

Report of the Executive Director
KAKAAKO - January 9, 2019

Monthly Activities for November – December 20, 2018.

I. Planning

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

Name of Applicant:	Project:	Action:
V Hairstyling	KAK 18-112 Interior Alterations	10/31/18
Howard Hughes Corporation	KAK 18-113 Add LED lights/circuits to parking garage	10/31/18
Patricia Park	KAK 18-114 Lanai Enclosure	10/31/18
Dauterman Healthcare	KAK 18-115 Interior Alterations	11/8/18
Takao Ugai	KAK 18-116 Interior and Exterior Alterations	11/8/18
YaYas	KAK 18-117 Interior Alteration	11/8/18
CBRE, Inc.	KAK 18-118 Interior Alterations	11/8/18
Harbor Church	KAK 18-119 Interior Alterations & Change in use	11/18/18
Takashi Matsumoto	KAK 18-120 Interior Alterations	11/13/18
Jelly Works	KAK 18-123 Interior Alterations	11/18/18
HHFDC	KAK 18-124 Open Space for Pohulani Elderly Rental Project	11/26/18
Peter Hellman	KAK 18-125 Interior Alterations	11/28/18
Hawaii Pacific Health	KAK 18-126 Interior Alterations	11/29/18
Dan Chun	KAK 18-127 Interior Alterations	12/3/18
Murakami	KAK 18-128 Interior Alterations	12/7/18
Imperial Plaza AOA	KAK 18-129 Replacement of Cooling Tower	12/7/18

Kamehameha Schools	KAK 18-132 Electrical Improvements	12/10/18
Architects Hawaii Ltd.	KAK 18-133 Interior Alterations for commercial space	12/10/18
1108 Auahi, LLC	KAK 18-134 Interior Alterations	12/11/18
Hilton Grand Vacations	KAK 18-135 Interior Alterations	12/11/18
M Keala Kalauokaaea	KAK 18-138 Interior & Exterior Alterations	12/18/18
Master Sha Tao Center	KAK 18-139 Interior Alterations	12/18/18
True Green Solar LLC	KAK 18-140 Interior Alterations	12/20/18

II. Asset/Land/Property Management

A. Kauhale Kakaako Parking Garage RFP Update

1. The Evaluation Committee met on December 11, 2018 to rank and evaluate the five proposals that were received and of those proposals, Diamond Parking Service provided the best value to the HCDA. Diamond Parking's proposal included:
 - a. automating the garage ticketing and payment equipment so that the garage can be open to the public 24 hours a day, 7 days a week; and
 - b. various improvement projects such as surveillance cameras, new LED lighting, complete garage repainting, and rebranding/marketing.

Diamond Parking will charge a \$950 monthly management fee, plus a 15% incentive fee based upon improvement in net operating surplus over the approved annual operating budget or prior operator performance.

HCDA will pay the following improvement costs in accordance with Diamond Parking's proposal:

- \$162,673 for Automated Garage Equipment
- \$104,879.54 for LED Garage Lighting
- \$287,000 for Complete Garage Painting
- \$54,226.58 for Surveillance Cameras
- \$10,000 for Garage Signage and Branding

The contract with Diamond Parking Service was effective on January 1, 2019. The first phase of garage improvements will be scheduled in the coming months.

B. Transfer of Kakaako Lands to the City and County of Honolulu

1. On December 5, 2018, the City Council of the City and County of Honolulu approved Resolution 18-149, CD1 entitled,

“RESOLUTION AUTHORIZING ACCEPTANCE OF THE DEDICATION AND TRANSFER OF VARIOUS PARCELS AND REMNANT ROADWAYS FROM THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY IN THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT TO THE CITY AND COUNTY OF HONOLULU.”

The Council requested the following action be taken by HCDA:

“BE IT FURTHER RESOLVED that the HCDA is requested to provide the Council with a report not later than December 31, 2018, on the expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City.”

See Exhibit A: Resolution 18-149, CD1.

On December 19, 2018, HCDA transmitted its report to the City Council. See Exhibit B: HCDA Report Relating to Resolution 18-149, CD1.

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

1. Per the landscaping contract, the grass was cut on November 12, 2018 and again on November 26, 2018 in accordance with the 2-week grass cutting schedule. The coconut trees were also trimmed on October 29, 2018 in accordance with the 4-month tree trimming schedule.
2. 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. In November 2018, the HCDA permitted two events. The Film Office received a permit for filming and the Children’s Discovery Center received a permit for their Keiki Swap meet. Per City guidelines, only alcohol-free, non-commercial events held by non-profit organizations are currently allowed at the Kakaako Makai parks.
3. Two vehicles were towed for violating parking rules. One vehicle was towed from Kakaako Waterfront Park and one from Kewalo Basin Park.

D. Reserved Housing

1. In December 2018, there were no subordination approvals granted to refinance an existing mortgage on a reserved housing unit. One subordination approval is currently pending legal review.
2. In December 2018, there were three requests to sell a reserved housing unit during its regulated term, thereby triggering the first option to purchase by HCDA. The unit owners now have the option to proceed with selling their unit to the HCDA or remaining in their unit.
3. In December 2018, there were no 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). Two completed Releases of Unilateral Agreement are currently pending legal review.
4. In December 2018, there were 18 inquiries relating to Reserved Housing Rules and Regulations.

E. Right of Entry Agreements

There were 15 active Right of Entry agreements through December 2018.
See Exhibit C.

F. Act 009 2018 Session Laws of Hawaii (Private Roads)

Pursuant to Act 009 of the 2018 Session Laws of Hawaii, HCDA's Executive Director issued a Notice of Violation (NOV 02-2018) to Kakaako Land Co, LLC. The owners purport to own all or portions of Cummins, Kawaihaho, Clayton, Queen and, Ilaniwai streets within the Kakaako Community Development District. Portions of these streets are being used for parking and the owners are charging a parking fee.

The NOV requires the owners to cease charging a fee for parking on the above streets until they are made to conform to and are maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.

If the violation is not corrected by January 14, 2019, there is a fine of \$500 per day per violation. See Exhibit D.

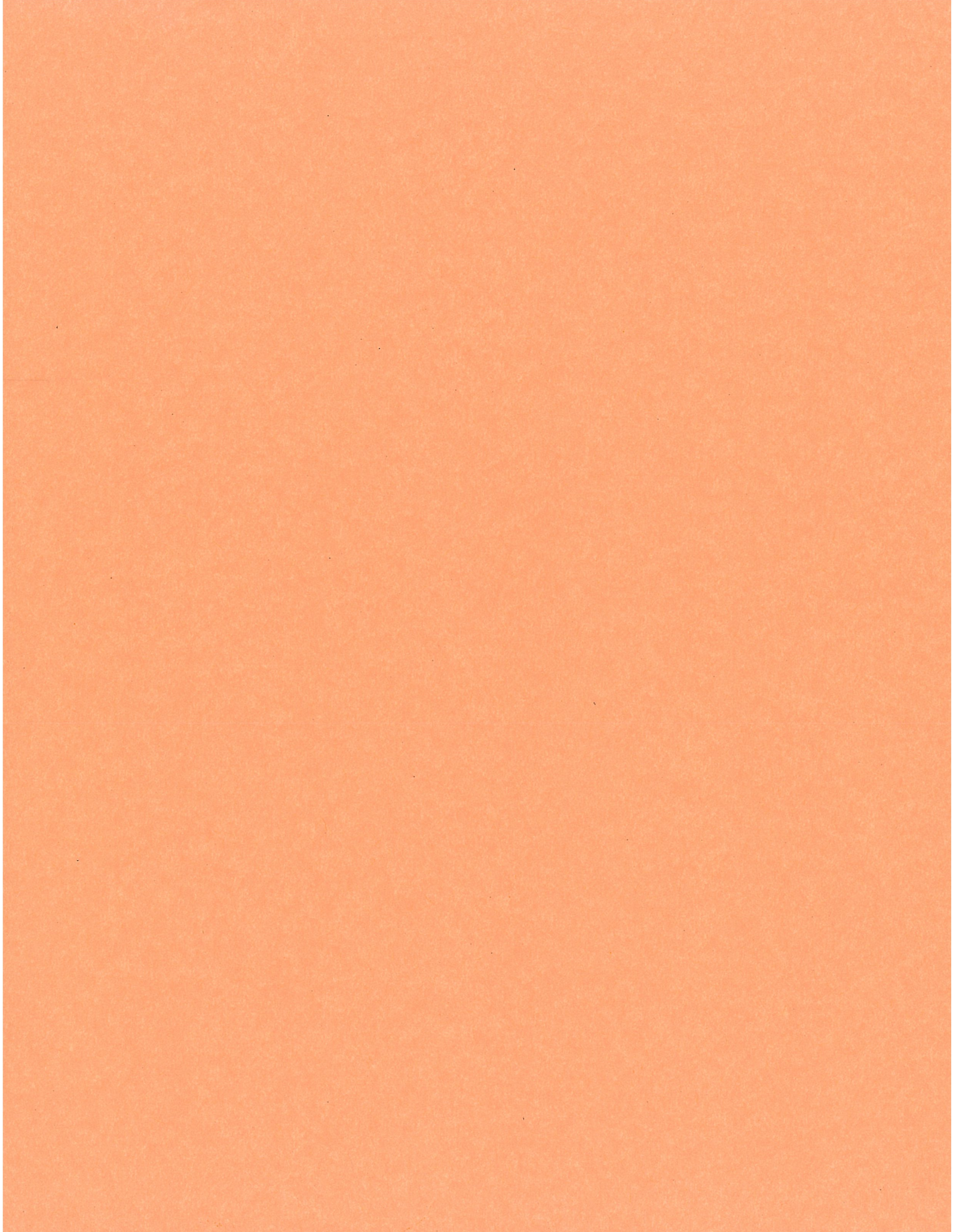
Attachments:

Exhibit A: Resolution 18-149, CD1

Exhibit B: HCDA Report Relating to Resolution 18-149, CD1

Exhibit C: List of Right of Entry Agreements

Exhibit D: NOV 02-2018





CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 18-149, CD1

RESOLUTION

AUTHORIZING ACCEPTANCE OF THE DEDICATION AND TRANSFER OF VARIOUS PARCELS AND REMNANT ROADWAYS FROM THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY IN THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT TO THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 13-113 of the Revised Charter of the City and County of Honolulu 1973 (2017 Edition) provides that "[t]he council, on behalf of the city, may accept gifts . . . of real estate or any interest in real estate"; and

WHEREAS, at the May 2, 2018, meeting of the Board of the Hawaii Community Development Authority ("HCDA") the Board authorized the transfer in fee simple of certain parcels of land and certain road remnants in the Kakaako Community Development District to the City and County of Honolulu ("City"), as reflected in Exhibit A, attached hereto; and

WHEREAS, the parcels of land include the following, which are more particularly described in Exhibit B, attached hereto: Kakaako Waterfront Park, Kakaako Gateway Mauka Park, Kakaako Gateway Makai Park and Kelikoi Parking Lot, and Kewalo Basin Park and Parking Lot (collectively, the "*Makai Park Parcels*"); and

WHEREAS, the parcels of land also include certain remnant roadway parcels *makai* of Ala Moana Boulevard (collectively, the "*Makai Roadway Parcels*"), generally described as follows:

Ohe Street between Ilalo Street and Olomehani Street, having approximately 19,000 square feet; Olomehani Street between the Waterfront Park parking lot entrance and Ahui Street, having approximately 12,000 square feet; Ahui Street between Ilalo Street and Point Panic, having approximately 30,000 square feet; and Ilalo Street medians between Ala Moana Boulevard and Forrest Avenue; and

WHEREAS, the parcels of land also include the following, which are more particularly described in Exhibit C, attached hereto: Mother Waldron Park, including Lana Lane (collectively, the "*Mauka Park Parcels*"); and

WHEREAS, the parcels of land include certain remnant roadway parcels *mauka* of Ala Moana Boulevard, which are described in Exhibit D, attached hereto (collectively, the "*Mauka Roadway Parcels*"); and



RESOLUTION

WHEREAS, the City Council ("Council"), by Resolution 18-91, urged the City Administration to negotiate and discuss with HCDA the transfer to the City of the Children's Discovery Center property, which is a parcel of land situated within the *Makai* Park Parcels, such parcel being described as Tax Map Key ("TMK") No. 1-2-1-060-017, with a street address of 111 Ohe Street, Honolulu, Hawaii, and having approximately 1.2 acres; and

WHEREAS, the *Makai* Park Parcels, the *Makai* Roadway Parcels, the *Mauka* Park Parcels and the *Mauka* Roadway Parcels are herein sometimes collectively called the "HCDA Lands"; and,

WHEREAS, the Council has concerns with any duties or obligations the City may incur with respect to any recurring costs related to the operation and maintenance of the park properties and roadway remnants, and any existing terms and conditions, or covenants that may run with the properties, which may place additional burdens upon the City; and

WHEREAS, in light of the Council's concerns, the HCDA is requested to provide a report on the expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City; and

WHEREAS, the Department of Parks and Recreation is requested to review all existing State rules applicable to the HCDA Lands, including but not limited to HCDA's rules or other long-standing State rules, compare them against the City's park rules, and provide a report on which HCDA rules the Department of Parks and Recreation would consider continuing; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Council hereby authorizes the Mayor, through the Department of Parks and Recreation, as to the *Makai* Park Parcels and the *Mauka* Park Parcels, and the Department of Facility Maintenance and the Department of Land Management, as to the *Makai* Roadway Parcels and the *Mauka* Roadway Parcels, to accept the dedication and transfer of all or a portion of the HCDA Lands from HCDA, upon such terms, covenants and conditions as are acceptable to the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management including, without limitation (1) accepting the transfer of the *Makai* Park Parcels and the *Makai* Roadway Parcels before accepting the transfer of the *Mauka* Park Parcels and the *Mauka* Roadway Parcels, and (2) requiring the HCDA to keep in place service contracts acceptable to the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management until the respective date(s) of closing; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 18-149, CD1

RESOLUTION

BE IT FURTHER RESOLVED that the Mayor, the Director of Parks and Recreation, the Director of Facility Maintenance, or the Director of Land Management is hereby authorized to negotiate and execute the terms of such transfers; to prepare and finalize all deeds, dedications, and transfer documentation; and to take all such other actions as are necessary or desirable to complete the transfer of the HCDA Lands; and

BE IT FURTHER RESOLVED that the HCDA is requested to provide the Council with a report not later than December 31, 2018, on the expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City; and

BE IT FURTHER RESOLVED that the Department of Parks and Recreation is requested to provide the Council with a report not later than December 31, 2018, on the existing State rules that are applicable to the HCDA Lands, and which State rules the department would recommend to continue to apply to the HCDA Lands after title in the subject lands has been transferred to the City; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 18-149, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Office of the Governor, the Hawaii Community Development Authority and its Board, the Mayor, the Department of Parks and Recreation, the Department of Facility Maintenance, and the Department of Land Management.

