

**Shall the Authority Authorize the Executive Director to Pursue
the Due Diligence Process for the Proposed Acquisition of Properties
(Tax Map Keys: 9-1-16: 27 (portion) and 9-1-160: 06, 07, 08, 09 and 10)
Owned by James Campbell Company LLC for Future Improvements
to Franklin Delano Roosevelt Avenue in the Kalaeloa Community
Development District and Expend an Amount Not to Exceed
\$50,000.00 from the Kalaeloa Community Development Revolving
Fund for Such Due Diligence?**

Staff Report

June 9, 2015

Discussion: Franklin Delano Roosevelt Avenue (“FDR”) has always been a major east-west corridor in the Kalaeloa Community Development District (“Kalaeloa”). In response to community feedback, staff from the Hawaii Community Development Authority (“HCDA”), the State Department of Transportation (“DOT”), City and County of Honolulu (“City”) and community stakeholders have had several meetings to discuss appropriate steps to improve the roadway standards and safety of FDR.

The DOT currently owns FDR and is obligated to construct improvements to the roadway in accordance with City standards. Upon completion of the improvements, the DOT would then dedicate ownership of FDR to the City. However, the DOT has indicated that funding is not readily available to construct any improvements to FDR because other DOT roadways in the entire State have more priority for improvements and repairs.

The outcome of the agency/stakeholder meetings proposes that, initially, ownership of FDR between the West Perimeter to Enterprise Avenue (“FDR-West”), be transferred from the DOT to the HCDA. As the designated redevelopment authority for Kalaeloa, the HCDA would be able to better facilitate and coordinate the FDR-West improvements than the DOT, which has a greater responsibility of maintaining all of its roadways in the State.

In the agency/stakeholder meetings, the City acknowledged the difficulty in immediately constructing the FDR-West improvements to its current standards, particularly in widening the right-of-way from the existing 60 feet to 108 feet. Consequently, the City has agreed in principal to accept ownership of FDR-West upon completion of improvements with an interim right-of-way width of 80 feet, provided that restrictions and setbacks be imposed on properties adjacent to FDR-West to accommodate the future 108 feet width.

Properties owned by James Campbell Company LLC: James Campbell Company LLC (“Campbell”) currently owns properties on the Mauka side of FDR, shown in Exhibit A. Portions of these Campbell properties are within the future FDR right-of-way width of 108 feet.

Staff met with a Campbell representative and was informed that Campbell has been in contact with Hawaiian Electric Company, Inc. (“HECO”) to convey these properties to HECO via quitclaim deeds. Campbell stated that the properties are considered to be remnants with no development potential because of the existing HECO and sewer easements that are in them.

Staff met with HECO representatives and there were no objections to the HCDA acquiring the Campbell properties, instead of HECO, as long as the HECO easements could remain. In addition, HECO requested that a new electrical easement grant from Campbell be completed before the HCDA acquires the properties.

Subsequently, Campbell stated that it is willing to convey its properties, in their entirety, to the HCDA via quitclaim deeds subject to the following provisions:

1. The HCDA’s payment of an estimated \$10,000.00 to Campbell for costs incurred by Campbell relating to the conveyance.
2. The properties will remain subject to reservations for future utility installations.
3. Completion of the subdivision of Property No. 7, Lot 178, shown on the Key Map of Exhibit A, for the Department of Hawaiian Home Lands (“DHHL”) and conveyance of a subdivided portion of said property to DHHL.
4. Completion of the electrical easement grant as requested by HECO.
5. Conveyance of the properties will occur as soon as Items 3 and 4 above are complete, and no later than December 31, 2015.

Proposed Action: Staff believes that the HCDA should consider the acquisition of the Campbell properties for future improvements to the entire length of FDR. Therefore, staff proposes that the process of due diligence for the acquisition be pursued. The due diligence process would include title researches for the properties, a Phase 1 environmental site assessment and if warranted from the Phase 1 assessment, a Phase 2 assessment.

