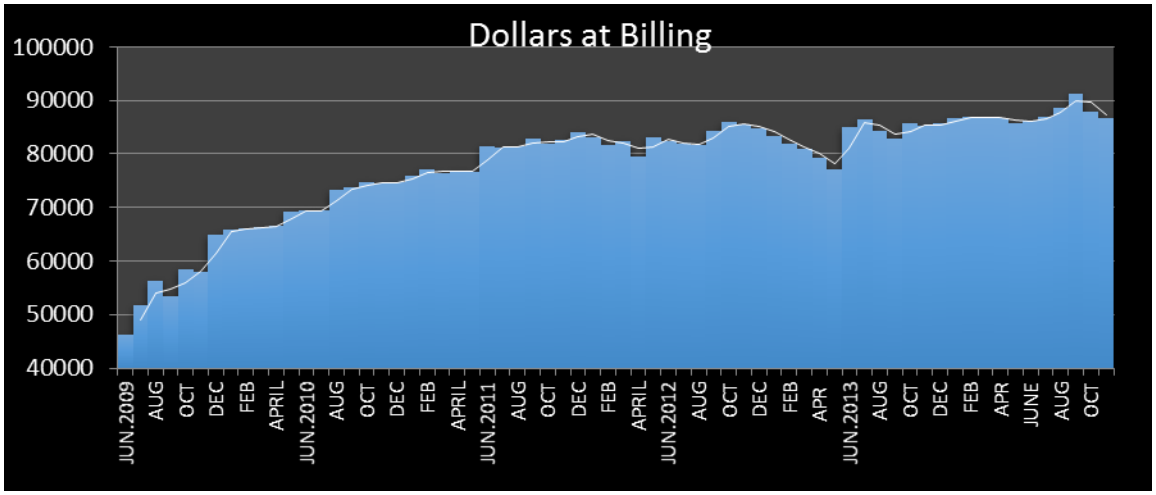
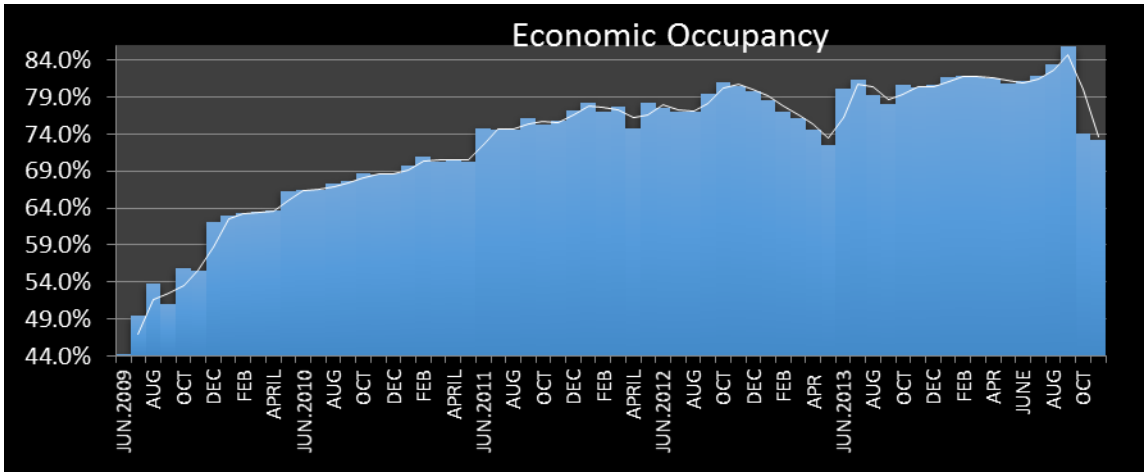
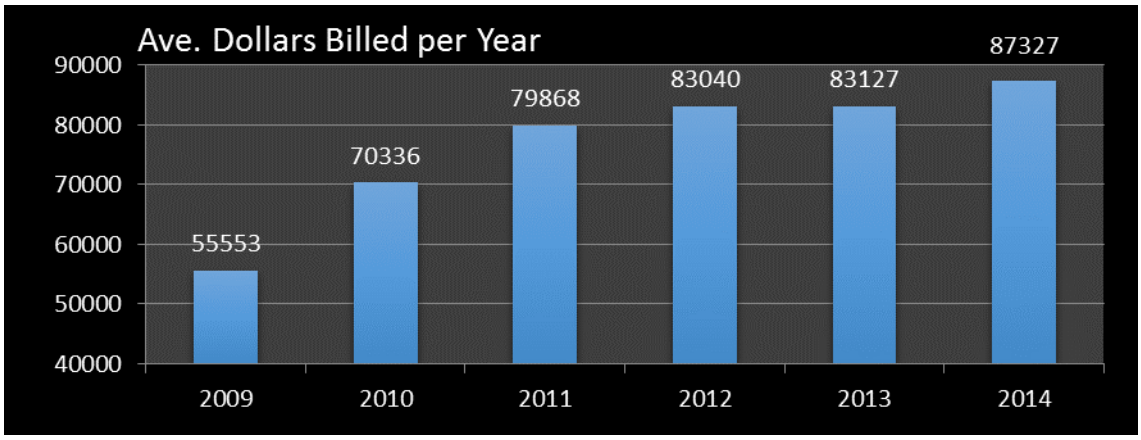
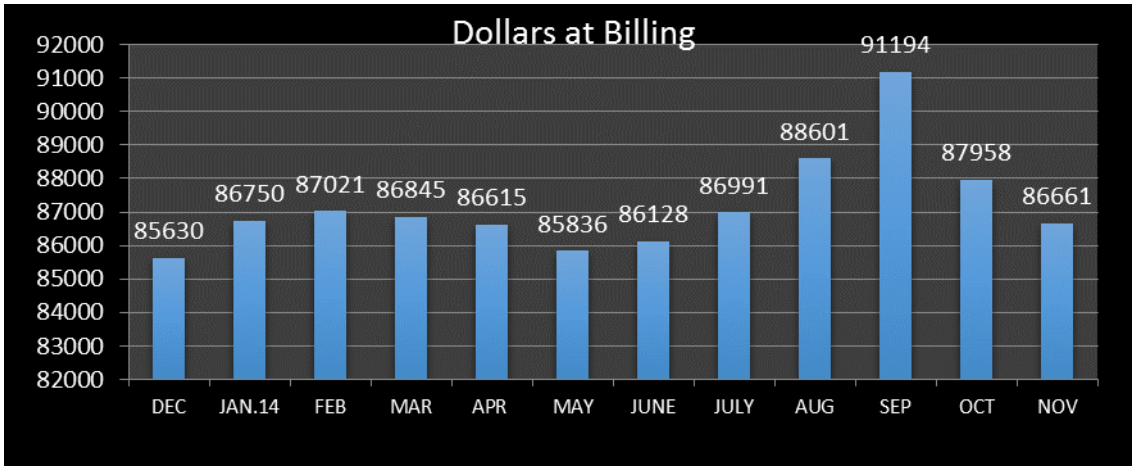
Revenue Summary:

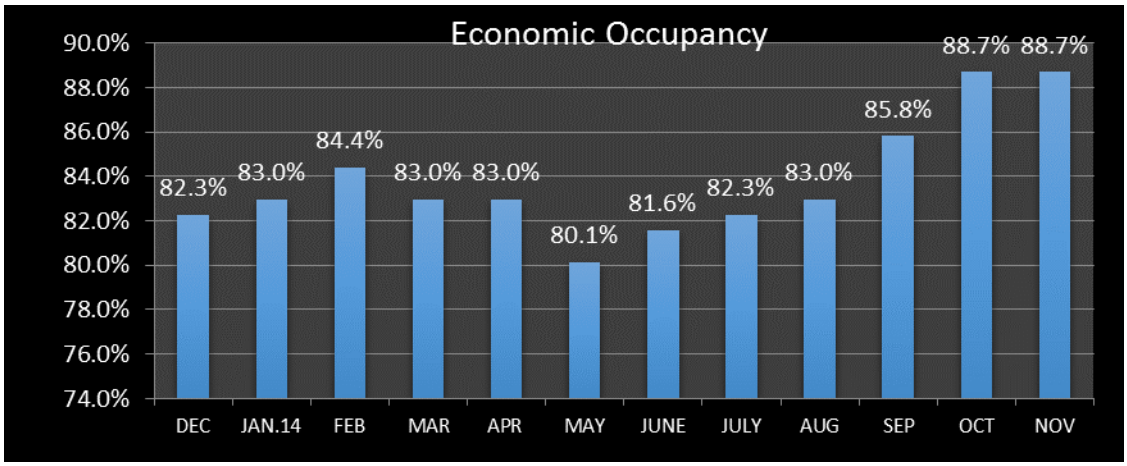






KEWALO BASIN HARBOR
1125-B1 Ala Moana Blvd.
Honolulu, HI 96814
808.594.0849





Maintenance Summary:

Due to the abundance of trees on the property we are reviewing a proposal from **LandScape Hawaii Inc**. for a tree trimming project on the harbor property. This will include addressing dead trees that may need to be removed for safety concerns. An abundance of trash is getting into the harbor such as plastic bags, plastic bottles and plastic food containers. We have asked our new Landscape vendor **Takano Nakamura Landscaping** to help us with cleaning of debris and they have made a big difference by trimming back and cleaning out the hedges around the harbor.

Trash is also found to flow into the harbor from the Ala Moana Beach Park drainage canal. One boater suggested putting a large screen on the Ala Moana park side of the canal to catch the trash before it flows into Kewalo Basin Harbor. This idea is being considered and analyzed.

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Our maintenance staff routinely addresses the following issues:

1. Continuous rubbish removal and adding new trash containers throughout the harbor
2. The Diamond Head parking lot is raked once a week as trees dump leaves daily.
3. Garbage corals are also being cleaned out by our harbor maintenance staff on a weekly basis.
4. We have added new carpet and tires for all areas of the harbor and continue to do so weekly.
5. Cleaning up after heavy wind and rain is always needed as large amounts of debris collect in the harbor.
6. Maintenance and cleaning of the bathrooms is performed by Jani-King, harbor staff and Waialae Plumbing. Heavy use makes this effort a good challenge.
7. Special attention to sump pumps aboard abandoned vessel PACIFIC STAR to protect the harbor from vessel sinking in the harbor.
8. Pothole repairs are a weekly maintenance item. New repairs are being finished near the B dock.
9. Weed control and grass cutting around Harbor office and NOAA facility a weekly task for our maintenance staff.
10. We are repainting the wooden barriers around the edge of the harbor and the shore power stations.
11. New garbage cans have been acquired, painted and installed to replace old ones that have rusted out.
12. New mooring cleats have been added and old ones are being maintained.
13. Concrete repairs are ongoing and patching of the piers is done monthly.

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Vendor Status:

We are working with some new vendors in September.

Hawaii Care and Cleaning (new)

The scope of janitorial services provided in September was increased and has been quite reliable. They have identified areas for improvement and routinely inform us about inventory of supplies and need for repairs. Initially they stripped and sealed the floors in all bathrooms which made a big difference in the overall appearance of the restroom facilities. HCC is on-call all day for random cleaning emergencies.

Support Systems

Three trash dumpsters in Kewalo Basin Harbor are serviced 5 times a week. The overall condition of the garbage coral areas is relatively good but constant attention to illegal dumping is imperative. More frequent pickups have reduced the amount of trash seen on the ground around the dumpsters; however, we still find large amounts of outside trash dumped in the garbage coral that never makes its way into the dumpster.

