

OFFICE OF THE MAYOR  
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 300 • HONOLULU, HAWAII 96813  
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RICK BLANGIARDI  
MAYOR

MICHAEL D. FORMBY  
MANAGING DIRECTOR  
DANETTE MARUYAMA  
DEPUTY MANAGING DIRECTOR

September 21, 2020

The Honorable Tommy Waters  
Chair and Presiding Officer  
and Members  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

Pursuant to Section 13-103(b) of the Revised Charter of the City and County of Honolulu, I hereby appoint, subject to confirmation by your Honorable Body, Ms. Hilarie Alomar as a member of the Planning Commission. Ms. Alomar will replace Mr. Gifford Chang and serve for a term to expire on June 30, 2026. I would appreciate your favorable consideration of Ms. Alomar's appointment and request adoption by the City Council in the most expedient manner possible.

I have enclosed a draft resolution and Ms. Alomar's personal information for your review. For any general inquiries you may have regarding this reappointment, please contact my executive assistant, Kevan Wong, at 768-6608.

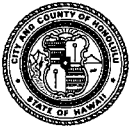
Sincerely,

A handwritten signature in black ink that reads "Rick Blangiardi". The signature is written in a cursive, flowing style.

Rick Blangiardi  
Mayor

Enclosure

cc: Ms. Hilarie Alomar  
Department of Planning and Permitting  
Planning Commission  
Ethics Commission



## RESOLUTION

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RELATING TO THE APPOINTMENT OF MS. HILARIE ALOMAR TO SERVE ON THE PLANNING COMMISSION OF THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 6-1505, Revised Charter of the City and County of Honolulu 1973, as amended (RCH), establishes a Planning Commission consisting of nine members appointed by the Mayor and confirmed by the Council to staggered five-year terms; and

WHEREAS, the major duties of the Planning Commission are to advise the Mayor, the Council and the Director of the Department of Planning and Permitting on matters concerning the planning programs, hold public hearings, and make recommendations on all proposals to adopt or amend the general plan, development plans, and zoning ordinances; and

WHEREAS, by Mayor's letter, dated September 21, 2021, the Mayor has appointed Ms. Hilarie Alomar to the Planning Commission; and

WHEREAS, if confirmed by the Council, Ms. Alomar will replace Mr. Gifford Chang and serve for a term expiring on June 30, 2026; and

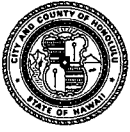
WHEREAS, Section 13-103, RCH, which applies to the Planning Commission, requires a member to be a registered voter of the city; and

WHEREAS, the Council has reviewed Ms. Alomar's qualifications and character; and

WHEREAS, based on that review, the Council finds that Ms. Alomar qualifies to serve on the Planning Commission and deserves confirmation; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that this body confirms the appointment of Ms. Hilarie Alomar to the Planning Commission for a term expiring on June 30, 2026; and

BE IT FURTHER RESOLVED that the Council expresses its gratitude and appreciation to Ms. Alomar for her willingness to be considered for public service and actively participate in city government; and



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

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## RESOLUTION

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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, the Planning Commission, and Ms. Hilarie Alomar.

INTRODUCED BY:

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DATE OF INTRODUCTION:

\_\_\_\_\_  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers

Office of the City Clerk  
CITY AND COUNTY OF HONOLULU  
STATE OF HAWAII

## Voter Certificate

*I, Glen I. Takahashi, City Clerk of the City & County of Honolulu, State of Hawaii do hereby certify that,*

***HILARIE R. K. K. ALOMAR***

*a resident of the City and County of Honolulu, State of Hawaii is a duly registered elector (voter) of*

*Precinct 03, Representative District 27, State of Hawaii*

*Voter ID No: 1534063*

*Registration Date: 03/29/1994*

*Date of Birth: --*

*In Witness Whereof, I have hereunto set my hand and caused the Seal of the City and County of  
Honolulu to be affixed on September 20, 2021.*

