

Report of the Executive Director

Kakaako Report

June 3, 2015

I. Planning

A. Administration/Implementation of District Plan and Rules

Approved 9 applications that did not require HRS, Act 61, Session Laws of Hawaii 2014, hearings.

Name of Applicant	Project	Action
Glen Kawamoto	KAK 15-015 Interior TI at 250 Ward Avenue, Suite 170	3/20/2015
Joyce Gum	KAK 15-016 1147 Elm Street - Gum Residence	3/6/2015
Mai Frascarelli	KAK 15-017 550 Halekauwila Street	3/10/2015
William Wong Jr. (Hawaii Vision Clinic)	KAK 15-018 Interior renovation	3/19/2015
The Howard Hughes Corporation	KAK 15-019 Interior renovation	3/19/2015
The Howard Hughes Corporation	KAK 15-020 Interior renovation	3/19/2015
1350 Ala Moana AOA	KAK 15-021 Retrofit garage lights	3/19/2015
Island Pacific Energy	KAK 15-022 PV system on gym roof (Kawaiahao Church)	3/20/2015
Ward Court Development	KAK 15-023 Interior alteration	3/31/2015

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).

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

HCDA staff is currently in the process of creating the Kakaako Makai Area Parks Active Use Facilities Master Plan and the associated EIS. The planning area includes the Kakaako Gateway Parks, Waterfront Park and Kewalo Basin Park.

Several series of open houses were planned in order to engage the community in the master planning process. 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. The second series of open houses were held on Thursday, October 30th and on Saturday, November 8th. At this series of open houses, HCDA staff 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 in June, HCDA staff will present a consolidated layout for active uses in the parks.

The EIS process recently began with the posting of the draft EIS-Preparation Notice ("EISPN") on the Office of Environmental and Quality Control website. The EISPN was posted on the website for public comment from March 23-April 22. On April 16, an EIS Scoping Meeting was held at the HCDA office and was an opportunity for the public to provide input on the issues that should be disclosed in the EIS. The next step is to prepare a Draft EIS, which is expected to be complete around July 2015.

D. Transit-Oriented Development ("TOD") EIS

The draft EIS for the TOD Overlay Plan was published in January 2015. The HCDA is responding to comments received and is expected to finalize the EIS in the second quarter of 2015. Acceptance of the EIS would be followed by promulgation of rules for the TOD Overlay Plan.

II. Asset/Land/Property Management

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

1. Issued 20 park use permits in April 2015 compared to 21 in April 2014.
2. Issued 1 school group permits in April 2015 compared to 4 in April 2014.

Organization/School Name	No. in Group	Date of Use
Dole Middle School	51	4/16/15

3. In April 2015, 0 vehicles were towed from the parks parking lots for illegal parking during the daytime and 11 vehicles were towed after park hours.

4. Due to pending Environmental Impact Statement (“EIS”) and ongoing electrical repairs for pathway lights in our Kakaako Makai Parks, which encompasses Kakaako Waterfront, Kakaako Makai Gateway and Kewalo Basin Park as well as Mammal Lab, we are not issuing park permits for evening/night events or concerts for safety reasons (HAR §15-210-46(3)(a)). Other large events are also being considered on a case-by-case basis. The EIS is scheduled to be completed in late summer to early fall and is expected to identify park upgrades. Immediately after the EIS is accepted by the Authority, a solicitation will be issued to complete the repairs and upgrades for the parks. While the work is in progress, we anticipate closing portions of the parks. (HAR §15-210-15 – Closing of Areas).

B. Kewalo Basin Harbor

Kewalo Harbor, LLC issued a design build request for proposals (“RFP”) October 30, 2014 and Hawaii Harbors Constructors (a joint venture between Hawaiian Dredging and Healy Tibbits), Sea Engineering, Inc. (“SEI”) and Almar Management responded to the RFP. SEI was selected on February 10, 2015.

The Howard Hughes Corporation (“HHC”) is in negotiations with SEI and is projecting five (5) months of design with harbor repair construction starting in fall 2015. They anticipate to follow the same design repair as presented during the harbor lease negotiations.

Monthly occupancy report and financials for April 2015 indicate that the Kewalo Basin Harbor is operating at near full capacity (see Exhibit B). Additional updates on Harbor activities are detailed in the monthly harbor newsletter (see Exhibit C).

City and County of Honolulu Emergency Services has finished renovations to the 800 sf office space in the former NOAA to establish their Ocean Safety and Lifeguard South Shore Operations.

III. Infrastructure Improvements

A. Kewalo Basin Jetty Repairs

SEI is proceeding with final design of the repairs and obtaining necessary preconstruction permits.

IV. Development

A. Ala Moana Pump Station

NTP was issued for the project Environmental Assessment (“EA”) in August. Publication of the Final EA took place on February 24, 2015. Special management area permit application was approved by the Office of Planning. An archaeological inventory survey is being procured to comply with State Historic Preservation Division’s requirements. Pacific Gateway Center entered into a contract for the design and construction of this project with Nan Inc. Design is 100% complete and the building permit application is being submitted to DPP.

B. 630 Cooke Street RFP

The best and final offer (“BAFO”) for the RFP was received on March 16, 2015. Staff is evaluating the BAFO and preparing a recommendation to the Authority.

V. Administration

The financial report for April 2015 is attached (see Exhibit D).

VI. Communications/Community Relations

HCDA Communications May 2015 Report

The 2015 Legislative Session ended on May 7 with the adoption of several resolutions involving the HCDA. None of the bills impacting HCDA policy and procedure that were introduced this session passed.

H.R. 80 requests the HCDA to investigate the ownership of roads being challenged in the Kakaako Community Development District. Separately, City Council Resolution 15-45 formed an advisory working group to address public infrastructure issues resulting from conflicts over private and public road ownership in the Kakaako Community. HCDA staff members will participate in this working group alongside other state, city, and community representatives.

S.R. 121, SD 1, encourages the HCDA and other state and city agencies to adopt and implement recommendations highlighted in the Building Healthy Places toolkit report by the Urban Land Institute. Staff will analyze these recommendations.

Attachments: Exhibit A - Project Activity in the Kakaako Community
Development District
Exhibit B - Kewalo Basin Report (April 2015)
Exhibit C - Kewalo Basin Newsletter (April/May 2015)
Exhibit D - April 2015 Financial Report

RECENTLY COMPLETED

Permit No.	Project		Number of Units			Height (ft)	Flrs	Site (sf)	Floor Area (sf)			Address	TMK	Development Team	Parking
			Total	Market Rate	Affordable / Reserved				Total	Res	Comm				
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)	Affordable 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
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
TOTAL			1,396	341	1,055										

Project Activity in the Kaka'ako Community Development District

Update For: June 3, 2015


UNDER CONSTRUCTION

Permit No.	Project		Number of Units			Height (ft)	Flrs	Site (sf)	Floor Area (sf)			Address	TMK	Development Team	Parking	
			Total	Mrkt	Rsrvd/Workforce				Total	Res	Comm					
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 Situating 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	
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	
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)	
	KS BLOCK B B2 parcel	Reserved 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)	
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	
		TOTAL	1,943	1,427	516											

K E W A L O H A R B O R

April 17, 2015

Kewalo Harbor Updates:

- **Diamond Parking** named new parking management company effective 4/15/15. Details regarding changes, new processes, and more will be shared via email, snail mail and Kewalo Harbor web site in the ABOUT section, then location & directions.
- **Website** – KewaloBasinHarbor.com continually updated, let the Kewalo Harbor office team have any and all feedback.
- **Honolulu Triathlon 5/17** – Check HonoluluTriathlon.com for traffic updates.
- **Kewalo - The Place to Be** – Look for tree lighting, flags and fish installations to adorn Kewalo Harbor along Ala Moana in the next few months.
- **Harbor Development** – Design/build phase of improvements to be awarded in April.
- **Harbor RFP** – HCDA solicitation out and scheduled for award in June.
- **Fish Hoist** – Temporary and permanent solutions being explored for Harbor Office Dock.
- **Fishing Tournament** – Planning in motion for **BIG** Chase Tournament on June 6th.
- **Fresh Fish Vendors Wanted!**  The Kaka'ako Farmers' Market (at Ward Warehouse) is looking for fresh fish vendors. Contact Pam Boyer for more information at KakaakoFarmersMarket@gmail.com or 388-9696.

