

Report of the Executive Director – Kaka‘ako
April 2, 2025

I. Planning & Development

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

Approval Date	Name of Applicant	Project
2/25/2025	Ian Edrina, Limtiaco (Miles Kaku, DDC)	KAK 25-005 Rehabilitate existing sewer line on Neal Blaisdell Center arena property
3/4/2025	Olena Sokalski	KAK 25-007 Kawaiahao Church - Repair Cornice & Battlement at Bell Tower

Developments Under-Construction

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

- The Park at Ward Village (KAK 21-002) has been topped-off while construction continues. Construction at Ulana Ward Village (KAK 21-001) and Kalae (KAK 22-024) also continues.
- Commercial tenant improvements continue at Kō‘ula (KAK 18-038).
- The Ala Moana Pedestrian Bridge is nearing completion.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.
- Final landscaping is being installed at the Lili‘uokalani Center and project construction is nearing substantial completion.

II. Asset/Land/Property Management

Reserved Housing

In March 2025, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One request for subordination for a second mortgage was received and is pending further action.

In March 2025, there were no requests to sell a reserved housing unit during its regulated term.

In March 2025, no Release of Unilateral Agreements were executed. Three requests for Unilateral Release were received and are pending further action.

In March 2025, there were 22 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were eight active Right of Entry (ROE) and/or license agreements through March 2025. See Exhibit A.

Kolowalu Park Improvements Mauka – Dog Park

The timer control box for the Kolowalu Dog Park irrigation system was vandalized sometime after the grand opening of the park in February. The damage to the timer controller affected the watering schedule for both sides of the dog park. In addition, a heavy rain event which occurred about a week after the park grand opening caused puddling due to the oversaturation of the soil. This oversaturation, combined with daily heavy usage and foot traffic on the grass, contributed to a decline in the health of the lawn. HCDA's landscape contractor repaired the irrigation system so it is now functioning normally and is working diligently to rehabilitate the grass within the dog park. Staff is continuing to monitor the situation closely.

III. Capital Improvements

No updates.

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	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/22	DOT project acceptance date	For construction of Ala Moana pedestrian walkway bridge	none
6	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/21	6/30/25	Sublease office space	\$2,185/ month
7	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/24	3/27/29	AIS fieldwork (trenching) and utility relocation	none
8	Kanoa Winds LLC	2-24	Lot C	9/4/24	9/3/27	For wind turbine demo project	none