Signature Block

*Signature of Elector*



*Glen I. Takahashi, City Clerk  
City and County of Honolulu  
State of Hawaii*

CITY AND COUNTY OF HONOLULU  
NOMINEE/APPOINTEE FORM

1. Position Nominated to: Planning Commisioner
2. Name: Hilarie R.K.K. Alomar  
(First) (Middle) (Last)
3. Are you a citizen of the United States? Yes ☒  
Are you a resident of the City and County of Honolulu? Yes ☒ If yes, how long >20 years ☒  
Are you a registered voter in the City and County of Honolulu? Yes ☒
4. Occupation: Urban Planner/Development Manager
5. Name and address of employer or firm:  
Kamehameha Schools - Commercial Real Estate Division  
567 South King Street #200, Honolulu, HI 96813
6. Does your employer do any business with the City and County of Honolulu? Yes ☒  
If yes, state the nature of business and approximate dollar amount in the last five years:  
KS meets with and coordinates with City staff in various capacities related to its role as a  
private, educational, charitable trust committed to improving the well-being of people of  
Hawaiian ancestry through education. This includes its role as a landowner.
7. Do you or does any member of your immediate family hold office or own stock in any firm?  
No ☒
8. Does the firm do business with the City and County of Honolulu? No  
If yes, provide details including the name(s) of the firm:  
n/a
9. Do you have any part-time employment, professional activity, or financial interests other than those indicated in the previous question? No ☒  
If yes, provide details:  
n/a
10. Do you foresee any possible conflict between your present work, financial investments, business transactions or any other activity which would be incompatible with the proper discharge of your official duties or hinder you from effectively carrying out the duties for which you have been appointed? No ☒ \*Occasionally KS and its development partners/lessees do submit applications to the Planning Department/Planning Commission. In any of these instances I would have to recuse myself from said Planning Commission matters.
11. Are any members of your family employed by the City and County of Honolulu or any attached agency? No ☒  
If yes, please specify the department and division:  
n/a
12. Are there any incidents in your past that may jeopardize your nomination? No ☒
13. Have you ever been convicted of a felony? No ☒ If yes, provide details:  
n/a

14. Education:

Masters Degree, Urban and Regional Planning (MURP) University of Hawaii at Manoa  
Bachelor of Arts Degree, Major in Political Science and History University of Hawaii at Manoa.

15. Provide a summary of major work experience for the last ten (10) years. Begin with your present job including military (attach additional sheets if necessary or resume):

Please see attached resume and project list.

16. Community activities, etc. (also list any service on any other board or commission Federal, State or County):

Trees for Honolulu's Future - Board Member  
American Planning Association Hawaii Chapter - Executive Committee Member  
Maemae Elementary School PTSA - Corresponding Secretary

17. Have you ever been a member of a board or commission with the City and County of Honolulu?

No ☒

If yes, provide name(s) of board/commission:

n/a

18. Will you be able to commit to the full term of this appointment? Yes ☒

19. Will you be able to commit to meeting dates and times? Yes ☒

20. Are you regularly away from Honolulu? No ☒ If yes, please explain:

n/a

21. Are you willing to make a confidential financial disclosure to the city Ethics Commission upon appointment and yearly thereafter? Yes ☒

22. What do you understand to be the prime duties of your county appointment?

A PC attends public hearings and makes recommendations to the Mayor & City Council on proposals to adopt or amend the General Plan, Development Plans, and Zoning ordinances and certain State land use special permit applications. Duties include reviewing applications, DPP reports, and public testimony in order to provide recommendations.

The above statements made by me are true, complete, and correct to the best of my knowledge and belief and are made in good faith.

Hilari RKK Akana

(Signature)

9/14/2021

(Date)

The above statements made by me are true, complete, and correct to the best of my knowledge and  
***The completed form and any attachment(s) will be posted by the City Clerk and available on the City's DocuShare Website.***

**PROFESSIONAL EXPERIENCE**

2015-present **KAMEHAMEHA SCHOOLS**

Senior Planning and Development Manager, Commercial Real Estate Division (CRED)

Responsible for creating asset value through planning, development and execution of master plans for a commercial real estate portfolio valued at \$3 billion. Manages all aspects of planning and development including financial feasibility, due diligence, entitlements/permitting, capital project budgeting, marketing and leasing, partner relationships, and other development activities. Directs cross-functional project teams comprised of managers, architects, attorneys, construction managers, engineers, and asset/property managers and other contractors. Provides leadership in developing planning, development and asset management strategies that produce mutually beneficial outcomes for both economic development and cultural, environmental, educational, and community values. Planning and execution of redevelopment projects ranging from \$6 million to \$75 million.

2013-2015 **KAMEHAMEHA SCHOOLS**

Asset Manager, Commercial Real Estate Division (CRED)

Responsible for creating and maintaining real estate value and returns. Improved net operating income by 17% on a \$235 million asset portfolio comprised of ground and space lease agreements on 400 acres. Directed leasing activities, transactions, and contract compliance of property managers, leasing agents, construction managers, contractors, vendors and consultants. Responsible for annual budgeting, cash flow forecasting, valuations and other reporting. Developed and implemented asset plans focused on market conditions, strategic positioning, marketing and leasing, capital structure, investment and sales and performance metrics.

