

**DEPARTMENT OF COMMUNITY SERVICES
KA 'OIHANA LAWELawe KAIĀULU
CITY AND COUNTY OF HONOLULU**

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RICK BLANGIARDI
MAYOR
MEIA



ANTON C. KRUCKY
DIRECTOR
PO'O

AEDWARD LOS BANOS
DEPUTY DIRECTOR
HOPE PO'O

July 15, 2025

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

Dear Chair Waters and Councilmembers:

**SUBJECT: Report of Gift Valued in Excess of \$2,500 and Requested
Acceptance**

We respectfully request the acceptance by the City Council on behalf of the City and County of Honolulu of a gift to the City valued in excess of \$2,500 under the provisions of Resolution 05-349, CD1, FD1. A proposed resolution accepting the gift is attached for the Council's favorable consideration. The recommendation of the Managing Director is evidenced by his signature below.

The City entered into a Purchase and Sale Agreement (the "PSA") with Atherton Family Foundation, a Hawaii nonprofit corporation ("Atherton"), to acquire the real property located at 222 N. School Street, TMK 1-7-020:010 (the "School Street Property") for use as a new government building. Atherton previously entered into a lease of the School Street Property with Central Pacific Bank, a Hawaii corporation ("CPB"), and CPB owns the adjacent property located at 1611 D Stillman Lane, TMK 1-7-020:047 (the "Stillman Lane Property") and various tangible personal property and intangible property relating to the School Street Property (together with the Stillman Lane Property, the "Donated Property"). The City and CPB entered into a Donation Agreement, pursuant to which CPB has agreed to donate to the City the Donated Property.

In order to effectuate the closing anticipated under the Donation Agreement, the Director of the Department of Community Services ("DCS") submits this request to the

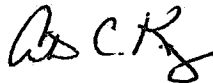
The Honorable Tommy Waters
Chair and Presiding Officer
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July 15, 2025
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Council for the acceptance of the Donated Property, which is valued at \$1,630,032.63. The closing anticipated under the Donation Agreement is contingent upon the simultaneous closing anticipated under the PSA. The Donated Property will be used in connection with the planned operation of a new government building at the School Street Property, which includes the relocation of the services, staff and equipment of the DCS.

The Department of Community Services has not taken custody of the Donated Property.

Should you have any questions, please contact me at (808) 768-7760.

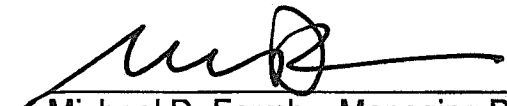
Sincerely,



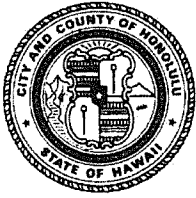
Anton C. Krucky
Director

Attachments

APPROVED:



Michael D. Formby, Managing Director
Office of the Managing Director



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

ACCEPTING A GIFT OF CERTAIN REAL PROPERTY AND PERSONAL PROPERTY, VALUED AT \$1,630,032.63, TO THE CITY FROM CENTRAL PACIFIC BANK, FOR USE BY THE DEPARTMENT OF COMMUNITY SERVICES IN CONNECTION WITH THE OPERATION OF A NEW GOVERNMENT BUILDING LOCATED AT 222 NORTH SCHOOL STREET.

WHEREAS, Section 13-113 of the Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended, provides the City Council ("Council") with authority to accept gifts to the City and County of Honolulu ("City"); and

WHEREAS, Resolution 05-349, CD1, FD1, establishes a policy of the Council for the solicitation and acceptance of gifts donated to the City; and

WHEREAS, the policy allows for the acceptance of gifts by the affirmative action of the Council; and

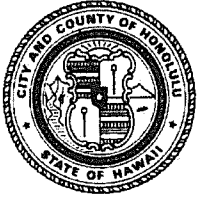
WHEREAS, the Council previously adopted Ordinance No. 23-16, Bill 12 (2023), CD2, FD1 and Ordinance No. 24-10, Bill 13 (2024), CD2, FD1, each of which appropriated funding for acquisition of land and other related expenses for use as a government office at 222 N. School Street, TMK 1-7-020:010 (the "School Street Property") and 1611 D Stillman Lane, TMK 1-7-020:047 (the "Stillman Lane Property"); and

WHEREAS, the City and the fee owner for the School Street Property, Atherton Family Foundation, a Hawaii nonprofit corporation ("Atherton"), entered into a Purchase and Sale Agreement (the "PSA"), pursuant to which Atherton has agreed to sell to the City the School Street Property; and

WHEREAS, Atherton previously entered into a lease of the School Street Property with Central Pacific Bank, a Hawaii corporation ("CPB"), pursuant to which CPB leases from Atherton the School Street Property; and

WHEREAS, the City and CPB entered into a Donation Agreement, pursuant to which CPB has agreed to donate to the City the Stillman Lane Property and other tangible personal property and intangible property relating to operation of the School Street Property (together with the Stillman Lane Property, the "Donated Property"); and

WHEREAS, the closing anticipated under the Donation Agreement is contingent upon the simultaneous closing anticipated under the PSA; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

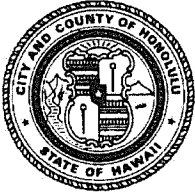
RESOLUTION

WHEREAS, in order to effectuate the closing anticipated under the Donation Agreement, through a letter dated July 15, 2025, approved by the Managing Director, the Director of the Department of Community Services has submitted a request to the Council for the acceptance of the Donated Property, which is valued at \$1,630,032.63; and

WHEREAS, the City intends to utilize the Donated Property in connection with the planned operation of a new government building at the School Street Property, which includes the relocation of the services, staff and equipment of the DCS; and

WHEREAS, the description and value of the Donated Property is set forth in the Declaration of Gift attached hereto as Exhibit A and incorporated herein; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that this body gratefully accepts from CPB the Donated Property, which is valued at \$1,630,032.63 and more fully described in the above mentioned letter dated July 15, 2025 and the Declaration of Gift attached hereto as Exhibit A; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Director of the Department of Community Services; Director of the Department of Housing and Land Management; and Eric Lau, Vice President-Controller Department, Central Pacific Bank, 220 South King Street, Honolulu, Hawai'i 96814.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

Councilmembers

EXHIBIT A



CITY AND COUNTY OF HONOLULU

DECLARATION OF GIFT

NAME OF DONOR	Central Pacific Bank
DONOR'S ADDRESS	220 South King Street Honolulu, HI 96814
DONOR'S TELEPHONE	(808) 544-3754

STATEMENT OF OWNERSHIP AND/OR TERMS OF CONVEYANCE

The donor named above owns the property described below and desires to give the property to the City and County of Honolulu. To carry out this purpose, the donor is donating the property in accordance with the Donation Agreement between the City & County of Honolulu and the donor.

DESCRIPTION OF GIFT	VALUE
Furniture & Equipment*	\$ 191.93
UPS Battery*	\$ 166,508.30
PV System*	\$ 463,332.40
That certain parcel of land (Fair Market Value) and improvements located at 1611 D Stillman Lane, Honolulu, Hawaii as identified as Tax Map Key No. (1) 1-7-020-047	\$ 1,000,000.00
*Used in connection with that certain building located at 222 North School Street	
TOTAL	\$ 1,630,032.63

SIGNATURE:	Signed by: Eric Lau	DATE:	7/14/2025 5:11:01 PM HAST
PRINT NAME:	Eric Lau	TITLE:	Vice President- Controller Dept