

Honolulu Authority for Rapid Transportation

RESOLUTION NO. 2015-83

APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE A FEE SIMPLE INTEREST IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEYS 2-3-007-062 (PORTION) AND 2-3-007-063 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain ... all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, prior to such acquisition the Charter directs HART to submit a list of real property to be acquired by eminent domain to the City Council; and

WHEREAS, the City Council may approve the acquisition by eminent domain or may object by adoption of a resolution within 45 days of the notification to acquire the real property; and

WHEREAS, the acquisition by eminent domain in fee simple of the real property identified as Tax Map Keys (TMKS) 2-3-007-062 (Portion) and 2-3-007-063 (Portion) and more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That written notification to the City Council is approved, for the acquisition by eminent domain in fee simple of the real property identified as TMKS 2-3-007-062 (Portion) and 2-3-007-063 (Portion); and
2. That in the event the City Council approves or does not object to the acquisition within 45 days of notification, then HART is authorized to publish in a daily newspaper at least three days prior to Board action, the attached resolution marked as Exhibit B, authorizing acquisition by eminent domain in fee simple of the above-identified real property.

ADOPTED by the Board of the Honolulu Authority for Rapid
Transportation on SEP 24 2015.

Exhibit A – Legal description of TMKS 2-3-007-062 (Portion) and 2-3-007-063 (Portion)
Exhibit B – Resolution No. 2015-____, Authorizing the Acquisition of the Fee Simple
Interest Real Property as Tax Map Keys 2-3-007-062 (Portion) and 2-3-007-
063 (Portion) by Eminent Domain



Board Chair

ATTEST:


Board Administrator

HONOLULU HIGH-CAPACITY TRANSIT CORRIDOR PROJECT

PARCEL 484

**Being portions of Lots 675 and 676, as shown on Map 4
of Land Court Application 880, Section 2.
Situate at Kewalo, Honolulu, Oahu, Hawaii**

Beginning at the Southeast corner of this parcel of land, being also the Southwest corner of Lot 892 (Map 66) of Land Court Application 880, Section 2, and on the Northerly side of Kona Street, the coordinates of which referred to Government Survey Triangulation Station "PUNCHBOWL" being 835.68 feet South and 1323.76 feet East and running by azimuths measured clockwise from true South:

1. 110° 42' 100.00 feet along the Northerly side of Kona Street;
2. 200° 42' 33.00 feet along the Southeasterly side of Pensacola Street;
3. 290° 42' 5.72 feet along remainder of Lot 675 (Map 4) of Land Court Application 880, Section 2;
4. 20° 42' 6.00 feet along remainder of Lot 675 (Map 4) of Land Court Application 880, Section 2;

thence along remainder of Lot 675 (Map 4) of Land Court Application 880, Section 2, on a curve to the left with a radius of 17.50 feet, the chord azimuth and distance being:
5. 335° 42' 24.75 feet;
6. 290° 42' 44.68 feet along remainders of Lots 675 and 676 (Map 4) of Land Court Application 880, Section 2;
7. 20° 42' 2.50 feet along remainder of Lot 676 (Map 4) of Land Court Application 880, Section 2;
8. 290° 42' 32.10 feet along remainder of Lot 676 (Map 4) of Land Court Application 880, Section 2;

9. 20° 42' 7.00 feet along Lot 892 (Map 66) of Land Court Application 880, Section 2, to the point of beginning an containing and area of 1,070 square feet.



Description Prepared By:
ENGINEERS SURVEYORS HAWAII, INC.