Things to Remember:

- Let's be safe and keep docks, and sidewalks clear. Customers can't book another experience if they drown!
- Please no parking and blocking sidewalks.
- Remind customers not to leave vehicles overnight without a permit.
- Loading zones are just that, and no we don't believe it takes 90 minutes to unload.
- Keep docks clear of debris and any tripping hazard, we don't want to use your gaff to haul YOU out of the water.
- Drinking at Kewalo Harbor is not allowed and must be on boats, not docks.
- If you are going to change ownership or vacate, rules require you to provide Harbor Office 30 days' notice.
- Want to simplify your life? Sign up and have your slip fees automatically paid each month. Ask the Kewalo Harbor team for details.
- If you see someone or something suspicious, between 8:30 a.m. and 4:30 p.m. call the Harbor Team. After hours call Security at 597-1172.
- The Kewalo Harbor team is making sure your documents are up to date and in file- be nice to them if you get a call or email. These are the people who also send out your bills!
- If welding, constructing, or repairing check with the Harbor Office for permits required.
- Call/email Harbor office if you have interest in small boat fueling days at Kewalo Harbor.

Kewalo Harbor – 8:30 a.m. to 4:30 p.m. - 7 Days a Week – (808) 594-0849
slips@KewaloBasinHarbor.com


KEWALO HARBOR

May 14, 2015

**PLEASE JOIN US FOR A KEWALO
HARBOR BOATERS MEETING ON
WEDNESDAY MAY 27 (10:30AM) AT THE
HARBOR MASTERS OFFICE.**

We will be sharing with you updates on Harbor operations, marketing, repairs, and development.

- **Fishing Tournament** – Join us for our **BIG FISH CHASE** Tournament on June 6. Check out KonaTournaments.com for details, updates, rules and more.
- **Friends of Kewalo Clean Up June 6** – if you aren't fishing in the Big Fish Chase, chip in to help clean up Kewalo!
- **Honolulu Triathlon May 17** – Check HonoluluTriathlon.com for traffic updates.
- At our boaters suggestion,
 - o **Additional speed bumps** were added to West end entrance to promote safe driving.
 - o We are exploring temporary and permanent solutions for a **Fish & Equipment Hoist** near the Harbor Office Dock.
- **Website** – KewaloBasinHarbor.com continues updates, businesses listed on activities page rotates. Continue to give Kewalo Harbor team feedback.

- **Diamond Parking** is working with Kewalo Harbor members to ease the transition of parking vendor. Let's work together on this.
 - o **Motorcycles will have free parking** in marked motorcycle stalls until further notice.
 - o **Loading zones** are for "active" loading and unloading – not for parking while you run to your boat. If not loading, **and you are in the loading zone** you will be ticketed.
 - o Monthly passes can be mailed before month end, sign up with Diamond Parking.
 - o Bring in disputed tickets to the Harbor Office.
- Slip payments are due by the 6th of each month. **No longer extending Late Fee Waivers – sign up with Kewalo Harbor Office for auto debit to simplify your life!**
- Security is on-site 5:00 pm and 8:00 am daily. If you need to contact Security call (808) 597-1172.
- **Fresh Fish Vendors**  Kaka'ako Farmers' Market is looking for fresh fish vendors. Contact Pam Boyer at KakaakoFarmersMarket@gmail.com.
- **Kewalo - The Place to Be** – As we continue to clean up and add more physical elements to help people notice the Harbor, new banners have been put up along the roadway. New accent lighting and fish replicas will be installed soon.

Kewalo Harbor – 8:30 a.m. to 4:30 p.m. - 7 Days a Week – (808) 594-0849
slips@KewaloBasinHarbor.com

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Summary Financial Report
For the Month of April 2015, Fiscal Year Ending 06/30/15

5/28/15

I. Administrative Expenditures

District \ Period	Current Month - April 2015			Fiscal Year to Date			Variance explanation notes
	Actual	Budget	Variance	Actual	Budget	Variance	
Kakaako District	209,075	214,925	(5,850)	2,184,719	2,272,839	(88,120)	Variance primarily results from the difference between the budgeted and actual move date to the ABB and the vacant HCDA Exec Secretary position.
Kalaeloa District	29,632	31,262	(1,630)	280,061	345,303	(65,242)	Variance results because budgeted expenditures have not yet been incurred.

II. Revolving Funds

Fund - sub \ Period	Current Month - April 2015			Fiscal Year to Date			Ending Balance	Balance Available
	Revenue	Expenditure	Net Change	Revenue	Expenditure	Net Change		
Chapter Revolving Fund:								
-- Improvement Districts	1,379	1,507	(128)	170,998	23,488	147,510	4,408,733	3,295,920
-- Leasing & Management	66,403	340,812	(274,409)	4,211,770	2,846,331	1,365,439	6,263,075	2,561,850
-- Public Facility Dedication	1,113	73,869	(72,756)	2,395,012	388,054	2,006,958	5,415,324	5,295,324
-- Reserved Housing	384	-	384	269,971	-	269,971	841,980	841,980
-- Receipts from Ceded Lands	-	-	-	8,920	-	8,920	1,946,825	1,946,825
-- Security Deposits	5,400	4,151	1,249	38,850	39,301	(451)	100,909	-
Kalaeloa Revolving Fund	1,242	4,560	(3,318)	207,283	76,528	130,755	204,375	-
He'eia Revolving Fund	1	-	1	8	-	8	2,905	2,905

III. Project performance

Projects:	April 2015	Fiscal YTD
-- Project utilizing legislative appropriation	116,077	779,231
-- Project utilizing Hawaii community development (Chapter) revolving fund	230,961	2,232,849
-- Project utilizing Kalaeloa Community Development District revolving fund	-	15,200

Report#: Summary

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

5/28/15

Kakaako Community Development District Administrative Expenditures

For the Month of April 2015, Fiscal Year Ending 06/30/15

Line #	Description	Current Month - April 2015			Fiscal Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
1	Salary & fringe benefit - funded by HCDA revolving fund	14,045	21,608	(7,563)	200,689	216,076	(15,387)	259,292
2	Salary & fringe benefit - funded by GO bond fund	163,882	161,009	2,873	1,609,097	1,610,089	(992)	1,932,107
3	Personal Services - funded by HCDA revolving fund	5,019	4,960	59	49,709	49,600	109	59,520
4	Subtotal - Salary, Fringe & Personal Services	182,946	187,577	(4,631)	1,859,495	1,875,765	(16,270)	2,250,919
5	Office rent	-	7,400	(7,400)	139,427	149,000	(9,573)	163,800
6	Supplies	5,290	1,170	4,120	25,023	11,698	13,325	14,038
7	Dues, subscriptions and conferences	845	1,342	(497)	8,129	13,417	(5,288)	16,100
8	Postage	(888)	107	(995)	1,957	1,067	890	1,280
9	Telephone	3,152	2,417	735	16,164	24,167	(8,003)	29,000
10	Printing	-	25	(25)	-	250	(250)	300
11	Legal notes & advertising	1,285	83	1,202	7,798	833	6,965	1,000
12	Transportation & travel	1,526	5,845	(4,319)	40,172	58,450	(18,278)	70,140
13	Equipment rental	(420)	960	(1,380)	8,646	8,320	326	10,240
14	Repair and maintenance	6,212	3,117	3,095	15,106	41,167	(26,061)	47,400
15	Service for a fee	5,794	4,550	1,244	40,295	66,538	(26,243)	73,868
16	Insurance	-	-	-	13,074	13,074	-	13,074
17	Miscellaneous	1,355	332	1,023	3,501	3,333	168	4,000
18	Equipment purchase	1,978	-	1,978	5,932	5,760	172	5,760
19	Subtotal - Other Administrative Expenditures	26,129	27,348	(1,219)	325,224	397,074	(71,850)	450,000
20	Total	209,075	214,925	(5,850)	2,184,719	2,272,839	(88,120)	2,700,919