Waste Oil Removal

Unitek is providing oil removal services on an on-call basis. We have been able to significantly reduce the expense of waste oil removal by using Unitek on an as needed basis.

Hazmat Removal

Pacific Commercial Services is called when we have other hazardous chemicals dropped off at the oil depository.

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Kilauea Pest Control

Kilauea Pest Control is contracted to do monthly servicing of rat traps and we are getting no complaints about rodents in the harbor.

District Parking Services

We have a new one year agreement with DPS.

Universal Protection Services (new)

We have a one year agreement with UPS for security guard services. A security officer is on duty from 5:00pm till 6:00am every night. The Harbor Manager is on-call 24 hrs. A briefing between the Harbor Manager and the security guard is conducted before each shift starts at 5pm. Daily reports are given to the harbor office for review and action if needed. It should be noted that UPS has significantly increased the security presence in the harbor and as a result there have been many compliments from the boaters.

Takano Nakamura Landscaping (new)

We have a one year agreement with TNL to care for the landscaping needs at Kewalo Basin Harbor. They have made a very noticeable difference and significantly improved the look and feel of the harbor. Sprinkler system repairs are ongoing and improvements are being implemented weekly. Communication with TNL is great and we keep looking for ways to improve on the existing functionality of the overall systems.

Pacific Electro-Mechanical

PEM is continuing to address lighting issues and repairing them on an as needed basis. The major lighting repairs in the harbor have been completed.

NPDES Compliance:

Debris removal from the harbor is done daily. We are also getting help with this effort from our tenants as well. Extensive removal of debris from the harbor after a heavy rain and high winds is routine. Storm drains have been a source of oily sheen after a heavy rain, therefore, wire and sorbent filters are being placed at all inlets to the harbor. Regular cleaning of these storm drains is very important and preventative maintenance by harbor staff is on going. Dock boxes and garbage cans are inspected regularly for liquid spills, leaking containers, clutter and violations.

Fueling procedures are being followed and monitored by harbor staff. The current fueling procedures guide has been posted on our website and has been distributed. We will continually look for ways to improve on the existing fueling procedures. At this time we are not allowing non Kewalo tenants to use Kewalo Basin Harbor to fuel their boats using fueling trucks. When petroleum spills in the water or on the dock or anywhere are detected they are cleaned up and/or dealt with immediately. Oil spill kits are kept in the warehouse and are readily available in the event that a spill is detected. All harbor staff are trained in using these spill kits and we are keeping a careful watch for any contamination in the harbor. Oil sorbent boom is kept in inventory and readily available to protect the harbor and the boats.

KEWALO BASIN HARBOR
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Incidents/Violations

There were no reportable spills or discharges in the harbor in September. Careful monitoring has been successful in preventing accidents and educating boaters about the need to be diligent in following proper fueling procedures when fueling a boat in the harbor. We will continue to monitor and educate the boaters about safety and protecting the environment.

Other incidents:

No major incidents to report for September.

Kewalo Basin Harbor
October 2014

Occupancy Table

Dock	# of Slips	Occupied	Charter	Comm Fishing	Recreational	Guest	Occupancy	Available Slips
A	23	22	20	1	1	0	95.7%	1
B	28	25	5	0	20	0	89.3%	3
C	12	11	1	5	5	0	91.7%	1
D	23	15	2	1	11	1	65.2%	8
E	21	18	7	0	11	0	85.7%	3
F	31	29	29	0	0	0	93.5%	2
ST1	1	1	0	1	0	0	100%	0
ST2	3	3	0	3	0	0	100%	0
TOTALS	**142**	**124**	**64**	**11**	**48**	**1**	**87.3%%**	**18**

Occupancy Review

Kewalo Basin Harbor's occupancy was 87.3% at the end of October 2014.
The mix of vessels in the harbor at the end of October was:

51%, - Commercial Charter
9% - Commercial Fishing
39% - Recreational
1% - Guest

There was a 2.7% decrease in occupancy from September to October. The decrease was due to commercial fishing vessels and guest boaters vacating the harbor.

We are currently moving smaller boats that occupy larger slips into more appropriate slip sizes. This will allow us to make larger slips available for larger vessels.

We have recently had an increase in applications for larger vessels in all slip categories. We have updated our waiting list and plan to bring new vessels into the harbor in November.

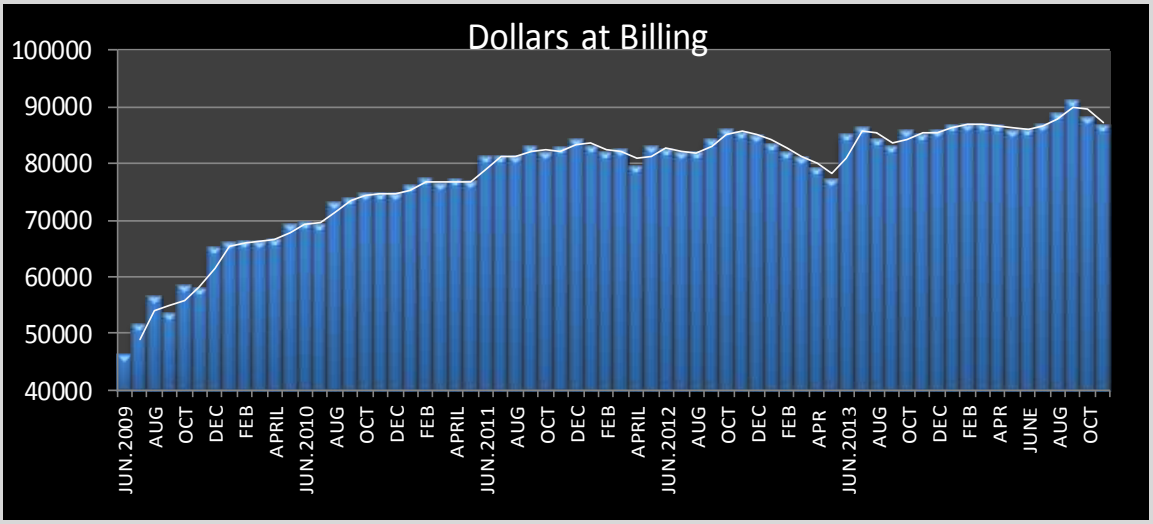
We are also getting guest boat requests for short term moorage and fitting them into unassigned slips.

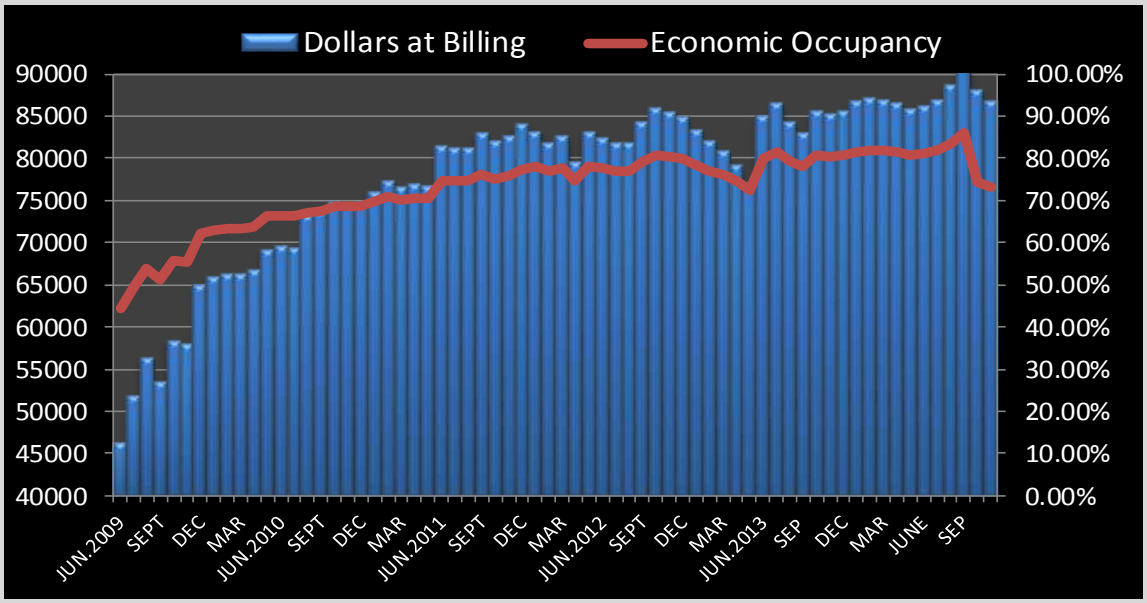
The Fisherman's Wharf Dock (now being called ST2) in our management system, is being used to berth transient fishing and guest vessels. The Harbor Master Loading Dock, (now called ST1) is also being used for temporary transient guests and fishing vessels.

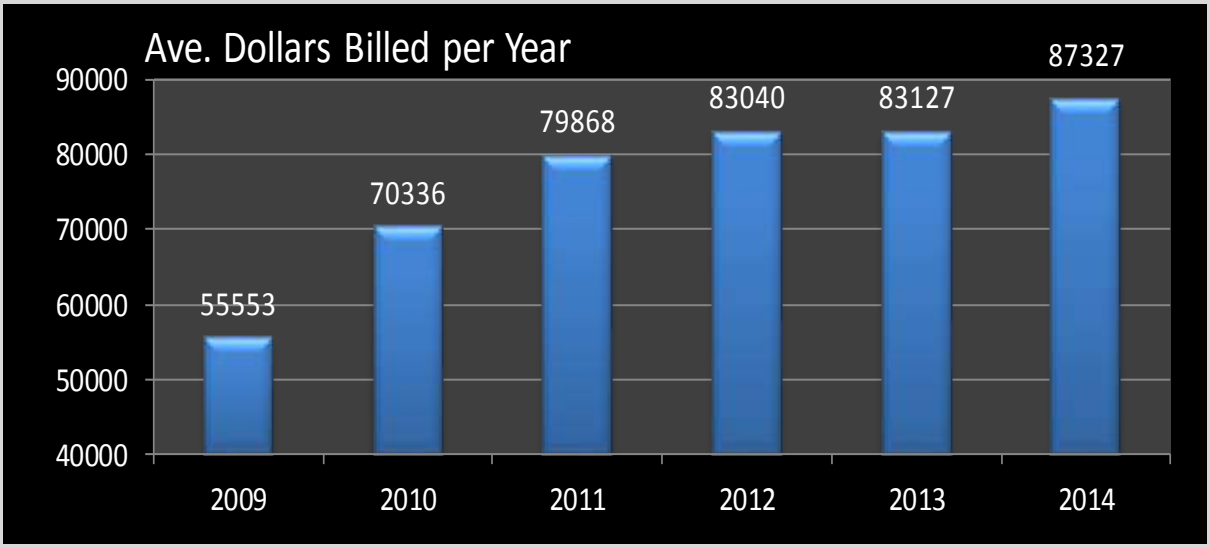
There are two vacant 60' slips at the B dock that we are only planning to place smaller vessels due to the weakened condition of the dock. We plan to put boats that are 50' or less on the B dock.