Miles S. Horie Exp. 4/30/16
Licensed Professional Land Surveyor
Certificate Number 10007

1320 North School Street
Honolulu, Hawaii 96817

August 20, 2015

Tax Map Keys: (1st Div.) 2-3-07: 62 and 63

14-73

Honolulu Authority for Rapid Transportation

RESOLUTION NO. 2015-____

**AUTHORIZING THE ACQUISITION OF THE FEE SIMPLE INTEREST REAL
PROPERTY IDENTIFIED AS TAX MAP KEYS 2-3-007-062 (PORTION)
AND 2-3-007-063 (PORTION) BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain. . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of the real property identified as Tax Map Keys (TMKS) 2-3-007-062 (Portion) and 2-3-007-063 (Portion) by eminent domain in fee simple after written notification by HART; and

WHEREAS, the acquisition by eminent domain in fee simple of the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain in fee simple of the real property identified as TMK 2-3-007-062 (Portion) and 2-3-007-063 (Portion) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of the above-identified property by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of the above-identified property by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and
4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and

5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

_____.

Board Chair

ATTEST:

Board Administrator

Exhibit A – Legal Description of TMKS 2-3-007-062 (Portion) and 2-3-007-063 (Portion)

DRAFT

HONOLULU HIGH-CAPACITY TRANSIT CORRIDOR PROJECT

PARCEL 484

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of Land Court Application 880, Section 2.
Situate at Kewalo, Honolulu, Oahu, Hawaii**

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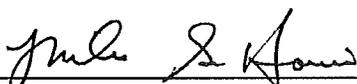
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1320 North School Street
Honolulu, Hawaii 96817

August 20, 2015

Tax Map Keys: (1st Div.) 2-3-07: 62 and 63
14-73

Honolulu Authority for Rapid Transportation

STAFF SUMMARY

TITLE:
RESOLUTION NO. 2015-83 APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE A FEE SIMPLE INTEREST IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEYS 2-3-007-062 (PORTION) AND 2-3-007-063 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN

STAFF CONTACT:
 Elizabeth Scanlon
 Morris Atta

DATE:
 09/24/2015

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input checked="" type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input checked="" type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

1. Purpose:

Review of Notification to City Council for condemnation of land for public use, identified as Tax Map Keys 2-3-007-062 (Portion) and 2-3-007-063 (Portion), and situated at 1207 Hopaka Street and 1205 Hopaka Street, Honolulu, Hawaii 96814, which is required for guideway purposes for the Honolulu Rail Transit Project (H RTP). This property, for which a 1,070 square-foot fee partial fee acquisition is required, is on the critical path for successful completion of the City Center Section of the H RTP. The property is owned by K. Iida Properties, Ltd.

HART recommends use of eminent domain to acquire the property.

2. Background/Justification

This property (Tax Map Keys 2-3-007-062 (Portion) and 2-3-007-063 (Portions)) was designated as needed for the H RTP and identified in the Final Environmental Impact Statement (FEIS). As required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and FTA C5010.1D, the Owners were notified of HART's intent to acquire the property. An appraisal was conducted following URA guidelines, which took into consideration all site conditions and potential impacts.

- An appraisal report with an effective date of February 5, 2015 was conducted.
- A Letter of Offer dated July 14, 2015 was delivered.
- Owner has retained legal counsel
- Owner is currently obtaining an appraisal of their own.
- No counter offer has been received.
- Negotiations are ongoing.

This parcel is being referred to eminent domain in order to adhere to the project construction timeline. Access to this parcel is needed as soon as possible in order to avoid costly delays to the project schedule and timing. Negotiations with the Owner will continue during the eminent domain process.

3. Procurement Background

N/A

4. Financial/Budget Impact

The project budget includes an estimated cost for legal action associated with the eminent domain of the property.

5. Policy Impact

There is no policy impact since this action conforms to the requirement of the URA, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

6. Public Involvement

N/A

7. Alternatives

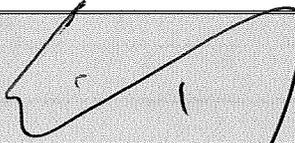
There is no feasible alternative to avoid the above described impacts to the property.

