

REPORT OF THE CHIEF EXECUTIVE OFFICER

May 26, 2010

1. Administrative & Financial Reports

- a. ATDC FY10 Financial Statement Summary as of 4/28/10 (**Exhibit A**)

2. Media Reports (**Exhibit B**)

3. Aloha Tower Complex and Project Area

- a. Aloha Tower Project Area

1. The settlement payment to Kenneth H. Hughes, Inc was completed on May 6, 2010.
2. Settlement Agreement and Amended Parking License negotiations with AHI Aloha & Associates completed.
3. Assisted Aloha Tower Marketplace on potential qualification of tenant.

- b. Harbors Modernization Plan

1. Piers 24-28 Development Plan

KPFF Consulting Engineers provided a project update on May 11, 2010 to staff and harbor stakeholders. The report on determining the feasibility of relocating Pacific Shipyards to Kalaeloa Harbor has been completed and presented to the harbor stakeholders. The study determined that relocation was not feasible. Options for docking and processing the grain ship at Pier 19-20 were discussed. Lastly, a final preferred alternative and site plan for the relocation of Pacific Shipyard and Atlantis was presented and unanimously approved by all attendees. KPFF Consulting Engineers will complete additional studies and cost estimates and finalize the development plan by June 30, 2010.

2. Kahului Development Plan

A meeting was held on May 5, 2010 with A&B to continue discussions on the feasibility of moving A&B operations on Parcel B to Parcel A. A&B has initiated a consultant to provide a feasibility assessment. ATDC's consultant SSFM will move to finalize the Development Plan with the preferred acquisition option recommendation of Parcel B, subject to a favorable outcome on the feasibility assessment. SSFM will also provide other cost benefit analysis options for improving efficiencies in Kahului Harbor.

3. Hana Development Plan

A general community meeting was held on May 17, 2010 at 6:00 p.m. at Helene Hall, Hana Beach Park. Findings from the initial meetings with the various hui group discussions were presented at this community-wide meeting along with design alternatives that were previously explored. New pier design alternatives based upon technical expertise provided by barge operators, marine contractors and the harbor pilots were further presented for community reaction. Additional feedback was received. Next follow up meeting is planned for Summer 2010.

4. Building Improvements at Pier 35 for UH SOEST

ATDC staff and design consultant Pacific Architects held several design detail meetings in May with the staff from various Marine Center programs that will be relocating to Pier 35. Specific requirements for each space were explored such as mechanical and electrical layouts as well as general space layouts.

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Posted on: Monday, May 3, 2010

Aloha Tower Marketplace heats up its Cinco de Mayo celebration.

Mele Pochereva
Reader Submitted

Ay Chihuahua! Arturo's Hot Flavors of Hawaii is turning up the heat during the Cinco de Mayo festivities at Aloha Tower Marketplace with a salsa sampling and People's Choice Award, a salsa quiz and the introduction of its special limited edition Ay Chihuahua Hot Sauce, featuring Chihuahua models, Zeke and Mimi, on the label as a fund- and friend-raiser for the Chihuahua Club of Hawaii.

Join the free festivities at the Marketplace atrium on May 5, starting at 5:30 p.m. where Arturo's hosts a taste-test for all of its sauces, salsa and condiments. There's a \$100 prize at stake for this People's Choice sampling party. You also can win prizes for answering questions about Arturo's products, and get special deals on the purchase of Arturo's Ay Chihuahua Hot Sauce. Chips and salsa and hot sauce sales are a fundraiser for the Kidney Foundation of Hawaii and Hawaii Animal Sanctuary.

There's much more to wag your tail about,

including the Ay! Chihuahua Fashion Show put on by the Chihuahua Club of Hawaii and dancing to the Latin beat of Rolando Sanchez and Salsa Hawaii. Munch on a \$3 plate of Arturo's chips and salsa while you enjoy the entertainment (with free chips and salsa for the first 50 people to show a receipt from that day's purchase of \$5 or more from any Aloha Tower Marketplace merchant.)

Mariachis will serenade shoppers throughout the Marketplace, and restaurants will spice up their menus with Cinco de Mayo specials, too.

Validated self and valet parking options are available. For more information, call (808) 566-2337 or visit www.alohatower.com

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EXHIBIT B

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Meet Arturo's Ay Chihuahua Hot Sauce "models" Zeke and Mimi at Aloha Tower Marketplace on May 5.

Courtesy of Aloha Tower Marketplace

Advertisement



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Your daughter insists on wearing her princess costume to the grocery store. Allow it or not?

YES, at least she's dressed!

NO, I have some rules!

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Bill to dissolve Aloha Tower agency dies in Legislature

By Associated Press

POSTED: 09:50 a.m. HST, Apr 27, 2010

0 [tweet](#) [Share](#) A proposal to eventually dissolve the Aloha Tower Development Corporation will not become law.

The bill died Friday when a conference committee didn't act on it before a midnight deadline.

The Aloha Tower Development Corp. is the state agency created nearly 30 years ago to develop the waterfront property near Honolulu's landmark Aloha Tower.

An audit this month said the agency has completed only one phase of its original mixed-use development plan, the Aloha Tower Marketplace.

The agency also was ordered to pay a \$1.55 million legal settlement last year over a failed deal to build a waterfront hotel and condominiums.

The bill would have transferred ATDC's responsibilities to the Hawaii Community Development Authority and Department of Transportation.

The bill is SB2942.

Find this article at:

<http://www.starbulletin.com/news/breaking/92214249.html>

Check the box to include the list of links referenced in the article.