We will be offering regular slip assignments to new regular and commercial tenants in November

Revenue



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40000
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87327
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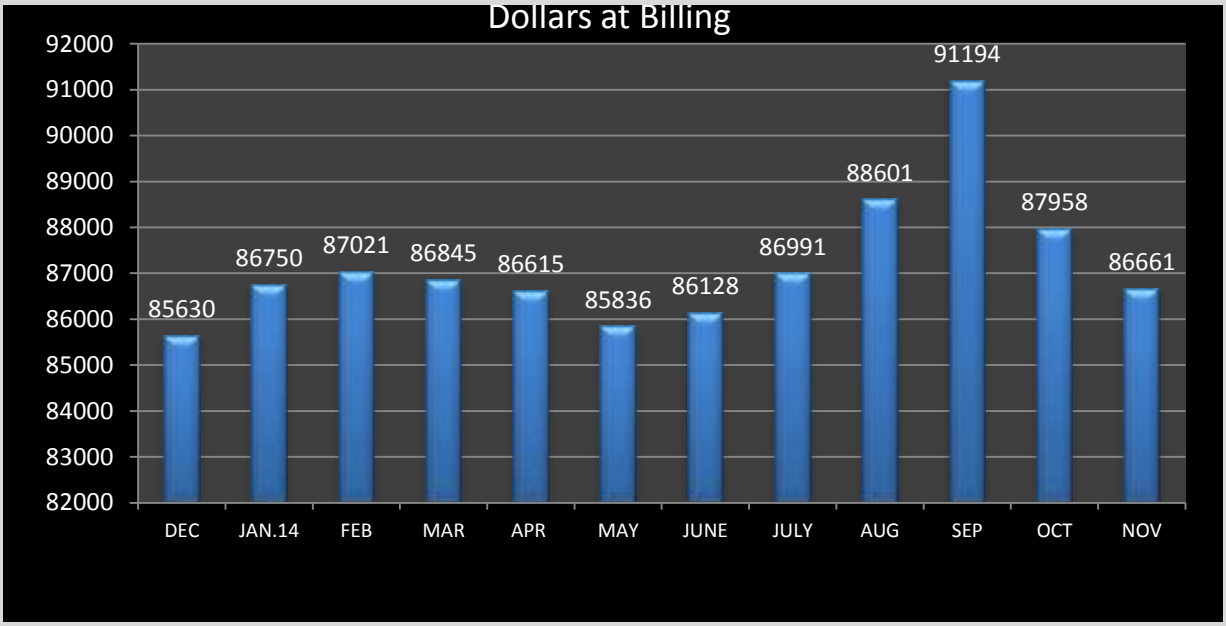
2011
2012
2013
2014


Dollars at Billing
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88000
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85000
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82000
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86845
86615
85836
86128
86991
88601
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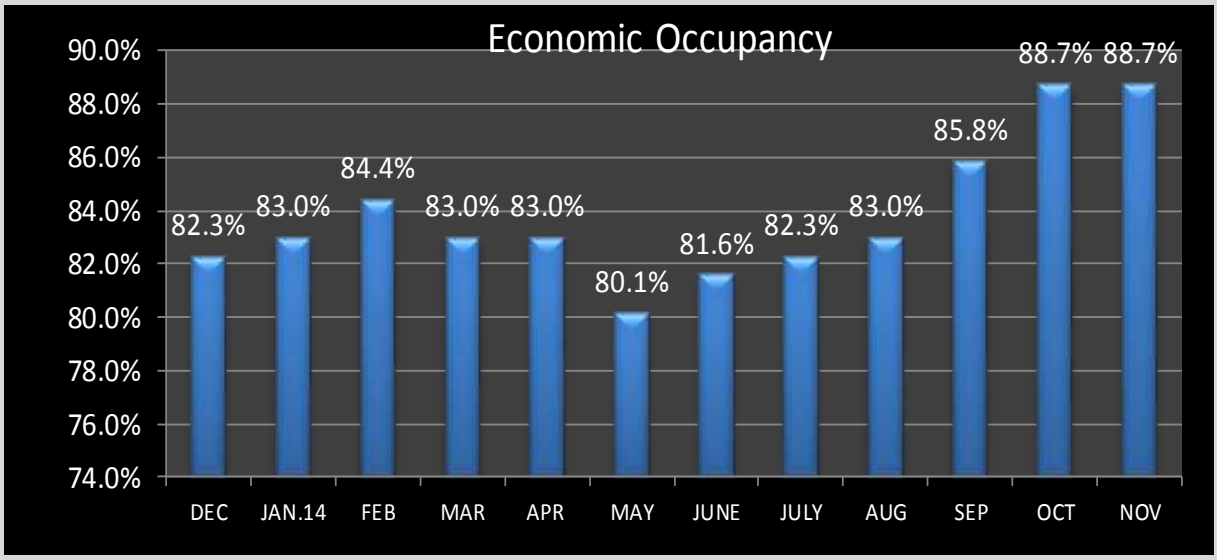
NOV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90.0%
88.0%
86.0%
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82.0%
80.0%
78.0%
76.0%
74.0%
82.3%
83.0%
84.4%
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81.6%
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85.8%
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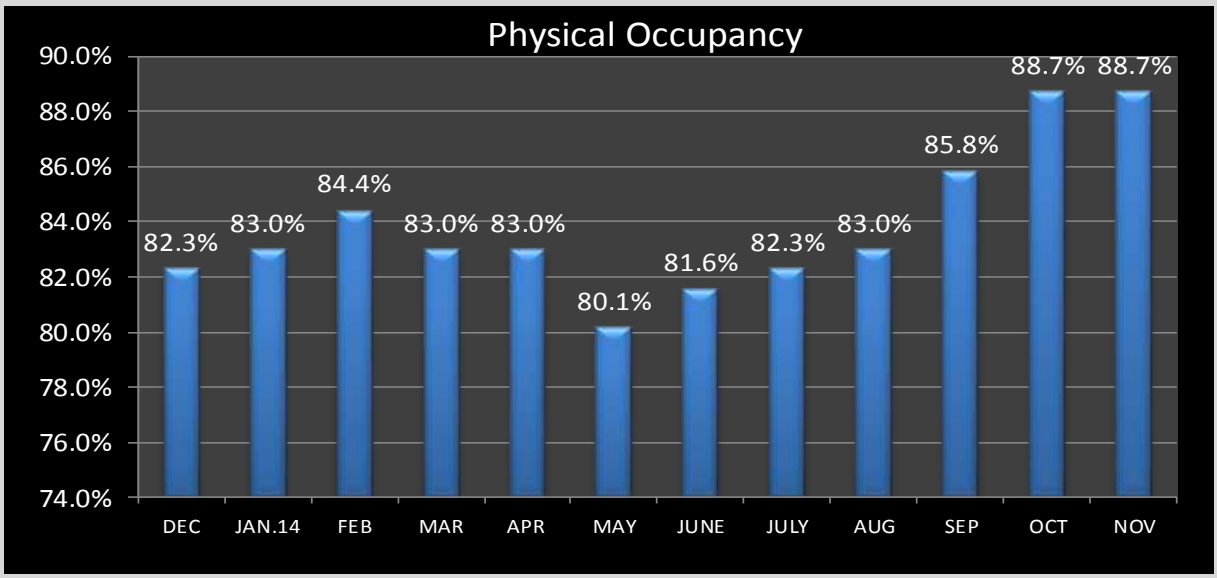
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88.0%
86.0%
84.0%
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78.0%
76.0%
74.0%
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83.0%
84.4%
83.0%
83.0%
80.1%
81.6%
82.3%
83.0%
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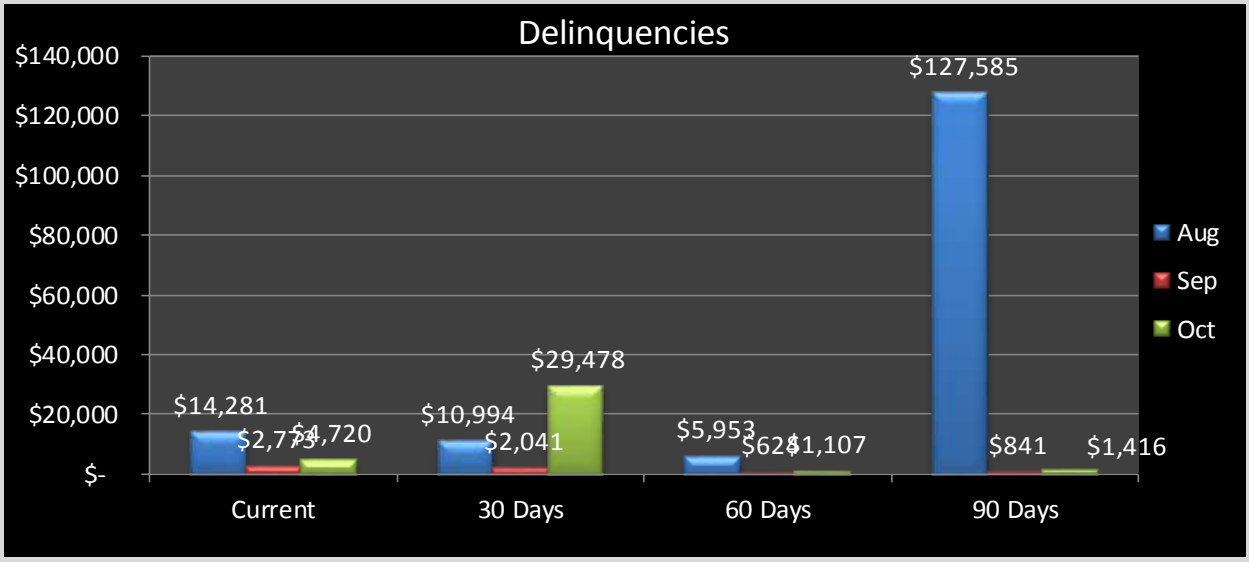
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$100,000
$80,000
$60,000
$40,000
$20,000
$-
$14,281
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$10,994
$2,041
$29,478
$5,953
$624
$1,107
$127,585
$841
$1,416
Current
30 Days
60 Days
90 Days
Aug
Sep
Oct

DELINQUENT BOATER REPORT

Name of Boater: Laurie Bakke

Amounts delinquent:

Current		
30 Days	$	1,394.50
60 Days	$	1,194.50
90 Days	$	25,680.05
Other		
TOTAL	$	28,269.05

Security Deposit $2,236.00

Amount owed less daily fees

Last Payment	
Late I sent	10/1/2014
Late 2 sent	11/1/2014
Late 3 sent	
Late 4 sent	
Late 5 sent	

Phone Numbers:
Home: (808) 596-9696
Work:
Cell:
Emer:
Other:

Boat Value **Amount owed to bank** **Date of mortgage**

[x] Documented Boat * * For any documented boat contact Randy. Date Randy contacted:

[ ] Registered Boat

Lien Started
Lien Sale Authorization
Litigation Commenced
Status of Litigation

Date Chained
Date Legal Fees Charged
Chaining Fees Charged
Guest Fees Charged

Call log and collection efforts:

Date 2013	Telephone conversations with Captain Jon Courter regarding delinquent account. Capt. Courter managed the vessel and Gloden Eagle Marine.
	Continued contacting Captain Courter via telephone and text messages regarding delinquent account. Letter #1, 2, and 3 sent to address
	on file. No response, but randon payments received.
2/13/2014	Continued text and telephone contacts w/ Capt. Courter. Payments received but not enough to catch up on delinquency.
2/18/2014	Communicated to Capt. Courter that more payments needed to bring account currewnt with HCDA
5/9/2014	Communicated again to the Captain that he needed to submit more payments to bring account current. He replied "You got it !"
6/4/2014	Communicated once again that GEMSC's account was critically past due. Payment frequency needed to be increased to bring account current
	Also, I gave Capt. Courter a deadline of July 15, 2014 to bring GEMSC current with HCDA and he replied "On it !"
7/15/2014	Communicated to Capt. Courter that the deadline of 7/15/14 had come and the account was still critically past due.
7/31/2014	Reminded the Captain that he still needed to send in payments for slip F5. He responded, "You bet ! Lets chat this weekend."
Around end of August 2014	Telephone call from Capt. Courter stating that he no longer had any dealings with GEMCSC, the owner of s/v EMERAUDE II, or slip F5.
	I asked him to put me in contact with the owner and he reluctantly said her name was Laurie A. Bakke.
	Right around the same time the harbor office was broken into and many files were taken along with all GEMSC past and current files.
Sept./Oct. 2014	Trying to establish contact with Laurie A. Bakke through internet search with no success. Found her on Facebook and sent messages for her
	to contact us. No replies. USCG search for documentation on s/v EMERAUDE II, found Seattle address. Added address to TMP.
11/1/2014	Letter #3 sent to Seattle address and local Hawaii address on file from AMARS.