The estimated costs for are as follows:

1. Title researches - \$2,500.00
2. Phase 1 environmental site assessment - \$10,000.00
3. Phase 2 environmental site assessment, if necessary - \$30,000.00

Kalaeloa Community Development Revolving Fund will be used to fund the above costs. Upon completion of the due diligence process, staff will inform the Authority of its findings and recommend appropriate action.

Recommendations: Staff recommends that the Authority authorize the Executive Director to pursue the due diligence process for the proposed acquisition of properties (Tax Map

Keys: 9-1-16: 27 (portion) and 9-1-160: 06, 07, 08, 09 and 10) owned by James Campbell Company LLC for future improvements to Franklin Delano Roosevelt Avenue in the Kalaeloa Community Development District and expend an amount not to exceed \$50,000.00 from the Kalaeloa Community Development Revolving Fund for such due diligence.

Attachment: Exhibit A – Map of James Campbell Company LLC Properties

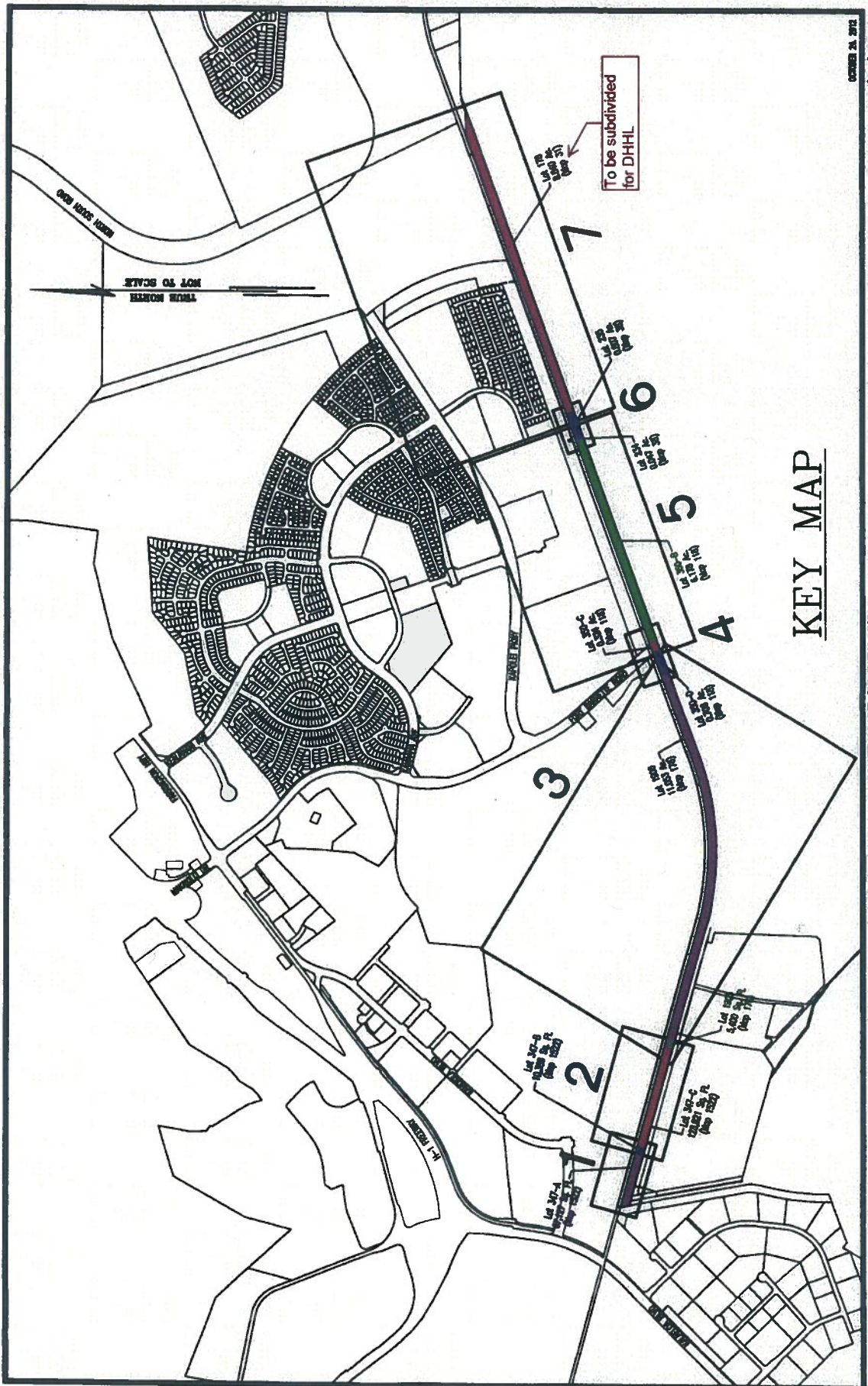
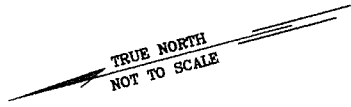