INTRODUCED BY:

Ernest Martin (br)

DATE OF INTRODUCTION:

July 5, 2018
Honolulu, Hawaii

Councilmembers

Exhibit A

HCDA Authorization of Kakaako Lands Transfer

EXHIBIT A



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Garett Kamemoto
Interim Executive Director

547 Queen Street
Honolulu, Hawaii
96813

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RECEIVED
CORPORATION COUNSEL
C AND C OF HONOLULU

June 18, 2018

'18 JUN 21 A9:30

The Honorable Kirk Caldwell
Office of the Mayor
City and County of Honolulu
530 South King Street, Room 300
Honolulu, Hawaii 96813

Dear Mayor Caldwell,

Re: HCDA Authorization of Kakaako Lands Transfer

At the May 2, 2018 meeting of the Hawaii Community Development Authority (HCDA), the Authority authorized the land transfer of various HCDA park parcels, remnant roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu. Minutes to this board meeting and the accompanying staff report are attached hereto as Exhibits A and B, respectively.

The Authority understands that while this is an authorization for the lands transfer, it does not obligate the City and County of Honolulu to accept all parcels listed. The Authority intended for its approval to include the complete list of all properties contemplated for future transfer to the City and County of Honolulu. The Authority also understands that such a transfer may take place in phases over a period of time.

The list of HCDA-owned parcels authorized to be transferred to the City and County of Honolulu is summarized below. Full descriptions of each parcel, along with encumbrances and maps are attached as part of Exhibit B – Staff Report.

KAKA'AKO MAKAI LAND TRANSFER PARCELS

1. Kakaako Waterfront Park
 - a. **Park and Parking Lot**
 - i. TMK 1-2-1-060-008 and 1-2-1-060-029 (por.)
 - b. **Maintenance Shed**
 - i. TMK: 1-2-1-060-008 (por.)
 - c. **Ohe St. Parking Lot**
 - i. TMK: TMK: 1-2-1-060-030 (por.)
 - d. **Look Lab Lot**
 - i. TMK: 1-2-1-060-029 (por.)
 - e. **Wastewater Lot**
 - i. TMK: 1-2-1-060-029 (por.)

KAKAAKO MAKAI LAND TRANSFER PARCELS

Kakaako Waterfront Park (Continued)

- f. **Koula Stub**
 - i. TMK: 1-2-1-060-029 (por.)
 - g. **Point Panic Parking Lot**
 - i. TMK: 1-2-1-060-029 (por.)
 - h. **Olomehani St. Parking Lot (Near Children's Discovery Center)**
 - i. TMK: 1-2-1-060-25
2. **Kakaako Gateway Parks**
- a. **Gateway Mauka Park**
 - i. TMK: 1-2-1-059-026, 1-2-1-059-025, 1-2-1-059-024, 1-2-1-059-023
 - b. **Gateway Makai Park and Kelikoi Parking Lot**
 - i. TMK 1-2-1-060-007 (por.)
3. **Kewalo Basin Park**
- a. **Park and Parking Lot**
 - i. TMK: 1-2-1-058-137
 - b. **Net Shed**
 - i. TMK: 1-2-1-058-136
4. **Kakaako Makai Roads**
- a. **Ohe Street**
 - i. Between Ilalo St. and Olomehani St.
 - b. **Olomehani Street**
 - i. Between Waterfront Park parking lot entrance and Ahui St.
 - c. **Ahui Street**
 - i. Between Ilalo St. and Point Panic
 - d. **Ilalo Street medians (City already owns, but HCDA maintains)**
 - l. Between Ala Moana Blvd. and Forrest Ave.
5. **Children's Discovery Center Parcel**
- TMK: 1-2-1-060-017

KAKAAKO MAUKA LAND TRANSFER PARCELS

6. Mother Waldron Park

a. Portion of Park (includes Lana Lane)

i. TMK:1-2-1-051-003

b. Cooke Street extension remnant

i. TMK: 1-2-1-051-019


7. Road Remnants

- 2-1-29: 06 Portion of South & Pohukaina Streets
- 2-1-29: 07 Portion of South Street
- 2-1-30: 46 Portions of South & Halekauwila Streets
- 2-1-30: 47 Portion of Pohukaina Street
- 2-1-30: 48 Portion of South Street
- 2-1-30: 49 Portions of South & Pohukaina Streets
- 2-1-31: 37 Portion of Halekauwila Street
- 2-1-31: 38 Portion of South Street
- 2-1-32: 25 Portions of Queen and South Streets
- 2-1-47: 09 Portion of South Street
- 2-1-48: 20 Portions of Cooke & Kawaihau Streets
- 2-1-48: 21 Portion of South Street
- 2-1-49: 51 Corner of Cooke & Kawaihau Streets
- 2-1-49: 81 Portion of Queen Street
- 2-1-49: 83 Corner of Cooke St. & Kapiolani Boulevard
- 2-1-50: 66 Corner of Cooke & Iianiwai Streets
- 2-1-50: 67 (Portion) Portion of Halekauwila Street
- 2-1-50: 69 Portion of Cooke Street
- 2-1-50: Portion of Cooke & Queen Streets Corner of Cooke & Queen Street
- 2-1-51: 03 (Portion) Portion of Cooke & Pohukaina Streets
- 2-1-51: 14 (Portion) Portion of Cooke Street
- 2-1-51: 19 (Portion) Portions of Halekauwila & Cooke Streets
- 2-1-51: 34 Portion of Coral Street
- 2-1-51: 36 Portion of Cooke Street
- 2-1-51: 37 Portion of Cooke Street
- 2-1-51: 40 Portion of Pohukaina Street
- 2-1-51: Portion of Lana Lane Portion of Pohukaina Street
- 2-1-51: Portion of Lana Lane & Halekauwila St. Portions of Halekauwila St. & Lana Lane.
- 2-1-52: 22 (Portion) Portion of Halekauwila Street
- 2-1-52: 55 Portion of Cooke Street
- 2-1-53: 31 Portion of Cooke Street
- 2-1-54: 34 Portion of South & Auahi Streets
- 2-1-54: 35 Portion of South & Pohukaina Streets

- 2-1-54: 36 Portion of Cooke Street
- 2-1-55: 39 Portion of South & Auahi Streets
- 2-1-55: 40 Portion of Cooke Street
- 2-1-56: 12 Portion of Cooke Street
- 2-1-58: Portion of Ahui Street Portion of Ahui Street
- 2-1-60: 4 (Portion.), 6 (Portion), and Portion of Ahui Street Portions of Ohe,
Olomchani, & Ahui Streets
- 2-3-03: 103 Portion of Kamakee Street
- 2-3-03: 87 Portion of Queen Street [3]
- 2-3-04: 29 (Portion) Portion of Kamakee & Queen Streets
- 2-3-04: 74 Portion of Kamakee Street
- 2-3-04: 80 (Portion) Portion of Waimanu Street
- 2-3-04: 80 (Portion), 2-3-06: 14 (Portion) Portion of Queen Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kamakee Street Portion of Kamakee Street
- 2-3-04: Portion of Kawaiahao Street Portion of Kawaiahao Street
- 2-3-06: 16 Portion of Waimanu Street
- 2-3-06: 14 (Portion) Portion of Waimanu Street
- 2-3-06: 15 (Portion) Portion of Waimanu Street
- 2-3-07: Portion of Waimanu & Pensacola Streets Corner of Waimanu & Pensacola
Streets

Please contact me if you have any questions regarding the above at (808) 594-0300.

Sincerely,



Garrett Kamemoto
Interim Executive Director

Exhibit A – Meetings Minutes of the May 2, 2018 Kakaako Board Meeting
Exhibit B – May 2, 2018 Staff Report for the Land Transfer Action Item

Minutes of a Regular Meeting
of the Members of the
Hawaii Community Development Authority
State of Hawaii

Wednesday, May 2, 2018

KAKAAKO BUSINESS

I. CALL TO ORDER/ROLL CALL

A regular business meeting of the Kakaako Members of the Hawaii Community Development Authority ("Authority" or "HCDA"), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Chair Whalen at 9:07 AM, May 2, 2018 at Authority's principal offices at 547 Queen Street in Honolulu, Hawaii, 96813, pursuant to Article IV, Section 1 of the Authority's Bylaws.

Members Present: 1. Beau Bassett
2. Mary Pat Waterhouse
3. Wei Fang
4. Jason Okuhama
5. Mark Anderson (B&F Ex-officio)
6. David Rodriguez (DOT Ex-officio)
7. John Whalen

Members Absent Phillip Hasha
William Oh
Kathy Sokugawa (DPP non-voting)

Others Present: Garrett Kamemoto, Interim Executive Director
Deepak Neupane, Kakaako Planning and Development Director
Lindsey Doi, Asset Manager
Francine Murray, HCDA Program Specialist
Tommilyn Soares, Secretary
Lori Sunakoda, Deputy Attorney General
Max Levins, Deputy Attorney General

II. APPROVAL OF MINUTES

The minutes for the March 7 and April 4, 2018 Kakaako meetings were approved as presented.

III. INFORMATION AND DISCUSSION

Affordable Rental Housing Task Force Report

Chair Whalen stated that a report will be presented at the June 2018 meeting and reminded board members that this task force was formed to address some of the challenges facing the Affordable Rental Housing Market and include Members Fang, Whalen, Hasha and Okuhama.

IV. ACTION ITEMS

Shall the Authority Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu?

The Authority anticipates convening an executive meeting pursuant to HRS § 92-5 (a)(4), to consult with the Board's attorneys on questions and issues pertaining to the Board's powers duties, privileges, immunities and liabilities relating to the above item

Ms. Lindsey Doi presented the staff report provided in the board packet and explained that HCDA is interested in transferring its park assets and remnant roads throughout Kakaako to the City and County of Honolulu so that they will be more efficiently managed and maintained by the City's existing departments. The City is agreeable to the transfer provided the HCDA continue to fund all park maintenance services until the end of fiscal year 2019 while HCDA assists in this transition. Ms. Doi referred to the Exhibits in the board packet that include a summary of the transfer and the map parcels that will be transferred.

Member Waterhouse asked that staff confirm the Kakaako Parks will remain zoned as parks.

Mr. Garrett Kamemoto responded and stated that under the Parks current zoning rules, any change to the zoning, development permits or other requests will still require HCDA board approval.

Member Bassett asked what will the status of the Mauka and Makai Masterplans be if the parks transfer to the City?

Ross Sasamura, Director and Chief Engineer of the City and County of Honolulu's Facilities and Maintenance Department expressed his appreciation to the board for the opportunity to transfer the Kakaako park and remnant road parcels so the City may maintain the parks. He stated the City and County will respect the authority that the HCDA board and the HCDA has over zoning and the controls that it retains regarding land use; however, as far as specific questions regarding plans for specific parcels or

park plans the City will definitely review the Masterplan that HCDA has finalized but that if there are any changes that need to be made in contrast to the way the City maintains its park it will certainly make some amendments, however the City does understand that HCDA has conducted extensive work on the Masterplan and will take that into consideration if changes are required.

Member Fang stated that the process for the HCDA Masterplan included a lot of the community's wishes and desires for Kakaako and suggests the City review the Masterplan and also gather community input before any necessary changes are made.

Mr. Sasamura reassured Member Fang that the City and County of Honolulu does have a similar process with community input that any other government entity has regarding community input and notices requirements.

Chair Whalen noted one of the issues that have been a concern is whether the parking will remain free for park users.

Mr. Sasamura explained that the City had already reported to the media that the City does not intend to install parking meters at this time.

Member Bassett asked if the City's Enterprise Services will manage the Children's Discovery Center parcel?

Mr. Sasamura explained that he is unsure how the Department of Enterprise Services is included in discussions; however, the Department of Parks and Recreations will take the lead in managing these park parcels.

Member Waterhouse asked if the City has any plans regarding the Maintenance Shed. Mr. Sasamura responded that the City does not intend to alter any existing leases.

There were no comments or questions from board members.

Public Testimony

Chair Whalen noted the written public testimonies that were received in support

Member Bassett motioned for the board to enter executive session

Member Okuhama seconded.

Chair Whalen conducted a voice vote, all members unanimously approved.

Deputy Attorney General Lori Sunakoda and Max Levins, HCDA staff Garrett Kamemoto, Lindsey Doi Leaverton and Tommilyn Soares joined the board in executive session.

Pursuant to Section 92-5 (a) (2), Hawaii Revised Statutes, the Authority convened in Executive Session at 9:54 AM

Board Members met in an executive meeting from 9:54 AM – 10:18 AM.

Chair Whalen reconvened the meeting at 10:18 AM

MOTION

Member Anderson motioned for the board to authorize the land transfer of various HCDA park parcels, remnant roads, and the Children's Discovery Center in the Kakaako Community Development District, as described in the HCDA staff report, to the City and County of Honolulu.

Member Okuhama seconded.

Member Waterhouse stated she would vote in favor because this transfer would be a benefit for the public; however, she does have some concerns.

Ms. Doi conducted the roll call vote. Motion passed with 7 yes votes and two excused.

IV. INTERIM EXECUTIVE DIRECTOR REPORT

Monthly and Status report on the following:

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

Garrett Kamemoto referred to the report provided in the board packet.

There were no further comments or questions and no public testimony.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 10:26 AM /

Approved and Submitted by,

/s/
John P. Whalen, Chairperson

JUN 06 2018
Date Approved by HCDA Board

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
KAKAAKO
Honolulu, Hawaii 96813

May 2, 2018

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii
Honolulu, Hawaii

HCDA Board Members:

SUBJECT: Shall the Authority Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu?

SUMMARY:

The HCDA is interested in transferring its park assets and road remnants throughout Kakaako to the City and County of Honolulu. This would not only drastically reduce HCDA expenditures, but would also cause the parks and subject roads to be more efficiently managed and maintained by the City's existing departments. The City is agreeable to the transfer, provided the HCDA continues to fund all park maintenance services until the end of fiscal year 2019 and assists in the transition.

BACKGROUND:

The HCDA developed Kewalo Basin Park, Kakaako Waterfront Park, and Gateway Park in 1990, 1992, and 1998; respectively. These 41 acres of park lands were intended to be transferred and dedicated to the City and County of Honolulu shortly after their development, as the HCDA was not created with a park management function. However, the transfer never occurred, and the HCDA has managed the parks through a series of contracts for the past two decades.

Initially, the HCDA contracted with the state Department of Land and Natural Resources to manage the Kakaako Makai Parks; however, the reduction in force eliminated those agreements in 2009. Since then, the HCDA has managed the maintenance of its parks through half a dozen contracts worth approximately \$640,000 annually. When factoring in utility payments for electricity and water/sewer, the total cost to operate and maintain HCDA's parks in Kakaako totals over \$1 million each year.