Name of Boater: Tim Naughton

Amounts delinquent:

Current	$	724.50
30 Days	$	524.50
60 Days	$	624.50
90 Days	$	773.50
Other		
TOTAL	$	2,647.00

Security Deposit $996.00

Amount owed less daily fees

Last Payment	6/1/2014	
Late I sent	10/6/2014	
Late 2 sent	11/14/2014	call
Late 3 sent		
Late 4 sent		
Late 5 sent		

Phone Numbers:
Home: (808)779-6950
Work:
Cell:
Emer:
Other:

Boat Value **Amount owed to bank** **Date of mortgage**

☐ Documented Boat * * For any documented boat contact Randy. Date Randy contacted:

☒ Registered Boat

Lien Started
Lien Sale Authorization
Litigation Commenced
Status of Litigation

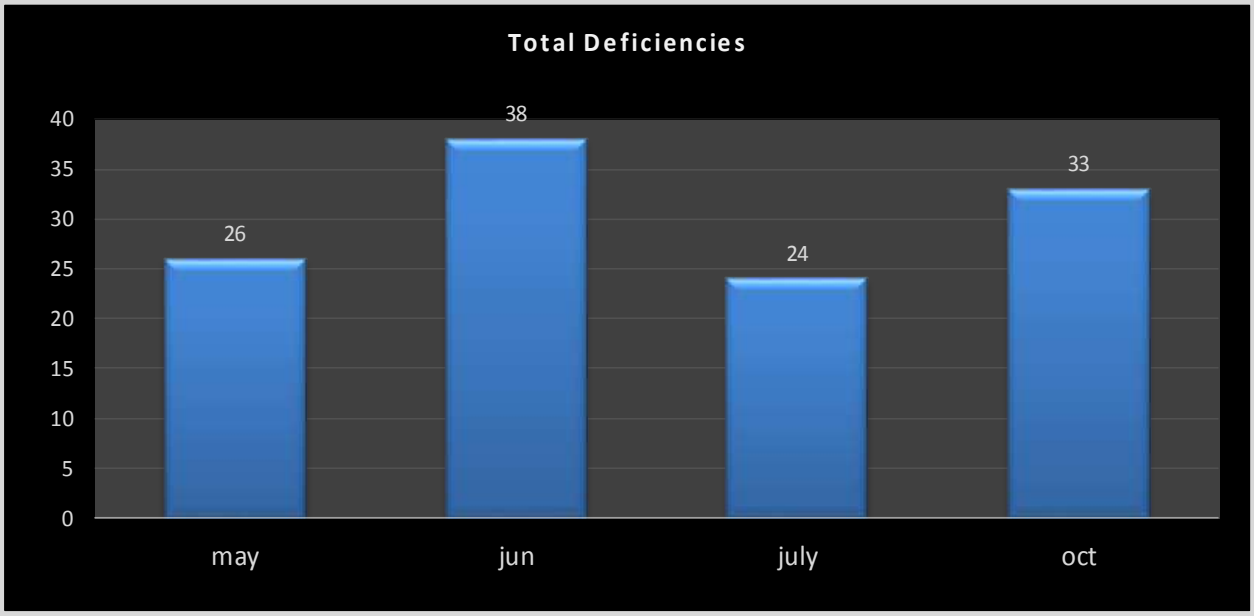
Date Chained
Date Legal Fees Charged
Chaining Fees Charged
Guest Fees Charged

Call log and collection efforts:

Date

10/30/14 Called and left message for Tim
11/4/14 Called Tim and set up appiontment for Thursday 11/6 @ 10am.
11/11/14 Came into the office saying he's trying to sell the boat, brought in updated documents. He also paid $1000.00
Also stated he is planning to sell boat.
11/13/14 Late #2 letter has been sent with current invoice

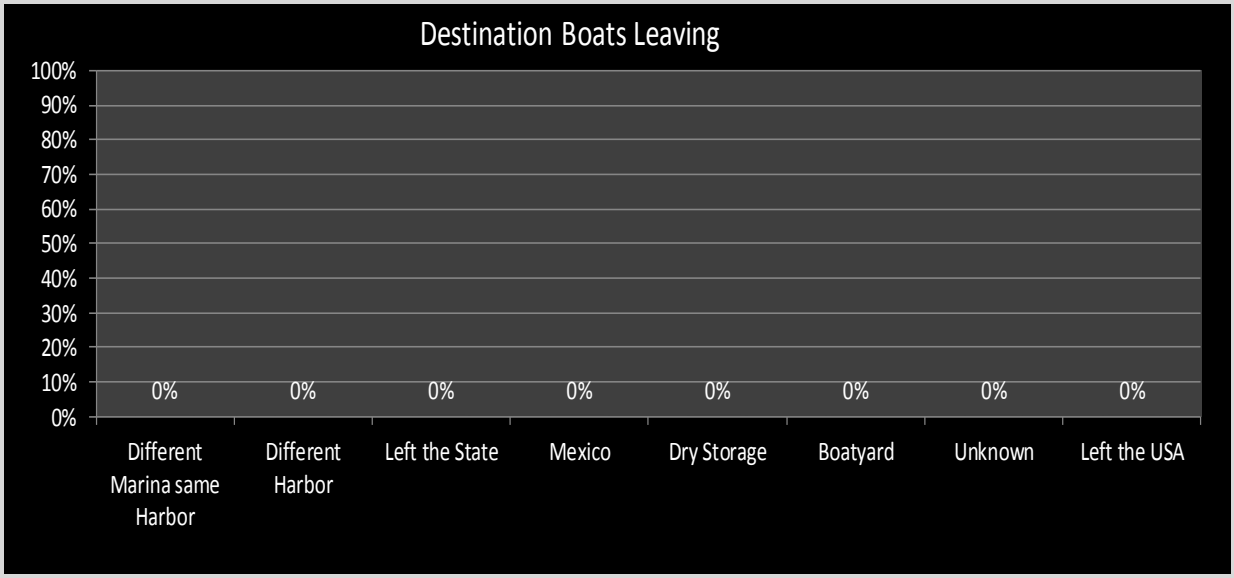
Maintenance

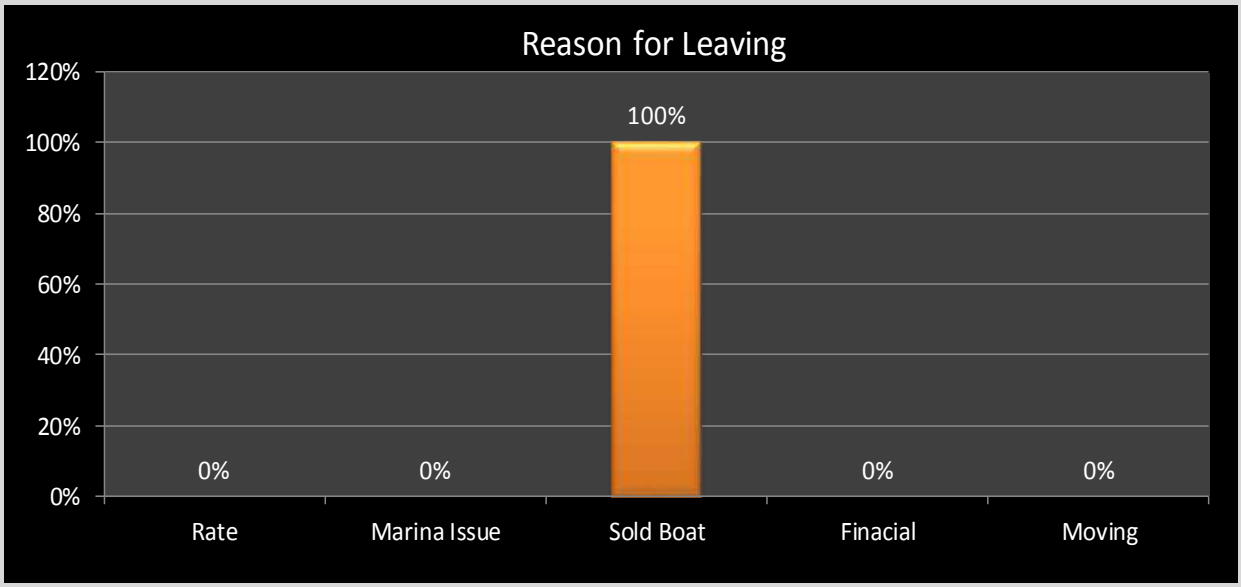


KBH maintenance staff routinely addresses the following areas:

1. Rubbish pick-up daily.
2. Build and maintain trash containers throughout the harbor.
3. Rake and clean dumpster areas (corals) daily or as needed.
4. Maintain the restrooms as needed.
5. Clean out inlets and culverts as needed.
6. Minor electrical and lighting repairs.
7. Painting throughout the harbor property as needed.
8. Graffiti removal.
9. Pothole repairs.
10. Weed control and grass cutting around Harbor office and old NOAA facility behind harbor office.
11. Add and maintain mooring systems for harbor slips.
12. Fix, repair and add rubber tires on piers as needed.
13. Add new carpet over tires.
14. Replace whaler boards on piers as needed.
15. Concrete repairs.
16. Assist boaters in mooring and unmooring of vessels as needed.