Exhibit A



KAMOKILA BLVD

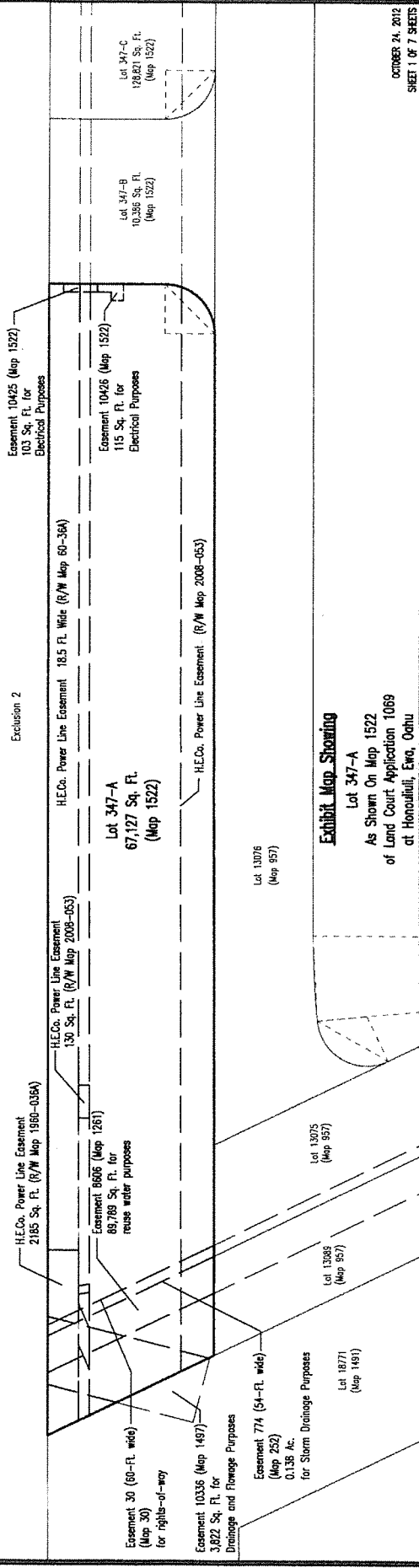


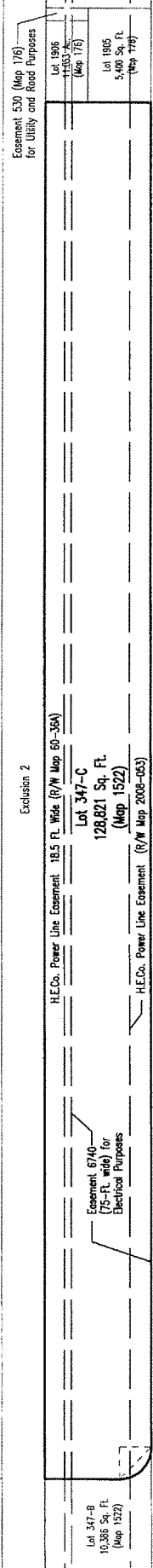
Exhibit Map Showing
 Lot 347-A
 As Shown On Map 1522
 of Land Court Application 1069
 at Honolulu, Ewa, Oahu

CONTROL POINT SURVEYING, INC.
 1445 KALANANĀʻOHE BLVD, SUITE 100
 HONOLULU, HAWAII 96813

OCTOBER 24, 2012
 SHEET 1 OF 7 SHEETS
 17" X 11" = 1:3.58" PL.