Summary: Funding source for Kakaako District operations			
Salary and Fringe Benefit			
Personal Services (Deputy AG)			
Other Operating Expenditures			
Total			

General Funds	General Obligation Bond Funds	HCDA revolving fund	Total
	1,932,107	259,292	2,191,399
		59,520	59,520
		450,000	450,000
-	1,932,107	768,812	2,700,919

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
 Kalaeloa Community Development District Administrative Expenditures
 For the Month of April 2015, Fiscal Year Ending 06/30/15

5/28/15

Line #	Description	Current Month - April 2015			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	178,873	173,414	5,459	208,097
2	Salary & fringe benefit	-	-	-	-	-	-	-
3	Personal Services - funded by Kalaeloa revolving fund	2,914	2,790	124	40,062	27,900	12,162	33,480
4	<i>Subtotal - Salary & Fringe Benefit</i>	<i>20,413</i>	<i>20,131</i>	<i>282</i>	<i>218,935</i>	<i>201,314</i>	<i>17,621</i>	<i>241,577</i>
5	Office rent	-	1,667	(1,667)	16,005	16,667	(662)	20,000
6	Supplies	1,631	676	955	9,281	13,940	(4,659)	15,292
7	Dues, subscriptions and conferences	140	70	70	410	700	(290)	840
8	Postage	1,024	60	964	1,024	600	424	720
9	Telephone	272	300	(28)	1,312	3,000	(1,688)	3,600
10	Printing	-	50	(50)	-	500	(500)	600
11	Legal notes & advertising	-	125	(125)	(1,129)	1,250	(2,379)	1,500
12	Transportation & travel	636	983	(347)	7,417	9,833	(2,416)	11,800
13	Equipment rental	3,264	540	2,724	3,264	4,680	(1,416)	5,760
14	Repair and maintenance	-	330	(330)	-	3,300	(3,300)	3,960
15	Service for a fee	2,251	5,950	(3,699)	14,935	74,386	(59,451)	86,556
16	Insurance	-	-	-	7,354	7,354	-	7,354
17	Miscellaneous	1	380	(379)	1,253	4,539	(3,286)	5,298
18	Equipment purchase	-	-	-	-	3,240	(3,240)	3,240
19	<i>Subtotal - Other Administrative Expenditures</i>	<i>9,219</i>	<i>11,131</i>	<i>(1,912)</i>	<i>61,126</i>	<i>143,989</i>	<i>(82,863)</i>	<i>166,520</i>
20	<i>Total</i>	<i>29,632</i>	<i>31,262</i>	<i>(1,630)</i>	<i>280,061</i>	<i>345,303</i>	<i>(65,242)</i>	<i>408,097</i>

Summary: Funding source for Kalaeloa District operations
Salary and Fringe Benefit
Personal Services (Deputy AG)
Other Operating Expenses
<i>Total</i>

General Funds	HCDA revolving fund	Kalaeloa revolving fund
	208,097	-
		33,480
		166,520
-	208,097	200,000

Total
208,097
33,480
166,520
408,097

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Hawaii Community Development Revolving Fund Summary
For the Month of April 2015, Fiscal Year Ending 06/30/15

05/28/15

Description	Sub - fund	Improvement Districts		Leasing & Management		Public Facility Dedication		Reserved Housing		Receipts from Ceded Lands		Security Deposits		Total	
		Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD
1	Revenues														
2	Assessment from property owners	-	158,078											-	158,078
3	Dedication & reserved housing fees					-	2,384,588	-	266,370					-	2,650,958
4	Investment earnings	1,379	12,920	2,509	23,503	1,113	10,424	384	3,601					5,385	50,448
5	Leasing and management			48,559	3,946,241					-	18,755			48,559	3,964,996
6	Less: Revenue share transfer			-	-					-	(9,835)			-	(9,835)
7	Makai common area maintenance			14,354	189,023									14,354	189,023
8	Other	-	-	981	53,003	-	-	-	-			5,400	38,850	6,381	91,853
9	Total Revenues	1,379	170,998	66,403	4,211,770	1,113	2,395,012	384	269,971	-	8,920	5,400	38,850	74,679	7,095,521
10	Expenditures														
11	Personal Services (AG)			5,019	49,709					-	-			5,019	49,709
12	Utilities	1,507	20,253	3,281	26,755	66,084	314,122	-	-	-	-	-	-	70,872	361,130
13	Security, repair & maintenance	-	-	88,074	527,883	7,785	73,932	-	-	-	-	-	-	95,859	601,815
14	Expend. other than asset mgt	-	-	9,039	203,125	-	-	-	-	-	-	-	-	9,039	203,125
15	Other	-	-	36,664	688,023	-	-	-	-	-	-	4,151	39,301	40,815	727,324
16	Capital outlays	-	3,235	198,735	1,350,836	-	-	-	-	-	-	-	-	198,735	1,354,071
17	Total Expenditures	1,507	23,488	340,812	2,846,331	73,869	388,054	-	-	-	-	4,151	39,301	420,339	3,297,174
18	Excess (Deficit) of Revenue over Expenditures	(128)	147,510	(274,409)	1,365,439	(72,756)	2,006,958	384	269,971	-	8,920	1,249	(451)	(345,660)	3,798,347
19	Transfer in (out)	-	-	(279,054)	(759,838)	-	-	-	-	-	-	-	-	(279,054)	(759,838)
20	Fund Balance, Beginning of Period	4,408,861	4,261,223	6,816,538	5,657,474	5,488,080	3,408,366	841,596	572,009	1,946,825	1,937,905	99,660	101,360	19,601,560	15,938,337
21	Fund Balance, End of Period	4,408,733	4,408,733	6,263,075	6,263,075	5,415,324	5,415,324	841,980	841,980	1,946,825	1,946,825	100,909	100,909	18,976,846	18,976,846
22	Less Restrictions														
23	Contract balance		741,155		3,203,918		-		-						3,945,073
24	Commitment (Budget balance)		371,659		497,307		120,000		-				100,909		1,089,874
25	Fund Balance Available		3,295,920		2,561,850		5,295,324		841,980		1,946,825		-		13,941,898

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kalaeloa Community Development Revolving Fund Summary
For the Month of April 2015, Fiscal Year Ending 06/30/15

Description	Leasing & Management		Security Deposits		Total	
	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD	Apr-15	Fiscal YTD
1 Revenues						
2 Assessment from property owners	1,106	200,000			1,106	200,000
3 Dedication & reserved housing fees	-	-			-	-
4 Investment earnings	136	774			136	774
5 Leasing and management	-	-			-	-
6 Less: Revenue share transfer	-	-			-	-
7 Common area maintenance	-	-			-	-
8 Other	-	6,509	-	-	-	6,509
9 Total Revenues	1,242	207,283	-	-	1,242	207,283
10 Expenditures						
11 Personal Services (AG)	2,914	40,062			2,914	40,062
12 Utilities	-	-			-	-
13 Security, repair & maintenance	133	1,197			133	1,197
14 Expend. other than asset management	-	-			-	-
15 Other	1,513	35,269	-	-	1,513	35,269
16 Capital outlays	-	-			-	-
17 Total Expenditures	4,560	76,528	-	-	4,560	76,528
18 Excess (Deficit) of Revenue over Expenditures	(3,318)	130,755	-	-	(3,318)	130,755
19 Transfer in (out)	(69,225)	(227,894)	-	-	(69,225)	(227,894)
20 Fund Balance, Beginning of Period	251,916	241,514	60,000	60,000	311,916	301,514
21 Fund Balance, Ending of Period	144,375	144,375	60,000	60,000	204,375	204,375
22 Less Restrictions						
23 Contract balance		5,250				5,250
24 Commitment		139,125		60,000		199,125
25 Fund Balance Available		-		-		-

