

Report of the Executive Director – Kaka‘ako

September 4, 2024

I. Planning & Development

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

Approval Date	Name of Applicant	Project
6/10/2024	John Inamine	KAK 24-038 EV charging stations, Phase 2
6/12/2024	Liliuokalani Trust	KAK 24-041 7th Floor Renovation
6/21/2024	AT&T Mobility c/o Centerline Communications	KAK 24-042 Replace two antennas and install four remote radio units on rooftop
6/24/2024	Darren Suzuki	KAK 24-043 Replace existing security access control system with new
6/24/2024	Kamehameha Schools	KAK 24-044 Replace four rooftop packaged A/C units
6/24/2024	Hawaiian Electric Company	KAK 24-045 Repair work to existing light poles and installation of a meter for proposed rapid flashing beacon at the intersection of Queen Street and Waimanu Street
7/2/2024	City and County of Honolulu Department of Design and Construction	KAK 24-015 Install new 6' chain link fence and double gate along perimeter of existing paved parking lot
7/2/2024	Wiss, Janney, Elstner Associates, Inc.	KAK 24-021 Limited concrete and miscellaneous repairs (Iolani Building)
7/3/2024	Administrative Director of the Courts	KAK 24-046 Interior alterations of an existing sheriff station for a patrol station, sergeant's office, and monitoring room
7/3/2024	New Cingular Wireless PCS LLC dba AT&T Mobility, c/o Centerline Communications LLC	KAK 24-049 Replacement of antenna and add remote radio unit

Approval Date	Name of Applicant	Project
7/5/2024	Structural Hawaii	KAK 24-050 Spall repair
7/14/2024	ProWork Pacific	KAK 24-036 Interior alterations to existing space for new restaurant
7/14/2024	RM Architects (DAGS)	KAK 24-039 Fire alarm and elevator modernization (Phase 1)
7/23/2024	Allen Kang	KAK 24-048 Interior alteration including additional floor area with mezzanine addition
7/17/2024	Kam Tong Lam	KAK 24-054 Install roof flush mounted solar panels with battery storage.
7/23/2024	Aeo AOA	KAK 24-057 Exterior conduit piping on the 3rd floor parking level for EV charger.
7/24/2024	Black Sheep Creamery	KAK 24-053 Tenant build out for an ice cream shop
7/24/2024	Verizon Wireless	KAK 24-055 Replacement of rooftop telecom equipment
7/24/2024	AOAO Honuakaha	KAK 24-058 Drainage repairs and waterproofing at roof deck and courtyard at 2nd floor
7/24/2024	Robert Fielding	KAK 24-059 Interior renovation to existing hall bathroom and master bathroom
8/12/2024	Hawaii Pacific University	KAK 24-062 Interior only tenant improvement work
8/12/2024	The Howard Hughes Corporation	KAK 24-063 Interior renovation and alteration

Developments Under Construction

There are four (4) major buildings under construction in Kaka‘ako, in addition to park improvements and other community infrastructure projects.

- Construction is ongoing at Victoria Place (KAK 19-069), The Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001), and Kalae (KAK 22-024).
- Commercial tenant improvements also continue at Kō‘ula (KAK 18-038).
- The superstructure for the Ala Moana Pedestrian Bridge has been installed, and construction is ongoing at the Victoria Ward Park Makai.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.

II. Asset/Land/Property Management

Reserved Housing

From June-July 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One request for a second mortgage subordination was received and is pending further action.

From June-July 2024, there was one request to sell a reserved housing unit during its regulated term. The HCDA waived buyback on that unit due to our buyback agent declining to purchase the unit.

From June-July 2024, three Release of Unilateral Agreements were executed, generating a total of \$45,254 in shared equity payments to the HCDA.

Three other requests for Unilateral Release were received and are pending further action.

From June-July 2024, there were 11 inquiries relating to Reserved Housing Rules and Regulations.

Kewalo Basin Harbor – Sewer Pipe Repairs

On August 19, 2024, the HCDA issued a Notice to Proceed to Commercial Plumbing Inc. for sewer pipe repairs at Kewalo Basin Harbor. This work will repair a pipe joint and replace old pipe sections. The HCDA will pay up to \$38,006.00 for the work, which includes an allowance of \$10,000.00 for any unforeseen repairs that may be necessary. The work is scheduled to begin on September 3, 2024.

Kolowalu Park – Playground Upgrade

On August 20, 2024, the HCDA’s contractor, Inspired Play, LLC, set up a safety fence around the designated construction area and started site prep work. Landscaping and the existing play surface were removed to clear the area for the new playground equipment, which is on track to arrive in Honolulu by early September. The old playground

equipment was dismantled and donated to the City and County of Honolulu for reuse on their older playgrounds. Construction activities will continue through October.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through August 2024. See Exhibit A.

III. Capital Improvements

Kaka‘ako Street Improvements

The HCDA’s consultant, Wilson Okamoto Corporation (WOC), has completed a Preliminary Deficiency Report. The HCDA staff is reviewing the report. The next community meeting will be scheduled for October of this year.

Queen Street Crosswalk Improvements

The General Contractor, HaRon Construction Inc., is waiting for long-lead materials, Rectangular Rapid Flashing Beacons (“RRFB”), and electrical apparatus to be delivered, to complete the crosswalk improvements. Defect inspections for the concrete work have been completed. HaRon to address defects.

Kolowalu Park Improvements Mauka – Dog Park

The HCDA’s contractor, Bolton Inc., continues construction activities in the dog park. Completion of the major construction works continues through September. The grass and landscaping will need time to grow before the dog park can open to the public.

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	9/30/2026	Supplemental parking and storage	\$1,269.48/ 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	6/30/2025	Sublease office space	\$2,185/ 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
10	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none