TRUE NORTH
NOT TO SCALE

KAMOKILA BLD



Exclusion 2

H.E.Co. Power Line Easement 18.5 FT. Wide (R/W Map 60-36A)

Lot 347-C

128,821 Sq. Ft.
(Map 1522)

Easement 6740
(75-FT. wide) for
Electrical Purposes

H.E.Co. Power Line Easement (R/W Map 2008-063)

Lot 13076
(Map 957)

Easement 530 (Map 176)
for Utility and Road Purposes

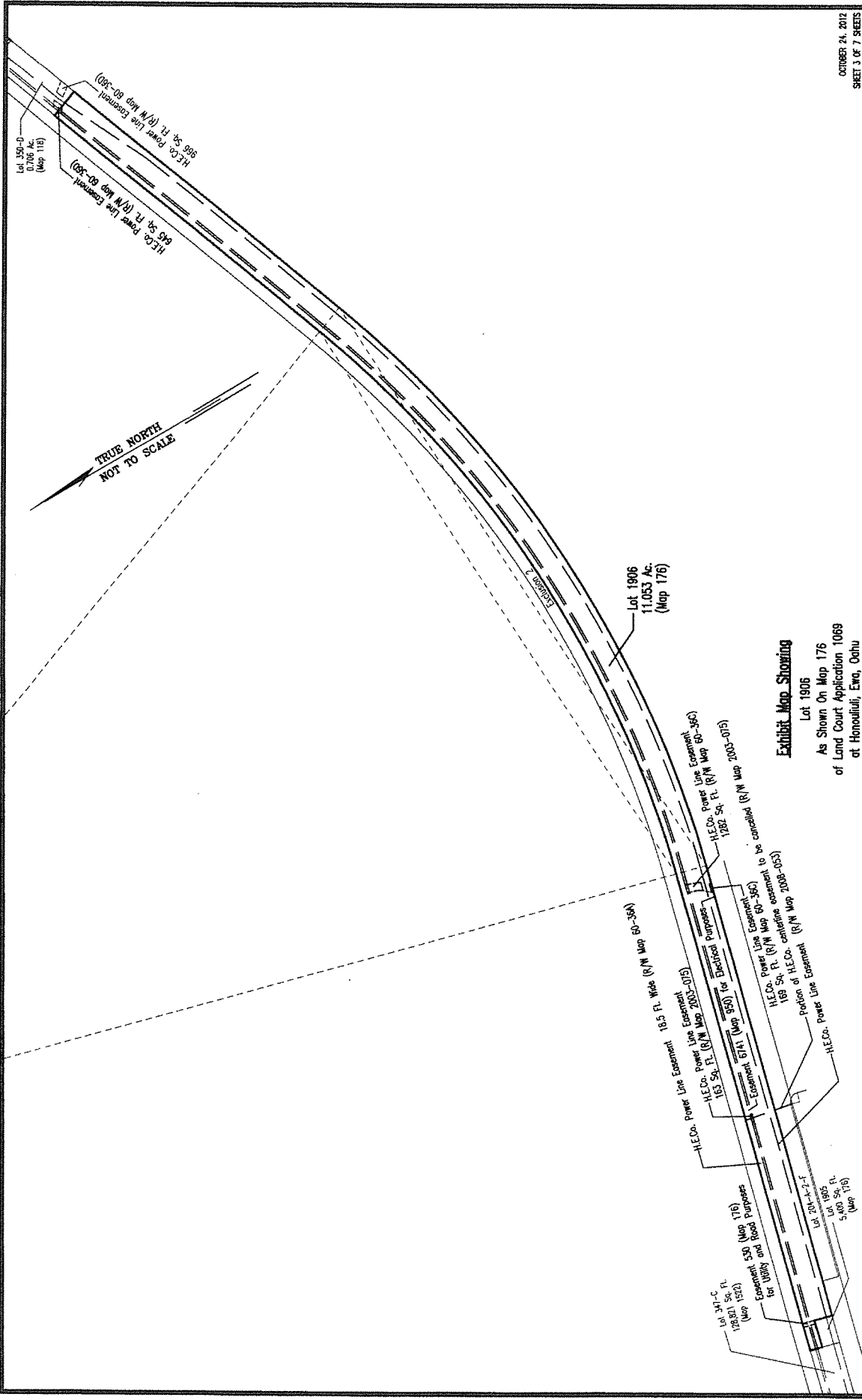
Lot 1906
11,665 Sq. Ft.
(Map 176)

