

Report of the Executive Director – Kaka‘ako

March 6, 2024

I. Planning & Development

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

Approval Date	Name of Applicant	Project
12/12/2023	Dixie Diga	KAK 23-094 Tenant Improvements
12/18/2023	ABP Kakaako Commerce 1 LLC	KAK 23-095 Repairs to exterior wall
12/08/2023	Symphony Honolulu AOOU	KAK 23-097 Repair of existing equipment screen at rooftop
12/08/2023	Craig Van Velzer	KAK 23-098 New EV Charger receptacle
01/10/2024	James Allen	KAK 24-001 Allen Residence- Alteration to Windows & Doors to Existing Unit
01/10/2024	Aalii, LLC	KAK 24-002 New grease interceptor
01/11/2024	CHG Spa 001, LLC (1000 Auahi LLC)	KAK 24-003 Tenant improvements for Hand and Stone Massage and Facial Spa
01/11/2024	Ocean Taste	KAK 24-004 Tenant improvements for Ocean Taste - electrical, plumbing, interior work

Approval Date	Name of Applicant	Project
01/16/2024	Arno Sandoval (Pearl Harbor FCU)	KAK 24-005 Tenant Improvements for Pearl Harbor FCU
01/17/2024	Nakamura Oyama & Assoc. (American Savings Bank)	KAK 24-007 Removal of Uninterruptible Power Supply (UPS) System which is not in use
01/12/2024	Dugan Yoon	KAK 24-009 Install Wall Mounted Split Air Unit in Living Room
01/23/2024	Dean & Deluca Hawaii (Howard Hughes Corporation)	KAK 24-010 Tenant improvements for Dean & Deluca
02/05/2024	Fred Yoshimasa Mikawa	KAK 24-011 Alteration to storage rooms on parking levels 3 and 7
02/06/2024	John A. Burns School of Medicine (HCDA)	KAK 24-012 Interior alterations within existing library on ground floor
02/08/2024	Yuri Senckowski (Ivan and Jasmine Ching Living Trust)	KAK 24-013 After the fact permit for an interior alteration and minor exterior work (outdoor eating area).
02/12/2024	Michael Nishi (Howard Hughes Corporation)	KAK 24-016 Tenant improvements for Westman Café

Developments Under-Construction

There are ten (10) major projects under construction in Kakaako:

- The 803 Waimanu project's (KAK 13-091) developer still has plans to construct enhancements to the recreation deck amenities.
- Residents have moved into the Koula project (KAK 18-038). The first and second level commercial unit storefronts and interior improvements have yet to be installed.
- Victoria Place (KAK 19-069) vertical superstructure was topped off in April, and construction is ongoing.
- The Ililani project (an HHFDC 201H Project) vertical superstructure construction is ongoing.
- The Ala Moana Pedestrian Bridge is under construction. The bridge will link Kewalo Basin Harbor to the Victoria Ward Park, mauka of Ala Moana Boulevard.
- The Honolulu Authority for Rapid Transportation is relocating utilities for the Honolulu Rail Transit Project along Halekauwila Street.
- The foundation permit for The Park at Ward Village (KAK 21-002) was approved and sitework is underway.
- Construction has commenced for Ulana Ward Village (KAK 21-001).
- The building at 250 Ward Avenue will be demolished to facilitate the construction of the Pohukaina Street extension to Auahi Street.

Ordinance 16-21 Certification Requests

HCDA staff processed four (4) new requests related to infrastructure improvements, pursuant to the City and County of Honolulu's Ordinance 16-21. To date, HCDA has received and processed four (4) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

Reserved Housing

In December 2023 - January 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. There are no pending requests for subordination.

In December 2023 - January 2024, there were no requests to sell a reserved housing unit during its regulated term.

In December 2023 - January 2024, one Release of Unilateral Agreement was executed, generating a total of \$49,726.00 in shared equity payment to the HCDA.

No other requests for Unilateral Release were received in December 2023 - January 2024 and are pending further action.

In December 2023 - January 2024, there were 22 inquiries relating to Reserved Housing Rules and Regulations.

New Contracts/ Lease Updates

Kauhale Kakaako Garage Elevator Maintenance Contract

As reported in December 2023, the HCDA issued an Invitation for Bids (IFB) solicitation for a new garage elevator maintenance contract and awarded the subject contract to Elevator Services, LLC. The contract was executed on December 21, 2023, effective February 1, 2024, with an expiration date of January 31, 2027. The contract value is \$104,280.00 for the initial 3-year term, which includes a \$30,000 annual allowance for pre-approved additional services.

Kauhale Kakaako Garage Parking Management and Security Services Contract

As reported in December 2023, the parking management and security services contract with Diamond Parking Services LLC expired on December 31, 2023, with no additional options to extend. The HCDA issued a Request for Proposals (RFP) for a new contract on October 31, 2023 and received two proposals by the December 1, 2023 deadline. The RFP evaluation committee reviewed both offers and ranked the proposal from Diamond Parking Services LLC as the highest and best offer based on the evaluation criteria set forth in the RFP solicitation. A new contract with Diamond Parking Services LLC for an initial 3-year term was executed on December 22, 2023, effective January 1, 2024 with an expiration date of December 31, 2026. The management fee is \$950 a month, plus an incentive fee of 2% of gross monthly parking revenue.

Right of Entry Agreements

There were nine active Right of Entry (ROE) and/or license agreements through February 2024. See Exhibit A.

III. Capital Improvements

Kakaako Street Improvements

On January 11, 2024, the HCDA staff held an informational meeting at the Hawaii Technology Development Corporation (HTDC) Entrepreneurs Sandbox in Kakaako makai. Over a dozen Ilalaniwai Street and Kamani Street landowners were in attendance along with Deputy Director of the City's Department of Transportation Services, John Nouchi. The HCDA Executive Director brief landowners on upcoming planning and design work along their streets. The meeting was also to inform landowners of survey work taking place in the next few months. This survey work will be the basis for the eventual design of roadway and infrastructure improvements in the area.

Queen Street Crosswalk Improvements

Planned work outside the roadway was delayed due to permitting issues with the City & County of Honolulu. The General Contractor, HaRon plans to be on-site in February, pending any further delays. There will be minimal traffic impact in the area of Queen Street and Waimanu Street.

The Howard Hughes Corp. (HHC) planned work for several archaeological survey trenches in the vicinity of the crosswalk is delayed. All HHC work will be coordinated with HCDA contractors through the HCDA construction managers, Limtiaco Group.

Kolowalu Dog Park

The HCDA has contracted Bolton Inc. to construct the planned dog park improvements on the Mauka side of Kolowalu park. Construction activities have commenced. The initial activities include: mobilization; site fencing; best management practices; site clearing; and trench work. ASM Affiliates is contracted by HCDA to conduct archeological observations during any ground disturbances. Construction activities are scheduled to continue through the next several months.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
 HCDA Right of Entry List
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	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	Bike Share Hawaii	7-17	Kolowalu Park	6/9/2017	5/31/2025	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2024	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2025	For temporary storage container	\$615.60/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/2022	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
7	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2024	Sublease office space	\$1,900/ month
8	Ward Management Development Company	3-23	Queen St. (portion)	11/1/2023	10/31/2024	AIS fieldwork (trenching)	none
9	Highridge Costa Development Company, LLC	2-23	690 Pohukaina St. road parcel 4	12/1/2023	11/30/2024	Road parcel access to 690 Pohukaina site (HHFDC)	none