

Report of the Executive Director - Kakaako

August 7, 2019

I. Planning

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

Name of Applicant:	Project:	Action:
Kakaako Commerce Center	KAK 19-062 Repairs to existing building.	6/12/19
1108 Auahi Street	KAK 19-063 Interior alterations	6/12/19
Electricians, Inc.	KAK 19-064 Update fire alarm system	6/12/19
Cooke Street Investment LLC	KAK 19-065 Interior and exterior alterations	6/27/19
Koolani AOA	KAK 19-066 Replace fire diesel pump and add fuel storage tank.	6/25/19
Layne Hazama	KAK 19-067 Install ductless AC system	6/25/19
Pacifica Honolulu AOA	KAK 19-068 Install EV charging station	6/25/19
Electricians, Inc.	KAK 19-070 Installation of temporary office trailer and power system.	7/11/19
1240 Ala Moana, LLC	KAK 19-071 Interior Alteration	7/9/19
InSight Imaging	KAK 19-072 Interior Alteration	7/9/19
Keola Lai AOA	KAK 19-073 Install EV charging system.	7/10/19
Property Owner Redico Management Inc.	KAK 19-074 Install emergency generator	7/15/19
Glenn Yokotake	KAK 19-075 Electrical improvements.	7/17/19
Craig Tasaka	KAK 19-076 Interior Alteration	7/17/19

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

The land transfer was extended from June 30, 2019 to July 31, 2019. All outstanding land and title issues have been resolved. The transaction is pending finalization/execution of conveyance documents.

Park Permits

The HCDA continues to work with the City and County of Honolulu Department of Parks and Recreation to manage the parks. Given the pending transfer of the Kakaako Makai park properties, the HCDA did not issue any park permits for the month of July 2019.

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 July 2019, three vehicles were towed for violating parking rules at the Kewalo Basin Park and Kakaako Waterfront Park parking lots.

Reserved Housing

In July 2019, four requests for subordination were received. Subordination documents are pending finalization.

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

In July 2019, one Release of Unilateral Agreement was executed.

In July 2019, there were 26 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were 12 active Right of Entry agreements through July 2019. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A

	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	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
5	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 7/31/19	Enforce city park rules and ordinances	None
6	UH/ JABSOM	14-19	KWP Parking Lot	5/1/2019	4/30/2024	50 stalls at KWP parking lot	\$5,000/ month
7	UH/ JABSOM	3-19	Ohe St. Parking Lot	5/1/2019	4/30/2024	45-stalls	\$4,500/ month
8	Kupu	1-19	NOAA Lot (portion)	5/2/2019	5/1/2020	Supplemental parking and storage	\$1,232.50/ month
9	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

EXHIBIT A

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
10	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
11	Kupu	17-19	NOAA Lot	7/9/2019	7/9/2019	One day event parking	\$200
12	Point Panic Productions	18-19	Wastewater Lot	7/6/2019	7/5/2020	Parking	None, lessee will provide security for lot and in-kind site improvements