Lot 1905
5,400 Sq. Ft.
(Map 176)

Exhibit Map Showing

Lot 347-C
As Shown On Map 1522
of Land Court Application 1069
of Honolulu, Ewa, Oahu

CONTROL POINT SURVEYING, INC.
SURVEYORS, ENGINEERS, PLANNERS



TRUE NORTH
NOT TO SCALE

Exhibit Map Showing
 Lot 1906
 As Shown On Map 176
 of Land Court Application 1069
 at Honolulu, Ewa, Oahu

CONTROLPOINT SURVEYING, INC.
 1001 KALANIAN'OLUHUI DRIVE, SUITE 100
 HONOLULU, HAWAII 96813

TRUE NORTH
NOT TO SCALE

FORT BARRETTE ROAD

Exclusion 2

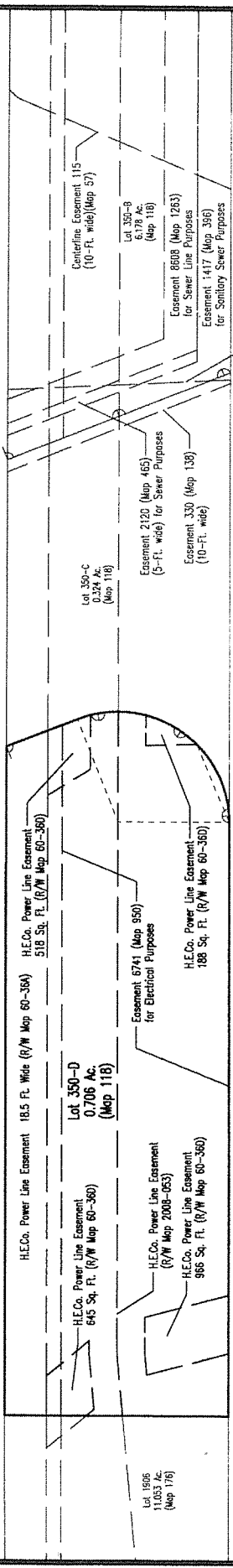


Exhibit Map Showing
 Lot 350-D
 As Shown On Map 118
 of Land Court Application 1069
 at Honolulu, Ewa, Oahu