Some of these costs are offset by several revenue-generating parcels currently zoned for park use located in Kakaako Makai. These parcels include the following:

1. Ohe St. Parking Lot
2. Look Lab Lot
3. Wastewater Lot

Together, these parcels generate roughly \$17,000 monthly for the HCDA's asset management functions. However, this is still insufficient to sustain the expenditure of roughly \$83,000 monthly to maintain and manage the Kakaako Makai parks through HCDA's contracted vendors.

The Kakaako Makai parcels contemplated for transfer to the City are identified in Exhibits A and B. These parcels include all of HCDA's Kakaako Makai Parks, certain revenue generating parcels listed above, and the Children's Discovery Center.

In addition, the HCDA also intends to transfer 53 remnant road parcels throughout the Kakaako Community Development District. These remnants were acquired as the result of Community Improvement District Projects implemented by the HCDA over the past 20+ years. Three of the roads are located in Kakaako Makai (Ohe, Olomehani, and Ahui Streets). All others are located in Kakaako Mauka and include remnants as small as 23 square feet in size up to entire streets. These remnant parcels involve right-of-ways, shoulder areas, and remnant lands along property boundaries.

As the HCDA has never staffed a road or sidewalk maintenance department, the City and County of Honolulu has managed and maintained these remnant roads and parcels under their existing departments. A transfer of these remnants to the City will not have a noticeable impact on the general public, as the City would continue to maintain the remnant parcels. A summary and map of the remnant parcels are attached hereto as Exhibits C and D.

The HCDA and City previously executed an ROE for the maintenance of Ohe Street, Olomehani Street, and Ahui Street. The City continues to maintain these roads and sidewalks and enforce all City ordinances on these properties under the ROE.

Since the HCDA was also never created or intended to manage and maintain parks, the HCDA does not have a parks maintenance department, adequate staff, or resources to fulfill such a role. In contrast, the City has multiple departments with hundreds of employees possessing a wealth of skills to manage public resources.

The City and County of Honolulu's Department of Parks and Recreation oversees the management, maintenance, and operation of about 300 public parks across Oahu with a staff of 750 employees.

The City and County of Honolulu's Department of Enterprise Services is responsible for the rental of all city facilities and equipment, including the Blaisdell Center and Waikiki Shell. It also oversees the management of the Honolulu Zoo and municipal golf courses.

The City and County of Honolulu's Department of Facilities Maintenance maintains all city roads, streetlights, bridges, streams, city buildings and office facilities, city vehicles and heavy equipment, mechanical/ electrical/ electronic equipment for parks, and facilities for parks. This department also provides property management services and security for other City properties.

These three City departments easily possess the requisite knowledge and experience to maintain and operate HCDA's parks and roadways in Kakaako Makai. Given their resources

and expertise, these City departments would also likely be able to lower costs and maintain and manage HCDA's parks and roads more efficiently.

In March 2018, the HCDA and the City discussed entering into a short-term Right of Entry agreement for the unencumbered park parcels. This ROE would give the City jurisdiction over the subject park parcels to allow City laws and rules to be enforced by the Honolulu Police Department. This ROE was executed between HCDA and the City in late April 2018.

On April 4, 2018, the HCDA board agreed to continue funding the maintenance and service contracts for the HCDA parks in Kakaako Makai until June 30, 2019 in the event the City assumes the management of these parks. This will allow adequate time for the City to seek funding and positions to maintain the parks starting in fiscal year 2020. The City has committed to ensuring the park properties are maintained as public park lands, as all lands would still be subject to HCDA's zoning regulations as part of the Kakaako Community Development District. No development would be allowed without the proper approvals, permits, and public hearings that the HCDA requires.

ANALYSIS:

The HCDA will continue collecting lease rent on the three revenue generating properties until June 30, 2019 to further offset the maintenance cost for the park properties. Upon the start of fiscal year 2020, all leases for revenue generating parcels will be transferred to the City, and the City will assume all maintenance contracts and management expenditures for the subject parcels.

The Governor and Mayor were instrumental in bringing all sides together to discuss the transfer of HCDA's Kakaako Makai park lands and road remnants. This transfer would relieve the HCDA of the fiscal burden of operating and maintaining the parks, and it would also benefit the people of Oahu, as the parks and roads would be more appropriately managed under the City and County of Honolulu.

The Ala Moana -- Kakaako Neighborhood Board No. 11 met on April 24, 2018, and heard a presentation from HCDA on the proposed land transfer. A few members of the community expressed concerns with what the city was doing at Ala Moana Regional Park. Neighborhood Board members did not express concerns with the proposed land transfer.

The City has previously told the HCDA that the Department of Parks and Recreation will seek public input before making any material changes. The City has also committed to working with area stakeholders and community groups to ease the transition.

The actual land transfer is expected to take place in multiple stages. The first would involve the transfer of all parks in Kakaako Makai, Look Lab, Wastewater Lot, Ohe St. Parking Lot, plus Ohe, Olomehani, and Ahui Streets. A second transfer would involve the parcels in Kakaako Mauka, including Mother Waldron Park and all remaining remnant roads as noted in Exhibit E.

These remnant roads represent liabilities for the HCDA, as unlike the City, the HCDA does not have the staff or resources to properly maintain them. Transferring ownership of these road

remnants would not result in any noticeable change for the public, other than better maintenance of roads and sidewalks.

The HCDA Board has already approved a resolution to transfer these parcels to the city during the last two legislative sessions.

Honolulu City Council Resolution 18-91 was introduced by Councilmembers Carol Fukunaga and Ann Kobayashi on April 24, 2018, urging the City Administration to "include, as part of its negotiations and discussions with the Hawaii Community Development Authority ... the transfer of the parcel on which the Children's Discovery Center is located."

The resolution notes "the Council believes that the transfer of the CDC parcel (and its corresponding lease) to the City in conjunction with the Kakaako Makai Park lands, would enhance the City's ability to revitalize the Kakaako Makai area, and to facilitate an environment in which public resources and the fostering of educational activities for keiki and their families, and their extended families, would be more closely aligned."

While there is no current agreement on the CDC parcel, HCDA staff believes it is prudent to authorize the transfer should an agreement be reached in the future.

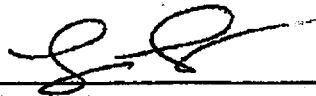
In summary, is in the public's best interest to facilitate the transfer of these parcels as quickly as possible.

RECOMMENDATION

HCDA staff recommends that the Board:

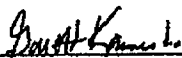
Authorize the Land Transfer of Various HCDA Park Parcels, Remnant Roads, and the Children's Discovery Center in the Kakaako Community Development District to the City and County of Honolulu.

Respectfully submitted,



Lindsey Doi
Asset Manager

APPROVED FOR SUBMITTAL:



Garrett Kamemoto, Interim Executive Director
Hawaii Community Development Authority

Attachments

Exhibit A – Kakaako Makai Parcel Transfer Summary

Exhibit B – Kakaako Makai Parcel Transfer Map

Exhibit C – HCDA Remnant Roads Summary

Exhibit D - HCDA Remnant Roads Map

Exhibit E – Kakaako Mauka Parcel Transfer Summary

Exhibit F – City Council Resolution 18-91

HCDA Kakaako Makai Land Transfer Parcels

1. Kakaako Waterfront Park

a. Park and Parking Lot

- i. TMK 1-2-1-060-008 and 1-2-1-060-029 (por.)
- ii. Address: 102 Ohe St.
- iii. Size: Approximately 25 acres
- iv. Encumbrance: None, public park and park parking

b. Maintenance Shed

- i. TMK: 1-2-1-060-008 (por.)
- ii. Address: 709 Kelikoi St., 100 Cooke St.
- iii. Size: 10,000 square feet
- iv. Encumbrance: Lease to DHS for Family Assessment Center until September 15, 2018 (18-month extension requested)

c. Ohe St. Parking Lot

- i. TMK: TMK: 1-2-1-060-030 (por.)
- ii. Address: 135 Ohe St.
- iii. Size: Approximately 12,000 square feet
- iv. Encumbrance: Short term ROE to JABSOM for parking until Aug. 31, 2018 (60-day termination clause)

d. Look Lab Lot

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St., 40 Ahui St.
- iii. Size: Approximately 2 acres
- iv. Encumbrances: ROE with Reuse Hawaii for Look Lab Warehouse until April 12, 2018 (30-day termination clause)

e. Wastewater Lot

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St.
- iii. Size: Approximately 2.2 acres
- iv. Encumbrances: ROE with Pasha Hawaii until Feb. 28, 2018 (with 60-day termination clause)

f. Koula Stub

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 98 Koula St.
- iii. Size: Approximately 13,000 square feet
- iv. Encumbrances: None, private closed driveway

g. Point Panic Parking Lot

- i. TMK: 1-2-1-060-029 (por.)
- ii. Address: 40 Ahui St.
- iii. Size: Approximately 15,000 square feet
- iv. Encumbrances: None, public park parking

h. Olomehani St. Parking Lot (Near Children's Discovery Center)

- i. TMK: 1-2-1-060-25
- ii. Size: Approximately 21,500 square feet
- iii. Encumbrances, None, public park parking

2. Kakaako Gateway Parks

a. Gateway Mauka Park

- i. TMK: 1-2-1-059-026, 1-2-1-059-025, 1-2-1-059-024, 1-2-1-059-023
- ii. Approximately 2.1 acres
- iii. 747 Ala Moana Blvd., 240 Ohe St., 235 Cooke St., 742 Ilalo St.
- iv. Encumbrances: None, public park

b. Gateway Makai Park and Kellkol Parking Lot

- i. TMK 1-2-1-060-007 (por.)
- ii. Address: 741 Ilalo St.
- iii. Approximately 3.3 acres
- iv. Encumbrances: None, public park

3. Kewalo Basin Park

a. Park and Parking Lot

- i. TMK: 1-2-1-058-137
- ii. Address: None, Kewalo Basin Harbor
- iii. Size: Approximately 4.3 acres
- iv. Encumbrances: None, public park and park parking

b. Net Shed

- i. TMK: 1-2-1-058-136
- ii. Address: None, Kewalo Basin Harbor
- iii. Size: Approximately 19,500 square feet
- iv. Encumbrances: Leased to Kupu until September 9, 2032 with two additional 10-year options to extend

4. Kakaako Makai Roads

a. Ohe Street

- i. Between Ilalo St. and Olomehani St.
- ii. Approximately 19,000 square feet

b. Olomehani Street

- i. Between Waterfront Park parking lot entrance and Ahui St.
- ii. Approximately 12,000 square feet

c. Ahui Street

- i. Between Ilalo St. and Point Panic
- ii. Approximately 30,000 square feet

d. Ilalo Street medians (City already owns, but HCDA maintains)

- i. Between Ala Moana Blvd. and Forrest Ave.

5. Children's Discovery Center Parcel

- **TMK: 1-2-1-060-017**
- **Address: 111 Ohe St.**
- **Size: Approximately 1.2 acres**
- **Encumbrances: Leased to Children's Discovery Center until June 1, 2036 with one additional 10-year option to extend**

Table I-1

SUBJECT PARCEL SUMMARY

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
1	2-1-29: 06	Portion of South & Pohukaina Streets	2	6,806
2	2-1-29: 07	Portion of South Street	2	1,595
3	2-1-30: 46	Portions of South & Halekauwila St.	2	640
4	2-1-30: 47	Portion of Pohukaina Street	2	4,380
5	2-1-30: 48	Portion of South Street	2	758
6	2-1-30: 49	Portions of South & Pohukaina Streets	2	4,586
7	2-1-31: 37	Portion of Halekauwila Street	2	23
8	2-1-31: 38	Portion of South Street	2	5,095
9	2-1-32: 25	Portions of Queen and South Streets	2	9,761
10	2-1-47: 09	Portion of South Street	2	1,450
11	2-1-48: 20	Portions of Cooke & Kawalahao St.	1	27,598
12	2-1-48: 21	Portion of South Street	2	5,049
13	2-1-49: 51	Corner of Cooke & Kawalahao Streets	2	86
14	2-1-49: 81	Portion of Queen Street	2	296
15	2-1-49: 83	Corner of Cooke St. & Kaplolani Blvd.	2	155
16	2-1-50: 66	Corner of Cooke & Iianiwal Streets	2	86
17	2-1-50: 67 (Portion)	Portion of Halekauwila Street	1	18,614
18	2-1-50: 69	Portion of Cooke Street	2	235
19	2-1-50: Portion of Cooke & Queen Streets	Corner of Cooke & Queen Street	2	86
20	2-1-51: 03 (Portion)	Portion of Cooke & Pohukaina Streets	1	11,646
21	2-1-51: 14 (Portion)	Portion of Cooke Street	2	750
22	2-1-51: 19 (Portion)	Portions of Halekauwila & Cooke St.	1	7,207
23	2-1-51: 34	Portion of Coral Street	2	82
24	2-1-51: 36	Portion of Cooke Street	2	836
25	2-1-51: 37	Portion of Cooke Street	2	1,628
26	2-1-51: 40	Portion of Pohukaina Street	2	7,000
27	2-1-51: Portion of Lana Lane	Portion of Pohukaina Street	2	160
28	2-1-51: Por. of Lana Lane & Halekauwila St.	Portions of Halekauwila St. & Lana Ln.	2	400
29	2-1-52: 22 (Portion)	Portion of Halekauwila Street	1	37,261