Marketing




Reason for Leaving
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100%
80%
60%
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Rate
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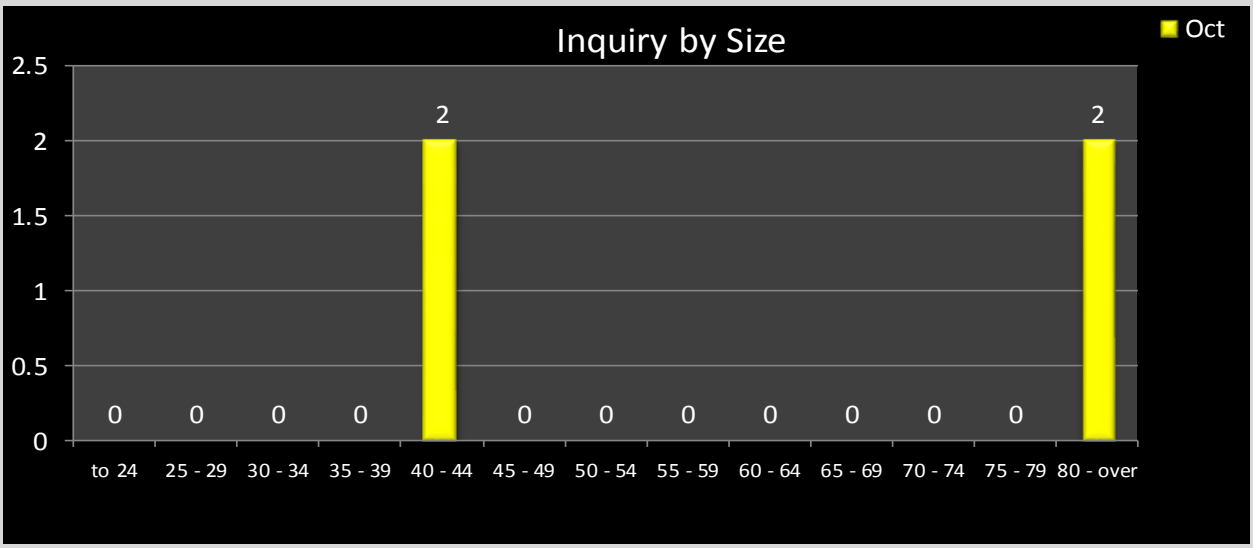
Sold Boat
Finacial
Moving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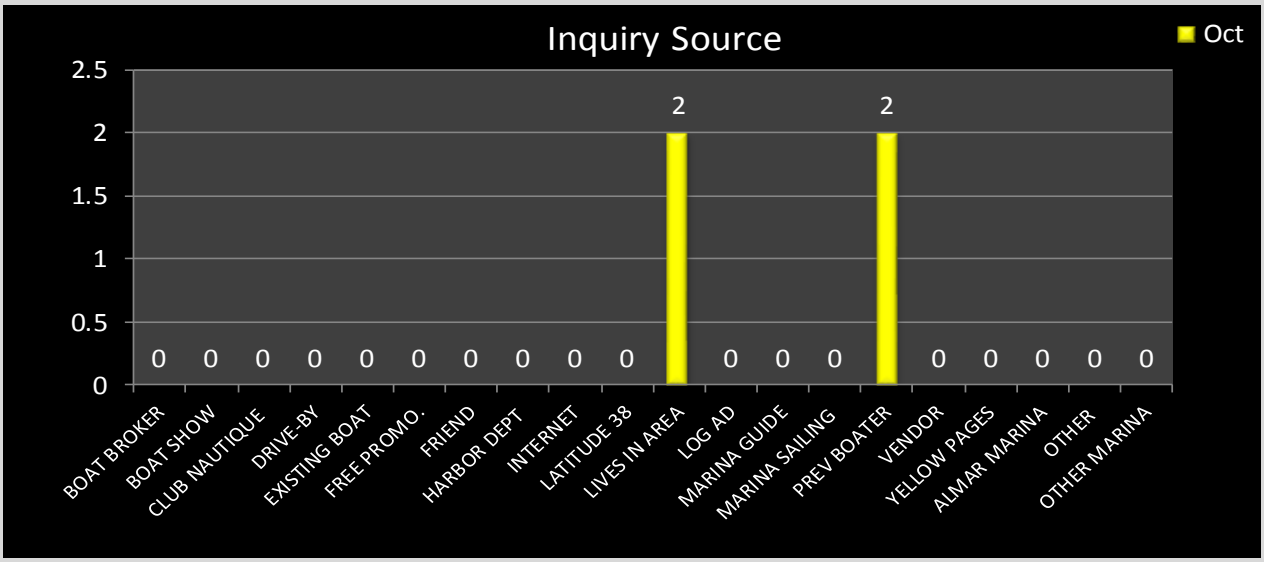
2
1.5
1
0.5
0
0 0 0 0 2 0 0 0 0 0 0 0 2
to 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - over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BOAT BROKER
BOAT SHOW
CLUB NAUTIQUE
DRIVE-BY
EXISTING BOAT
FREE PROMO.
FRIEND
HARBOR DEPT
INTERNET
LATITUDE 38
LIVES IN AREA
LOG AD
MARINA GUIDE
MARINA SAILING
PREV BOATER
VENDOR
YELLOW PAGES
ALMAR MARINA
OTHER
OTHER MARINA

Incidents

There was one reportable spill in the harbor in October.

The captain of the s/v SPARTAN QUEEN reported that they spilled approximately 2 to 3 gallons of diesel fuel into the harbor while they were fueling the vessel for a delivery to New Zealand. The Captain self-reported the spill to the USCG and harbor staff on Sunday 10/5/14. Sorbent boom and pads were deployed immediately to contain and absorb the fuel. No persons were injured and no property was damaged. The fuel spill was contained and cleaned up by harbor staff and the crew of the s/v SPARTAN QUEEN. The cause of the spill was due to the Captain putting the nozzle into the wrong tank. The captain took full responsibility for the spill and was issued a $50 fine from the USCG. Incident Reports are kept on file at the harbor office.

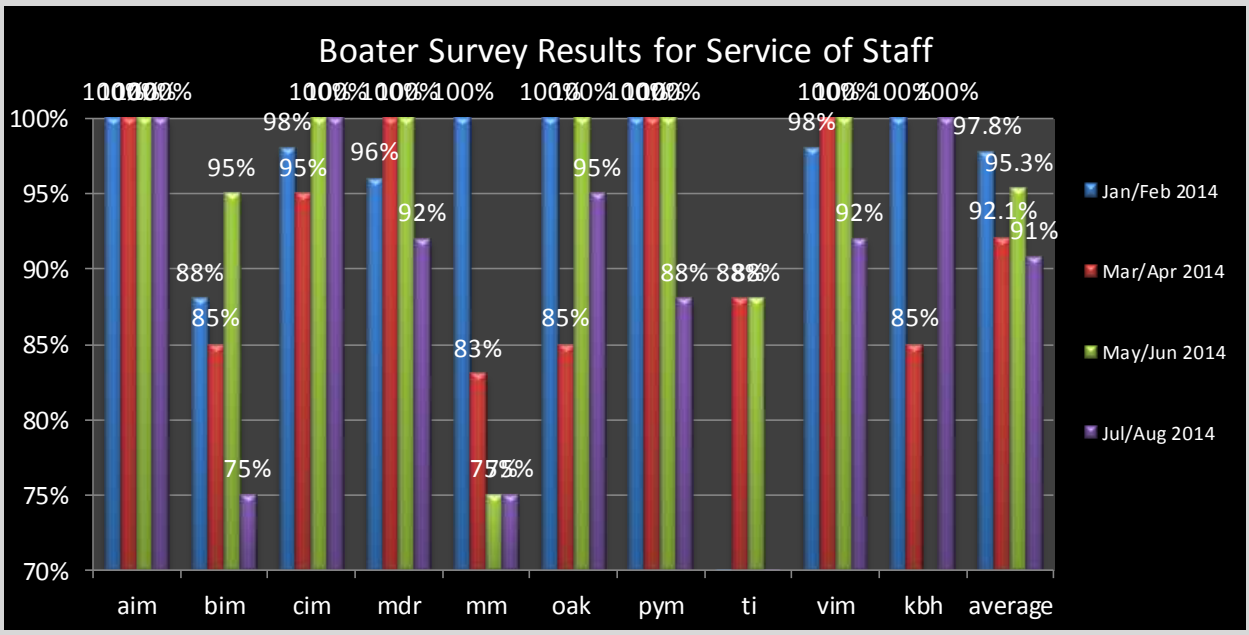
Careful monitoring has been successful in preventing accidents and educating boaters about the need to be diligent in following proper fueling procedures when fueling a boat in the harbor. We will continue to monitor and educate the boaters about safety and protecting the environment.

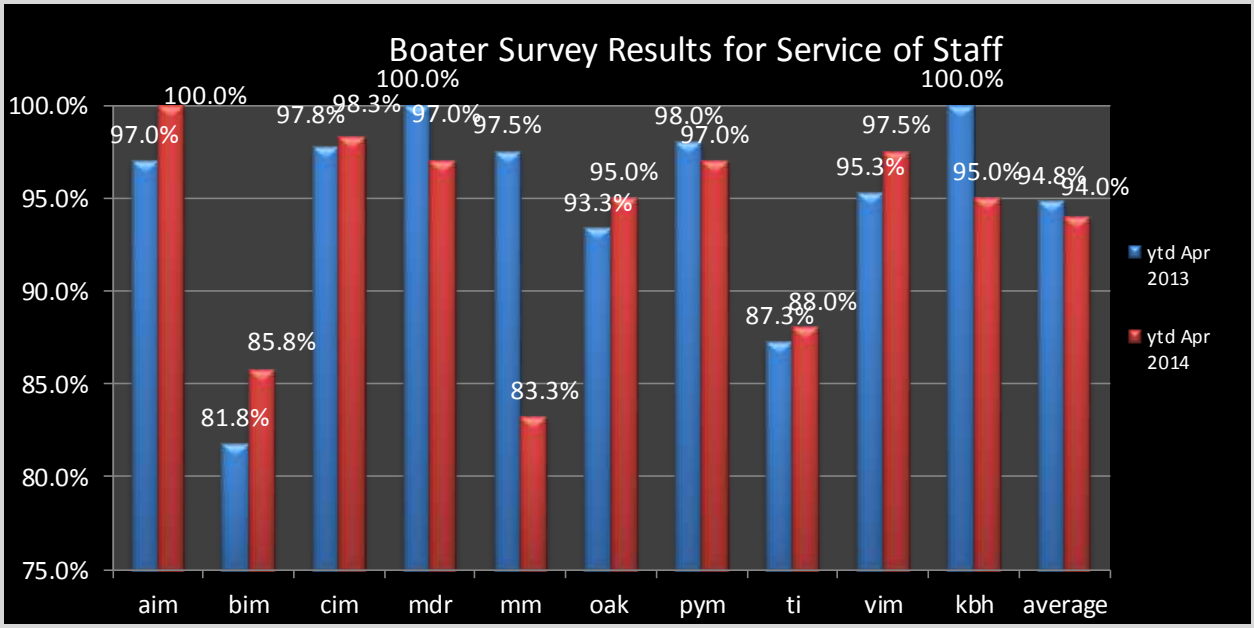
NPDES:

Debris removal from the harbor is done daily. Members help us with this effort as well. Extensive removal of debris from the harbor after a heavy rain and high winds is routine. Storm drains have been a source of oily sheen after a heavy rain, therefore, wire and sorbent filters are being placed at all inlets to the harbor. Regular cleaning of these storm drains is very important and preventative maintenance by harbor staff is ongoing. Dock boxes and garbage cans are inspected regularly for liquid spills, leaking containers, clutter and violations.

Fueling procedures are being monitored by harbor staff. The current fueling procedures guide has been posted on our website and has been distributed. At this time we are not allowing non Kewalo tenants to use Kewalo Basin Harbor to fuel their boats. When petroleum anywhere are detected they are cleaned up and/or dealt with immediately. Oil spill kits are kept in the warehouse and are readily available in the event that a spill is detected. All harbor staff are trained in using these spill kits and we are keeping a careful watch for any contamination in the harbor. Oil sorbent boom is kept in inventory and readily available to protect the harbor property.