CONTROL POINT SURVEYING, INC.
 HONOLULU, HAWAII

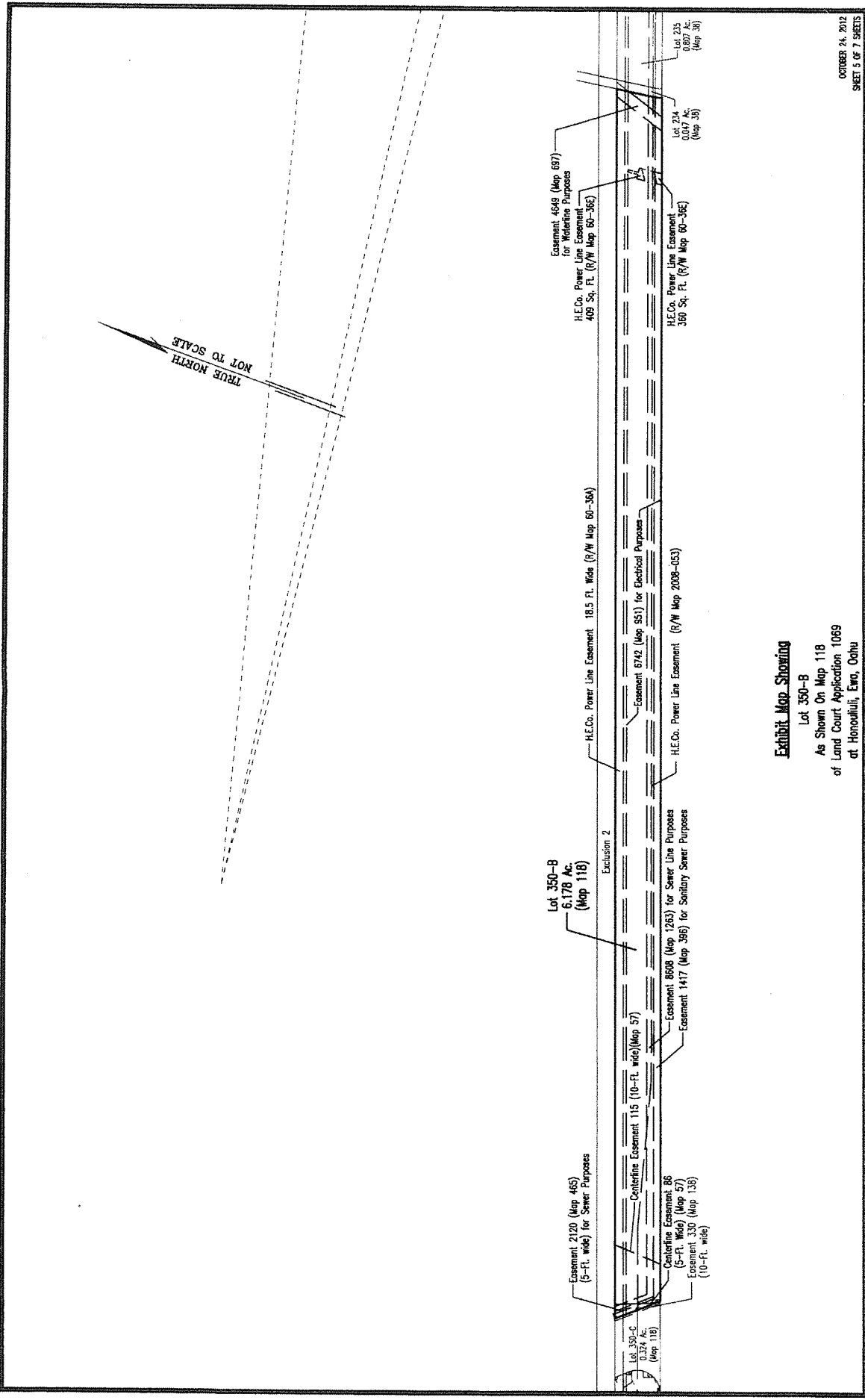
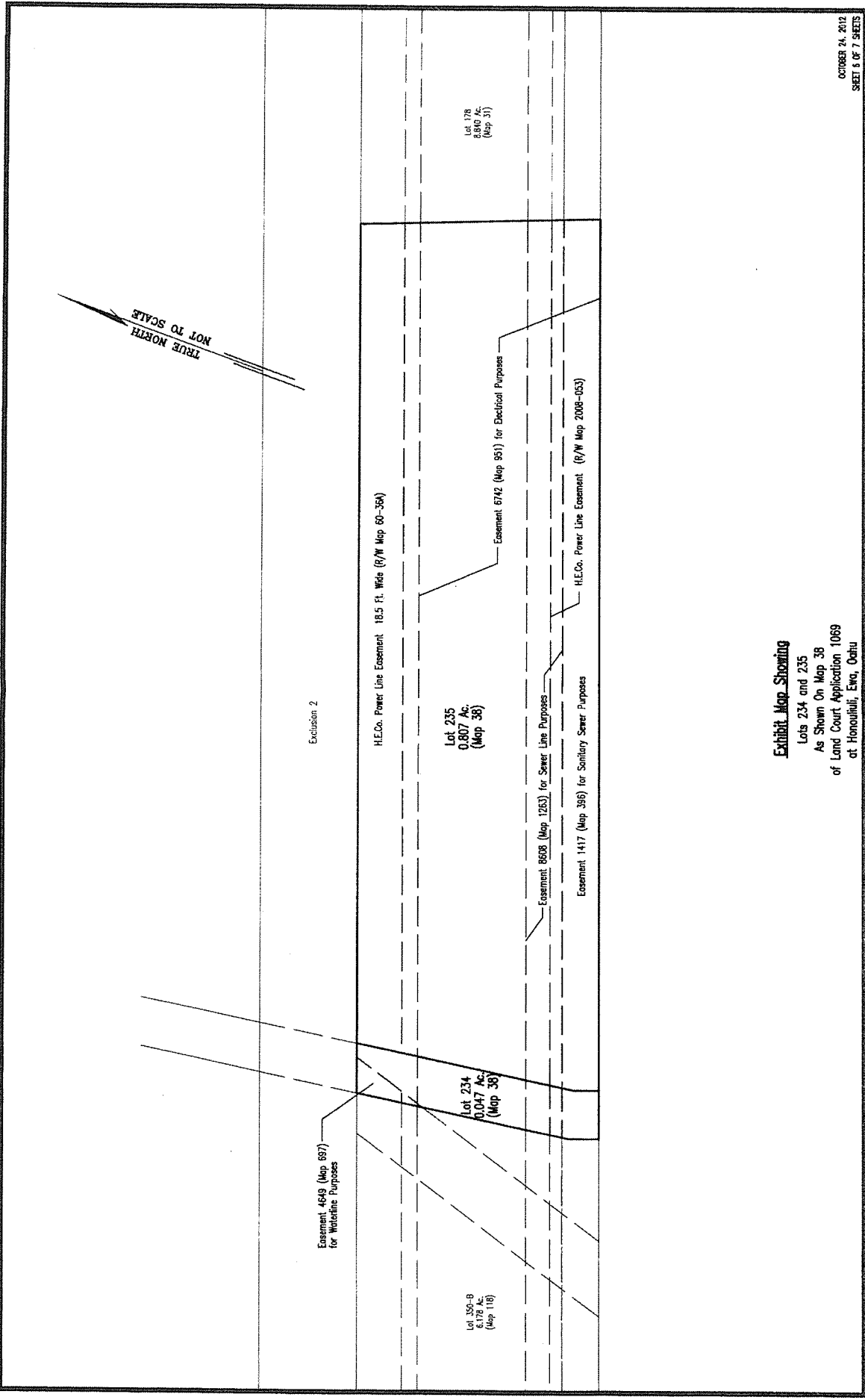


