

HAWAIIAN HOME LANDS

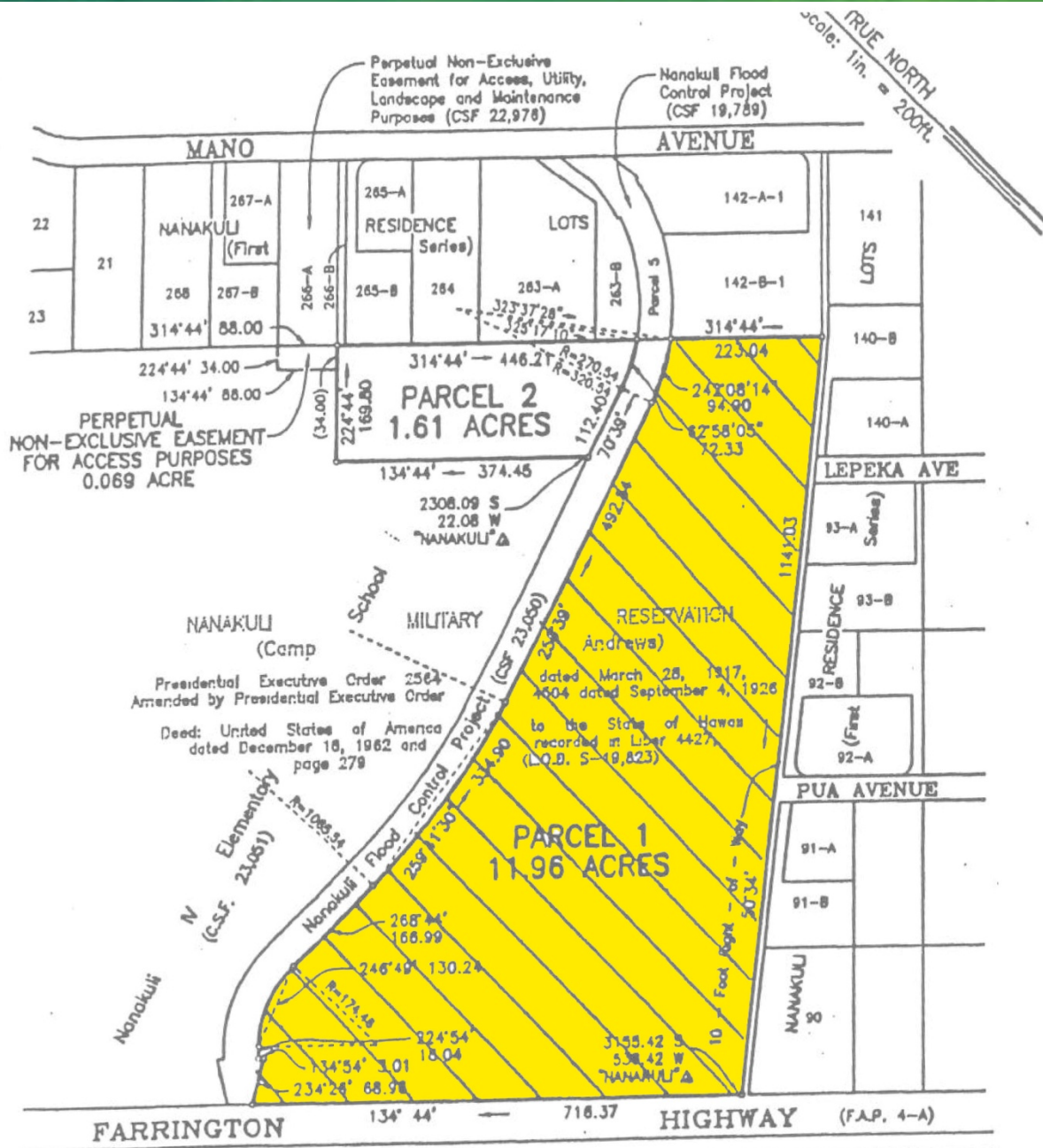
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

BACKGROUND INFORMATION: HALE MAKANA O NANAKULI

Nanakuli Community Meeting
October 10, 2012
Nanakuli Intermediate & High School

Today's Discussion

- Project history & time line
- DHHL's role in the project



History & Time Line

- **12/17/2002** – HHC approves license agreement to Nanakuli Hawaiian Homestead Community Association (NHHCA)
- **12/1/2004** – Effective date of the license
 - 30-year term; plans included commercial center, kupuna housing, and community center
- **3/13/2007** – NHHCA asks to amend the license agreement
 - Adds a rental project and extends the term to 60 years
 - Nanakuli Village Center to have 3 components:
 - Nanakuli Commercial Center
 - Agnes K. Cope Hawaiian Cultural Center and International Surfing Hall of Fame
 - Hale Makana O Nanakuli Rental Housing

History & Time Line (continued)

- **11/20/2007** – HHC grants request to cancel license in exchange for a general lease to allow for financing
- **1/1/2008** – Effective date of the general lease (GL 281)
 - 65-year term
 - For lease years 1 -25, net operating income from the commercial center to be committed by NHHCA to fund the development of the Agnes K. Cope Hawaiian Cultural Center
- **3/6/2009** – HHC Chairman consents to NHHCA sublease to Hawaiian Community Development Board (HCDB) for Hale Makana O Nanakuli

History & Time Line (continued)

