

Report of the Executive Director - Kakaako

June 5, 2019

I. Planning

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

| Name of Applicant: | Project: | Action: |
|---|---|----------------|
| T-Mobile West, LLC | KAK 19-034 Modifications to existing antennas. | 5/14/19 |
| T-Mobile West, LLC | KAK 19-035 Replace existing antennas & radio units. | 5/14/19 |
| 1000 Auahi, LLC | KAK 19-036 Install temporary electrical service. | 4/30/19 |
| Trustees of the Estate of Bernice Pauahi Bishop (KS) | KAK 19-037 Interior Alteration | 4/30/19 |
| Aloha Beer Company | KAK 19-038 Replace Electrical Meter | 5/9/19 |
| Istanbul Restaurant, Inc. | KAK 19-039 Interior Alteration | 5/10/19 |
| Elite Railings & Windows | KAK 19-040 Replace windows and sliding door. | 5/10/19 |
| Tantriq Entertainment | KAK 19-042 Local Music Festival | 5/14/19 |

Transit-Oriented Development Overlay Plan and Rules

HCDA last took action on the draft overlay plan on March 18, 2016. As the city expects to bid out the next section of the rail transit system soon, it is prudent for HCDA to reach out to stakeholders and begin the process of adopting rules for Transit-Oriented Development in concert with good development ideals.

II. Asset/Land/Property Management

City Land Transfer Update

A verbal update on the land transfer to the The City and County of Honolulu will be provided.

240 Keawe Street Lease to Department of Public Safety

The State of Hawaii Department of Public Safety (DPS) requested to extend their lease of the HCDA property located at 240 Keawe Street. The current lease is for a \$1/year and expires on May 31, 2020 with no remaining extension options. If desired, the HCDA can negotiate a new lease with DPS for market rent.

Park Permits

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. Per City guidelines,

only alcohol-free, non-commercial events held by non-profit organizations are currently allowed at the Kakaako Makai parks.

In May 2019, HCDA staff processed the following park permits after receiving approval from the City and County:

1. Democratic Party Community Clean up, May 11, 2019 (Waterfront Park)
2. Friends of Kewalos Beach Cleanup, June 1, 2019 (Kewalo Basin Park)

There are currently no events pending approval by the City and County:

Parking Enforcement

Due to numerous complaints of illegal parking at Kewalo Basin Park, HCDA's security contractor has been monitoring the Kewalo Basin Park parking lot daily and towing those parked illegally. Park rules require that patrons use the park while parking in the parking lot. The security contractor follows a specific protocol to enforce this rule.

In May 2019, three vehicles were towed for violating parking rules at the Kewalo Basin Park parking lot. Four vehicles were towed from the Kakaako Waterfront Park parking lot.

Reserved Housing

In May 2019, one request for subordination was received. Subordination documents are pending finalization.

In May 2019, one request to sell a reserved housing unit during its regulated term was received.

In May 2019, no Releases of Unilateral Agreement were executed.

In May 2019, there were 12 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were 12 active Right of Entry agreements through May 2019. 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 | 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 | Pasha Hawaii | 3-18 | Waste Water lot | 3/1/2018 | month-to-month | Car Storage | \$15,012.38/ month |
| 5 | UH JABSOM | 13-18 | Lot C | 9/1/2018 | 8/31/2023 | 325 parking stalls | \$32,500/ month |
| 6 | Stepping Stones Academy | 14-18 | Kauhale Kakaako | 8/1/2018 | 7/31/2019 | student pickup 30- min parking | \$500/ month |
| 7 | City and County of Honolulu | n/a | Kakaako Makai Parks, Non-Revenue Generating Makai Parcels, and Makai Roads | 4/24/2018 | 3/31/2019 extended to 5/31/19 | Enforce city park rules and ordinances | None |
| 8 | UH/ JABSOM | 14-19 | KWP Parking Lot | 5/1/2019 | 4/30/2024 | 50 stalls at KWP parking lot | \$5,000/ month |
| 9 | UH/ JABSOM | 3-19 | Ohe St. Parking Lot | 5/1/2019 | 4/30/2024 | 45-stalls | \$4,500/ month |
| 10 | Kupu | 1-19 | NOAA Lot (portion) | 5/2/2019 | 5/1/2020 | Supplemental parking and storage | \$1,232.50/ month |

EXHIBIT A
 HCDA Right of Entry List

| | PROJECT/PARTIES | ROE # | SITE | START DATE | TERMINATION DATE | COMMENTS | FEE |
|----|-------------------------|-------|---------------|------------|------------------|--|--|
| 11 | Ocean Investments | 6-19 | Look Lab yard | 5/1/2019 | 4/30/2020 | Portion of Look Lab lot for employee parking and storage | \$4,500/ month offset cost |
| 12 | Point Panic Productions | 12-19 | Look Lab | 5/9/2019 | 5/8/2020 | Magnum PI storage and baseyard | None, lessee will provide security for lot and in-kind site improvements |

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF PUBLIC SAFETY
919 Ala Moana Boulevard, 4th Floor
Honolulu, Hawaii 96814

NOLAN P. ESPINDA
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Deputy Director
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Jodie F. Maesaka-Hirata
Deputy Director
Corrections

Renee R. Sonobe Hong
Deputy Director
Law Enforcement

No. _____

May 14, 2019

Aedward Los Banos, Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Re: Request to Extend Lease 09-03

Dear Executive Director Los Banos,

The Department of Public Safety would like to extend, for another five years, the attached First Amendment to Lease 09-03, entered into in May 2015. The current lease term ends on May 31, 2020. PSD would also like to extend all lease terms. If HCDA is not amenable to the zero dollar rent in Article 3, PSD would like to engage in discussions with HCDA with sufficient time to explore all options and alternatives, including funding.

We appreciate your anticipated efforts to facilitate an agreement and look forward to hearing back from you by June 15, 2019 to discuss a possible lease extension. Please contact PSD Deputy Director for Law Enforcement Renee Sonobe Hong at 587-2562 for further discussions. Thank you.

Sincerely,

Nolan P. Espinda
Director

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Enclosure (Lease 09-03 and First Amendment)



1. Name of the candidate
2. Roll No.
3. Date of examination
4. Name of the institution
5. Name of the subject
6. Name of the examiner
7. Name of the invigilator

DECLARATION BY CANDIDATE

1. I am a candidate of the examination.

2. I have not used any unfair means or cheated in any manner during the examination.

3. I have not used any prohibited material during the examination.

4. I have not used any unfair means or cheated in any manner during the examination.

5. I have not used any unfair means or cheated in any manner during the examination.

6. I have not used any unfair means or cheated in any manner during the examination.

[Signature]
Name of the candidate
Roll No.

7. I have not used any unfair means or cheated in any manner during the examination.