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
He'eia Community Development Revolving Fund Summary
For the Month of April 2015, Fiscal Year Ending 06/30/15

Description	Apr-15	Fiscal YTD
1 Revenues		
2 Assessment from property owners		
3 Dedication & reserved housing fees		
4 Investment earnings	1	8
5 Leasing and management		
6 Less: Revenue share transfer		
7 Common area maintenance		
8 Other		
9 Total Revenues	1	8
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	1	8
19 Transfer in (out)	-	-
20 Fund Balance, Beginning of Period	2,904	-
21 Fund Balance, Ending of Period	2,905	2,905
22 Less Restrictions		
23 Contract balance		-
24 Commitment (Budget balance)		-
25 Fund Balance Available	-	2,905

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Summary report for Special Funds created by \$206E, HRS
For the Month of April 2015, Fiscal Year Ending 06/30/15

5/28/15

Description		Current Month - April 2015					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
<u>Pursuant to \$206E-16, 206E-16.5, HRS</u>													
S-xx-352	Hawaii community development revolving fund	5,385	69,294	(279,054)	420,339	(624,714)	50,448	7,045,073	(759,838)	3,297,174	3,038,509	15,938,337	18,976,846
Sub fund	Improvement Districts	1,379	-	-	1,507	(128)	12,920	158,078	-	23,488	147,510	4,261,223	4,408,733
Sub fund	Leasing & Management	2,509	63,894	(279,054)	340,812	(553,463)	23,503	4,188,267	(759,838)	2,846,331	605,601	5,657,474	6,263,075
Sub fund	Public Facility Dedication	1,113	-	-	73,869	(72,756)	10,424	2,384,588	-	388,054	2,006,958	3,408,366	5,415,324
Sub fund	Reserved Housing	384	-	-	-	384	3,601	266,370	-	-	269,971	572,009	841,980
Sub fund	Receipts from Ceded Lands	-	-	-	-	-	-	8,920	-	-	8,920	1,937,905	1,946,825
Sub fund	Security Deposits	-	5,400	-	4,151	1,249	-	38,850	-	39,301	(451)	101,360	100,909
S-xx-358	Hawaii community development authority (Kakaako District operating fund)	5	-	191,532	40,174	151,363	266	766	672,316	525,913	147,435	27,628	175,063
CPB Account	Kewalo Basin Harbor operations fund (operated by & in custody of ALMAR)	-	-	-	-	-	-	172,377	(3,226,276)	279,776	(3,333,676)	3,333,676	-
<u>Pursuant to \$206E-195, HRS</u>													
S-xx-326	Kalaeloa community development revolving fund	136	1,106	(69,225)	4,560	(72,543)	774	6,509	(227,894)	76,528	(297,139)	311,916	204,375
Sub fund	Leasing & Management	136	1,106	(69,225)	4,560	(72,543)	774	6,509	(227,894)	76,528	(297,139)	251,916	144,375
Sub fund	Security Deposits	-	-	-	-	-	-	-	-	-	-	60,000	60,000
S-xx-356	Kalaeloa community development district (Kalaeloa District operating fund)	11	-	156,746	26,718	130,039	298	15	315,416	239,998	75,730	84,682	160,412
<u>Pursuant to \$206E-204, HRS</u>													
S-xx-364	He'eia community development revolving fund	1	-	-	-	1	9	-	-	-	9	2,897	2,905

Fund title / symbol	Cost element	Law	Lapsing date	Total Allotment	Transfer	Lapsed	Encumbrance	PTD Expenditure	Beginning Balance	CM	YTD	Ending Balance
<u>Pohukaina Street Mixed Use Development Project, Oahu</u>												
B-12-415	Plan	A106/SLH12	06/30/16	1,500,000			1,483,798	1,424,309	82,184	22,695	259,966	59,489
<u>Cultural Public Market, Oahu</u>												
B-12-419	Plan	A106/SLH12	06/30/17	1,000			1,000	900	100	-	900	100
B-12-420	Land	A106/SLH12	06/30/17	1,000			-	-	-	-	-	-
B-12-421	Design	A106/SLH12	06/30/17	299,000			299,000	99,400	199,600	-	99,400	199,600
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	100,300	2,199,700	-	100,300	2,199,700
<u>Kewalo Basin Riprap Wall Repair, Oahu</u>												
B-13-407	Design	A134/SLH13	06/30/16	300,000			222,117	21,423	200,694	-	21,423	200,694
B-14-408	Construction	A122/SL 14	06/30/16	700,000			-	-	-	-	-	-
Subtotal				1,000,000			222,117	21,423	200,694	-	21,423	200,694
<u>Historic Pump Station Rehab, Oahu (LBR903)</u>												
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
<u>High Tech Dev Corp Facility, Oahu - (BED143)</u>												
B-12-407	Plan	A106/SL 12		100,000			100,000	45,370	100,000	45,370	45,370	54,630
B-12-408	Design	A106/SL 12		2,625,000			2,597,934	-	2,597,934	-	-	2,597,934
Subtotal				2,725,000								
<u>Kalaeloa East Energy Corridor, Kalaeloa, Oahu</u>												
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	164,845	-	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	164,895	-	52,172	164,895
<u>Kalaeloa Enterprise Energy Corridor, Kalaeloa, Oahu</u>												
B-14-410	Plan	A122/SLH14	06/30/16	1,000			1,000	1,000	-	-	1,000	-
B-14-411	Design	A122/SLH14	06/30/16	349,000			299,000	299,000	-	-	299,000	-
B-14-412	Construction	A122/SLH14	06/30/16	6,650,000			-	-	-	-	-	-
Subtotal				7,000,000			300,000	300,000	-	-	300,000	-
<u>HCDA's community development districts, Oahu</u> (for CIP-funded staff cost)												
B-14-409	Plan	A122/SL 14	06/30/16	1,855,000			1,855,000	498,854	1,524,059	167,913	498,854	1,356,146
B-13-408	Plan	A134/SLH13	06/30/16	1,855,000			1,855,000	1,855,000	(4,031)	(4,031)	1,110,243	-

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Capital Improvement Project Summary
For the Month of April 2015, Fiscal Year Ending 06/30/15

5/28/15

Line	Title / Description	Approved Funding			Project Performance				
		Appropriation	Revolving Fund		Contract Amount	Current Month April 2015	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	-	3,235	716,252	319,233
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	-	28,216	328,439	100,451
5	KA - ABB renovation	6,104,900	Leasing		5,406,828	201,745	1,962,763	5,063,344	343,484
6	KA - ABB Counsel	350,000	Leasing		350,000	8,485	31,959	31,959	318,041
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	14,145	94,524	94,524	74,843
10	KA - NPDES Permit & Storm Water Management Progam Plan	350,000	ID		330,829	-	-	-	330,829
11	KA - Park (KW,KBH,MG) use master plan & EIS	600,000	Leasing		541,940	6,586	112,153	112,153	429,787
12	KA - Pohukaina Street Mixed Use TOD Sewer/Water Plan	150,000	Leasing		129,000	-	-	-	129,000
13	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	22,695	259,966	1,424,309	59,489
2	Cultural Public Market	2,301,000	CIP		2,300,000	48,012	100,300	100,300	2,199,700
3	Kalaeloa East Energy Corridor, Kalaeloa	3,500,000	CIP		1,142,695	-	52,172	977,800	164,895
4	Kewalo Basin Rip-Rap Wall Repair-Design & Construction	1,000,000	CIP		222,117	-	21,423	21,423	200,694
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	-
7	HTDC Facility	2,725,000	CIP		2,697,934	45,370	45,370	45,370	2,652,564

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Summary of Cash Balance of Hawaii community development revolving funds
As of 04/30/2015, Fiscal Year Ending 06/30/15

5/28/15

Fund symbol	Fund Title / Description	Amount
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Part I: Cash on hand

