

Report of the Executive Director - Kakaako

November 3, 2021

I. Planning & Development

Approved permit applications that did not require HRS §206E-5.6 hearings

| Name of Applicant: | Project: | Action: |
|---|--|----------------|
| Kei Lee (Yumiko Sasaki) | KAK 21-052 Interior alteration | 9/17/21 |
| J5 Infra on behalf of AT&T (F&F Land Corp) | KAK 21-053 New rooftop antenna | 10/12/21 |
| ABP, ABL, EMI Kakaako Commerce LLC | KAK 21-057 Minor site work, water line, in existing disturbed area | 10/5/21 |
| Harry & Jeanette Weinberg Foundation Inc. | KAK 21-058 Interior renovation of two suites, 10 th floor | 10/1/21 |
| Soboba Sprints Royal Vista Golf Courses, Inc. | KAK 21-060 Sidewalk repair | 10/15/21 |

Developments Under-Construction

The 803 Waimanu project (KAK 13-091) interior construction and site work is ongoing. The developer is progressing toward an end of year completion. The Queen Street Retail and Storage project (KAK 18-054) superstructure is topped off. Koula (KAK 18-038) is nearly topped off and work is underway to fully glaze and enclose the building. Victoria Place (KAK19-069) foundation work is underway.

Ordinance 16-21 Certification Requests

Staff processed one new request related to the City and County of Honolulu's Ordinance 16-21. It was determined that the parcel associated with the request is not adjacent to a previously completed improvement district or public facilities project. To date, HCDA has received and processed eleven Ordinance 16-21 certification requests.

Mauka Area Rule Amendment

HCDA staff executed a contract with architecture firm, Hi·arch·y, to assist in amending the Kakaako Mauka Area Rules (HAR Ch. 15-217). Staff intends to host its first community meeting before the end of the year to discuss the process and intent in amending the rules.

II. Asset/Land/Property Management

Kewalo Basin Harbor Diamond Head Parking Lot

A three-year contract with Diamond Parking Services, LLC to provide parking management, operations and maintenance services at the parking lot has been executed with a notice to proceed date of November 1, 2021. The board approved the award of a

three-year contract with two one-year options to extend with Diamond Parking Services, LLC in July 2021. The contract amount is \$3,592.45 per month, plus a 1% monthly incentive fee based on gross revenue earned.

A three-year contract with Arekat Pacific Security, Inc. to provide security and outreach services for the Kewalo Basin Harbor Diamond Head Parking Lot as well as Kolowalu Park has also been executed with a notice to proceed date of November 1, 2021. The board approved the award of a three-year contract with two one-year options to extend with Arekat Pacific Security, Inc. in August 2021. The contract amount is \$15,287.95 per month.

Kauhale Kakaako Parking Garage

Asset Management staff is working on procuring a contractor to repaint all five elevator lobbies at the garage, including elevator doors and trim.

Asset Management staff is also working on procuring a contractor to replace all of the existing fire exit door hardware in each of the three stairwells at the garage. A total of thirteen door hardware units and two commercial door closers are broken and in need of repair.

Reserved Housing

On October 7, 2021, Ward Village celebrated the grand opening of Aalii. 150 units at Aalii are designated as HCDA Reserved Housing Units.

Through October 2021, ten subordinations of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. Three other requests for subordination were received and are pending further action. One of these is a request for a second mortgage, which is allowable under certain conditions.

Through October 2021, there were no requests to sell a reserved housing unit during their regulated term.

Through October 2021, six Release of Unilateral Agreements were executed, generating a total of \$292,338 in shared equity payments to the HCDA. Of this amount, \$50,650 represents a prepayment of shared equity, which was made possible by the June 2021 Reserved Housing Rule Amendment that allows owners to pay their shared equity without selling or transferring their unit. In addition to that amount, another \$35,520 in shared equity was received from a Reserved Housing Unit Owner who is still within their 10-year regulated term. Their unit was not released, but the shared equity requirement has been fulfilled.

One other request for Unilateral Release was received and is pending further action.

Through October 2021, there were 79 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were ten active Right of Entry (ROE) and/or license agreements through October 2021. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List

| | PROJECT/PARTIES | ROE # | SITE | START DATE | TERMINATION DATE | COMMENTS | FEE |
|----|--|----------------------|---|-----------------|--------------------------------|--|----------------------|
| 1 | C&C Honolulu Emergency Services Ocean Safety and Lifeguards | 15-15 | NOAA Lot/ Harbormaster Office | 2/9/2016 | 2/8/2047 | For Kewalo Basin lifeguard station | None |
| 2 | Bike Share Hawaii | 7-17 | Kolowalu Park | 6/9/2017 | 5/31/2022 | Biki station | none |
| 3 | UH JABSOM | 13-18 | Lot C | 9/1/2018 | 8/31/2023 | 325 parking stalls | \$32,500/ month |
| 4 | KHLF | 7-19 | Kalaeloa Parcel 13073D | 5/18/2019 | 11/17/2022 | For maintenance of Heritage Park | none |
| 5 | Kupu | 1-19 | NOAA Lot (portion) | 10/1/2019 | 9/30/2022 | Supplemental parking and storage | \$1,232.50/ month |
| 6 | Reuse Hawaii | 7-20 | Portion of Forrest Driveway | 6/1/2020 | 5/31/2023 | For temporary storage container | \$564.30/ month |
| 7 | Department of Transportation | 8-20 | Kalaeloa Fort Barrette Road portion | 10/30/2020 | 10/29/2021 | Traffic light installation | none |
| 8 | HK Management | 1-21 | Kalaeloa Lot 13073-C | 5/1/2021 | 10/31/2022 | For due diligence for development of Honokea Surf Village | none |
| 9 | Dept. of Transportation | 2-21 | Kewalo Basin makai landing site | DOT NTP date | DOT project acceptance date | For construction of Ala Moana pedestrian walkway brdige | none |
| 10 | Kewalo Makai LLC | License Agreement | Kewalo NOAA Lot and Charterboat Building | 7/1/2021 | 6/30/2022 | Sublease office space | \$1,900/ month |