- **10/21/2011** – HHC Chairman consents to NHHCA sublease to CVS (Longs Drugs)
 - 25-year term; \$265,000 annual lease rent
- **2/21/2012** – HHC approves MOU with DHHL, NHHCA, and Kamehameha for an education facility in the center (Unit 2)
- **6/18/2012** – HHC approves a condominium property regime (to allow multiple lessees in the center)
 - Withdraw Unit 1 from GL 281
 - 2 new leases:
 - 5-year short-term to HCDB (GL 297)
 - Upon completion of construction, a new 65-year lease to NHHCA (GL 298)

History & Time Line (continued)

- **7/13/2012** – HHC Chairman consents to NHHCA and HCDB sublease to Nanakuli Kauhale Development LP
 - 65-year term

Short-term Lease (GL 297)

Nanakuli Kauhale Development LP
(Sublessee)

Hawaii Community Development Board
(General Lessee)

DHHL
(Land Owner)

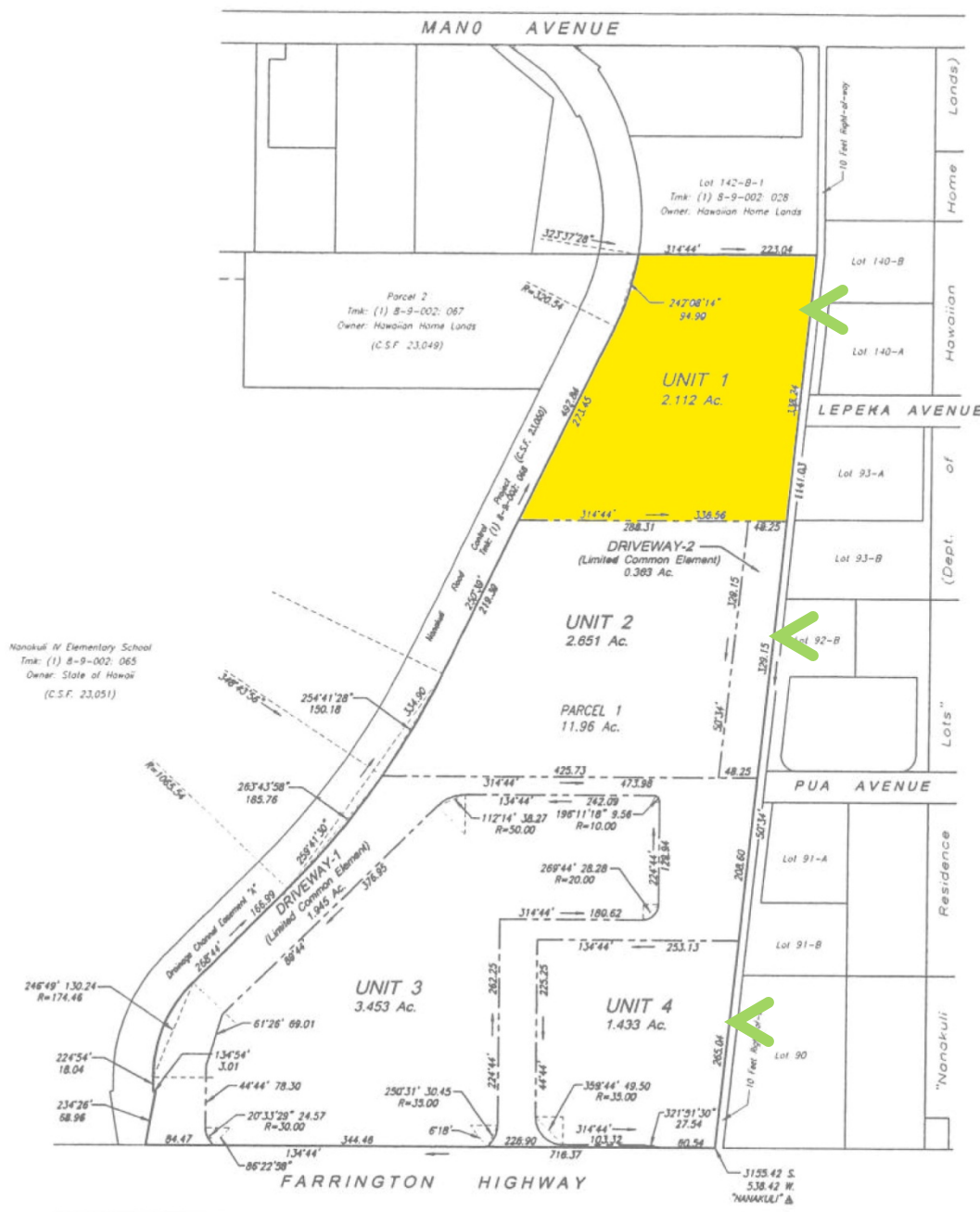
Long-term Lease (GL 298)

UPON CONSTRUCTION COMPLETION

Nanakuli Kauhale Development LP
(Sublessee)

**Nanakuli Hawaiian Homestead
Community Association**
(General Lessee)

DHHL
(Land Owner)



Unit 1 – Hale Makana O Nanakuli

Unit 2 – Kamehameha Schools Educational Facility

Unit 4 – CVS (Longs Drugs)

Future Issues

- Withdraw Unit 2 from GL 281 and lease to Kamehameha Schools for educational facility (possible land swap with KS)
- Renegotiate GL 281 rent