

Report of the Executive Director

October 3, 2018

I. Planning

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

Name of Applicant:	Project:	Action:
EARL Eat a Real Lunch, LLC	KAK 18-088 Interior Alterations	8/27/18
Bryan Miyasaki (Buca di Beppo)	KAK 18-090 Install railing in courtyard area	9/6/18
Homestreet (Weinberg Foundation)	KAK 18-091 Interior Alterations	8/30/18
Hawaii Medical College	KAK 18-092 No interior change; required for sign permit.	9/13/18
Howard Hughes Corporation	KAK 18-093 Interior Alterations	9/17/18
1108 Auahi LLC	KAK 18-094 Interior Alteration	9/17/18

B. Planning and Pre-Engineering for Transpacific Broadband Cable Landing Station in Kakaako Makai

On 10/4/17 the Authority authorized the Executive Director to enter into a Memorandum of Agreement to transfer funds from the University of Hawaii Applied Research Laboratory to the HCDA to conduct planning studies relating to a potential transpacific broadband cable landing site in Kakaako Makai.

An Agreement for Services between UH and HCDA was executed on 4/4/18.

Staff initiated a professional services procurement for planning services which includes preparation of an environmental assessment and a special area management permit. A contract was certified with Wilson Okamoto Corporation (WOC), on 8/13/18. A notice to proceed was issued to WOC, and a contract kickoff meeting is being held on 9/27/18 with UH, DBEDT, HCDA, and WOC.

Pursuant to the UH Agreement, HCDA is to prepare a status report for UH on a quarterly basis, a status report was submitted to UH on 8/8/18.

C. Historic Ala Moana Pump Station Screen House and 1940 Pump House Renovation

On 5/3/17 the Authority authorized the Executive Director to expend up to \$1.5 million in CIP funds for planning, design, rehabilitation and renovation of the Ala Moana Pump Station, and enter into the required professional service and construction contracts.

Staff initiated a professional services procurement for design and construction documents to renovate the AMPS project, and a contract with Ferraro Choi and Associates, was certified on 9/12/17.

Completion of HCDA planning diligence for the project included HRS Chapter 6E-8 determination from SHPD, which was obtained with a determination of “no historic properties affected” by a letter dated 1/8/18 sent by SHPD.

A Declaration of Exemption from the preparation of an environmental assessment was filed for the project under the authority of Chapter 343 HRS and Title 11, Chapter 200, HAR of the Department of Health due to the nature of the project being repairs, maintenance and reconstruction of existing structures. The exemption was published in the OEQC’s Environmental Notice 2/8/18 publication. An HCDA Development Permit was issued on 11/17/17, and an SMA minor permit was approved by the Office of Planning on 2/28/18.

The construction drawings were solicited on 4/24/18. Bids were opened on 5/29/18 and a contract was awarded to the lowest bidder, S&M Sakamoto, however due to a bid error, they withdrew the bid. Therefore, the contract was awarded to the next lowest bidder, Ralph S. Inouye Co., and a preconstruction meeting was held on 9/18/18. Construction is expected to commence on 10/22/18 with its completion targeted for July 2019.

II. Asset/Land/Property Management – August 2018

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

The HCDA continues to work with the City and County of Honolulu Department of Parks and Recreation to manage the parks and permit future events. Only alcohol-free, non-commercial events held by non-profit organizations are currently allowed.

1. There were two park permits issued.
2. No vehicles were towed for violating parking rules.

B. Reserved Housing

1. There were no subordination approvals granted to refinance an existing mortgage on a reserved housing unit.
2. There were no requests to sell a reserved housing unit during its regulated term, thereby triggering the first option to purchase by HCDA.

3. There were no approved Releases of Unilateral Agreement (allows a Reserved Housing unit owner to pay off its shared equity to HCDA upon the sale of a unit outside the regulated term).
4. There were six inquiries relating to Reserved Housing Rules and Regulations.

C. Right of Entry Agreements

There were 12 active Right of Entry agreements through August 2018.
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	JABSOM	4-16	Ohe St. Lot	9/7/2016	8/31/2018	Ohe St. JABSOM parking	\$2,250/month
3	Howard Hughes Corp.	8-16	NOAA Lot/ Harbormaster Office	9/1/2016	8/31/2019	Harbor Master's office for harbor management	None
4	Howard Hughes Corp.	9-16	Kewalo Basin	9/1/2016	8/31/2019	Supplemental park maintenance	None
5	One Love Ministries	26-17	690 Pohukaina	12/1/2017	11/30/2018	Parking and maintenance ROE	\$500/month
6	Pasha Hawaii	3-18	Waste Water lot	3/1/2018	2/28/2019	Car Storage	\$15,012.38/ month
7	Kupu	28-17	NOAA Lot	4/1/2018	3/30/2019	Storage space for containers around netshed, utilities, and vehicle parking in DH NOAA Lot	\$535.50/ month
8	Jayar Construction	6-18	Kawaiahao St.	4/26/2018	11/26/2018	Sewer connection work	None
9	City and County of Honolulu	n/a	Kakaako Makai Parks, Non-Revenue	4/24/2018	10/2/2018	Enforce city park rules and ordinances	None

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HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
10	Hawaiian Dredging Construction Co.	10-18	690 Pohukaina	5/14/2018	2/10/2019	Construction storage	\$1300/ month
11	J. Kadowaki	12-18	Kewalo Basin Park	5/21/2018	11/21/2018	Picnic table repair	None
12	Fisher Hawaii	15-18	690 Pohukaina	6/15/2018	8/17/2018	overflow parking	\$300/month