Customer Service





Kewalo Basin Harbor
November 2014

Occupancy table

Dock	# of Slips	Occupied	Charter	Comm Fishing	Recreational	Guest	Occupancy	Available Slips
A	23	22	20	1	1	0	95.7%	1
B	27	27	5	0	22	0	100%	0
C	12	11	2	4	5	0	91.7%	1
D	22	18	2	3	11	2	81.8%	4
E	21	17	5	0	11	1	81.0%	4
F	31	29	29	0	0	0	93.5%	2
ST1	1	0	0	0	0	0	0%	1
ST2	2	2	0	1	1	0	100%	0
TOTALS	**139**	**126**	**63**	**9**	**51**	**3**	**90.6%%**	**13**

Occupancy Review

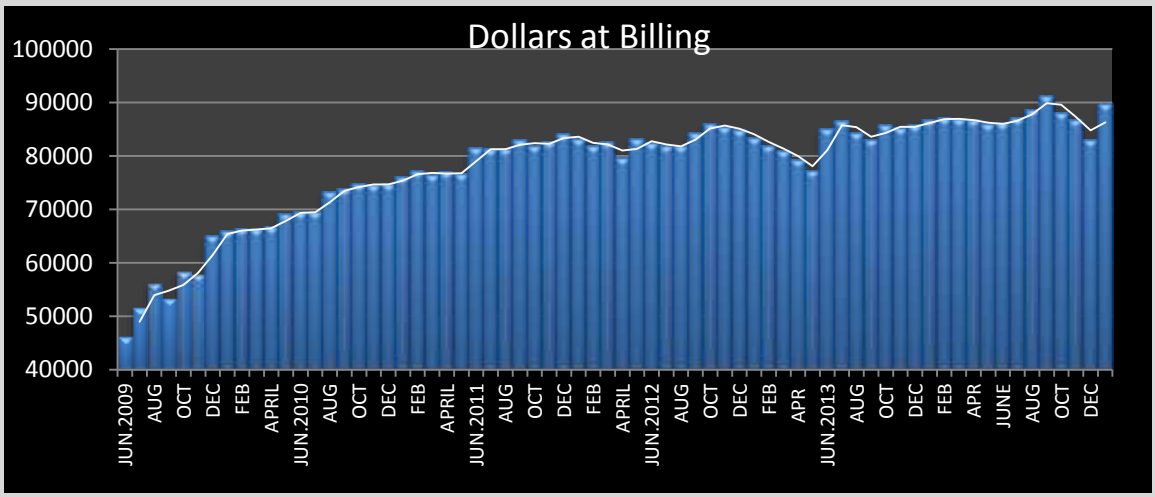
Kewalo Basin Harbor's occupancy was 90.6% at the end of November 2014.
The mix of vessels in the harbor at the end of November was:

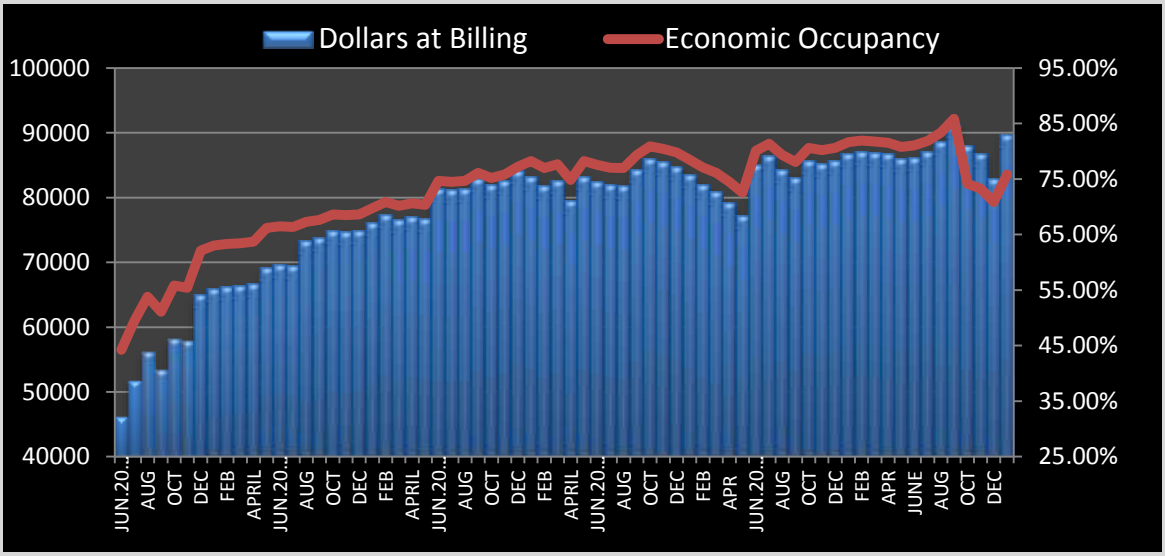
51%, - Commercial Charter
9% - Commercial Fishing
39% - Recreational
1% - Guest

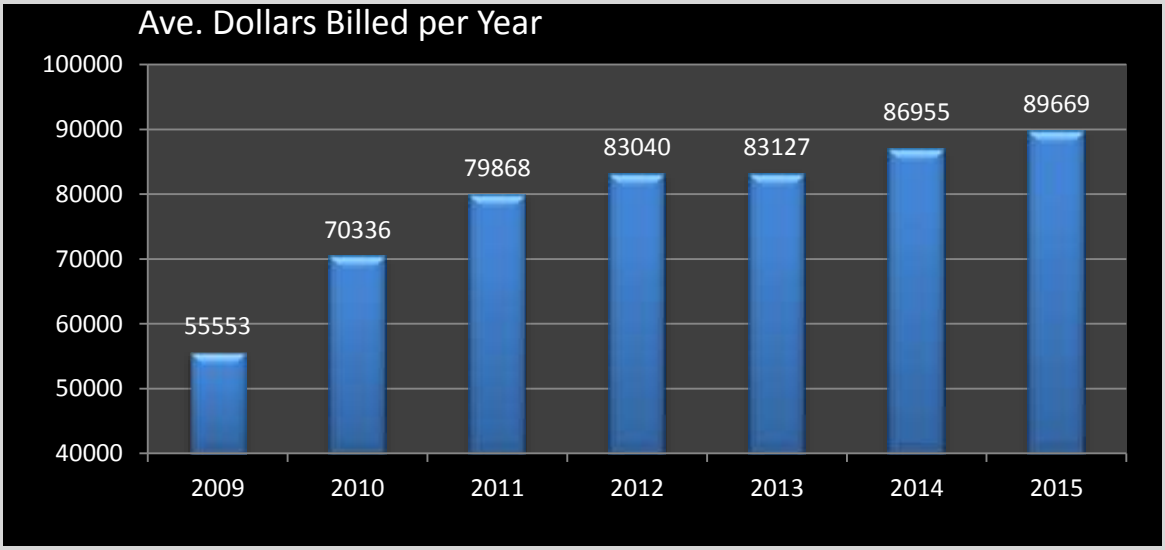
There was a 3.3% increase in occupancy from October to November. B dock has been filled by adding a new commercial charter sailboat and a guest boater. A commercial fishing vessel, recreational boat and a temporary guest boater were added to D dock.

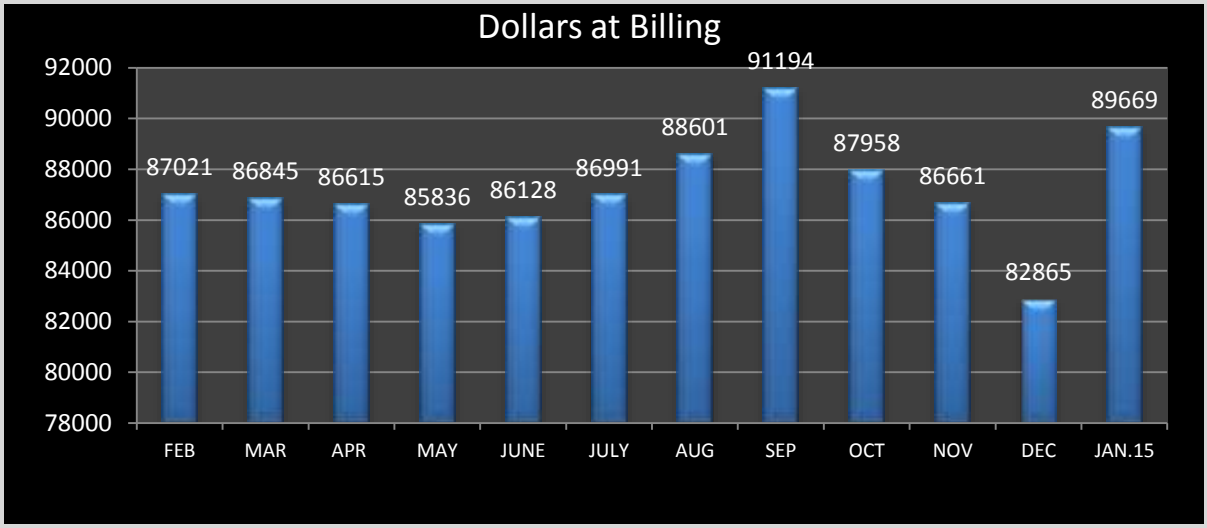
The m/y MUSASHI (298') is planning to return to the Fisherman's Wharf dock in mid-December. MUSASHI pays over $5,000 per month and we anticipate they will stay for five months.