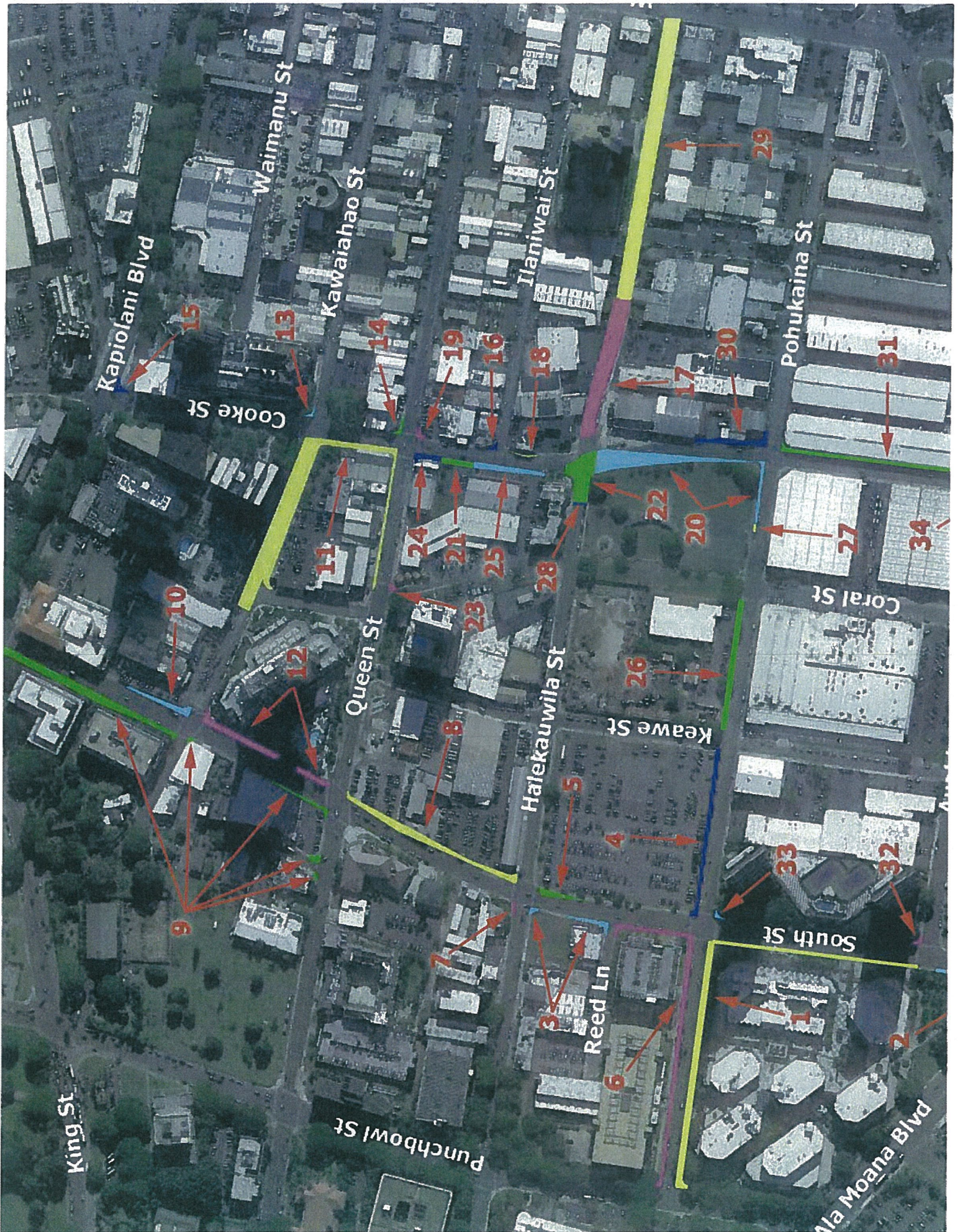
SUBJECT PARCEL SUMMARY				
Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
30	2-1-52: 55	Portion of Cooke Street	2	1,520
31	2-1-53: 31	Portion of Cooke Street	2	4,892
32	2-1-54: 34	Portion of South & Auahi Streets	2	86
33	2-1-54: 35	Portion of South & Pohukaina Streets	2	86
34	2-1-54: 36	Portion of Cooke Street	2	707
35	2-1-55: 39	Portion of South & Auahi Streets	2	86
36	2-1-55: 40	Portion of Cooke Street	2	512
37	2-1-56: 12	Portion of Cooke Street	2	3,189
38	2-1-58: Portion of Ahui Street	Portion of Ahui Street	1	18,818
39	2-1-60: 4 (Por.), 6 (Por.), and Por. of Ahui St.	Portions of Ohe, Olomehane, & Ahui St.	1	141,483
40	2-3-03: 103	Portion of Kamakee Street	2	11,649
41	2-3-03: 87	Portion of Queen Street [3]	1	26,826
42	2-3-04: 29 (Portion)	Portion of Kamakee & Queen Streets	2	3,431
43	2-3-04: 74	Portion of Kamakee Street	2	8,075
44	2-3-04: 80 (Portion)	Portion of Walmanu Street	2	20,686
45	2-3-04: 80 (Portion), 2-3-06: 14 (Portion)	Portion of Queen Street	1	44,385
46	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	910
47	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	892
48	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	1,784
49	2-3-04: Portion of Kawalahao Street	Portion of Kawalahao Street	2	710
50	2-3-06: 16	Portion of Walmanu Street	2	9,507
51	2-3-06: 14 (Portion)	Portion of Walmanu Street	2	3,160
52	2-3-06: 15 (Portion)	Portion of Walmanu Street	2	9,194
53	2-3-07: Por. of Walmanu & Pensacola St.	Corner of Walmanu & Pensacola St.	2	86

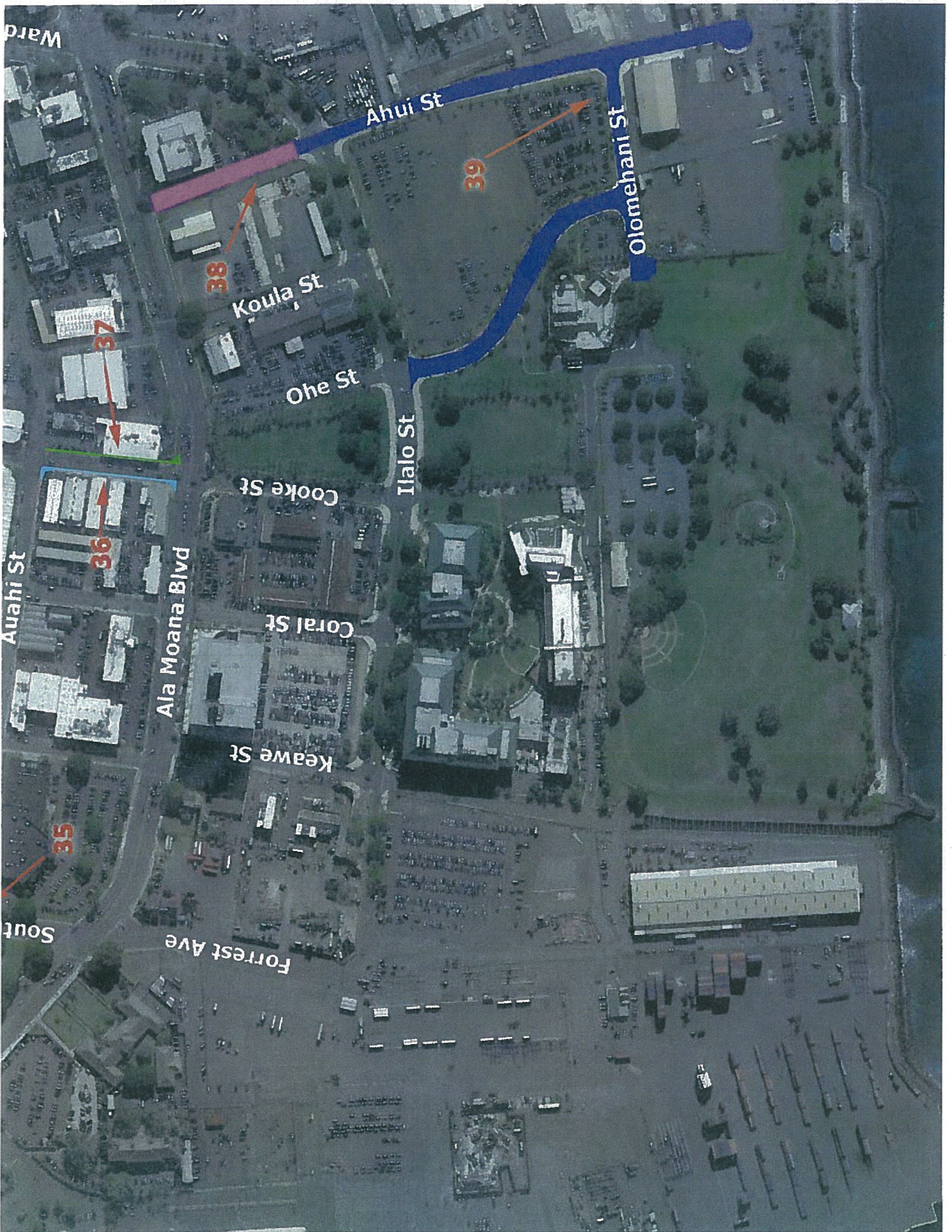
[1] For appraisal purposes.

[2] Type 1 = roadways with street parking, Type 2 = roadways with no parking and remnant lands.

[3] Site area is an approximation.

Source: Tax map keys, description, Kakaako Improvement IDs, and lot areas based on Attachment A within the HCDA's Request for Quotes.





Ward

Ahui St

Olomehani St

Koula St

Ohe St

Ilalo St

Cooke St

Coral St

Ala Moana Blvd

Keawe St

Auahi St

South

Forest Ave

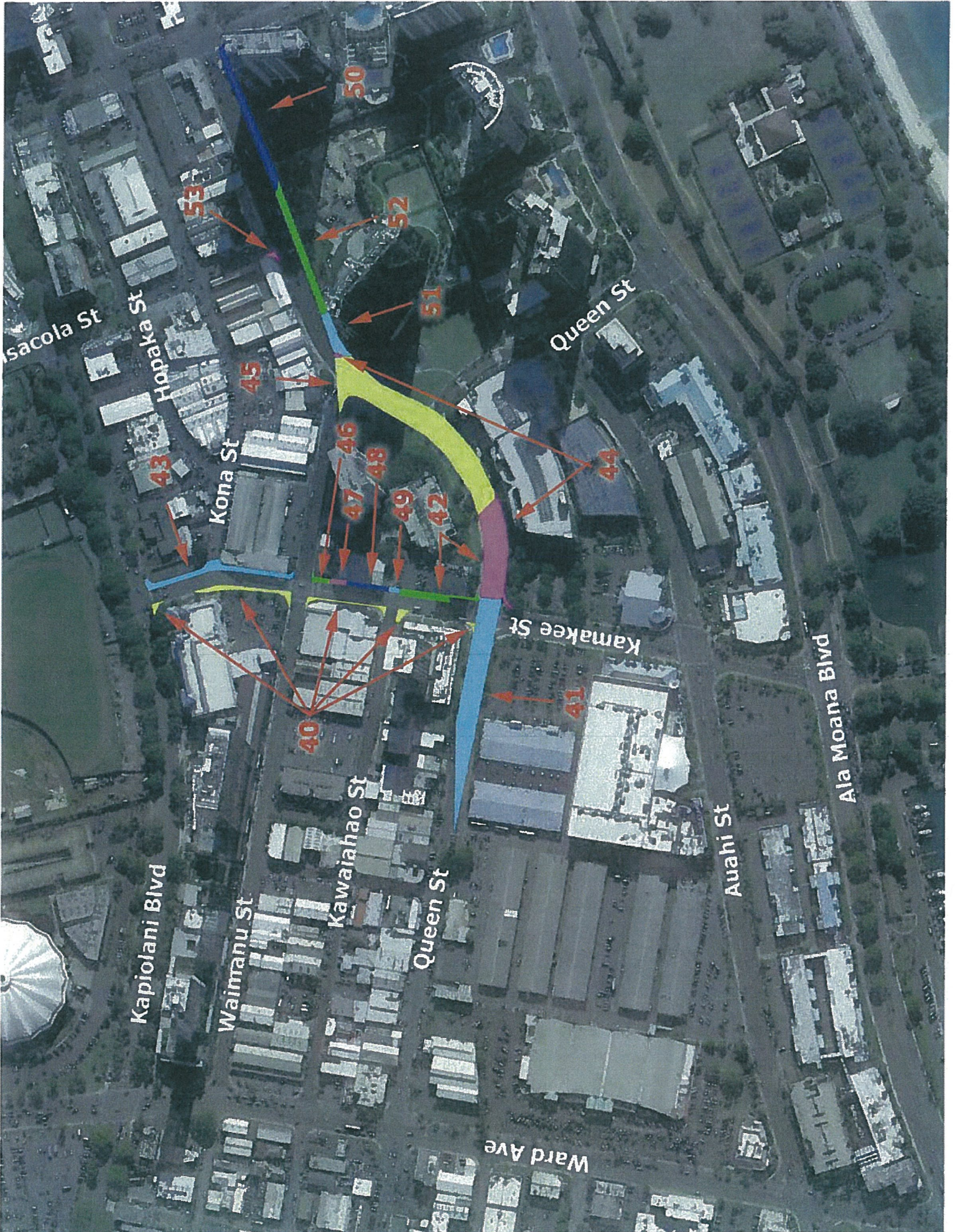
37

38

36

35

39



Isacola St

Hopaka St

Kona St

Queen St

Kapiolani Blvd

Waimanu St

Kawaiahao St

Queen St

Kamae St

Auahi St

Ala Moana Blvd

Ward Ave

50

53

52

51

45

43

46

48

49

42

44

40

41

Kakaako Mauka Land Transfer Parcels

1. Mother Waldron Park

- a. **Portion of Park (includes Lana Lane)**
 - i. **TMK: 1-2-1-051-003**
 - ii. **Address: 510 Cooke St.**
 - iii. **Size: 1.5125 acres**
 - iv. **Encumbrances: None, public park maintained by City**
- b. **Cooke Street extension remnant**
 - i. **TMK: 1-2-1-051-019**
 - ii. **Address: 594 Cooke St.**
 - iii. **Size: 8059 square feet**
 - iv. **Encumbrances: None, public right of way maintained by City**

2. Road Remnants (see attached map)

The 53 subject parcels involve right-of-ways or portions of right-of-ways and include roadways, road shoulder area (some of which can support street parking), and remnant lands along property boundaries. The subject parcels range in size from 23 square feet to 141,483 square feet and vary in shape. The subject parcels are improved with traditional right-of-way improvements including but not limited to: asphalt paving, concrete sidewalks and curbs, overhead street lights, traffic lights, parking meters, street signs, and underground utilities.



RESOLUTION

URGING THE CITY ADMINISTRATION TO INCLUDE, AS PART OF ITS NEGOTIATIONS AND DISCUSSIONS WITH THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY REGARDING THE TRANSFER OF THE AUTHORITY'S PARK LANDS IN KAKAAKO MAKAI TO THE CITY, THE TRANSFER OF THE PARCEL ON WHICH THE HAWAII CHILDREN'S DISCOVERY CENTER IS LOCATED (IDENTIFIED AS TAX MAP KEY NO. 2-1-060: 017), AND THE CENTER'S CORRESPONDING LEASE.

