

Report of the Executive Director - Kakaako

February 5, 2020

I. Planning

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

Name of Applicant:	Project:	Action:
Jonathan Yabiku	KAK 20-001 Interior Alterations	1/21/20
James Pucillo	KAK 20-002 Installation of pull-down ladder	1/21/20

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

Since assuming management responsibilities in January 2019, HCDA's parking management vendor (Diamond Parking) has increased HCDA's total net income for 2019 by 88% compared to the total net income for 2018, and 104% over the total three-year average net income under the management of HCDA's former parking vendor (District Parking).

In January 2020, parking rates at Kauhale Kakaako increased for the first time since October 2016. This rate increase, in conjunction with new automated parking equipment, is anticipated to further increase revenue for the HCDA.

A total of \$469,718.13 worth of improvements and repairs were made to the garage in 2019, including SKIDATA brand automated parking equipment upgrades, installation of a new LED garage lighting system, surveillance camera system and external card readers at both entrances for after-hours garage access, and repairs to two passenger elevators.

Reserved Housing

In January 2020, four subordination of equity sharing payment agreements were executed. Two other requests for subordination due to refinancing were received.

In January 2020, one request to sell a reserved housing unit during its regulated term was received.

In January 2020, one Release of Unilateral Agreement was executed. Three other requests for Unilateral Release were received.

In January 2020, there were 58 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were nine active Right of Entry (ROE) agreements through January 2020. 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	1-20	NOAA Lot	1/23/2020	1/23/2020	one day event parking	\$200
9	Friends of Kewalos	2-20	NOAA Lot	1/29/2020	1/29/2020	one day event parking	\$200