



HONOLULU AUTHORITY for RAPID TRANSPORTATION

## MINUTES

**Project Oversight Committee Meeting  
August 18, 2011, 10:00 AM  
Mission Memorial Annex Conference Room  
550 South King Street  
Honolulu, Hawaii**

PRESENT: Damien Kim Glenn Okimoto  
William "Buzz" Hong Carrie Okinaga  
Ivan Lui-Kwan Wayne Yoshioka

ALSO IN ATTENDANCE: Toru Hamayasu Joseph Magaldi, Jr.  
Gary Takeuchi Glenn Ida  
Joyce Oliveira Paul Migliorato  
Jerry Iwata Kekoa McClellan  
John Burns Maurice Morita  
Al Lardizabal Mike Levine

### I. Call to Order

At 10:11 A.M., the meeting of the Project Oversight Committee was called to order by Committee Chair Damien Kim.

### II. Public Testimony

Mr. Kim called for public testimony. No public testimony was offered.

### III. Update on Property Acquisition

HART Real Estate Manager Jerry Iwata offered a slide presentation on HART's Right-of-Way Acquisition, which included slides on the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("Uniform Act"); the acquisition process; a summary of offers initiated, made and accepted; acquisition costs to date; and relocation assistance provided to displaced persons.

Board Member Glenn Okimoto asked whether HART intends to condemn properties for right-of-way. Mr. Iwata replied that HART attempts to negotiate and settle with landowners, and eminent domain becomes an option only if all reasonable efforts have been exhausted.

Board Member Kim asked what is the timeframe for each step in the acquisition process. Mr. Iwata replied that 30 days is the typical length given to landowners to consider offers, but the project schedule ultimately determines how much time is available for each step.

Mr. Kim asked who pays for relocation costs and who helps with mortgages. Mr. Iwata replied that the Uniform Act mandates that HART find decent, safe, and clean replacement homes before asking landowners to relocate. Mr. Iwata stated that HART has been helping displaced property owners with mortgages, particularly in the Banana Patch area.

Board Member William “Buzz” Hong asked how many appraisal firms have been used by the project and how the firms were selected. Mr. Iwata replied that before HART came into existence on July 1, DDC was handling appraisals and had engaged three or four firms.

Board Chair Carrie Okinaga asked how many acquisitions have obtained FTA concurrence so far. Mr. Iwata estimated that half have gone to FTA for concurrence.

Mr. Hong asked whether the Uniform Act applies to privately financed properties within TOD areas. Mr. Iwata replied that the Uniform Act only applies to federally-financed projects.

Mr. Kim asked how far in advance properties can be acquired. Mr. Iwata replied that property acquisition follows the sequence of the project, starting in the areas between Kapolei and Pearl Highlands, and continuing onward to the Aloha Stadium area. Mr. Iwata also added that there have been situations where property owners want to be bought out early.

#### IV. Review of Monthly Progress Report

Interim Executive Director Toru Hamayasu explained how and why the Monthly Progress Report is prepared, and introduced the topics contained within the June 2011 Monthly Progress Report.

Mr. Hong asked about the progress being made toward achieving a FFGA. Mr. Hamayasu stated that the FFGA is scheduled for September or October 2012, and that HART staff is actively assessing whether the FFGA schedule can be accelerated. Project Controls Manager John Burns noted that the project is close to receiving Final Design approval, which is a required milestone before an FFGA.

Mr. Kim asked whether the change orders mentioned in the June 2011 Monthly Progress Report would have budgetary impacts. Mr. Burns stated that the next report will contain information on the relationship between change orders, the project budget, and project contingency funds.

V. Discussion on Areas of Responsibility for Project Oversight Committee

Mr. Kim recommended that the Areas of Responsibility for the Project Oversight Committee, as currently drafted, be presented to the full Board for approval at the next Board meeting.

VI. Adjournment

Having completed all Committee business, Mr. Kim called for the meeting of the Project Oversight Committee to be adjourned. There being no objections, the meeting was adjourned at 10:57 A.M.

Respectfully Submitted,



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Tyler Dos Santos-Tam  
Board Administrator

Approved:



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Damien T.K. Kim  
Chair, Project Oversight Committee

SEP 29 2011

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Date