WHEREAS, the Hawaii Community Development Authority ("HCDA") developed Kewalo Basin Park, Kakaako Waterfront Park, and the Gateway (Makai and Mauka) Parks (collectively as "Kakaako Makai Park lands") in 1990, 1992, and 1998, respectively; and

WHEREAS, the Kakaako Makai Park lands (approximately 41 acres) were intended to be transferred and dedicated to the City and County of Honolulu ("City") shortly after their development; and

WHEREAS, however, the transfer of the Kakaako Makai Park lands never occurred, and the HCDA has since managed the parks through a series of costly contracts; and

WHEREAS, in recent years, Oahu's growing homeless population has adversely affected the public's ability to enjoy the Kakaako Makai Park lands and has continued to burden the HCDA with costly repairs of the facilities and infrastructure therein; and

WHEREAS, the HCDA, however, was not intended to manage the Kakaako Makai Park lands for long-term public recreational, educational, and open space uses; and

WHEREAS, the City Administration, on the other hand, possesses the requisite knowledge and experience to maintain and manage the Kakaako Makai Park lands; and

WHEREAS, currently, the City Administration is in discussions/negotiations with the HCDA to transfer the Kakaako Makai Park lands to the City beginning in July of 2019; and

WHEREAS, the HCDA also leases a parcel (identified as Tax Map Key No. 2-1-060: 017) that it owns, abutting Kakaako Waterfront Park and Gateway Makai Park, to the Hawaii Children's Discovery Center ("CDC"); and

WHEREAS, the CDC provides a world-class, interactive, participatory learning environment that has been described in the organization's website as follows:



RESOLUTION

1. Designed to inspire the young and "young-at-heart" to new heights of learning and discovery; and
2. Encourages children to use their senses of touch, sight, hearing, and smell to gain a better understanding of the world around them; and

WHEREAS, since its establishment at this site in 1998, the CDC has pursued a mission of creating an inspiring environment with educational activities for Hawaii's families through numerous high-tech, interactive exhibits designed to help children develop a positive outlook and promote understanding of others in a multicultural society; and

WHEREAS, the CDC has served as a model for children's museums in other American communities and inspired Chinese philanthropist Niu Gensheng to create the Laoni Children's Discovery Museum in China to advance the informal learning model approach in Hawaii's Discovery Center into a network of children's museums being developed in China; and

WHEREAS, the Council believes that the transfer of the CDC parcel (and its corresponding lease) to the City, in conjunction with the Kakaako Makai Park lands, would enhance the City's ability to revitalize the Kakaako Makai area, and to facilitate an environment in which public resources and the fostering of educational activities for keiki and their families, and their extended families, would be more closely aligned; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City Administration is urged to include, as part of its negotiations and discussions with the Hawaii Community Development Authority regarding the transfer of the Authority's park lands in Kakaako Makai to the City, the transfer of the parcel on which the Hawaii Children's Discovery Center is located (identified as Tax Map Key No. 2-1-060: 017), and the Center's corresponding lease; and



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 18-91

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, Managing Director, Director of Parks and Recreation, Director of Facility Maintenance, and Director of Enterprise Services.

INTRODUCED BY:

Carl Johnson
David N. Kamegataho

DATE OF INTRODUCTION:

APR 24 2018

Honolulu, Hawaii

Councilmembers

Exhibit B

Makai Park Parcels

Makai Park Parcels

Kakaako Waterfront Park:

Tax Map Key No.	Address
TMK: 1-2-1-060-008	102 Ohe Street, 709 Kelikoi Street and 100 Cooke Street
TMK: 1-2-1-060-029	98 Koula Street, 40 Ahui Street
TMK: 1-2-1-060-030	135 Ohe Street
TMK: 1-2-1-060-25	No address; Olomehani Street parking lot

Kakaako Gateway Mauka Park:

Tax Map Key No.	Address
TMK: 1-2-1-059-023, -024, -025, -026	747 Ala Moana Blvd, 240 Ohe Street, 235 Cooke Street, and 742 Halo Street

Kakaako Gateway Makai Park and and Kelikoi Parking Lot:

Tax Map Key No.	Address
TMK 1-2-1-060-007 (por.)	741 Halo Street

Kewalo Basin Park and Parking Lot:

Tax Map Key No.	Address
TMK: 1-2-1-058- 136 and -137	Kewalo Basin Harbor

Exhibit C

Mauka Park Parcels

Mauka Park Parcels

Mother Waldron Park and Lana Lane:

Tax Map Key No.	Address
TMK: 1-2-1-051-003, 510; TMK: 1-2-1-051-019, 594	Cooke Street, including the Cooke Street extension remnant

Exhibit D

Mauka Roadway Parcels

Mauka Roadway Parcels located mauka of Ala Moana Boulevard

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
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2	2-1-29: 07	Portion of South Street	2	1,595
3	2-1-30: 46	Portions of South & Halekauwila Streets	2	640
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6	2-1-30: 49	Portions of South & Pohukaina Streets	2	4,586
7	2-1-31: 37	Portion of Halekauwila Street	2	23
8	2-1-31: 38	Portion of South Street	2	5,095
9	2-1-32: 25	Portions of Queen and South Streets	2	9,761
10	2-1-47: 09	Portion of South Street	2	1,450
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14	2-1-49: 81	Portion of Queen Street	2	286
15	2-1-49: 83	Corner of Cooke Street & Kapiolani Boulevard.	2	155
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17	2-1-50: 67 (Portion)	Portion of Halekauwila Street	1	18,614
18	2-1-50: 69	Portion of Cooke Street	2	235
19	2-1-50: Portion of Cooke & Queen Streets	Corner of Cooke & Queen Streets	2	86
20	2-1-51: 03 (Portion)	Portion of Cooke & Pohukaina Streets	1	11,646
21	2-1-51: 14 (Portion)	Portion of Cooke Street	2	750
22	2-1-51: 19 (Portion)	Portions of Halekauwila & Cooke Streets	1	7,207
23	2-1-51: 34	Portion of Coral Street	2	82
24	2-1-51: 36	Portion of Cooke Street	2	836
25	2-1-51: 37	Portion of Cooke Street	2	1,628
26	2-1-51: 40	Portion of Pohukaina Street	2	7,000
27	2-1-51: Portion of Lana Lane	Portion of Pohukaina Street	2	160
28	2-1-51: Portion of Lana Lane & Halekauwila Street	Portions of Halekauwila Street & Lana Lane	2	400
29	2-1-52: 22 (Portion)	Portion of Halekauwila Street	1	37,261
30	2-1-52: 55	Portion of Cooke Street	2	1,520
31	2-1-53: 31	Portion of Cooke Street	2	4,892
32	2-1-54: 34	Portion of South & Auahi Streets	2	86
33	2-1-54: 35	Portion of South & Pohukaina Streets	2	86
34	2-1-54: 36	Portion of Cooke Street	2	707
35	2-1-55: 39	Portion of South & Auahi Streets	2	86

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
36	2-1-55: 40	Portion of Cooke Street	2	512
37	2-1-56: 12	Portion of Cooke Street	2	3,189
38	2-1-58: Portion of Ahui Street	Portion of Ahui Street	1	18,818
39	2-1-60: 4 (Por.), 6 (Por.), and Por. of Ahui St.	Portions of Ohe, Olomehani, & Ahui Streets	1	141,483
40	2-3-03: 103	Portion of Kamakee Street	2	11,649
41	2-3-03: 87	Portion of Queen Street [3]	1	26,826
42	2-3-04: 29 (Portion)	Portion of Kamakee & Queen Streets	2	3,431
43	2-3-04: 74	Portion of Kamakee Street	2	8,075
44	2-3-04: 80 (Portion)	Portion of Waimanu Street	2	20,686
45	2-3-04: 80 (Portion), 2-3-06: 14 (Portion)	Portion of Queen Street	1	44,385
46	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	910
47	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	892
48	2-3-04: Portion of Kamakee Street	Portion of Kamakee Street	2	1,784
49	2-3-04: Portion of Kawalahao	Portion of Kawalahao Street	2	710
50	2-3-06: 16	Portion of Waimanu Street	2	9,507
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52	2-3-06: 15 (Portion)	Portion of Waimanu Street	2	9,194
53	2-3-07: Por. of Waimanu & Pensacola St.	Corner of Waimanu & Pensacola Streets	2	86

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 18-149, CD1

Introduced: 07/05/18 By: ERNEST MARTIN - BY REQUEST Committee: PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY

Title: RESOLUTION AUTHORIZING ACCEPTANCE OF THE DEDICATION AND TRANSFER OF VARIOUS PARCELS AND REMNANT ROADWAYS FROM THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY IN THE KAKAAKO COMMUNITY DEVELOPMENT DISTRICT TO THE CITY AND COUNTY OF HONOLULU.

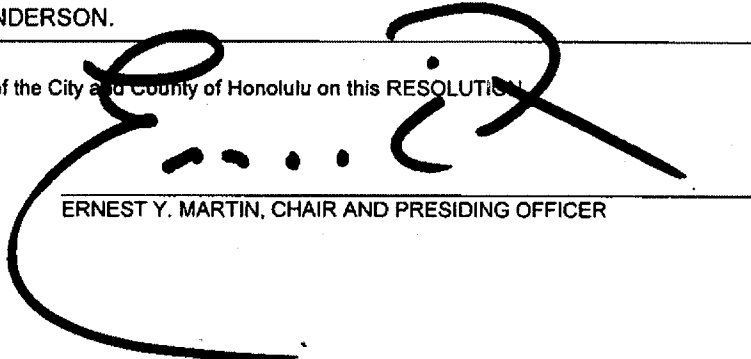
Voting Legend: * = Aye w/Reservations

08/29/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	RESOLUTION POSTPONED IN COMMITTEE.
09/19/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	RESOLUTION POSTPONED IN COMMITTEE.
11/28/18	PUBLIC WORKS, INFRASTRUCTURE AND SUSTAINABILITY	CR-402 - RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
12/05/18	COUNCIL	CR-402 AND RESOLUTION 18-149, CD1 AS AMENDED WERE ADOPTED. 8 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. 1 ABSENT: ANDERSON.

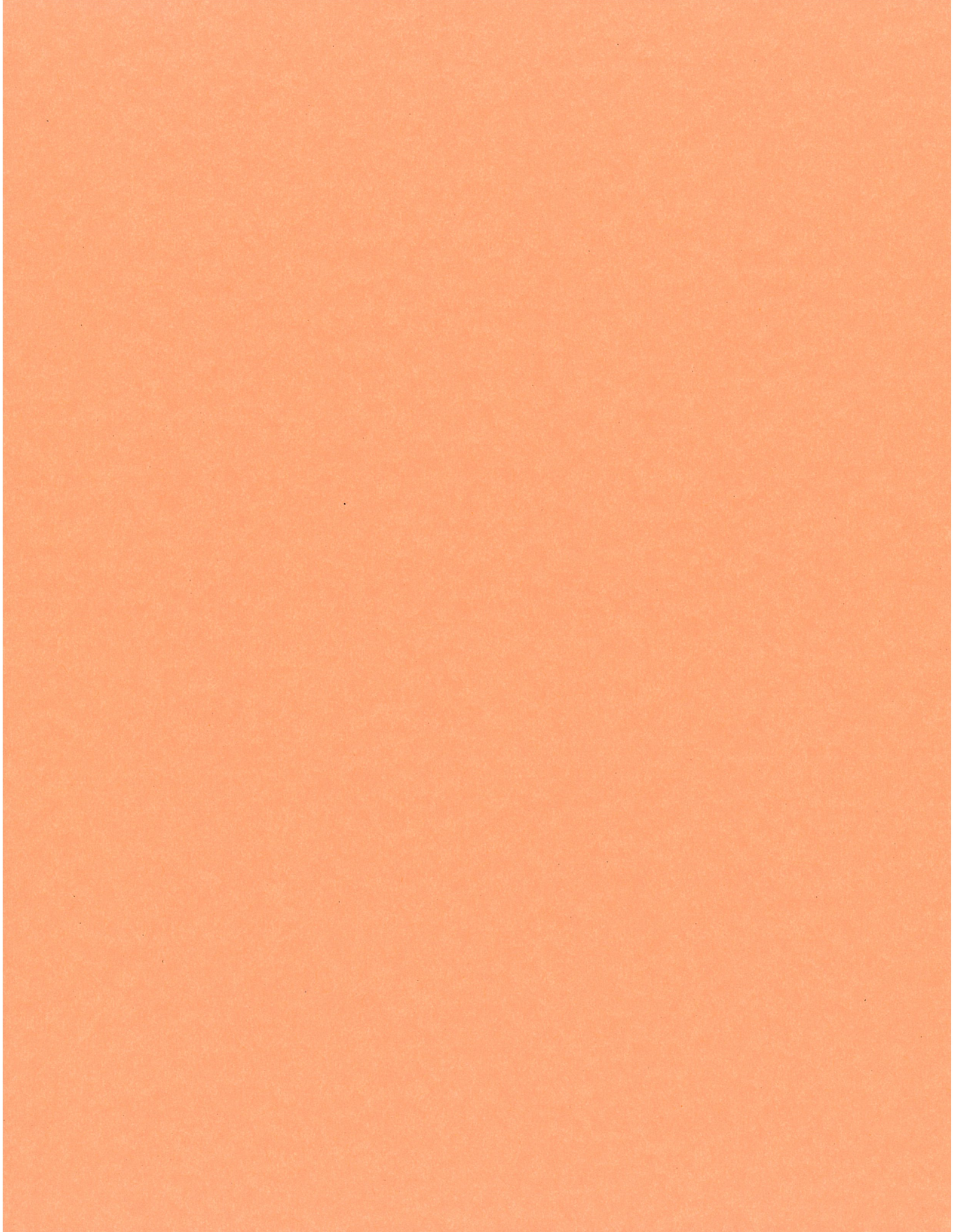
I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN I. TAKAHASHI, CITY CLERK



ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER





HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Executive Director

547 Queen Street
Honolulu, Hawaii
96813

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(808) 594-0300

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(808) 587-0299

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dbedt.hcda.contact@hawaii.gov

Website
www.dbedt.hawaii.gov/hcda

December 19, 2018

The Honorable Ernest Martin
Chair and Presiding Officer and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Martin and Councilmembers,

Re: HCDA Report Relating to Resolution 18-149, CD1

The Honolulu City Council approved Resolution 18-149, CD1 on December 5, 2018 requesting the Hawaii Community Development Authority (HCDA) provide the Council with a report not later than December 31, 2018 on expenses and revenues related to the operations and maintenance of the HCDA Lands, and on any existing terms and conditions, or covenants that run with the HCDA Lands that may place duties or obligations upon the City.

Please see the enclosed report on HCDA Lands anticipated to be transferred to the City and County of Honolulu.

If you should have any questions, please contact Ms. Lindsey Doi, Asset Manager at 594-3000.

Thank you.

