

# Report of the Executive Director - Kakaako

July 7, 2021

## I. Planning & Development

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

| <b>Name of Applicant:</b>  | <b>Project:</b>  | <b>Action:</b> |
|--|--|----------------|
| Remixx Bar and Grill   | <b>KAK 21-023</b><br>Repair door                                   | 5/20/21        |
| Pacific Asset Strategy   | <b>KAK 21-024</b><br>Interior Alterations                          | 5/28/21        |
| Pacific Asset Strategies LLC<br>(Ala Moana Property Owner c/o<br>Redico Management Inc.) | <b>KAK 21-026</b><br>Interior Alterations at<br>677 Ala Moana #612 | 6/17/21        |
| Eko Painting   | <b>KAK 21-027</b><br>Concrete Spall Repair at 801 South St         | 6/21/21        |
| MNS, Ltd. ABC Stores   | <b>KAK 21-029</b><br>Interior Renovations at 531 Cooke Street      | 6/22/21        |

### Reserved & Workforce Housing Rule Amendments

In June 2021, Governor Ige signed the amended HAR Ch. 15-218 Kakaako Reserved & Workforce Housing Rules.

## II. Asset/Land/Property Management

### Queen Street Sidewalk Repair

The HCDA's selected contractor, Quality General, Inc., who has completed the repair of the damaged sidewalks along the Queen Street extension near Kolowalu Park. The board approved the expenditure of up to \$35,000 for such repairs in November 2020.

### Reserved Housing

In June 2021, seven subordination of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. Nine other requests for subordination were received.

In June 2021, there were three requests to sell a reserved housing unit during its regulated term. The HCDA waived buyback on one of these units due to our purchasing agent, the Hawaii Housing Finance and Development Corporation (HHFDC), declining to proceed with the buyback. HHFDC is currently working to repurchase the other two units on HCDA's behalf.

In June 2020, seven Releases of Unilateral Agreement were executed, generating a total of \$555,076 in shared equity payments to the HCDA. Ten other requests for a Unilateral Release were received.

In June 2021, there were 68 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were ten active Right of Entry (ROE) agreements through June 2021, and one license agreement commencing on July 1, 2021. 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<br>Emergency Services<br>Ocean Safety and<br>Lifeguards | 15-15                | NOAA Lot/<br>Harbormaster Office            | 2/9/2016        | 2/8/2047                       | For Kewalo Basin<br>lifeguard station                              | None                 |
| 2  | Bike Share Hawaii  | 7-17                 | Kolowalu Park                               | 6/9/2017        | 5/31/2022                      | Biki station   | none                 |
| 3  | UH JABSOM  | 13-18                | Lot C                                       | 9/1/2018        | 8/31/2023                      | 325 parking stalls   | \$32,500/<br>month   |
| 4  | KHLF   | 7-19                 | Kalaeloa Parcel 13073D                      | 5/18/2019       | 11/17/2021                     | For maintenance of<br>Heritage Park                                | none                 |
| 5  | Howard Hughes Corp.  | 24-19                | NOAA Lot/<br>Harbormaster Office            | 9/1/2019        | 8/31/2021                      | Harbor Master's<br>office for harbor<br>management                 | None                 |
| 6  | Kupu   | 1-19                 | NOAA Lot (portion)                          | 10/1/2019       | 9/30/2022                      | Supplemental<br>parking and storage                                | \$1,232.50/<br>month |
| 7  | Reuse Hawaii   | 7-20                 | Portion of Forrest<br>Driveway              | 6/1/2020        | 5/31/2023                      | For temporary<br>storage container                                 | \$564.30/<br>month   |
| 8  | Department of<br>Transportation                                      | 8-20                 | Kalaeloa Fort Barrette<br>Road portion      | 10/30/2020      | 10/29/2021                     | Traffic light<br>installation                                      | none                 |
| 9  | HK Management  | 1-21                 | Kalaeloa Lot 13073-C                        | 5/1/2021        | 10/31/2022                     | For due diligence<br>for development of<br>Honokea Surf<br>Village | none                 |
| 10 | Dept. of Transportation  | 2-21                 | Kewalo Basin makai<br>landing site          | DOT NTP<br>date | DOT project<br>acceptance date | For construction of<br>Ala Moana<br>pedestrian walkway<br>brdige   | none                 |
| 11 | Kewalo Makai LLC   | License<br>Agreement | Kewalo NOAA Lot and<br>Charterboat Building | 7/1/2021        | 6/30/2022                      | Sublease office<br>space   | \$1,900/ month       |