Exhibit Map Showing
 Lot 350-B
 As Shown On Map 118
 of Land Court Application 1069
 of Honolulu, Ewa, Oahu

CONTROLPOINT SURVEYING, INC.
 1001 KALANIANAʻOHE BLVD., SUITE 200
 HONOLULU, HAWAII 96813

OCTOBER 24, 2012
 SHEET 5 OF 7 SHEETS
 17' X 11" = 1.3 Sq. Ft.



Exclusion 2

Easement 4649 (Map 697) for Waterline Purposes

H.E.Co. Power Line Easement 18.5 Ft. Wide (R/W Map 60-36A)

Lot 235
0.807 Ac.
(Map 38)

Lot 234
0.047 Ac.
(Map 38)

Lot 178
8,860 Ac.
(Map 31)

Easement 6742 (Map 951) for Electrical Purposes

Easement 6608 (Map 1283) for Sewer Line Purposes

Easement 1417 (Map 395) for Sanitary Sewer Purposes

H.E.Co. Power Line Easement (R/W Map 2008-053)

Exhibit Map Showing

Lots 234 and 235
As Shown On Map 38
of Land Court Application 1069
at Honolulu, Ewa, Oahu

CONTROL POINT SURVEYING, INC.
1000 Kalia Road, Suite 200, Honolulu, HI 96813

OCTOBER 24, 2012
SHEET 6 OF 7 SHEETS
17' X 11" = 1:3 Sq. Ft.