S-xx-352	Hawaii community development revolving fund	18,976,846
S-xx-358	Hawaii community development authority (Kakaako District operating fund)	175,063
Subtotal: Cash on hand as of 04/30/2015		19,151,909

Part II: Outstanding obligations

Contract balance	3,945,073
Authority-approved budget balance	988,965
* Security deposit balance	100,909
** Recurring PO balance	511,291
Pending transfer to KL revolving fund to finance 2 positions	55,201
Budget balance for 2 KA positions	58,603
Budget balance for KA administrative expenditure	124,776
Budget balance for AG salary and benefits	10,229
Subtotal: known obligations as of 04/30/2015	5,795,048

Part III.	Cash balance available as of 04/30/2015 (Part III = Part I - Part II)	13,356,862
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Part IV. Additional cash

S-xx-326	**** Kalaeloa Community Development District revolving fund	204,375
S-xx-356	Kalaeloa Community Development District (Kalaeloa District operating fund)	160,412
S-xx-364	**** He'eia Community Development District revolving fund, (less Authority - approved budget)	2,905
Subtotal: Additional cash balance		367,692

Notes

- * Refundable to HCDA tenants (Kakaako and Kalaeloa)
- ** Include utility for \$461,589 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.

Project Code	Subfund Code	Date Authority Approved	Authority-approved Budget	Retracted from Budget	Contract Amount	Budget Balance	PTD contract expenditure	Contract Balance
NPDES-1	ID	10/10/12	70,000		49,593	20,407	49,593	-
NPDES-2	ID	11/6/13	200,000		169,367	30,633	94,524	74,843
NPDES-3	ID	2/11/15	350,000		330,829	19,171	-	330,829
HPLLC-ID	ID	1/7/09	10,719,626			(0)	10,719,626	-
HPLLC-H	Housing	1/7/09	4,280,374			0	4,280,374	-
HPLLC-Ded	Ded	11/4/09	2,000,000		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	-	1,995	32,775	-	32,775	-
Subdivision	ID	9/2/09	-		36,601	-	36,601	-
Army Utility Link	ID	11/3/10	150,000		51,552	98,448	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	-	716,252	319,233
Parks Maintenance	Leasing	11/3/10	-		1,084,718	-	1,047,572	37,145
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	-		290,706	-	255,008	35,698
Patrol11	Leasing	10/5/11	-		141,023	-	141,023	-
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	-	201,096	257,243
Office maint	Leasing	4/4/12	100,000		27,440	72,560	27,440	-
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	-	116,162	237,838	-	237,838	-
Homeless FY15	Leasing	6/10/14	354,000	-	354,000	-	119,999	234,001
Fish-wharf repair	CPB	1/9/13	450,000		428,890	21,110	328,439	100,451
Fish-wharf repair-1	CPB	5/7/14	33,700		33,700	-	-	33,700
ABB	Leasing	4/10/13	-		5,406,828	-	5,063,344	343,484
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	275,814	285,186
Sewage Pump-1	Leasing	5/3/14	45,000		30,920	14,080	9,603	21,317
Refuse-2	Leasing	1/8/14	234,655		139,770	94,885	71,124	68,645
Parks Use MP EIS	Leasing	1/8/14	600,000		541,940	58,060	112,153	429,787
ABB Counsel	Leasing	4/2/14	350,000		350,000	-	31,959	318,041
Pump Station EA & SMA	Leasing	6/10/14	65,000		65,000	-	59,288	5,713
Patrol-14	Leasing	11/5/14	247,000		164,474	82,526	26,674	137,800
Makai Prop. Maintenance	Leasing	9/3/14	80,000		47,120	32,880	9,874	37,246
Park Pavers	ID	8/6/14	100,000		-	100,000	-	-
ABB network IT	Leasing	10/1/14	150,000		58,330	91,670	11,630	46,700
ABB Janitorial	Leasing	10/1/14	200,000		131,632	68,368	5,951	125,680
C&C EMS Boat	Ded	8/6/14	120,000		-	120,000	-	-

Subtotal	27,814,229	3,830,257	21,905,478	988,965	32,960,405	3,945,073
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Summary by sub-fund

ID	11,889,626	-	2,237,100	371,659	12,215,572	741,155
Leasing	4,760,155	3,830,257	12,878,152	476,197	9,808,385	3,069,767
Ded	2,120,000	-	2,000,000	120,000	2,000,000	-
Housing	8,560,748	-	4,280,374	0	8,560,748	-
He'eia	-	-	47,261	-	47,261	-
CPB	483,700	-	462,590	21,110	328,439	134,151
Subtotal	27,814,229	3,830,257	21,905,478	988,965	32,960,405	3,945,073

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Testimony of
Michael W Macdonald, Vice President
Macdonald & Porter Inc.
Before the
Honolulu Community Development Authority
Executive Director, Anthony Ching
Wednesday, May 27, 2015

**Regarding disputed ownership of the roadways in Central Kakaako and recommended course of
action by the appropriate State agency**

Members of the Hawaii Community Development Authority

I am here to submit testimony regarding the ownership dispute of roadways in central Kakaako. There has been an ongoing issue as to the ownership of many of the main thoroughfares in the central Kakaako area. Countless hours and thousands of dollars have been spent by local tax-paying businesses and land owners in this area to defend the open and free usage of these roadways. With the ongoing luxury development as well as the upcoming rail construction in this area, this issue needs to be investigated and resolved by the appropriate State agency. Included with this testimony is a map of the roadways in central Kakaako that are in dispute (fig. 1)

These roads were initially constructed and platted in the late 1800's and were part of a larger development by Charles Desky. In 1903, Charles Desky expressly dedicated many of these roads to the Territory of Hawaii in front of the House and Senate (fig. 2). These roadways have been used continuously and freely by the public for over 100 years.

As recently as 2004, the HCDA had put forth plans to improve and re-design some of these roadways. One of these projects, ID11, proposed to widen Queen St, add sidewalks and curbs and improve drainage. All of the businesses in the immediate area were assessed for a portion of the project. At that point in time, HCDA had asserted their ownership of the roadway and nowhere in the proposal was Kakaako Land Company listed as a landowner or assessed any portion of the project. (fig. 3)

With Kakaako Land Company allowed to operate without any oversight, businesses are being forced to pay for parking along the roadways and in some cases for the parking fronting their own business under threat of towing. Their aggressive leasing of any available roadway land has caused tremendous hardship for many businesses located in this area. They have recently painted stalls on Ilaniwai St, put up signs and painted curbs on City/State built and maintained sidewalks to mark their "parking stalls for rent". They have even leased parking and are currently attempting to lease parking on verified HCDA owned land. (fig. 4-10)

We are reaching out to the HCDA for assistance as the initial construction of these roads dates back to the days of the Territory of Hawaii, making this a State issue. These roadways fall within the geographical boundaries of the HCDA's jurisdiction. Because of these circumstances, this issue needs to be investigated and resolved by the HCDA.

There is a precedent for HCDA to seek a judicial resolution to this issue. In 1995 HCDA filed suit against the heirs of Charles Desky, the officers of the Kakaako Land Company and any other owners and claimants (Civil Case # 95-2439-07). With the Attorney General of the State of Hawaii acting as counsel for the HCDA, they successfully filed a complaint in Eminent Domain to condemn a portion of the intersection of Kamake'e and Kawaihau St.

Our research into this issue has uncovered many material facts that dispute the ownership of these roadways by Kakaako Land Company:

With the original plat of the land in 1897, there is a documented implied dedication of the roadways,

The expressed dedication by Charles Desky as evidenced by the adoption of Resolution 9 by the House and Senate in 1903.

The Hawaii Revised Statute regarding the surrendering of private roadways if no act of ownership is exercised for five years (HRS 264-1(c)(2))

Establishment of a prescriptive easement in favor of the general public due to the open and continuous use of these roadways as public thoroughfares over many decades.