8. Exhibits

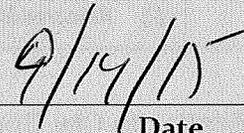
Exhibit 1 – Letter of Offer dated July 14, 2015.

Exhibit 2 – Appraisal Summary prepared by Yamaguchi & Yamaguchi, Inc. with an effective appraisal date of February 5, 2015.

Certified and Recommended by:



Executive Director and CEO



Date



IN REPLY REFER TO:
CMS-AP00ROW-00968

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Daniel A. Grabauskas
EXECUTIVE DIRECTOR AND CEO

HAND-DELIVERED

BOARD OF DIRECTORS

July 14, 2015

Ivan M. Lui-Kwan
CHAIR

Donald G. Horner
VICE CHAIR

Mr. Robert S. Iida
Ms. Shirley Iida
K. Iida Properties, Ltd.
P.O. Box 815
Honolulu, Hawaii 96808

George I. Atta
Michael D. Formby
Ford N. Fuchigami
Colleen Hanabusa
William "Buzz" Hong
Damien T.K. Kim
Terrence M. Lee

Dear Mr. Robert S. Iida and Ms. Shirley Iida:

Subject: Honolulu Rail Transit Project (HRTP)
1207 and 1205 Hopaka Street
Parcel 484: Tax Map Keys (TMKs) 2-3-007-062 and 2-3-007-063 (Portions)
Letter of Offer

The Honolulu Authority for Rapid Transportation (HART) is constructing the HRTP. As part of the HRTP, HART will need to acquire a portion of your property. An appraisal of the property identified as TMKs 2-3-007-062 and 2-3-007-063 has been completed to determine just compensation.

A review of public records indicates that you are the Owner of Record of the property HART is seeking to acquire for this Project. Based on our findings as contained in the enclosed Statement of Just Compensation, HART offers to purchase a portion of your property for guideway purposes. The proposed area is a total of 1,070 square feet, in fee simple, free and clear of all liens and encumbrances for the total consideration of \$277,000 (Two Hundred Seventy-Seven Thousand Dollars), as shown colored in yellow on the enclosed map.

The total offer for acquiring the interest in your property is \$277,000 (Two Hundred Seventy-Seven Thousand Dollars). Costs incidental to closing escrow for this transaction will be paid by HART except prorated costs such as taxes and insurance.

The amount of offer is predicated on the assumption that there exists no hazardous substance, product, or waste on the subject property. Please be advised that the amount offered is subject to completion of an environmental site assessment by HART, and the cost to remediate any identified findings may affect the valuation of the subject property.

Mr. Robert S. Iida
Ms. Shirley Iida
Page 2
July 14, 2015

If this offer is acceptable, please sign the duplicate of this letter and return it in the enclosed envelope by **August 10, 2015**. The remaining copy is for your file. Enclosed for your information are the Appraisal Summary Statement and General Acquisition and Relocation Information Brochure. Also enclosed is a draft Possession and Use Agreement for your review, consideration, and for further discussion with your acquisition agent. The Possession and Use Agreement is intended to provide you early access to most of the purchase price of this acquisition subject to HART being provided access to the portion of your property required for construction of the H RTP with minimal risk to the Project. Under this agreement, your rights to the full just compensation amount are fully reserved and enforceable.

It is the desire of HART to acquire private property through voluntary purchase if possible. While HART has the power of eminent domain, HART has not sought the authority nor made any decision to exercise the power of eminent domain to acquire your property at this time.

In accordance with federal regulations affecting real property transactions, we request your cooperation in providing us with your Taxpayer Identification Number. Please execute and return the enclosed IRS Form W-9 at the same time. The W-9 is required by our Department of Budget and Fiscal Services to release the check.

HART has retained the services of Paragon Partners Ltd to assist you with the acquisition process. Please contact Mr. Jeremy Marlar at 536-5900 if you have any questions or to discuss this matter further.

