

Report of the Executive Director – Kaka‘ako

December 4, 2024

I. Asset/Land/Property Management

Reserved Housing

In November 2024, two Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to obtain second mortgages, which are allowable under certain conditions. One other subordination request for a second mortgage was received and is pending further action.

In November 2024, there were no requests to sell a reserved housing unit during its regulated term.

In November 2024, four Release of Unilateral Agreements were executed, generating a total of \$200,112 in shared equity payments to the HCDA. Of this amount, \$69,888 represents a prepayment of shared equity, which was made possible by the June 2021 Reserved Housing Rule Amendment that allows owners to pay their shared equity without selling or transferring their unit.

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

In November 2024, there were 12 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park – Playground Upgrade

In November, HCDA’s contractor, Inspired Play, LLC, received the safety surfacing material for the new children’s playground. The contractor completed installation and testing of the safety surfacing, as well as installation of several new trash cans. The playground is expected to open to the public by the end of November.

Right of Entry Agreements

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

II. Capital Improvements

Kaka‘ako Street Improvements

The HCDA staff, along with its consultant Wilson Okamoto Corp., held a community informational meeting on November 13, 2024. The meeting presented the draft findings of the Infrastructure Deficiency Report, and an outreach questionnaire was circulated to the participants.

Queen Street Catch Basin Repair

The HCDA has awarded the solicitation for the repair work to Kaikor Hawaii. The contract is being completed, and work is anticipated to start after the New Year.

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	2/9/16	2/8/47	For Kewalo Basin lifeguard station	none
2	Bike Share Hawaii	7-17	Kolowalu Park	6/9/17	5/31/25	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/18	8/31/28	325 parking stalls	\$37,700/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/19	9/30/26	Supplemental parking and storage	\$1,269.48/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/20	5/31/25	For temporary storage container	\$615.60/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/22	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	7/1/21	6/30/25	Sublease office space	\$2,185/ month
8	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/24	3/27/29	AIS fieldwork (trenching) and utility relocation	none
9	Kanoa Winds LLC	2-24	Lot C	9/4/24	9/3/27	For wind turbine demonstration project	none