2005-2013 **KAMEHAMEHA SCHOOLS**

Senior Land Planning Manager, Commercial Real Estate Division (CRED)

Led master planning and entitlement efforts for portfolio of 365,000 acres including commercial, agriculture, and conservation lands. Developed land use entitlement recommendations and implementation for KS' mission. Responsible for securing entitlements and ensuring regulatory compliance on development projects and the overall portfolio. Scoped and coordinated due diligence feasibility studies and assessments, including but not limited to, archaeological surveys/studies, environmental impact studies, traffic studies and various infrastructure assessments. Directly led interactions with City, State, Federal agencies, stakeholders and community groups. Managed multi-disciplinary teams including legal counsel and consultants to successfully manage projects with timely deliverables and successful permitting results. Served as CRED's primary resource on planning initiatives. Managed, reported, and met project performance metrics including budgeting, variances, and quarterly reports.

1999- 2005 **TOWNSCAPE INC.**

Project Manager

Responsible for project management of land plans addressing infrastructure, transportation, land use, military stationing, site planning, residential communities, and entitlements, permitting and overall regulatory context of development projects. Project management of complex projects and clients, organized and facilitated extensive community consultation processes, developed and presented client briefings, integrated work with engineers, architects, and government agencies, prepared all reports and deliverables. Responsible for business development securing and managing large contracts with clients including Army Corp of Engineers, United States Army, City and County of Honolulu, Hawai'i County, and the Department of Hawaiian Home Lands.

## **EDUCATION**

University of Hawai'i at Mānoa

*M.U.R.P. Masters Degree in Urban and Regional Planning*

University of Hawai'i at Mānoa

*Bachelor of Arts Degree, Major in Political Science and History*

## **AWARDS AND PRESENTATIONS**

- American Planning Association (APA) National Award 2011, KS North Shore Plan
- APA Hawai'i Chapter Award 2015, KS Hale 'iwa Store Lots
- Speaker APA National Conference 2008. *Pou Kihī: Indigenous Planning in Hawai'i*
- Speaker APA Indigenous Planning Conference 2008. *Implementing Pauahi's Mission*
- APA Hawaii Chapter Award 2000, *Waipi'o Valley: Towards Community Planning and Ahupua'a Management*

## **MEMBERSHIPS AND AFFILIATIONS**

- Lambda Alpha International, Aloha Chapter – member, 2021
- Trees for Honolulu's Future, Board Member 2020-present
- Urban Land Institute (ULI) Member, 2006-present and URBAN PLAN Volunteer (2006-2009)
- Certified Commercial Investment Member (CCIM) – candidate member
- American Planning Association (APA) Hawaii Div. Treasurer (2011-2014), Program Chair (2007-2010), Member - since 2000; APA Indigenous Planning Division Member
- Ma'ema'e Elementary School PTA Board (2018-present), 2020 Corresponding Secretary
- Nu'uuanu Elementary School/AON Board of Directors, Communication Chair (2016-2018)
- BOD Vice President, The Townhouse Association of Apartment Owners (AOAO) 2010-2014
- Accreditation Review Committee, Department of Urban and Regional Planning, University of Hawaii at Mānoa, 2006

**PROJECT LIST**

**Kamehameha Schools, Planning and Development**

Responsible for leading, managing and implementing master planning, strategic asset plans, and development projects for optimization of real estate value.

- *Dillingham Plaza Renovation Project (2020-present) – 180,000 sf commercial center*
- *He'eia Plan (2019-present) – 54 acres commercial-industrial lands*
- *Kapālama Kai (2019-2020) – Phase 1 Developer Offering Memorandum & Selection*
- *Keauhou Bay, Hawaii Island (2019-2020) - Commercial Design/Feasibility 2 acres, 14,000 sf*
- *4618 Kahala (2018) – Commercial Redevelopment 14,000 sf*
- *Keauhou Bay Management Plan (2017) – 54-acre resort commercial recreation master plan*
- *Kapālama Kai Plan (KKP) (2017) – 104 acres TOD mixed-use industrial area*
- *Hale'iwa Store Lots Commercial Redevelopment (HSL) – 28,000 sf; entitlements, design, business plan, project execution, leasing, reporting, and stabilization (2008-2013)*
- *Hale'iwa Village Center Planning Study (2012)*
- *Kapālama Canal Improvements Regulatory Assessment (2011)*
- *Ke'ei Village Management Plan (2009-2011)*
- *Kahalu'u-Keauhou Opportunities and Constraints Analysis (2009-2010)*
- *Kapaeloa Center Project Entitlements – EA, SMA, CUP (2009)*
- *Punalu'u Master Plan (2009)*
- *Strategic Agricultural Plan (2008)*
- *Kahalu'u-Keauhou Landscape Analysis (2008)*
- *Kaiaulu 'O Kaka'ako Master Plan (KKMP) (2008)*
- *Pua'a Land Development Analysis Report (2008)*
- *North Shore Plan (2008), resulting in permitting and implementation of 4 of 7 projects*
- *West Hawaii Plan (2007)*
- *Kapālama Strategic Implementation Plan (2007)*