Questions as to the validity of the quitclaim deed that the Kakaako Land Company has used to establish their ownership rights. Quitclaim deeds have no title covenant and there has been no definitive proof showing that the Grantor of the deed had any documented ownership of the disputed roadways.

Due to HCDA's vested interest in the aforementioned roadways, and the documented judicial channel to pursue a resolution to this issue, we humbly ask that the HCDA, in conjunction with the State of Hawaii Attorney General's office to begin proceedings to condemn these disputed roadways for the continuous and open use by the general public. Thank you for your time.

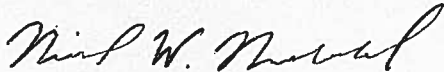
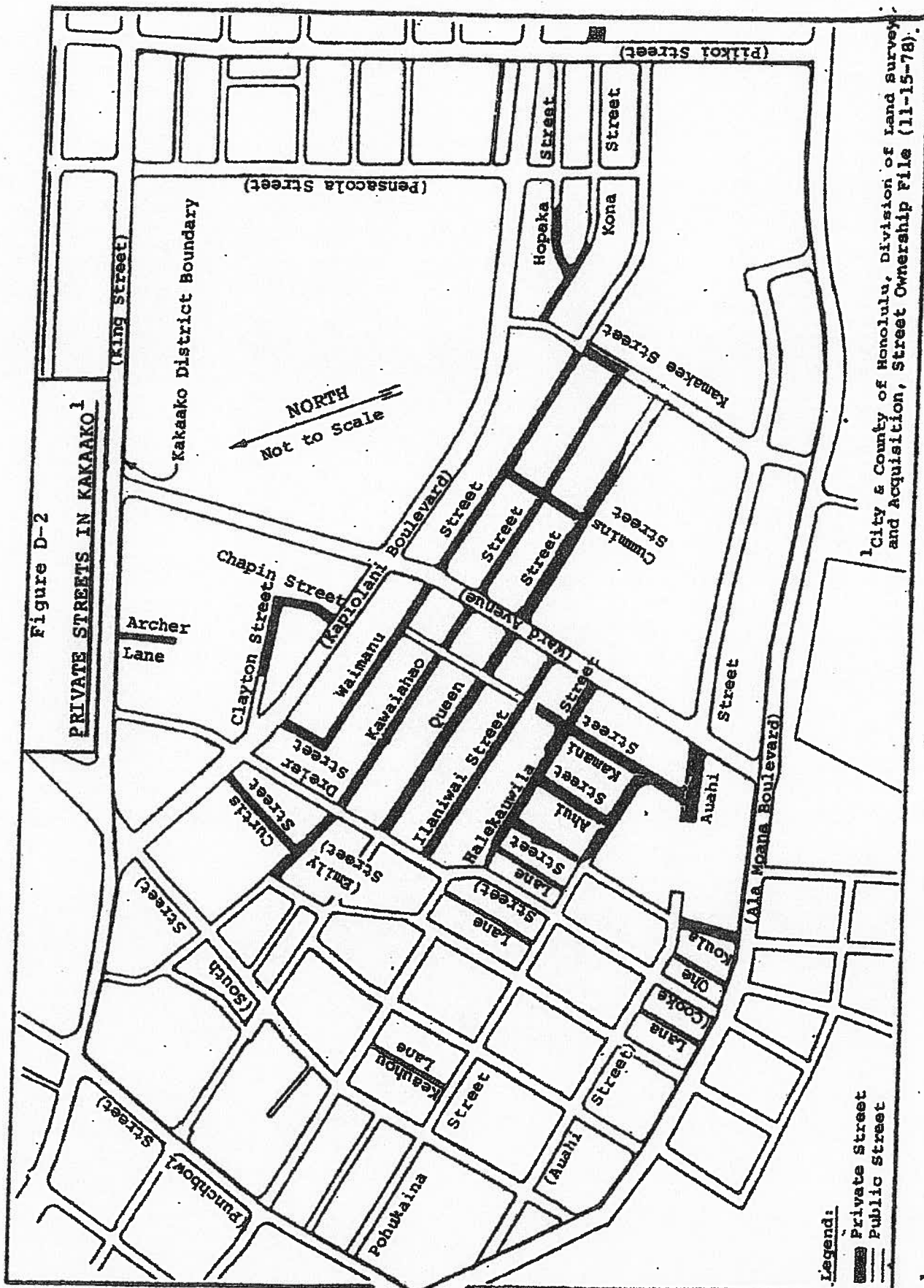

Michael W Macdonald

Figure 1



MAP 4
Page 8 of 9

Resolved, that a Joint Committee, consisting of three members from each branch of the Territorial Legislature be appointed by the presiding officer of each House of the Territorial Legislature to go to the Laper Settlement to carry out the object and purposes of this Resolution; and

Resolved, that said Committee have full authority and power to select one or two medical experts on leprosy to accompany them to the said Laper Settlement, and with the assistance of the President of the Board of Health or any person appointed by him, to examine the said alleged leprose persons at said Laper Settlement, and to discharge and release all persons who have not the bacilli lepra in their systems, or in a condition which will not spread the disease of leprosy by being at large; and be it further

Resolved, that the sum of Two Thousand Dollars be and is hereby appropriated to defray the expenses of the said Committee.

J. K. PABLE,

Representative 5th District.

Honolulu, April 25, 1903.

JOINT RESOLUTION NO. 3.

Whereas, Charles S. Deaky is ready and willing to convey to the Territory certain streets in Keweenaw, Honolulu, Island of Oahu, without cost or charge to the Territory; and

Whereas, it would be a benefit to the public to have such streets owned and controlled by the Government; Therefore,

Be it resolved by the Legislature of the Territory of Hawaii:

That the Superintendent of Public Works be, and he is hereby authorized and directed to accept from said Charles S. Deaky a deed conveying to the Territory (without charge to the Government) all the lots of said Charles S. Deaky in and to the following named streets situated in Keweenaw aforesaid, to wit:

Queen Street, extension South of South St.

W. L. Street.

East St. Street.

W. L. Street.

East St. Street.

Queen Street.

East St. Street.

Resolved, and that after such conveyance said named streets be owned, used, regulated and controlled by the Government of the Territory.

Senator A. Brown moved that the Joint Resolution be placed on the order of the day for tomorrow. Seconded by Senator A. Brown and carried.

Senator Achi moved that the bill pass second reading. Seconded by Senator Kalanokalani and carried.

Second Reading of House Bill No. 66, entitled "An Act to provide for the payment of claims of damages by persons imprisoned in the year 1895."

Senator Dickey moved that the bill be laid on the table. Seconded by Senator Woods and carried.

The consideration of House Joint Resolution No. 3, relating to the appointment of a committee to examine the Lepers at Molokai, was now taken up.

Senator Kalanokalani moved that the resolution be adopted. Seconded by Senator J. T. Brown.

Senator Dickey moved that the resolution be laid on the table. Seconded by Senator McCandless and carried on the following showing of ayes and noes:

Ayes: Senators Achi, Baldwin, Crabbe, Dickey, McCandless, Paris, Wilcox and Woods—8.

Noes: Senators J. T. Brown, Kaine, Kalanokalani, Kachi and Nakapeahu—5.

Not Present: Senators C. Brown and Isenberg—2.

House Joint Resolution No. 9, relating to the Government taking over certain streets in Kewalo, Honolulu, was now taken up for consideration.

Senator Dickey moved that the resolution be referred to the Committee on Public Lands, Internal Improvements, Agriculture, etc. Seconded by Senator Baldwin.

The President here called the Vice President to the chair. Senator Crabbe moved that the resolution be adopted. Seconded by Senator Kalanokalani.

The motion to refer to the committee was then put and lost. The motion to adopt the resolution carried.

Senator Crabbe introduced the following Joint Resolution:

JOINT RESOLUTION.

Be it enacted by the Legislature of the Territory of Hawaii, That, Honolulu, in the County of Eschsch, Territory of Hawaii, heretofore known as the District of Honolulu, and having a population of over ten thousand, and not more than one hundred thousand inhabitants; and

That it is the wish of the inhabitants of said district to be incorporated under a municipal form of government.