Sincerely,

Aedward Los Banos
Executive Director

Enclosures

- c: The Honorable Kirk Caldwell, Mayor
- The Honorable Carol Fukunaga, District VI, City Council
- Mr. Glen Takahashi, City Clerk
- Ms. Marilyn Ushijima, City Department of the Corporation Counsel
- Ms. Jeanne Ishikawa, Deputy Director – Department of Parks and Recreation
- Mr. Ross Sasamura, Director – Department of Facility Maintenance
- Ms. Lindsey Doi, Asset Management - HCDA

REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE CITY AND COUNTY OF HONOLULU

Introduction

This report is submitted in compliance with Resolution 18-149, CD1 which requests the Hawaii Community Development Authority (HCDA) provide the Honolulu City Council with a report not later than December 31, 2018 on the expenses and revenues related to the operations of HCDA park lands; and on any terms, conditions or covenants that run with the HCDA Lands that may place duties or obligations upon the City and County of Honolulu.

The HCDA developed Kewalo Basin Park, Kakaako Waterfront Park and Gateway Park in 1990, 1992, and 1998 respectively. The 41 acres of parks lands were intended to be dedicated to the City and County of Honolulu shortly after their development. On May 5, 2018, the HCDA's board approved the transfer to certain Kakaako Makai lands to the city.

Likewise, HCDA board approved the transfer of 53 remnant road parcels to the city that were acquired because of Improvement District projects over more than 20 years that widened streets, improved drainage, and improved utilities in the Kakaako district. See a list of the parcels in Exhibit A, attached.

The city and HCDA negotiated terms of a transfer where HCDA would continue to fund park maintenance, security and landscaping contracts until June 30, 2019 to assist with the transition.

Expenses and Revenues Related to the Operation and Maintenance of HCDA Lands

At the request of the city administration, HCDA's board voted to continue to pay for the operations and maintenance of the parcels, to be transferred, until June 30, 2019. Operation and maintenance costs include landscaping, security, janitorial, utility, and waste disposal costs. For fiscal year 2018, these costs totaled \$690,875.

Operation and maintenance is monitored by a single HCDA employee who spends only part of the day on park issues. We estimate roughly \$50,000 of his salary is attributable to park issues.

HCDA realized revenue on properties by leasing out space for parking to the University of Hawaii John A. Burns School of Medicine, and for the use of two park parcels to PASHA Hawaii, Reuse Hawaii, and Ocean Investments totaling \$239,410, partially offsetting the cost of operations and maintenance.

A detailed breakdown of expenses and revenues is attached as Exhibit B.

Existing Terms and Conditions, or Covenants that Run with HCDA Lands Zoning

Existing terms and conditions that run with HCDA lands include the current zoning as adopted in Hawaii Administrative Rules (HAR) §15-23, Kakaako Community Development District Rules for the Makai Area. Portions of the park lands are zoned for Park, Mixed Use and Waterfront Commercial. At the time the HCDA voted to authorize the land transfer to the city, representatives from the city assured HCDA that it would continue to have zoning control over land use. The Makai area zoning is outlined in Exhibit C, attached.

REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE CITY AND COUNTY OF HONOLULU

Permitted uses in areas zoned for Park use are as follows:

§15-23-40 Park areas. Within areas designated "Park" (P), the following uses shall be permitted:

- (1) Amphitheaters;
- (2) Performing arts centers;
- (3) Museums, art galleries and workshops;
- (4) Aquariums and [marine] research facilities;
- (5) Active and passive recreation;
- (6) Gardens, greenhouses;
- (7) Parking;
- (8) Exploratorium's; and
- (9) Uses and structures which are customarily accessory and clearly incidental and subordinate to principal uses and structures. The authority may allow other uses, provided that such other uses shall further the purpose and intent of this chapter and the makai area plan.

In circumstances where there may be uncertainty about applicable provisions, the executive director shall determine which land use zone provisions apply. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

Permitted uses in areas zoned for Mixed Use are as follows:

§15-23-32 MUZ zone: use rules. Within the mixed-use zone (MUZ), the following uses and structures shall be permitted:

- (1) Commercial uses:
 - (A) Shopping center complexes;
 - (B) Food markets, stores, delicatessens, bakeries;
 - (C) Drug stores;
 - (D) Liquor stores;
 - (E) General merchandise;
 - (F) Apparel and accessories;
 - (G) Eating or drinking establishments;
 - (H) Hardware stores;
 - (I) Furniture, home furnishing, and equipment;
 - (J) Stationery stores;
 - (K) Variety stores;
 - (L) Personal service establishments, including: barber shops, beauty shops, shoe repair shops, dry cleaning, dyeing, laundry, pressing, dressmaking, tailoring, and garment repair shops;
 - (M) Business, vocational, and language schools;

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Permitted uses in areas zoned for Mixed Use (Continued)

Commercial uses:

- (N) Banks and financial institutions, insurance, and real estate offices;
- (O) Greenhouses and plant nurseries;
- (P) Private clubs, lodges, social centers, eleemosynary establishments, and athletic clubs;
- (Q) Theaters, museums, art galleries, libraries, historical sites;
- (R) Repair services for radio, television, bicycles, business machines and household appliances, other than those with internal combustion engines;
- (S) Commercial condominiums;
- (T) Commercial entertainment and recreation facilities (indoor and outdoor);
- (U) Radio and television studios and other communication uses, excluding towers;
- (V) Medical and health services;
- (W) Legal, engineering, accounting, and other professional services;
- (X) Offices, professional clinics, studios, medical and research laboratories;
- (Y) Retail establishments, including incidental manufacturing of goods for sale only at retail on the premises;
- (Z) Motor vehicle and vehicle accessory establishments (sales, rentals, and service);
- (AA) Miscellaneous retail trade store;
- (BB) Miscellaneous business services, including: watch, clock, and jewelry repair; typewriter repair; armature rewinding; general fix-it shop; advertising firm; employment agency; services to dwellings (window cleaning, insect exterminating); and management areas;
- (CC) Governmental services administrative;
- (DD) Military recruiting stations;
- (EE) Outdoor private land recreation (operated for profit);
- (FF) Travel agencies;
- (GG) Parking garages (enclosed);
- (HH) Laundry, laundry and cleaning service, (includes self-service laundry);
- (II) Radio/TV broadcasting, excluding towers;
- (JJ) Motion picture recording and sound studios;
- (KK) Miscellaneous business services, including duplicating, blueprinting, linen supply, services to dwellings, typewriter repair, armature rewinding, and general fix-it shop; and
- (LL) Personal services establishments, including: shoe repair shops, dry cleaning, dyeing, pressing, dressmaking, tailoring, and garment repair shops.

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Permitted uses in areas zoned for Mixed Use (Continued)

- (2) Residential uses: Multi-family dwellings, including apartments, assisted living facilities, public housing, condominiums, dormitories, rooming houses, townhouses, townhouse condominium and model units.

- (3) Community service uses:
 - (A) Nursing clinics and convalescent homes, and nursing facilities, assisted living administration, or ancillary assisted living amenities for the elderly and people with disabilities;
 - (B) Child care, day care, and senior citizen centers;
 - (C) Nursery schools and kindergartens;
 - (D) Churches;
 - (E) Charitable institutions and nonprofit organizations;
 - (F) Public uses, including: public safety facilities; post offices; hospitals; miscellaneous health and medical facilities; educational institutions; cultural centers/ libraries; religious institutions; public school/park complexes; outdoor public land recreation; indoor public recreation; personal development centers; and utility substations, provided that utility substations other than individual transformers shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge six feet in height; provided also that transformer vaults for underground utilities and like uses shall require only a landscape screening hedge, solid except for access opening; and
 - (G) Consulates.

- (4) Uses and structures which are customarily accessory and clearly incidental and subordinate to the principal uses and structures. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

Rules covering land zoned for Waterfront Commercial are as follows:

§15-23-34 WC zone: use rules. Within the waterfront commercial zone (WC), the following uses and structures shall be permitted:

- (1) Commercial uses:
 - (A) Food markets, stores, delicatessens, bakeries;
 - (B) Drug stores;
 - (C) Liquor stores;
 - (D) General merchandise;
 - (E) Apparel and accessories;

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Rules covering land zoned for Waterfront Commercial (Continued)

Commercial uses:

- (F) Eating and drinking establishments;
- (G) Furniture, home furnishing, and equipment;
- (H) Variety stores;
- (I) Passenger transportation terminals;
- (J) Theaters, museums, art galleries, libraries, and historical sites;
- (K) Commercial recreation and entertainment facilities; and
- (L) Offices, professional offices, travel agencies, and other office uses.

(2) Residential uses: Multi-family dwellings, including apartments, assisted living facilities, public housing, condominiums, dormitories, rooming houses, townhouses, townhouse condominium and model units.

(3) Maritime uses:

- (A) Fish and seafood wholesaling and retailing;
- (B) Aquariums and museums;
- (C) Piers, wharves, and docks;
- (D) Terminals for passengers arriving or departing by ship ferry or water taxi; and
- (E) Sales offices for commercial maritime operations.

(4) Uses and structures which are customarily accessory and clearly incidental and subordinate to the principal uses and structures. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp 11/3/05] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

If changes to the zoning or other rules are desired by the city, the rules may be changed as follows:

§15-219-67 Initiation of rulemaking procedure: (a) The authority may, at any time on its own motion initiate proceedings to adopt, amend or repeal any rule of the authority.

(b) Any interested person or governmental agency may petition the authority to adopt, amend, or repeal any rule of the authority. Petitions for rulemaking filed with the authority shall become matters of public record.

Encumbrances by parcel:

Kewalo Basin Net Shed

TMK: 1-2-1-058-136

Encumbrances:

- Zoning: Park, small portion Waterfront Commercial (See Exhibit C)

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Encumbrances by parcel (Continued)

Kewalo Basin Net Shed

- Leases: Leased to Kupu until September 9, 2032 with two additional 10-year options to extend
- Easements: none

Kewalo Basin Park

TMK: 1-2-1-058-137

Encumbrances:

- Zoning: Park
- Easements:
 - Access easement in existing parking lot to allow access to the Net Shed (TMK 1-2-1-058-137)
 - Maintenance easement to allow access to repair Kewalo Basin harbor entrance

Gateway Mauka Park

TMK:

- 1-2-1-059-023
- 1-2-1-059-024
- 1-2-1-059-025
- 1-2-1-059-026

Encumbrances:

- Zoning: Park
- Easements: Utility easements for Hawaiian Electric Company for park utilities

Gateway Makai Park (includes parking in the former Kelikoi street)

TMK: 1-2-1-060-007

Encumbrances:

- Zoning: Park
- Easements:
 - Access easement to access Waterfront Park and John A. Burns School of Medicine
 - Utility including electrical, water lines, sewer
 - Landscaping

Children's Discovery Center

TMK: 1-2-1-060-017

Encumbrances:

- Zoning: Mixed Use Zone
- Leases: Leased to Children's Discovery Center until June 1, 2036 with one 10-year option to extend
- Easements: None

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Encumbrances by parcel (Continued)

Olomehani Street Parking Lot

TMK: 1-2-1-060-025

Encumbrances:

- Zoning: Mixed Use Zone
- Easements:
 - Water and sewer easements to provide utilities to Children's Discovery Center
 - Landscaping easement

Waterfront Park

TMK:

- 1-2-1-060-008
- 1-2-1-060-029
- 1-2-1-060-030 (includes Ohe Street Parking Lot)

Encumbrances:

- Zoning:
 - Park
 - Waterfront Commercial for a small portion of TMK 1-2-1-060-030, however this area is covered by an access easement to allow public shoreline access, most notably access to the Point Panic surf spot.
- Leases: Waterfront Park Maintenance Shed leased to state Department of Human Services for Family Assessment Center until September 15, 2018. An 18-month extension has been requested. (TMK 1-2-1-060-008)
- Easements:
 - Drainage and maintenance for the drainage canal at the Ewa end of the park (TMK 1-2-1-060-008)
 - Water line easement for water to the Children's Discovery Center (TMK 1-2-1-060-030)
 - Access easement for public shoreline access, most notably to reach Point Panic and other surf spots (TMK 1-2-1-060-030)
 - Access easement to allow public access over the driveway between Olomehani Street and the Waterfront Park parking lot (TMK 1-2-1-060-029)
 - Access easement to allow public access to the public parking lot closest to Point Panic (TMK 1-2-1-060-029)
 - Sewer easements for Waterfront Park comfort stations (TMK 1-2-1-060-029)
 - Road widening easement for proposed road widening (TMK 1-2-1-060-029)

Roadway Parcels

Encumbrances: None

**REPORT ON HCDA LANDS ANTICIPATED TO BE TRANSFERRED TO THE
CITY AND COUNTY OF HONOLULU**

Conclusion

HCDA presents the forgoing report on expenses and revenues regarding its parcels as well as any covenants that run with the land. If the Honolulu City Council should need additional information or clarification, please feel free to contact us and we will provide the requested information or clarifications.

Kakaako Land Transfer Parcels

I. Makai Park Lands

- a. Kakaako Waterfront Park**
 - i. TMK 1-2-1-060-008, 1-2-1-060-029 and 1-2-1-060-030
 - ii. Size: Approximately 35.05 acres

- b. Olomehani St. Parking Lot (Near Children's Discovery Center)**
 - i. TMK: 1-2-1-060-25
 - ii. Size: Approximately 21,500 square feet

- c. Gateway Mauka Park**
 - i. TMK: 1-2-1-059-026, 1-2-1-059-025, 1-2-1-059-024, 1-2-1-059-023
 - ii. Approximately 2.1 acres

- d. Gateway Makai Park and Kelikoi Parking Lot**
 - i. TMK 1-2-1-060-007
 - ii. Approximately 3.3 acres

- e. Children's Discovery Center Parcel**
 - i. TMK: 1-2-1-060-017
 - ii. Size: Approximately 1.2 acres

- f. Kewalo Basin Park**
 - i. TMK: 1-2-1-058-137
 - ii. Size: Approximately 4.3 acres

- g. Kewalo Basin Net Shed**
 - i. TMK: 1-2-1-058-136
 - ii. Size: Approximately 19,500 square feet

II. Makai Roads

- a. Ohe Street**
 - i. Between Ilalo St. and Olomehani St.
 - ii. Approximately 19,000 square feet

- b. Olomehani Street**
 - i. Between Waterfront Park parking lot entrance and Ahui St.
 - ii. Approximately 12,000 square feet

- c. Ahui Street**
 - i. Between Ilalo St. and Point Panic
 - ii. Approximately 30,000 square feet

III. Mother Waldron Park Transfer Parcels

a. Mother Waldron Park Portion of Park (includes Lana Lane)

- i. TMK: 1-2-1-051-003
- ii. Size: 1.5125 acres

b. Cooke Street extension remnant

- i. TMK: 1-2-1-051-019
- ii. Size: 8059 square feet

IV. Road Remnants (see attached chart)

- a. The 53 subject parcels involve include roadways, road shoulder areas, and remnant lands along property boundaries. The subject parcels range in size from 23 square feet to 141,483.