**Kamehameha Schools, Asset Management**

Responsible for creating and maintaining real estate value and returns for an asset portfolio of \$235 million asset portfolio comprised of ground and space lease agreements over 400 acres. Experience with space and ground leasing and transactions in the following market areas:

- *Kailua-Kona & Keauhou, including Sheraton and Keauhou Shopping Center*
- *Hilo, Hawai'i Island, Industrial leasing*
- *Downtown Honolulu, O'ahu, ground leases*
- *Bougainville, O'ahu, ground leases with assignments*
- *Waipahu, O'ahu, 6 acres, ground leases with consents*
- *Kapālama (Kalihi), O'ahu - coordination on 104 acres & 60+ agreements ground/space leases*
- *Multiple transactions: spaces and ground leases, assignments, lease amendment/resets, due diligence, dispositions and acquisition.*

**External Projects (Consulting):**

***Puna Regional Circulation Plan:*** regional transportation study addressing future needs for automobile, bicycle, pedestrian, and transit corridors. The plan evaluated existing regional transportation systems and proposed projects. Resulting in DOT STIP funding for project implementation. County of Hawai'i, Planning Department. 2004-2005

***Ka'u to South Kona Water Master Plan:*** development of a community-based, long-range water source and transmission plan for a 400+ square-mile region of the Island of Hawaii. Resulted in well development at Ocean View. County of Hawai'i, Office of the Mayor. 2003-2004

***Waipā Master Site Plan and Development Program:*** long-range facilities site plan and development program for the Waipā Foundation (WF) a lessee of Kamehameha Schools. Resulted in construction of Multi-purpose facility. 2003-2004

***Pohakuloa Training Area 2010 Master Plan Environmental Assessment:*** Tabulation of Existing and Required Facilities (TAB) and Environmental Assessment (EA) for the Master Plan for Pōhakuloa Training Area Base Camp, U.S. Army Garrison, Island of Hawai'i. 2003

***Keāhole to Honaunau Regional Circulation Plan:*** transportation plan for the County of Hawai'i, Planning Dept. & State DOT including traffic engineering and community consultation. Developed a corridor management program to preserve transportation corridors. Resulting in DOT STIP project funding for implementation (e.g Lako Street connection). 2002-2003

***Wai'anae Coast Emergency Access Roads:*** Project management of engineering alternatives and community consultation for emergency access route for the City and County of Honolulu, Department of Transportation Services. Resulted in construction of emergency connections 2002

***Pu'ala'a Ahupua'a Management Plan:*** development of an ahupua'a management plan and cooperative management agreement to preserve/ improve natural and cultural resources, and economic activity with ongoing development in the ahupua'a of Pu'ala'a, Puna District, Island of Hawai'i. Work was commissioned by the Native Hawaiian non-profit organization, Ho'oulu Lāhui. Resulted in subdivision application and lease agreement with KS for Charter School location. 2001-2004

***US Army Hawai'i (USARHAW) Residential Communities Initiative (RCI) Plans & RFP:*** U.S. Army Hawai'i family housing privatization project including community visioning processes and development of RFP/RFQ for selection of private housing developers. Process resulted in the selection of Actus Lend Lease for project. U.S. Army Hawai'i, Residential Communities Initiative Office 2001-2004

***Interim Brigade Combat Team (IBCT) Stationing Feasibility Plan for United States Army Alaska (USARAK):*** feasibility study of real property spatial requirements for stationing brigades at Fort Richardson or Fort Wainwright. Included housing facilities, maintenance and storage facilities, administrative requirements, operational needs, selected troop/community support facilities and infrastructure. 2001-2002

***Kalaeloa Redevelopment Feasibility Study:*** addressing long-range development alternatives for Department of Hawaiian Home Lands (DHHL) at Kalaeloa, a BRAC formerly Barber's Point Naval Air Station (BPNAS). 2000-2003

***Tropical Urban Forestry Master Plan - Phase 1:*** development of a complete urban forestry master plan for Honolulu. Review and assessment of Honolulu's urban forestry needs with government agencies, non-profits, landscape architects, and landscaping and arboricultural businesses. The Outdoor Circle and the City and County of Honolulu. 2000-2001