Therefore, be it Resolved, That the Governor is hereby authorized to appoint and commission a board of three persons to prepare and propose a charter for the said

The following

JOINT RESOLUTION

House Int. Res. No. 9. Reading as follows:

Be it Resolved by the Legislature of the Territory of Idaho, that the sum of _____ dollars be and the same are hereby appropriated to the _____ of _____, to be paid _____.

That the Superintendent of Public Works be, and he is hereby authorized and directed to accept from said Charles Deaky a deed conveying to the Territory (without charge to Government) all the title of said Charles E. Deaky in and to the following named streets, situated in Kewanee aforesaid, to-wit:

Quinn Street, extension South of South St.
Keweenaw Street,
Hudson Avenue,
Coake Street,
Ward Street,
Carmine Street,
Lafayette Street.

Resolved, also, that after such conveyances sold aimed to be maintained, repaired and cared for by the Government, public highways.

On motion of Mr. Egan, the foregoing resolution was adopted, by the following yeas and no vote:

Absent and not voting: Aplett, Kaniho, Fernandes, P.
Purdy, Wright—total 5.

No. 105. Reading as follows:

Honolulu, T. H., April 28, 1900

To the Honorable Speaker and
House of Representatives of the
Territory of Hawaii.

I have the honor to herewith return House Joint Resolution
No. 9, which was this day adopted in the Senate of the
Territory of Hawaii.

Respectfully yours,

(Sgd.) WILLIAM SAVIDGE,

Clerk of the Senate.

Approved:

(Sgd.) CLARENCE L. CRABBE,

President of the Senate.

No. 106. Reading as follows:

Honolulu, T. H., April 28, 1900

To the Honorable Speaker and
House of Representatives of the
Territory of Hawaii.

I have the honor to herewith return House Joint Resolution
No. 1, which has this day been adopted in the Senate of the
Territory of Hawaii.

Respectfully yours,

(Sgd.) WILLIAM SAVIDGE,

Clerk of the Senate.

Approved:

(Sgd.) CLARENCE L. CRABBE,

President of the Senate.

No. 107. Reading as follows:

Honolulu, T. H., April 28th, 1900

To the Honorable Speaker and
House of Representatives of the
Territory of Hawaii.

I have the honor to herewith transmit a duly certified copy
of the Joint Resolution relating to the Incorporation of the

