

Report of the Executive Director - Kakaako

January 8, 2020

I. Planning

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

Name of Applicant:	Project:	Action:
Cellco Partnership dba Verizon	KAK 19-114 Replace and install antenna equipment	11/27/19
Stanley Ige (C/C Facility Maintenance Dept)	KAK 19-115 A/C Improvements to Server Room	11/26/19
Benjamin McGeoch	KAK 19-116 Install EV Charger	11/26/19
Brian Tajiri	KAK 19-117 Demolition of 2-story Structure	12/9/19
1118 Ala Moana LLC (Victoria Ward Ltd.)	KAK 19-118 Electrical and Technology Upgrades	12/4/19
Brian & Rosemary Hedge	KAK 19-120 Interior Alterations	12/16/19
William Paluch	KAK 19-121 Interior Alterations	12/19/19
Joanna Cook (La Rego Investment)	KAK 19-123 Interior Alterations	12/19/19
Oahu Building Maintenance Corporation	KAK 19-124 Interior Alterations	12/19/19
Kauhale Kakaako, LLC	KAK 19-125 Interior Alterations	12/19/19
Pacifica Honolulu AOA	KAK 19-126 New Gas Line for Recreation Deck	12/19/19
Takeshi Fukuda	KAK 19-127 Interior Alterations	12/23/19
Band of Brothers Fitness Group, Kakaako LLC	KAK 19-128 Interior Alterations	12/23/19

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

In December 2019, HCDA's parking management vendor completed the installation of new automated parking equipment at both the Halekauwila Street and Ilaniwai Street entrances, as well as, two external card readers for after-hours garage access. The Ilaniwai Street entrance has been opened for use allowing ingress and egress from that side of the garage for the first time in years. The system is currently operating in cash only mode at both entrances. HCDA's parking vendor expects the automated equipment to move to a cashless system by early January 2020. Parking rates will also increase effective January 1, 2020.

Kewalo Basin Harbor

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

Reserved Housing

In December 2019, two subordination of equity sharing payment agreements were executed. Two other requests for subordination due to refinancing were received.

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

In December 2019, three Releases of Unilateral Agreement were executed. Two other requests for Unilateral Release were received.

In December 2019, there were 44 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were nine active Right of Entry (ROE) agreements through December 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.	24-19	NOAA Lot/ Harbormaster Office	9/1/2019	8/31/2020	Harbor Master's office for harbor management	None
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2020	Supplemental parking and storage installing new water meter for Kewalo property	\$1,232.50/ month
5	Kupu	13-19	Kewalo DH Parking Lot	8/12/2019	8/11/2020	For relocation of underground utilities	none
6	HECO	21-19	Enterprise Ave. and Midway Rd.	10/1/2019	9/30/2020		none
7	Sea Engineering	25-19	Charterboat Building	10/1/2019	2/28/2019	On site construction office	\$1,000/ month plus utilities and restroom maintenance
8	Kupu	30-19	NOAA Lot	12/13/2019	12/13/2019	one day event parking	\$200
9	Kupu	31-19	NOAA Lot	12/20/2019	12/20/2019	one day event parking	\$200