Sincerely,



Daniel A. Grabauskas
Executive Director and CEO

Enclosures

Mr. Robert S. Iida
Ms. Shirley Iida
Page 3
July 14, 2015

ACCEPTED:

K. IIDA PROPERTIES, LTD.

By _____
Its

Print Name: _____

Dated: _____



**Yamaguchi &
Yamaguchi, Inc.**
Real Estate Appraisal &
Consulting Services

PROJECT

Honolulu Rail Transit Project

Parcel Designation: (1) 2-3-007-062 & 063

HART RW Parcel: 484

Owner: K IIDA PROPERTIES LTD

1207 Hopaka Street

Honolulu, Hawaii 96814

Effective Date: February 5, 2015

AN APPRAISAL REPORT OF

HCDA Central Kakaako District

Partial Land Acquisition

CLIENT

Paragon Partners Ltd. for the Honolulu Authority for Rapid Transportation

PREPARER

Jon F. Yamaguchi, CRE, FRICS, SRPA, SRA

DATE OF APPRAISAL

May 16, 2015



**Yamaguchi &
Yamaguchi, Inc.**
Real Estate Appraisal &
Consulting Services

May 16, 2015

Ms. Georgia Marquis
Paragon Partners Ltd. for the Honolulu Authority for Rapid Transportation
5762 Bolsa Ave., Suite 201
Huntington Beach, CA 92649

Re: Honolulu Rail Transit Project
HART RW Parcel 484
Parcel Designation: TMK (1) 2-3-007-062 & 063
1207 Hopaka Street, Honolulu, Hawaii 96814

Dear Ms. Marquis,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The purpose of this appraisal report is to assist the Honolulu Authority for Rapid Transportation in the *Partial Acquisition* and *Easement Evaluation* for Eminent Domain acquisition proceedings of the subject property as part of the Honolulu Rail Transit Project.

As a preview, the subject property physically consists one parcel consisting of 16,000 square feet and zoned Central Kakaako District. Per our exterior observation and tax office records, it is improved with a 43-year old, warehouse-office building with built in parking consisting of 10,628 square feet. These improvements are not included as part of our appraisal job scope.

The partial acquisition area along the property boundary frontage on Kona Street consists of 1,070 square feet. HART also requires a Temporary Construction Easement (TCE) identified as Easement EE that is adjacent to the partial acquisition area and consists of 293 square feet.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached Appraisal report, and conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of May 16, 2015.

For purposes of this appraisal report the definition of market value from the fifth edition of the *Uniform Appraisal Standards for Federal Land Acquisitions* was utilized and is defined in the Market Value Criterion section of this report.

This letter is not an appraisal report hence it must not be removed from the attached 129-page report. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property partial taking and temporary construction easement as of February 5, 2015:

\$ 3,425,000	<i>"As Is" Indicated Market Value of the Larger Parcel</i>
\$ 3,196,000	<i>"As Is" Indicated Market Value of the Remainder Parcel</i>
\$ 229,000	<i>"As Is" Indicated Market Value of the Partial Acquisition</i>
\$ 229,000	<i>"As Is" Indicated Market Value of the Partial Acquisition (Rounded)</i>
\$ 48,000	<i>Add: Total Severance Damages to the Remainder Property</i>
\$ 0	<i>Less: Special Benefits to the Remainder Property</i>
\$ 0	<i>Add: Contributory Value</i>
\$ 277,000	<i>Total Fair Market Value of the Partial Acquisition (Rounded)</i>
\$ 5,040	<i>Estimated Annual Rent Per Annum @ 8% for the TCE</i>
\$ 420.00	<i>Estimated Monthly Rent Per Annum @ 8% for the TCE</i>

Thank you for your business. Let us know how we may further serve you.



John F. Yamaguchi, CRE, FRICS, SRPA, SRA
 President / CEO
 Certified General Appraiser
 Hawaii License CGA 31
 License Expiration Date: 12/31/2015