EXHIBIT A

Table I-1

SUBJECT PARCEL SUMMARY

Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
1	2-1-29: 06	Portion of South & Pohukaina Streets	2	6,806
2	2-1-29: 07	Portion of South Street	2	1,595
3	2-1-30: 46	Portions of South & Halekauwila St.	2	640
4	2-1-30: 47	Portion of Pohukaina Street	2	4,380
5	2-1-30: 48	Portion of South Street	2	758
6	2-1-30: 49	Portions of South & Pohukaina Streets	2	4,586
7	2-1-31: 37	Portion of Halekauwila Street	2	23
8	2-1-31: 38	Portion of South Street	2	5,095
9	2-1-32: 25	Portions of Queen and South Streets	2	9,761
10	2-1-47: 09	Portion of South Street	2	1,450
11	2-1-48: 20	Portions of Cooke & Kawaiahao St.	1	27,598
12	2-1-48: 21	Portion of South Street	2	5,049
13	2-1-49: 51	Corner of Cooke & Kawaiahao Streets	2	86
14	2-1-49: 81	Portion of Queen Street	2	286
15	2-1-49: 83	Corner of Cooke St. & Kaplolani Blvd.	2	155
16	2-1-50: 66	Corner of Cooke & Ilaniwai Streets	2	86
17	2-1-50: 67 (Portion)	Portion of Halekauwila Street	1	18,614
18	2-1-50: 69	Portion of Cooke Street	2	235
19	2-1-50: Portion of Cooke & Queen Streets	Corner of Cooke & Queen Street	2	86
20	2-1-51: 03 (Portion)	Portion of Cooke & Pohukaina Streets	1	11,646
21	2-1-51: 14 (Portion)	Portion of Cooke Street	2	750
22	2-1-51: 19 (Portion)	Portions of Halekauwila & Cooke St.	1	7,207
23	2-1-51: 34	Portion of Coral Street	2	82
24	2-1-51: 36	Portion of Cooke Street	2	836
25	2-1-51: 37	Portion of Cooke Street	2	1,628
26	2-1-51: 40	Portion of Pohukaina Street	2	7,000
27	2-1-51: Portion of Lana Lane	Portion of Pohukaina Street	2	160
28	2-1-51: Por. of Lana Lane & Halekauwila St.	Portions of Halekauwila St. & Lana Ln.	2	400
29	2-1-52: 22 (Portion)	Portion of Halekauwila Street	1	37,261

EXHIBIT A

Table I-1				
SUBJECT PARCEL SUMMARY				
Subject Parcel ID [1]	Tax Map Key (Division 1)	Description	Type [2]	Area (Sq. Ft.)
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52	2-3-06: 15 (Portion)	Portion of Waimanu Street	2	9,194
53	2-3-07: Por. of Waimanu & Pensacola St.	Corner of Waimanu & Pensacola St.	2	86

[1] For appraisal purposes.

[2] Type 1 = roadways with street parking, Type 2 = roadways with no parking and remnant lands.

[3] Site area is an approximation.

Source: Tax map keys, description, Kakaako Improvement IDs, and lot areas based on Attachment A within the HCDA's Request for Quotes.

FY 2018 Expenditures

<u>Contractor</u>	<u>Services</u>	<u>Cost for FY 18 (7/1/17-6/30/18)</u>
Doonwood Engineering, Inc.	Maintenance and repair services for backflow preventers and sewage pump systems at Waterfront Park, Gateway Parks, and Kewalo Basin Park	\$21,559
Hawaii National Landscape Inc.	Landscaping and Grounds Maintenance for Waterfront Park, Gateway Parks, and Kewalo Basin Park	\$180,717
Hawaii National Landscape Inc.	Landscaping and tree trimming on Ilalo Street medians	\$4,520
Terminix	Rodent control at Kewalo Basin	\$2,838
Mydatt Services dba Block by Block	Security and Outreach Services for Waterfront Park, Gateway Parks, Kewalo Basin Park, and Kolowalu Park	\$160,741
Waikiki Health dba Waikiki Health Center	Park trash collection and restroom janitorial services for Waterfront Park, Gateway Parks, Kewalo Basin Park, and Kolowalu Park	\$140,408
West Oahu Aggregate Co., Inc.	Front load dumpster collection services at Waterfront Park, Gateway Parks, Kewalo Basin Park, and Ahui Street	\$57,286
Hawaiian Electric Company	Electric bill for all parcels subject to City transfer	\$32,603
Honolulu Board of Water Supply	Water/ sewer bill for all parcels subject to City transfer	\$90,203
		\$690,875

FY 2018 Revenues

Park Permit Fees (Waterfront Park, Gateway Parks, Kewalo Basin Park)		\$29,840
"Wastewater Lot" lease rent	Leased to Pasha Hawaii (month-to-month)	\$171,770
"Look Lab" lease rent	Leased to Reuse Hawaii/ Honolulu Towing/ Ocean Investments	\$10,800
Ohe St. parking lot lease rent	Leased to JABSOM	\$27,000

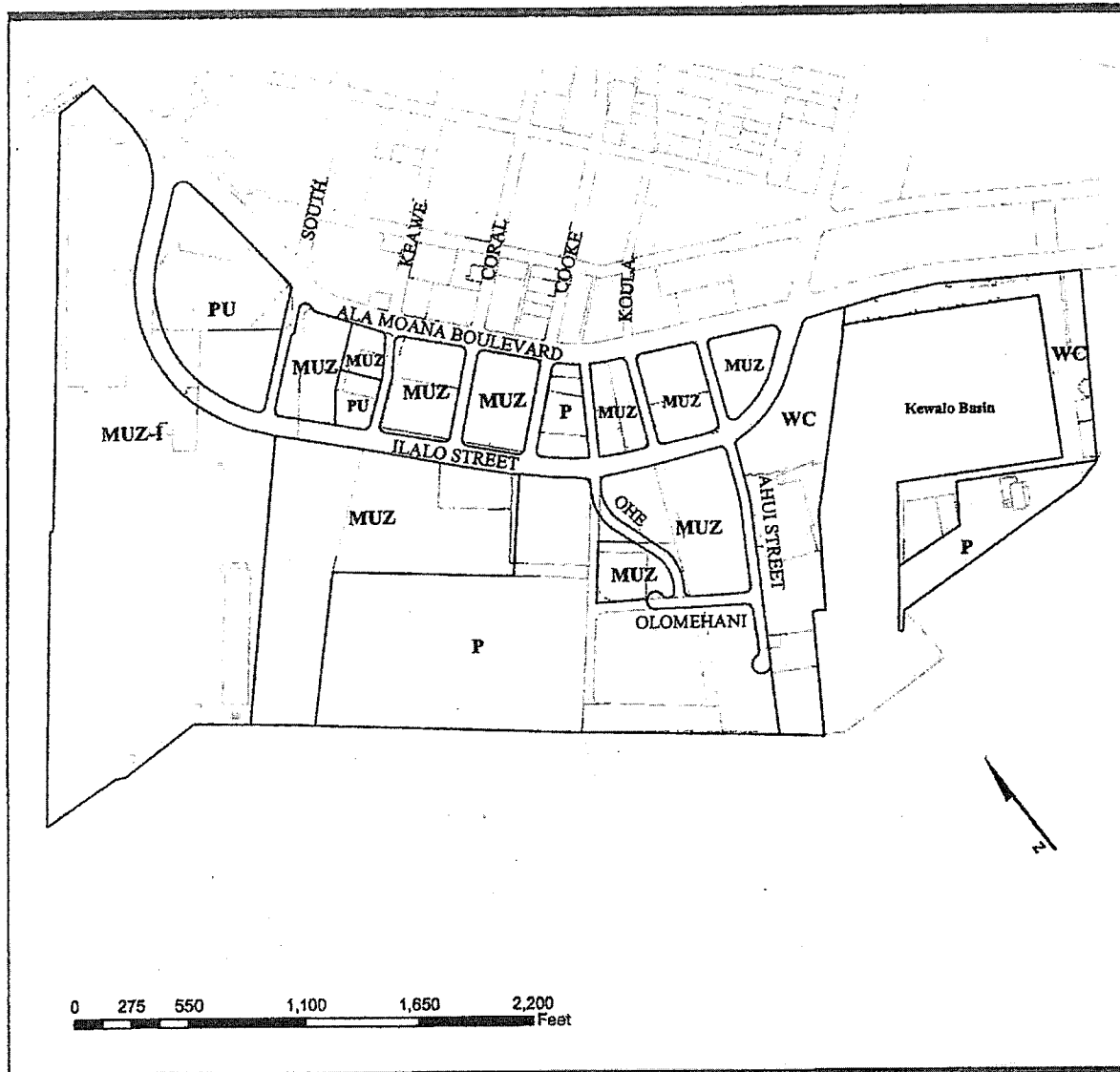


Figure II-1
Land Use Zones

LEGEND:

- MUZ** Mixed-Use Zone
- MUZ-I** Mixed-Use Zone - Industrial
- WC** Waterfront Commercial
- PU** Public
- P** Park

September 2005

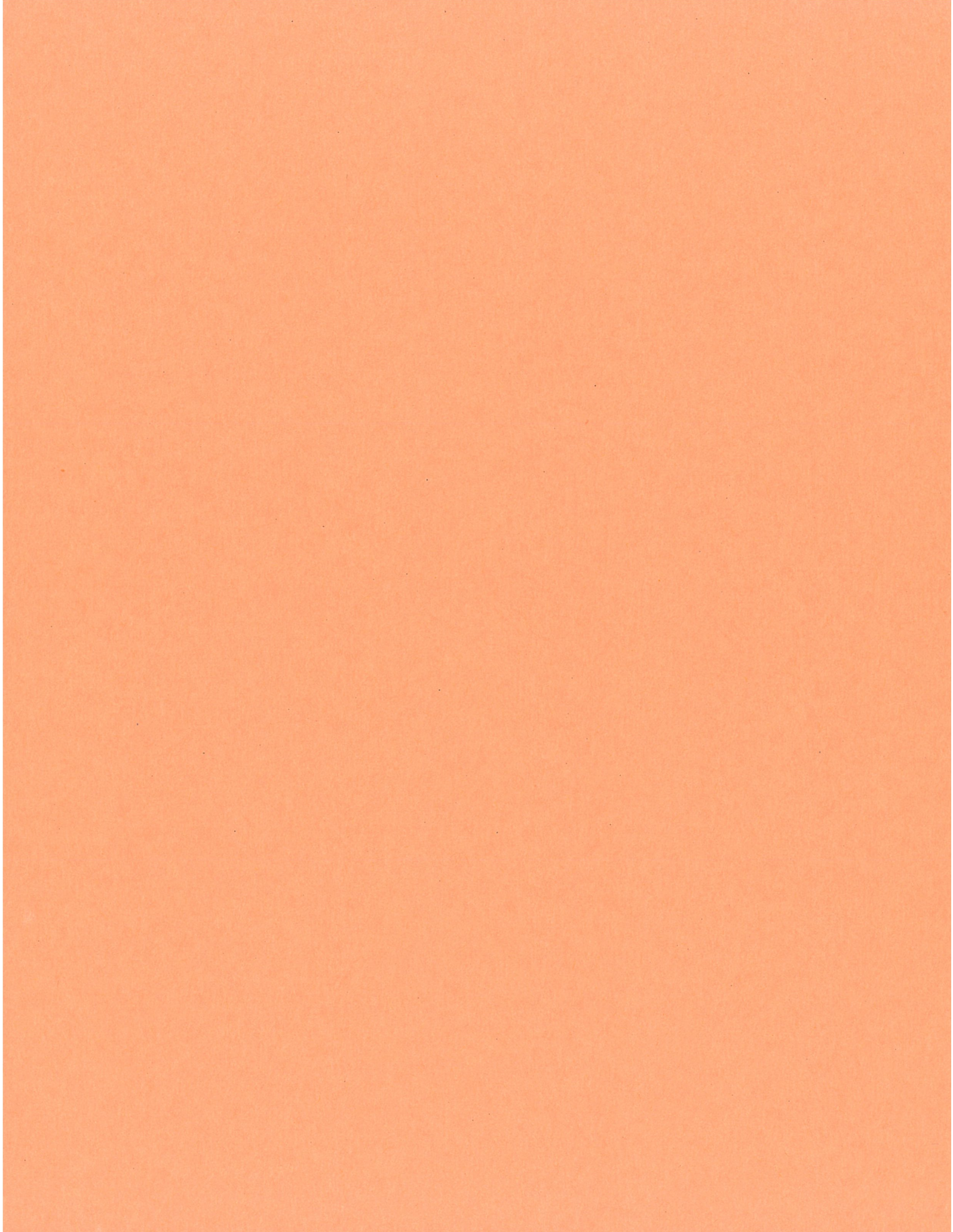
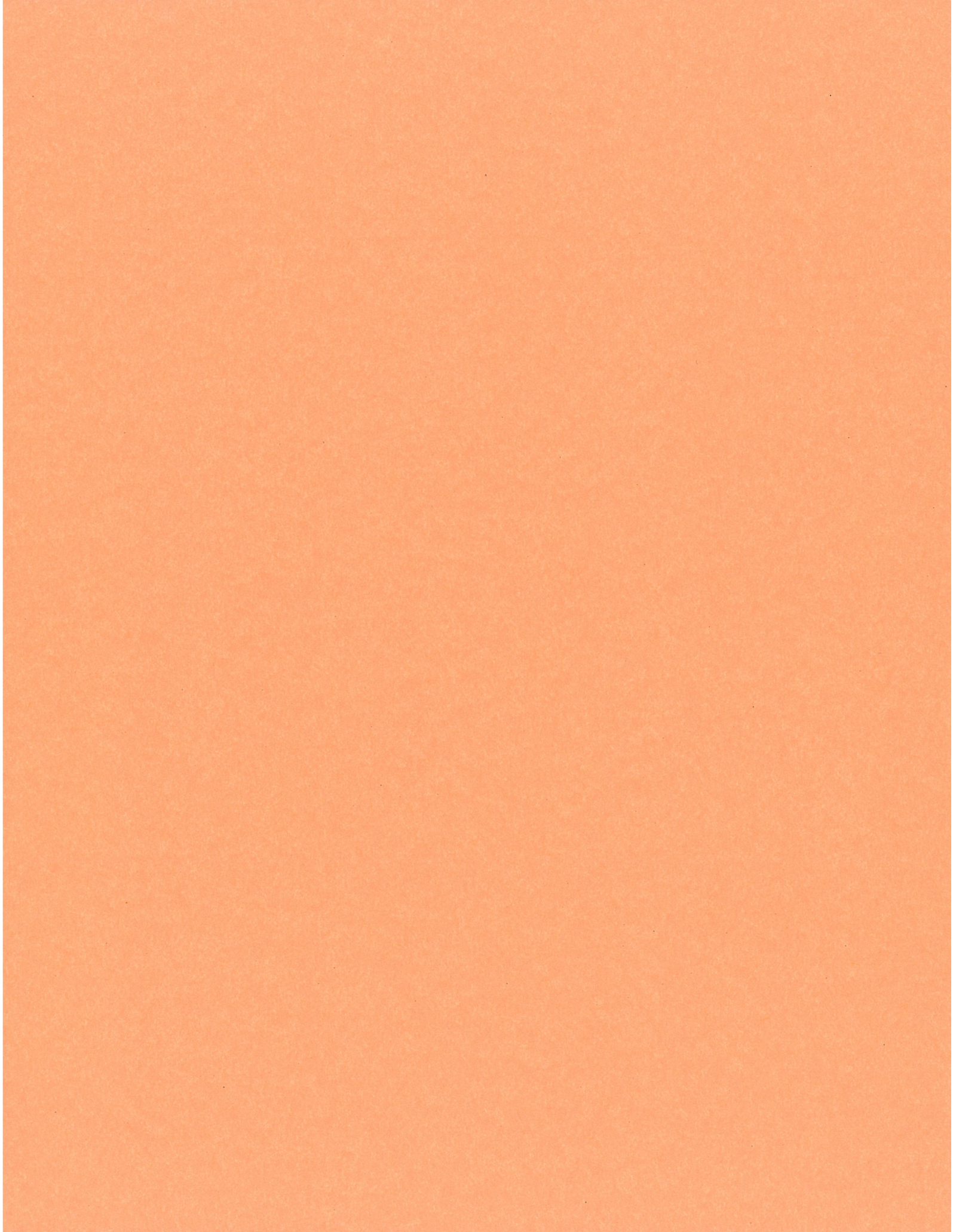


