

## Report of the Executive Director - Kakaako

December 4, 2019

### I. Planning

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
Eko Painting	<b>KAK 19-105</b> Paint and Spall Repair	10/24/19
Tyrrell L. Horibe Trust	<b>KAK 19-106</b> Install Roll-up Door	10/24/19
Gerard Banel	<b>KAK 19-107</b> Change in use	10/24/19
United Sake Co. Ltd	<b>KAK 19-108</b> Interior and Exterior Alterations	11/1/19
AOAO Symphony of Honolulu	<b>KAK 19-109</b> Replace EV Charging Station	11/8/19
MNS, Ltd.	<b>KAK 19-110</b> Interior Alteration to Commercial Kitchen	11/7/19
Bob Windham	<b>KAK 19-111</b> Interior Alterations to Residential Unit	11/13/19
Clifford Planning & Architecture LLC	<b>KAK 19-112</b> Interior Alterations	11/21/19
Diamond Parking Services LLC	<b>KAK 19-113</b> Food Truck and Covered Eating Venue at Fisherman's Wharf	11/25/19

#### 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

#### Kauhale Kakaako Parking Garage Improvements

Modernization efforts are underway at the Kauhale Kakaako Parking Garage. In mid-November, HCDA's parking management vendor completed the installation of a new LED garage lighting system and surveillance camera system. Automated parking equipment has also arrived on site and is currently being installed. This equipment will allow ingress and egress from the Ilaniwai Street side of the garage, which has not been available for years. It will also allow the garage to move to a cashless system, which is

anticipated to increase revenue. HCDA's parking vendor anticipates the automated equipment to be fully operational by early January. In conjunction with the modernization, parking rates will be slightly increased to \$1.50 per half hour, which is still half the price of competing area garages.

Since assuming management responsibilities in January 2019, HCDA's parking management vendor has increased HCDA's revenue by 89% compared to this same time last year under the management of HCDA's former parking management vendor.

In November 2019, work was completed in the parking garage in the amount of \$5,858.00 to repair substantial damages on the second-floor ramp due to a vehicle accident that occurred in June 2019. A request to the State Risk Management Office will be submitted for a full reimbursement of funds in the amount of \$5,858.00.

Also in November 2019, HCDA's elevator maintenance vendor completed the repair work of two passenger elevators servicing the Kauhale Kakaako Parking Garage, as approved by the Board in March 2019. During the course of work, the vendor identified additional repairs in the amount of \$70,031.39 that were necessary in order to complete the approved repairs. HCDA staff will request approval for this expenditure in January 2020.

#### Kewalo Basin Harbor

In November 2019, work was completed in the amount of \$18,842.92 to repair a 20'x10' section of the Harbor Master's Office roof, which was damaged in February 2019 due to severe weather. A request to the State Risk Management Office has been submitted for a full reimbursement of funds in the amount of \$18,842.92.

#### Reserved Housing

In November 2019, no subordination of equity sharing payment agreements were executed. Four other requests for subordination due to refinancing were received.

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

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

In November 2019, there were 31 inquiries relating to Reserved Housing Rules and Regulations.

#### Right of Entry Agreements

There were eight active Right of Entry (ROE) agreements through November 2019. See Exhibit A. Note that ROEs for all Kakaako Makai properties transferred to the City and County of Honolulu on November 1, 2019 have been deleted from the attached spreadsheet. These ROEs were assigned to the City upon transfer of the land.

#### **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	2/9/16	2/8/47	For Kewalo Basin lifeguard station	None
2	Howard Hughes Corp.	24-19	NOAA Lot/ Harbormaster Office	9/1/19	8/31/20	Harbor Master's office for harbor management	None
3	UH JABSOM	13-18	Lot C	9/1/18	8/31/23	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/19	9/30/20	Supplemental parking and storage	\$1,232.50/ month
5	Kupu	13-19	Kewalo DH Parking Lot	8/12/19	8/11/20	installing new water meter for Kewalo property	none
6	HECO	21-19	Enterprise Ave. and Midway Rd.	10/1/19	9/30/20	For relocation of underground utilities	none
7	Kupu	22-19	NOAA Lot	11/9/19	11/9/19	one day event parking	\$200
8	Kupu	23-19	NOAA Lot	11/10/19	11/10/19	one day event parking	\$200