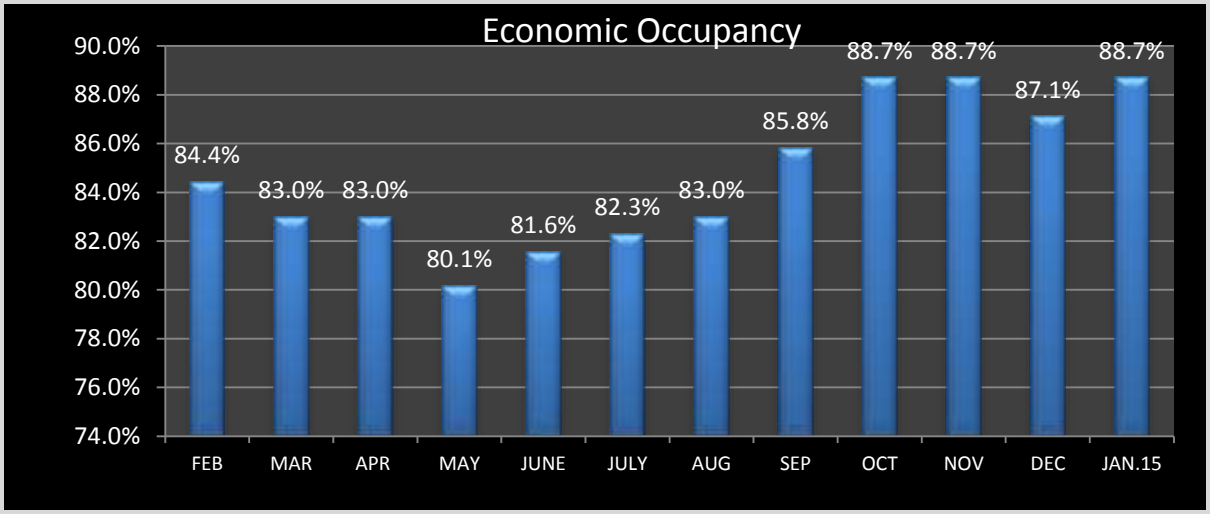
Revenue

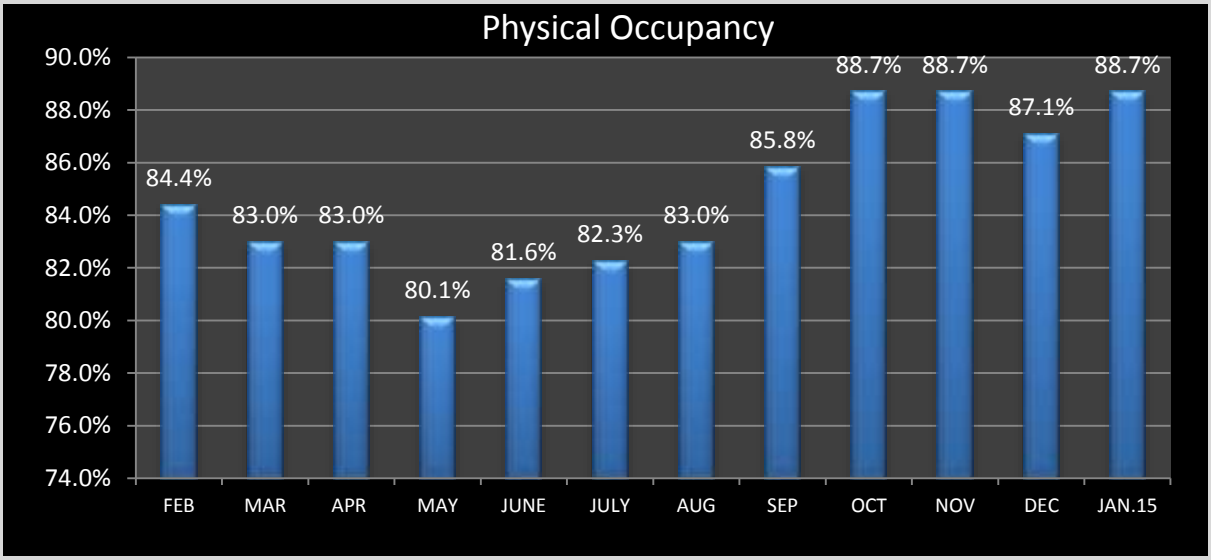

Dollars at Billing
100000
90000
80000
70000
60000
50000
40000
JUN.2009
AUG
OCT
DEC
FEB
APRIL
JUN.2010
AUG
OCT
DEC
FEB
APRIL
JUN.2011
AUG
OCT
DEC
FEB
APRIL
JUN.2012
AUG
OCT
DEC
FEB
APR
JUN.2013
AUG
OCT
DEC
FEB
APR
JUNE
AUG
OCT
DEC

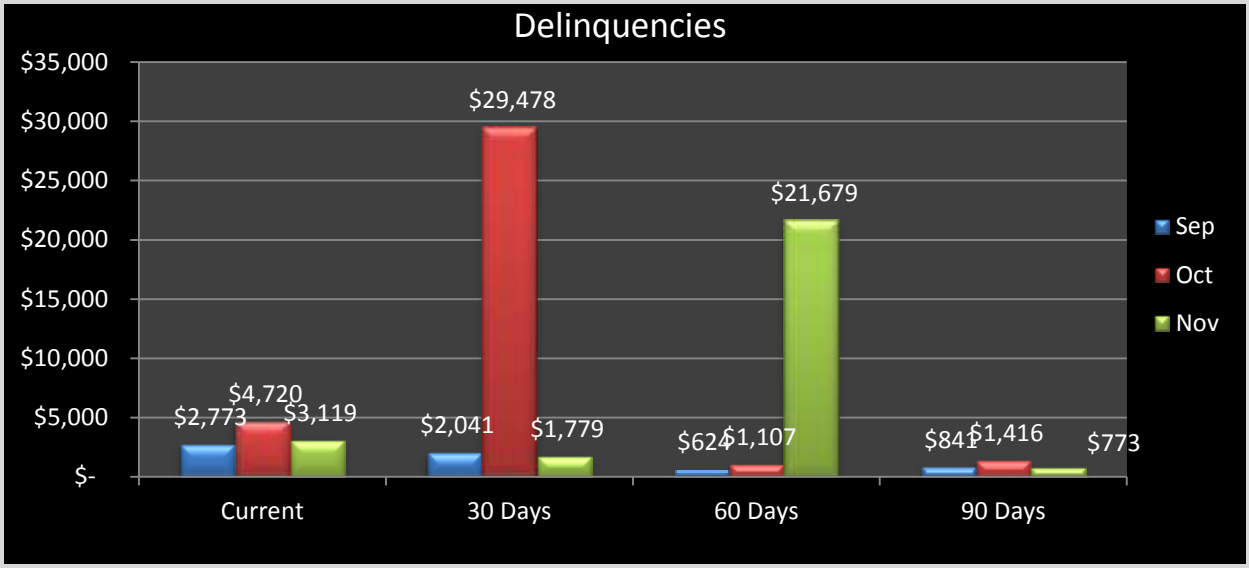

Dollars at Billing
Economic Occupancy
100000
90000
80000
70000
60000
50000
40000
95.00%
85.00%
75.00%
65.00%
55.00%
45.00%
35.00%
25.00%
JUN.20..
AUG
OCT
DEC
FEB
APRIL
JUN.20..
AUG
OCT
DEC
FEB
APRIL
JUN.20..
AUG
OCT
DEC
FEB
APRIL
JUN.20..
AUG
OCT
DEC
FEB
APR
JUN.20..
AUG
OCT
DEC
FEB
APR
JUNE
AUG
OCT
DEC


Ave. Dollars Billed per Year
100000
90000
80000
70000
60000
50000
40000
55553
70336
79868
83040
83127
86955
89669
2009
2010
2011
2012
2013
2014
2015


Dollars at Billing
92000
90000
88000
86000
84000
82000
80000
78000
87021
86845
86615
85836
86128
86991
88601
91194
87958
86661
82865
89669
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEP
OCT
NOV
DEC
JAN.15


Economic Occupancy
90.0%
88.0%
86.0%
84.0%
82.0%
80.0%
78.0%
76.0%
74.0%
84.4%
83.0%
83.0%
80.1%
81.6%
82.3%
83.0%
85.8%
88.7%
88.7%
87.1%
88.7%
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEP
OCT
NOV
DEC
JAN.15


Physical Occupancy
90.0%
88.0%
86.0%
84.0%
82.0%
80.0%
78.0%
76.0%
74.0%
84.4%
83.0%
83.0%
80.1%
81.6%
82.3%
83.0%
85.8%
88.7%
88.7%
87.1%
88.7%
FEB
MAR
APR
MAY
JUNE
JULY
AUG
SEP
OCT
NOV
DEC
JAN.15



Name of Boater: Tim Naughton

Amounts delinquent:

Current	$	724.50
30 Days	$	524.50
60 Days	$	624.50
90 Days	$	773.50
Other		
TOTAL	$	2,647.00

Security Deposit $996.00

Amount owed less daily fees

Last Payment	6/1/2014	
Late l sent	10/6/2014	
Late 2 sent	11/14/2014	call
Late 3 sent		
Late 4 sent		
Late 5 sent		

Phone Numbers:
Home: (808) 779-6950
Work:
Cell:
Emer:
Other:

Boat Value **Amount owed to bank** **Date of mortgage**

☐ Documented Boat * * For any documented boat contact Randy. Date Randy contacted: _____

☒ Registered Boat

Lien Started
Lien Sale Authorization
Litigation Commenced

Date Chained
Date Legal Fees Charged
Chaining Fees Charged
Guest Fees Charged

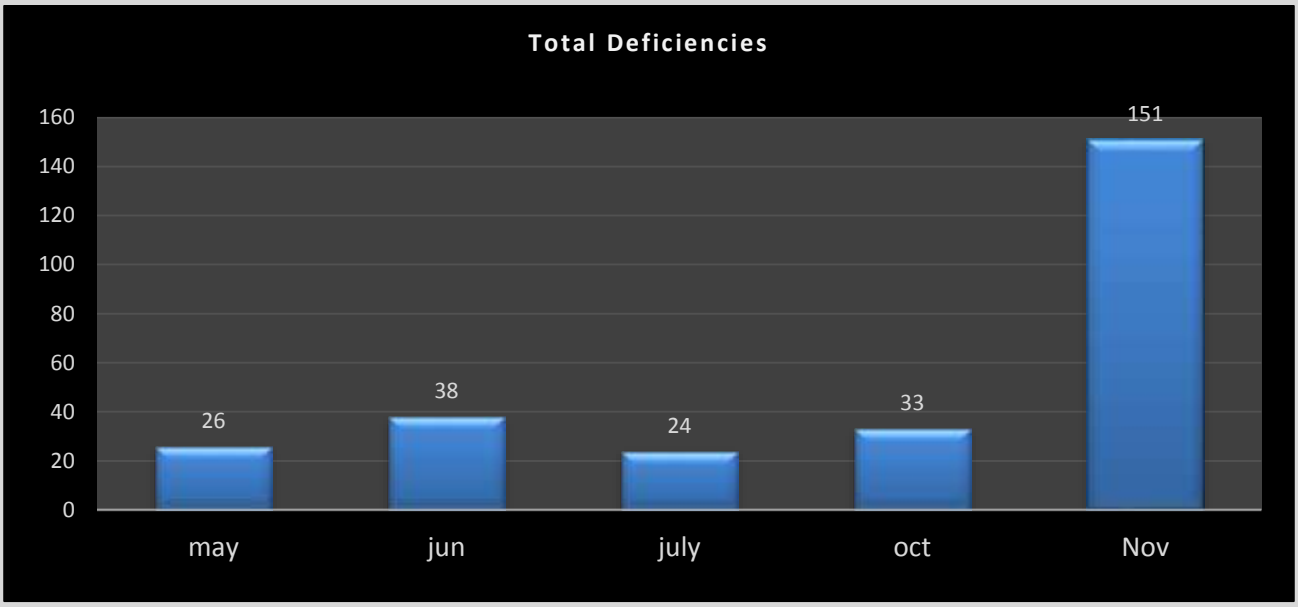
Status of Litigation

Call log and collection efforts:

Date

10/30/14 Called and left message for Tim
11/4/14 Called Tim and set up appiontment for Thursday 11/6 @ 10am.
11/11/14 Came into the office saying he's trying to sell the boat, brought in updated documents. He also paid $1000.00
Also stated he is planning to sell boat.
11/13/14 Late #2 letter has been sent with current invoice
11/17/14 called and left msg. to give another $1000 payment
11/19/14 Certified letter #3 sent
11/25/14 Certified letter sent regarding additional paymenty of $1000 and payment plan.
11/26/14 email received to say after holidays will pay
12/1/14 sent reply email to request payment before Holidays
12/7/14 paymant received $1000