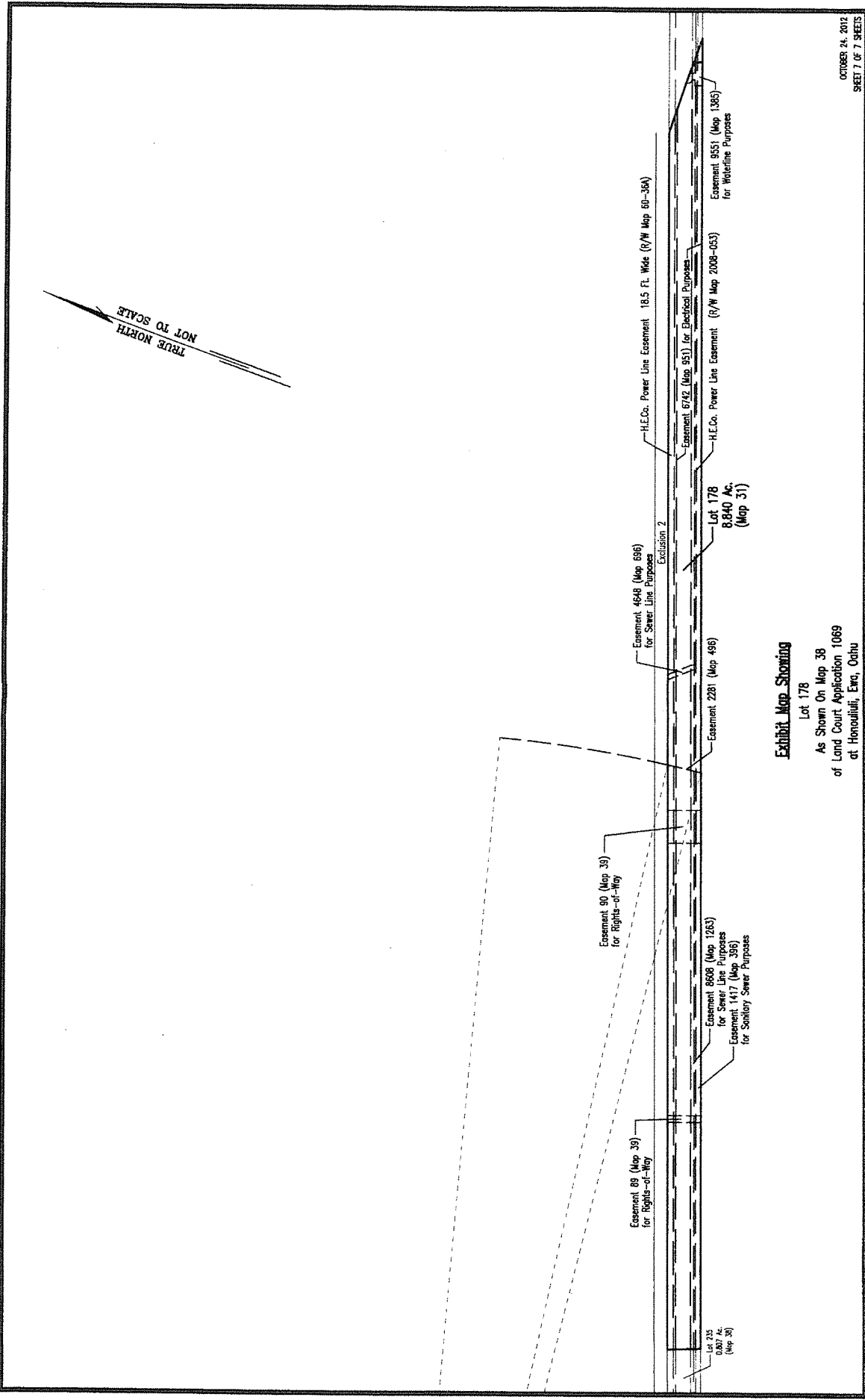


Exhibit Map Showing

Lot 178
As Shown On Map 38
of Land Court Application 1069
at Honolulu, Ewa, Oahu

A CONTROL POINT SURVEYING, INC.
1000 Kalia Road, Suite 200
Honolulu, Hawaii 96813

OCTOBER 24, 2012
SHEET 7 OF 7 SHEETS
17' X 11" = 1.3 Sq. Ft.