

# REPORT OF THE CHIEF EXECUTIVE OFFICER

March 31, 2010

## 1. Administrative & Financial Reports

- a. ATDC FY09 Financial Statement Summary as of 2/28/10 (**Exhibit A**)
- b. The Aloha Tower Marketplace Annual Additional Rent Calculation for year ending December 31, 2009 (**Exhibit B**)
- c. The 2009 Annual Report was approved by the Governor and distributed to the Legislature and other required reference agencies on 2/26/10.
- d. Personnel  
  
Margaret Toba joined the staff as HMP Secretary on 3/2/10.
- e. Audit of ATDC by the State Auditor  
  
The State Auditor team met with ATDC Chairperson and CEO on 3/23/10.

## 2. Media Reports (**Exhibit C**)

- a. *State Funded Agency Escapes Chopping Block*, Hawaii Public Radio, March 10 & 11, 2010
- b. *Hip-hop's NAS on tap*, Honolulu Star Bulletin, 3/19/10

## 3. Aloha Tower Complex and Project Area

- a. Aloha Tower Project Area
  1. Staff is working with the Office of the Attorney General, DBEDT Fiscal and B&F to prepare documentation for payment of the settlement amount to Hughes, so that payment can be expedited upon adoption by the Legislature.
  2. A Public Advisory Group Meeting was held on 3/19/10.
  3. The ATDC Strategic Plan has been finalized and will be presented on today's agenda.

- b. Aloha Tower Marketplace (ATM)
  - 1. Discussion in Executive Session on the possible settlement of the legal action with the ATM owner is on today's agenda. Meeting held with West Trust on 3/2/10.
  - 2. ATDC Staff facilitating the approval process with DOT-H for the following events:
    - a. Bully's Night Out – Dog Show held on 3/1/10 by Events International that drew 800 people.
    - b. UH School of Nursing and Dental Hygiene for a Winter Fundraising Event on 11/5/10.
    - c. ATDC zoning approval process for demolition and clean up of the JTB area.
  - 3. Staff continues to attend DOT Harbors Operational (Honolulu) meetings to coordinate issues and concerns.



Aloha Tower Marketplace  
Annual Additional Rent Calculation  
Year Ended December 31, 2009

<b>Total Revenue:</b>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Minimum Rent	\$ 4,025,836	\$ 4,137,824	\$ 3,904,196
Percentage Rent	61,487	144,121	237,424
Rental Income	<u>4,087,323</u>	<u>4,281,945</u>	<u>4,141,620</u>
Common Area Maintenance Recovery	326,185	293,748	331,603
Food Court Recovery	0	0	991
Utilities and Other Recovery	134,045	199,029	163,892
Hawaii GET Recovery	223,028	231,605	227,460
Recovery Income	<u>683,258</u>	<u>724,382</u>	<u>723,946</u>
Marketing Income	20,001	144,935	189,674
Parking Income	1,490,655	1,614,319	1,574,094
Trolley Income	0	0	0
Miscellaneous	406,456	39,097	34,023
Other Income	<u>1,917,112</u>	<u>1,798,351</u>	<u>1,797,791</u>
Total Income	<u><u>6,687,693</u></u>	<u><u>6,804,678</u></u>	<u><u>6,663,357</u></u>
<b>Operating Expense Reimbursements:</b>			
Common Area Maintenance Recovery	(326,185)	(293,748)	(331,603)
Food Court Recovery	0	0	(991)
Utilities Recovery	(134,045)	(199,029)	(163,892)
Hawaii GET Recovery	(223,028)	(231,605)	(227,460)
Marketing Income	(20,001)	(99,208)	(112,646)
Total Recoveries	<u><u>(703,259)</u></u>	<u><u>(823,590)</u></u>	<u><u>(836,592)</u></u>
Total Revenue Less Total Recoveries	5,984,434	5,981,088	5,826,765
Percentage	10%	10%	10%
	<u>598,443</u>	<u>598,109</u>	<u>582,677</u>
Standard Annual Base Rent	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
Difference	<u><u>(401,557)</u></u>	<u><u>(401,891)</u></u>	<u><u>(417,324)</u></u>
Total Annual Additional Rent Due	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

## **State Funded Agency Escapes Chopping Block**

| Print |

The Aloha Tower Development Corporation is one of the first state-funded agencies facing the budget ax this session. The Senate wants to cut funding and dismantle the 30-year-old Corporation. As HPR's Wayne Yoshioka reports... one House Committee had another idea.



### **Download mp3**

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*AIRED:*

*Wednesday, March 10, 2010*

*Thursday, March 11, 2010*

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**EXHIBIT C**



ASSOCIATED PRESS

# Hip-hop's NAS on tap

*DJ Green Lantern is making the scene with former Oahu resident DJ Q-Bert*

Honolulu Star-Bulletin  
3/19/10

New York hip-hop heavyweight Nas makes his Hawaii debut this weekend, thanks to the efforts of SkyHI and Kurious Productions.

The man born Nasir Jones began his rise to superstar status with the release of "Illmatic" in 1994, "It Was Written" in 1996 and "I Am..." in 1999. Through the first half of the last decade, his ongoing feud with fellow Big Apple rapper Jay-Z kept him in the forefront, but in recent years he made headlines for divorcing his wife, Kelis, and battling with her in court over their infant son born in 2009.

Honolulu, with former Oahu resident DJ Q-Bert a late addition to the lineup. Local hip-hop artists Creed Chameleon and Tassho Pearce with the Specifics and Tempo Valley will open the evening, with Kavet the Catalyst hosting the show and live art by the GroundUP Pirates.

>> **Where:** Events at the Tower, Aloha Tower Marketplace

>> **When:** 7 p.m. March 19

>> **Cost:** \$45 general admission, \$120 VIP (includes admission to "Day After Party" at Paparazzi nightclub March 20)

>> **Info:** [www.skyhiproductions.com](http://www.skyhiproductions.com) or

Superstar mixtape DJ Green Lantern will also make the...