EXHIBIT C
HCDA Right of Entry List

	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	Howard Hughes Corp.	8-16	NOAA Lot/ Harbormaster Office	9/1/2016	8/31/2019	Harbor Master's office for harbor management	None
3	Howard Hughes Corp.	9-16	Kewalo Basin	9/1/2016	8/31/2019	Supplemental park maintenance	None
4	One Love Ministries	26-17	690 Pohukaina	12/1/2017	11/30/2018	Parking and maintenance ROE	\$500/month
5	Pasha Hawaii	3-18	Waste Water lot	3/1/2018	2/28/2019	Car Storage	\$15,012.38/ month
6	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
7	Jayar Construction	6-18	Kawaihahao St.	4/26/2018	11/26/2018	Sewer connection work	None
8	Hawaiian Dredging Construction Co.	10-18	690 Pohukaina	5/14/2018	2/10/2019	Construction storage	\$1300/ month
9	J. Kadowaki	12-18	Kewalo Basin Park	5/21/2018	11/21/2018	Picnic table repair	None

EXHIBIT C
HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
10	UJ JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
11	Stepping Stones Academy	14-18	Kauhale Kakaako	8/1/2018	7/31/2019	student pickup 30-min parking	\$500/ month
12	Howard Hughes Corp.	16-18	Queen St.	9/23/2018	12/31/2018	For repaving Queen St. for Aeo project	none
13	City and County of Honolulu	n/a	Kakaako Makai Parks, Non-Revenue Generating Makai Parcels, and Makai Roads	4/24/2018	3/31/2019	Enforce city park rules and ordinances	None





HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Executive Director

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 587-0299

E-Mail
dbedt.hcda.contact@hawaii.
gov

Website
www.dbedt.hawaii.gov/hcda

NOTICE OF VIOLATION

VIOLATION NUMBER: NOV 02-2018

DATE OF ORIGINAL NOTICE: December 13, 2018

VIA: CERTIFIED MAIL
RETURN RECEIPT REQUESTED

OWNER: Calvert Chun
Cedric Chun
Kakaako Land Company, LLC
1054-A Alewa Drive
Honolulu, Hawaii 96817

The Owners purport to own all or portions of Cummins, Kawaiahao, Clayton, Queen, and Ilaniwai streets within the Kakaako Community Development District (KCDD). Portions of these streets are being used for parking and the owners are charging a parking fee, see Exhibit-A attached.

Legislative Act 009 of the 2018 Session Laws of Hawaii requires that *“any owner or owners who charge a fee for the use of all or any portion of a private street, highway, or thoroughfare that is located within the Kakaako community development district and used continuously by the general public for a period of not less than six months, shall be responsible for the costs of conforming and maintaining that private street, highway, or thoroughfare to meet the construction and maintenance standards established for county highways, pursuant to section 46-1.5(19)(A) and section 265A-1 by the county in which the development district is located.”*

Cummins, Kawaiahao, Clayton, Queen, and Ilaniwai Street owned by the Kakaako Land Company LLC, do not conform to and are not maintained to meet the construction and maintenance standards established for county highways, pursuant to Hawaii Revised Statutes (HRS), Section 46-1.5(19)(A) and Section 265A-1 by the county in which the development district is located, see Exhibit-B attached.

These streets are used continuously by the public for a period of no less than six months. Therefore, pursuant to Legislative Act 009 of the 2018 Session Laws of Hawaii, charging a fee for use of a portion of these streets for parking is a violation and charging for parking on each individual street constitutes a separate instance of violation.

Applicable Law: Legislative Act 009 of the 2018 Session Laws of Hawaii

Location of Violations: Cummins, Kawaihahao, Clayton, Queen, and Ilaniwai Streets

Tax Map Key: Not Applicable

Date of Inspection: November 28, 2018; December 10, 2018

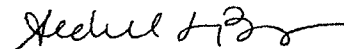
How to Correct Violations: Cease charging a fee for parking on the streets listed above until the streets are made to conform to and are maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.

Deadline to Correct Violations: January 14, 2019

Fine if Not Corrected: \$500.00 per day per violation

HCDA Contact Person: Deepak Neupane, P.E., AIA
594-0300 or
via e-mail: deepak.neupane@hawaii.gov

Signed:



Aedward Los Banos, Executive Director

Attachments

c: Jonathan L. Ortiz, Ortiz & Associates
Christine S. Prepose-Kamihara, Ortiz & Associates

Exhibit A

Street	Tenant	Vehicle/Notes	May18	Jun18
Cummins	Aloha Dog - Manana		90	90
Cummins	Aloha Dog - Manana		90	90
Cummins	Aloha Dog - Manana		90	90
Cummins	Aloha Dog - Manana		90	90
Cummins	Honolulu Snack		100	100
Cummins	Honolulu Snack	White Toyota Tacoma RWA486	100	100
Cummins	Tim Hazelgrove - Pacifica (Rockstar drinks)	Black Chevy Van 74844V1	125	125
Cummins	Margie Welch - Women's Fund. 2019	Silver Jeep Renegade T1864	110	110
Kawalehoo-HTC CO	Walmanu Unlimited Construction	2 Kawalehoo stalls	250	paid w loc.
Kawalehoo-1013	East West - Donn Tanaka RESERVED	2001 White Toyota Sienna 427VF	110	110
Kawalehoo-1013	East West - Donn Tanaka RESERVED	2002 White GMC van 303TRJ	110	110
Kawalehoo-Cummins	Jin Han Buns (HK Buns)		220	220
Cummins-Motor Works	Seal Pro. Anne Higgins	White Mercedes RR0442	prepaid	prepaid
Kawalehoo-1013	Seal Pro. Anne Higgins - Two Palms	Ford F150 RYE762 Mercedes RR0442	prepaid	prepaid
Kawalehoo-1013	Computant - Linda (TNT Tinting EWA stall)	Gray Toyota SSD282	110	110
Kawalehoo-1013	1013 Integrated - Dennis		110	110
Kawalehoo-1013	1013 Integrated - Dennis		110	110
Kawalehoo-Hi Opera	So La		190	190
Kawalehoo-Hi Opera	Jamie Lison		250	250
Kawalehoo-Discover HI	Kelsie Chin Kalohi - Altres	green Toyota Camry NY209	110	110
Kawalehoo-Discover HI	Lynn Hiyane - Altres	Brown RDX T8F862	110	110
Kawalehoo-Discover HI	Brandy Hernandez - Altres	Silver Lexus ES300 RB862, Gray Toyota BBE3110	110	110
Kawalehoo-Discover HI	Torja Sumi - Altres	White Camry SRS936	110	110
Kawalehoo-Rice Factory	Lani Hatakenaka - Altres	White Prius NU136	110	110
Kawalehoo-Rice Factory	Cara Brown - Altres	Gray VW Jetta SY5832	110	110
Kawalehoo-Rice Factory	Sayuki FREE	Red Corolla PKV589		
Kawalehoo-Pol Dogs	Crystal Puroi-Kawai - Altres	Ford Focus ZCZ095		110
Kawalehoo-Pol Dogs	Les Lal - Altres	Gray Tacoma RBK793		110
Kawalehoo-Pol Dogs	Mauricio Underbrink - Altres	Silver Nissan Juke TDR884, Black Ford LE5682		110
Kawalehoo-Pol Dogs	Kelly Marrota - Altres	Gray Mazda3 RZA874		110
Kawalehoo-Pol Dogs	Mikayla Muranaka - Altres	White Toyota RAM E6D11		110
Kawalehoo-Pol Dogs	Kristyn Katayama - Altres	Gold Toyota Avalon HCD069, White Toyota Corolla NDB629		110
Kawalehoo-Ward	Ashley Kawabata - Altres	Silver Subaru Legacy BNT348	110	110
Kawalehoo-876	House Of Photography - Mark Kimura		550	?
Kawalehoo-Ward	Asahi Grill - Mr. Lee		80	80
Kawalehoo-A&B	Car Store - Soo Hwan Kim		120	120

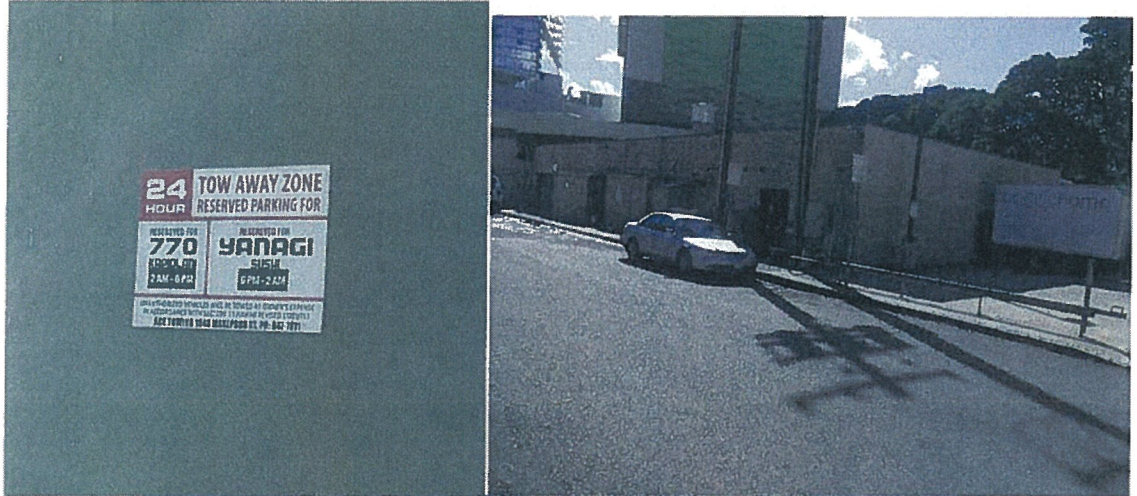
KLC000020

Street	Tenant	Vehicle/Notes	May18	Jun18
Kawalahao-selfstorage	Water Blasters (Popo) - Cafe Duck Butt		240	240
Kawalahao-selfstorage	Local Motion	White Volkswagen Toureg RVR635	1151.81	1151.81
Kawalahao-selfstorage	Stewart's Auto		261.75	261.75
Kawalahao-selfstorage	Michael Transportation		837.76	837.76
Kawalahao-selfstorage	SH Fender - Rob		300	300
Kawalahao-Cooks	The Auto Clinic - Kevin (Will Baxter)		July	July
Kawalahao-Cooks	Cooks St Diner - Ken		110	110
Kawalahao-Cooks	H Food & Beverage - Ito		125	125
Kawalahao-Cooks	Check Choi		prepaid	prepaid
Kawalahao-Cooks	Check Choi		prepaid	prepaid
Kawalahao-deadend	Harbor Church		250	250
Kawalahao-deadend	Unlimited Construction		2150	2000
Clayton	Yanagi (3 stalls 5pm \$300)		840	840
Clayton	Chris Kim - HEDD	White Toyota Echo JZY552	110	110
Clayton	Jon Yadao - HEDD	Silver Acura MDX PVX402, Silver Honda Odyssey RYC784, Gray Honda HR-V TQ889	110	110
Clayton	Jamie Cho - HEDD. Scott Uehara 343-6714 Black Ford Explorer P8R793 Oct	White Honda Odyssey SZ8604, Gray Camry TNR163	110	110
Clayton	Nihoa St Refrigeration-Dennis Ruznaga	Silver Toyota Tundra 5Z31VB. Mon-Thu 6pm-6am, Fri 6pm-Sun 6am	100	100
Queen	Kyo's Transmission - Wayne		200	200
Queen	City Fender - Jason, Paul		837.76	837.76
Queen	Magnum - Hon Firearms (dumpster)		875	875
Queen	Magnum - Hon Firearms (corner)		625	625
Queen	Kamaelina		2094	2094
Queen	Ray's Transmission		375	375
Hanalei	Bedmont - Marlan 3x110		990	990
Hanalei	Kounwork 3x95 + 3x110		615	615
Hanalei	Kounwork 2 stalls Island Fender. Honblue		220	220
Hanalei	Jerry Lee - Hanalei	White Toyota Sierra NN383		110
Hanalei - ABC Stores	Cooks St Diner - Ken		110	110
Hanalei - ABC Stores	Cooks St Diner - Ken		50	50
746 Hanalei	Honolulu Roofing		prepaid	prepaid
Hanalei	Pure Air Hawaii		1100	1100
Hanalei	Into Golf Tours - Hide		125	125

KLC000021

EXHIBIT-B

Owner charging for parking on a portion of Clayton Street. Clayton Street does not conform to and is not maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.



Owner charging for parking on a portion of Cummins Street. Cummins Street does not conform to and is not maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.



Owner charging for parking on a portion of Ilaniwai Street. Ilaniwai Street does not conform to and is not maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.



Owner charging for parking on a portion of Kawaiahao Street. Kawaiahao Street does not conform to and is not maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.



Owner charging for parking on a portion of Queen Street. Queen Street does not conform to and is not maintained to meet the construction and maintenance standards established for county highways, pursuant to HRS Section 46-1.5(19)(A) and Section 265A-1.