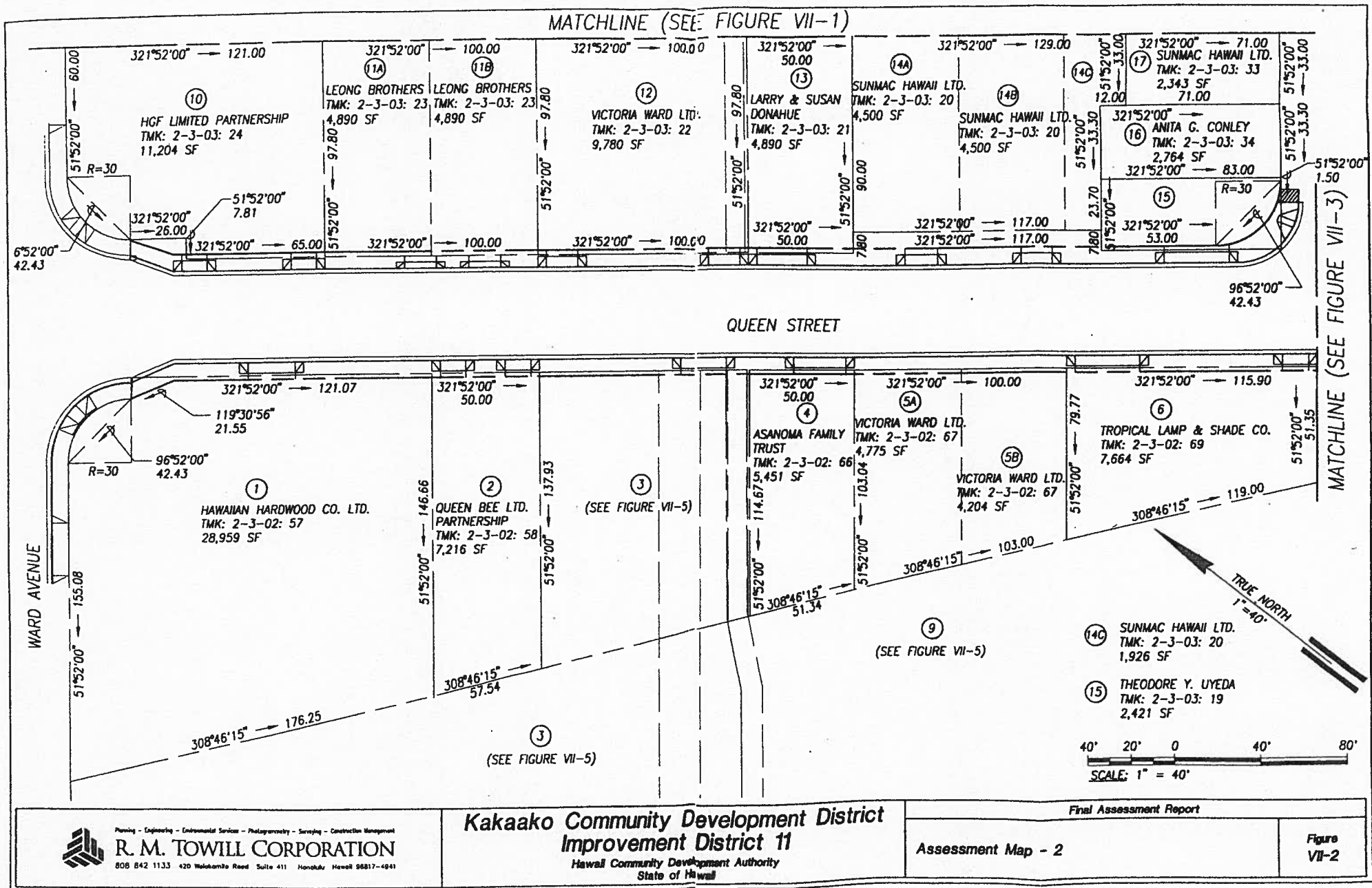


Figure 3

Figure 4



Figure 5



Figure 6

RESERVED 24 X 7



Figure 7

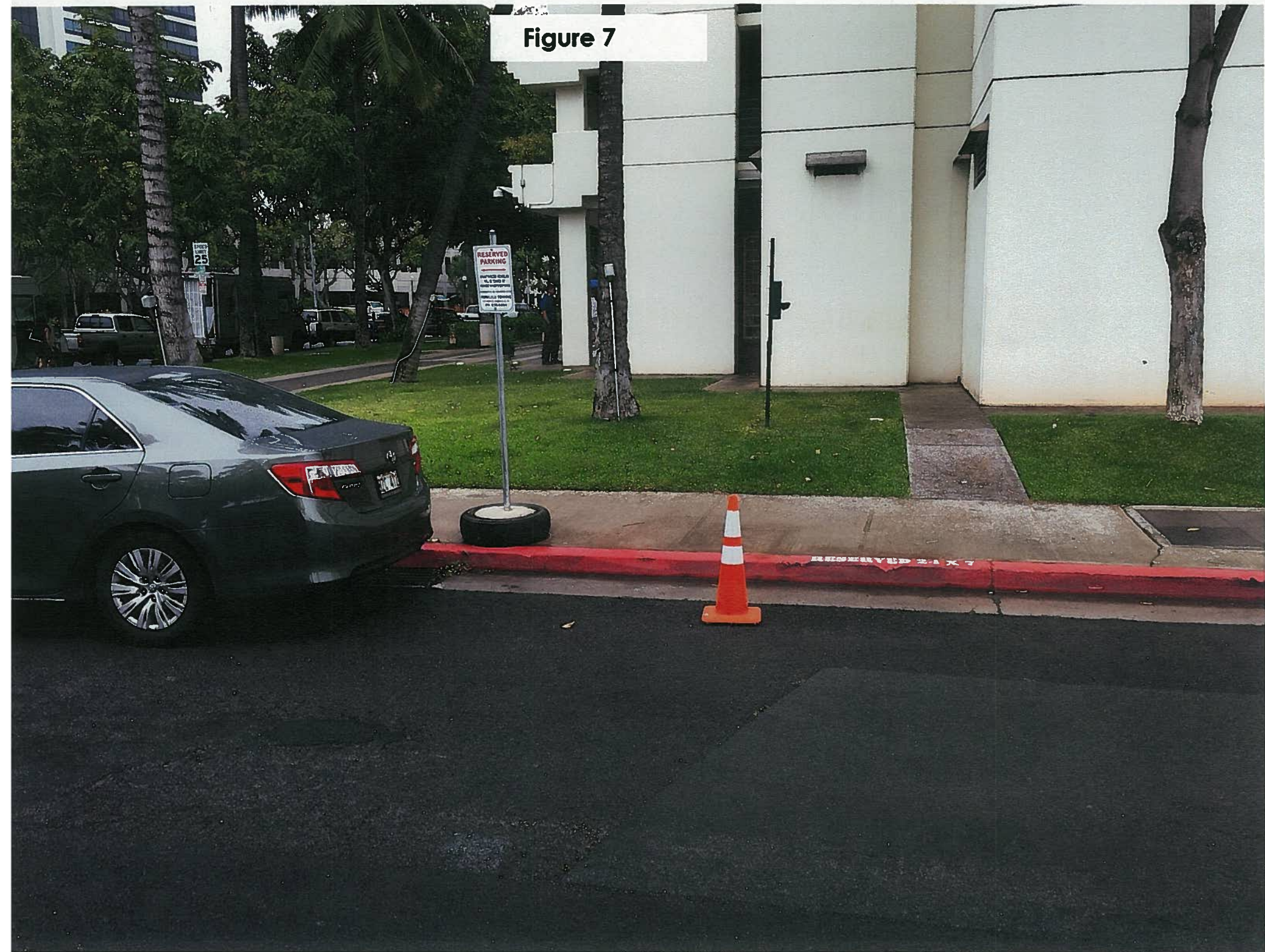
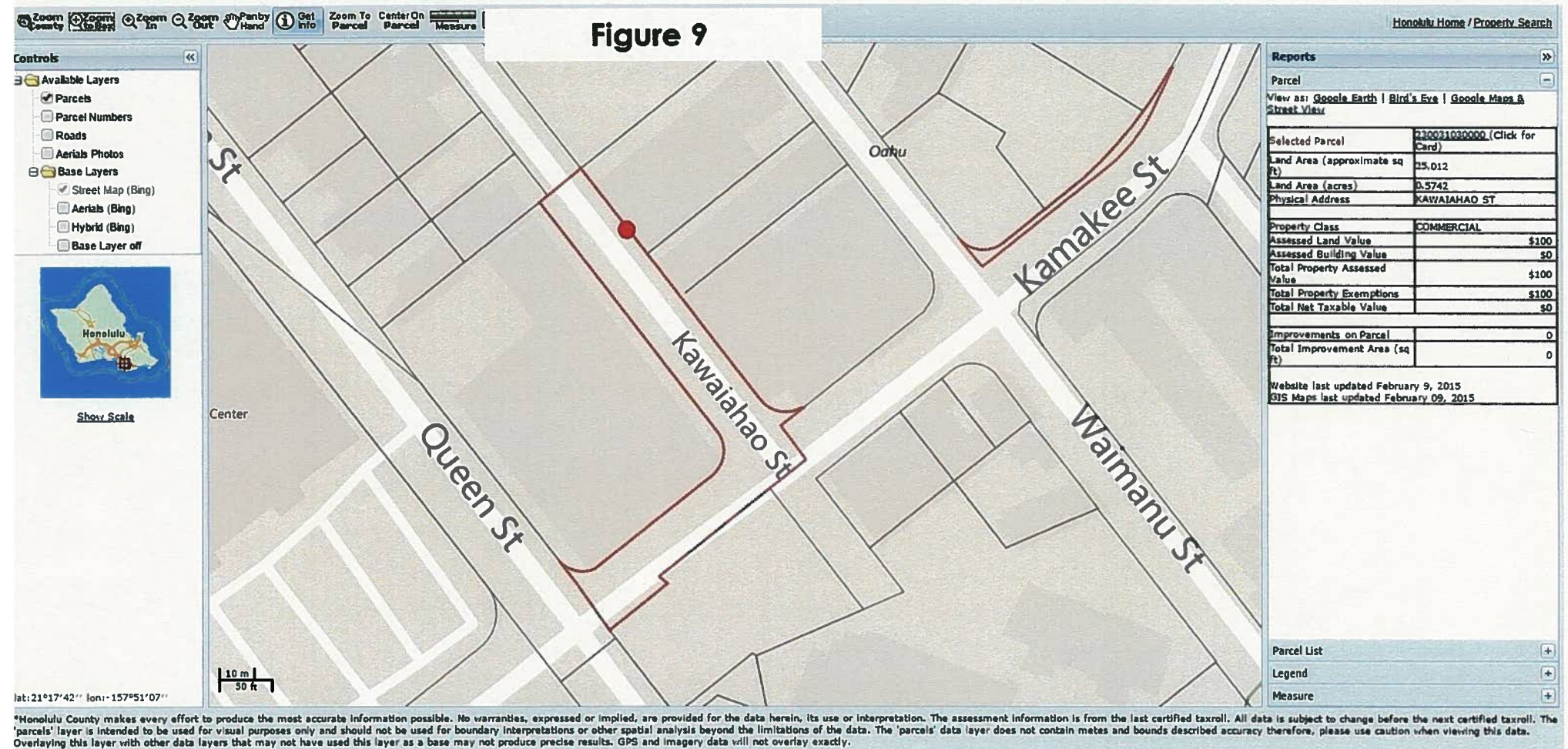


Figure 8



Figure 9



Red Dots represent "Reserved Parking" and "Parking for Rent" signs placed by the Kakaako Land Company within the HCDA owned portion of Kawaihao Street according to Honolulu Property Tax records



Previous Parcel		Next Parcel		Return to Main Search Page				Honolulu Home		Real Property Home	
Owner and Parcel Information Print Owner Info											
Parcel Number		230031030000						Data current as of		February 9, 2015	
Owner Name		HAWAII COMM DEV AUTHORITY Fee Owner						Project Name			
Location Address		KAWAIAHAO ST						Plat Map		Plat Map PDF	
Property Class		COMMERCIAL						Parcel Map		GIS Parcel Map	
Land Area (approximate sq ft)		25,012						Legal Information			
Land Area (acres)		0.5742									
Assessment Information Show Historical Assessments Print Assessment Info											
Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2015	COMMERCIAL	\$ 100	\$ 0	\$ 100	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100	\$ 100	\$ 0
Appeal Information Print Appeal Info											
No appeal information on parcel.											
Land Information Land Print											
Property Class		Square Footage				Acreage		Agricultural Use Indicator			
COMMERCIAL		25,010				0.5742					
Improvement Information											
No improvement information available for this parcel.											
Other Building and Yard Improvements											
Description			Quantity			Year Built			Area		
No information associated with this parcel.											
Sales Information Print Sales Info											
Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description		Date of Recording		Land Court Document Number		Cert #	Book/Page
11/12/1998						04/08/1999		2534067		386913	
02/19/1997			FEE CONVEYANCE			05/03/1999		2540911		530917	
08/13/1996						08/28/1996		2332529		440650	
06/18/1996		9600142606	FEE CONVEYANCE			10/04/1996		2340082		481583	
06/18/1996		9600116957	FEE CONVEYANCE			08/14/1996					

Property Tax Record for HCDA owned portion of Kawaihao St.

Figure 10