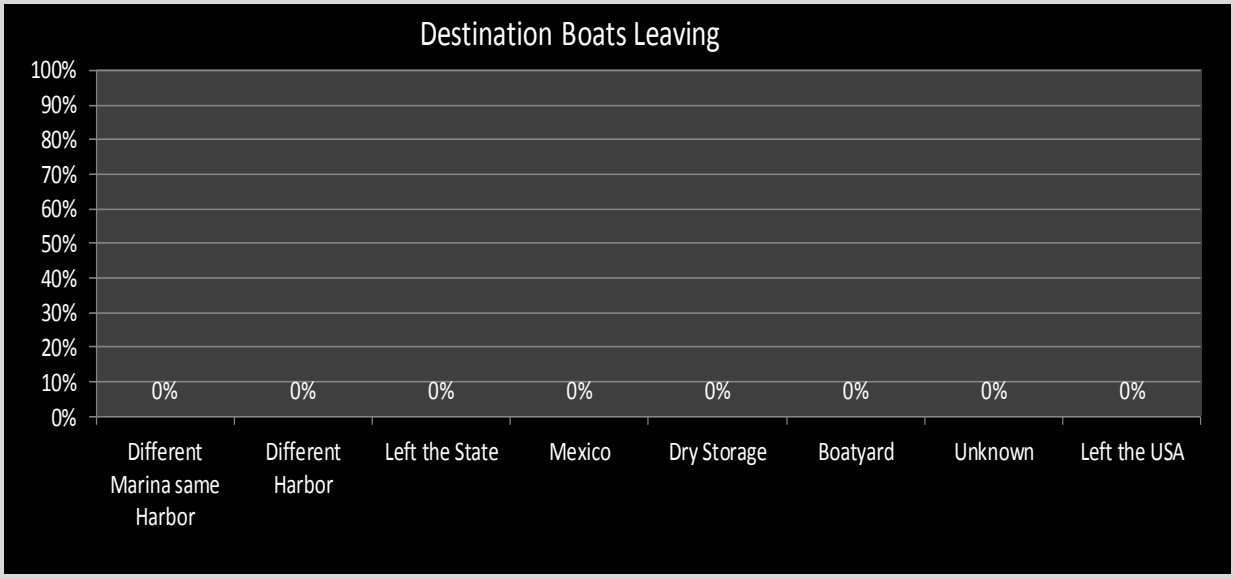
Maintenance

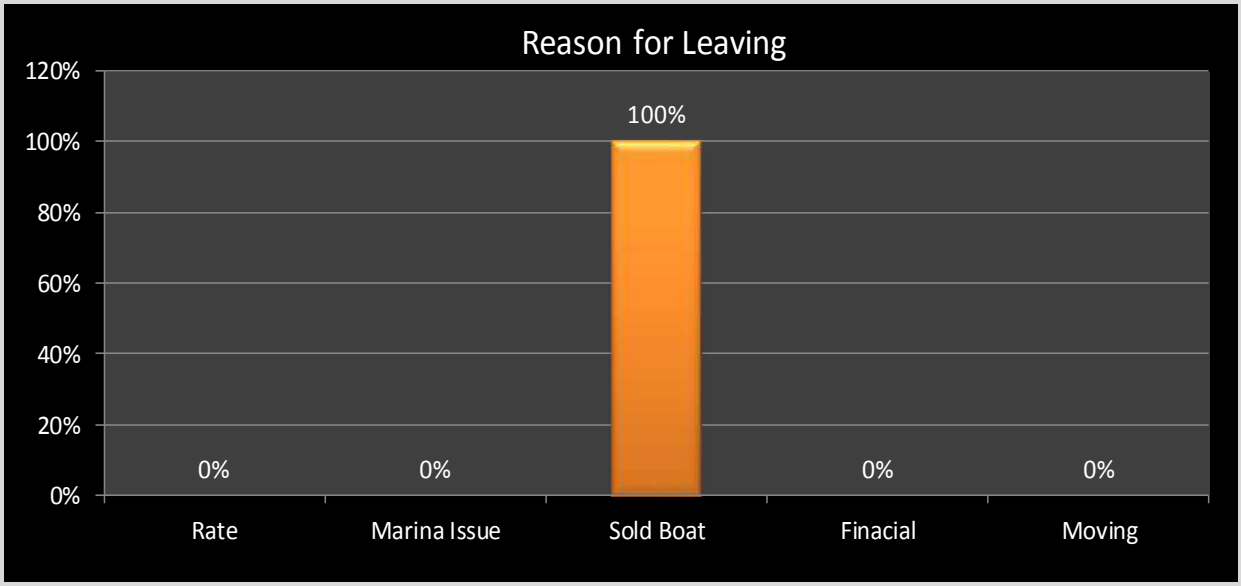


KBH maintenance staff routinely addresses the following areas:

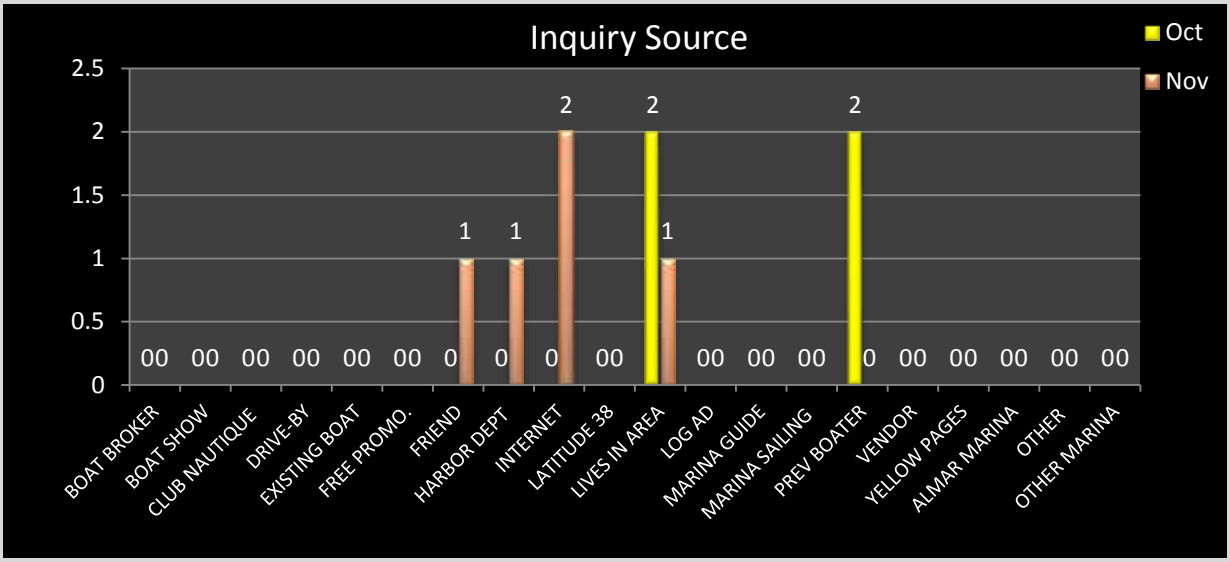
1. Dock walk and harbor cleanup daily
2. Clean and rake dumpster areas (corals) daily or as needed
3. Add and maintain mooring systems for harbor slips
4. Add and maintain mooring systems (cleats and bollards) for harbor slips
5. Paint and maintain the restrooms as needed
6. Clean out inlets and culverts to the harbor as needed
7. Minor electrical and lighting repairs
8. Painting throughout the harbor property as needed
9. Graffiti removal
10. Pothole repairs
11. Weed control and grass cutting around Harbor office and old NOAA facility behind harbor office
12. Fix, repair and add rubber tires on piers as needed
13. Add new carpet over tires
14. Replace whaler boards on piers as needed
15. Concrete repairs to piers and walkways
16. Assist boaters in mooring and unmooring of vessels as needed
17. Maintain and build trash containers for the harbor facility and parking lots.

Marketing


Destination Boats Leaving
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
0% 0% 0% 0% 0% 0% 0% 0%
Different Marina same Harbor
Different Harbor
Left the State
Mexico
Dry Storage
Boatyard
Unknown
Left the USA


Reason for Leaving
120%
100%
80%
60%
40%
20%
0%
0% 0% 100% 0% 0%
Rate
Marina Issue
Sold Boat
Finacial
Moving

Inquiry by Size
Oct
Nov
2.5
2
1.5
1
0.5
0
0 0 0 0 0 0 0 0 2 2 0 1 0 1 0 0 0 0 0 0 0 0 0 0 2 1
to 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - over



Incidents

None

NPDES:

Debris removal from the harbor is done daily. Members help us with this effort as well. Extensive removal of debris from the harbor after a heavy rain and high winds is routine. Storm drains have been a source of oily sheen after a heavy rain, therefore, wire and sorbent filters are being placed at all inlets to the harbor. Regular cleaning of these storm drains is very important and preventative maintenance by harbor staff is ongoing. Dock boxes and garbage cans are inspected regularly for liquid spills, leaking containers, clutter and violations.

Fueling procedures are being monitored by harbor staff. The current fueling procedures guide has been posted on our website and has been distributed. At this time we are not allowing non Kewalo tenants to use Kewalo Basin Harbor to fuel their. When petroleum spills in the water or on the dock or anywhere are detected they are cleaned up and/or dealt with immediately. Oil spill kits are kept in the warehouse and are readily available in the event that a spill is detected. All harbor staff are trained in using these spill kits and we are keeping a careful watch for any contamination in the harbor. Oil sorbent boom is kept in inventory and readily available to protect the harbor property.

Vendor and Maintenance Summary:

LandScape Hawaii Inc. is being scheduled for a tree trimming project on December 18. This project will include the removal of dead trees that are a safety concern. It will also reduce the green trash that litters the harbor property and help to improve the lighting in the parking areas.

Takano Nakamura Landscaping has done a wonderful job in getting our irrigation systems operational and have made a big difference by trimming back and cleaning out the hedges around the harbor. The grassy areas around the property are filling in and routine mowing has made the grounds much more attractive. We are also looking at ways to add colorful plants to add value to the property.

Hawaii Care and Cleaning is providing reliable janitorial services. They have identified areas for improvement and routinely inform us about inventory of supplies and need for repairs. Initially they stripped and sealed the floors in all bathrooms which made a big difference in the overall appearance of the restroom facilities. HCC is on-call all day for random cleaning emergencies.

Universal Protection Services has a security officer on duty from 5:00pm till 8:00am every night. The Harbor Manager has a briefing with the security guard each afternoon at 5pm to discuss harbor security concerns. Daily/nightly reports are given to the harbor office for review the following day and work orders are generated by UPS as needed. It should be noted that UPS has significantly increased the security presence in the harbor and as a result there have been many compliments from the boaters.

Support Systems (Hawaii Refuse) services three trash dumpsters in Kewalo Basin Harbor and they are each emptied 5 times a week. The overall condition of the garbage coral areas is good but constant attention to illegal dumping is imperative. More frequent pickups have reduced the amount of trash seen on the ground around the dumpsters. This contract is still with the HCDA.

District Parking Services is managing the parking areas of the harbor property and submitting weekly and monthly reports to the harbor office. In addition they are enforcing the parking rules and issuing parking violations as necessary. DPS is selling parking permits and passes through their parking office at 860 Halekauwila Street. We are no longer selling these o passes through the harbor office. In November we began renting the former NOAA parking lot and dolphin lab to Nordic PCL Construction for parking their contractor and employees vehicles.