



RESOLUTION

TO AUTHORIZE THE DEPARTMENT OF THE CORPORATION COUNSEL TO INITIATE LEGAL ACTION AGAINST ANGELO'S AUTO BODY & DETAILING, LLC, ANGELO S. JOHN, IN ALL OF HIS CAPACITIES (E.G. IN HIS CAPACITIES AS THE SOLE MEMBER-MANAGER OF THE LLC, TRUSTEE OF THE LLC'S TRUST, AND IN HIS PERSONAL CAPACITY) TO DEMOLISH AN UNSAFE STRUCTURE.

WHEREAS, on May 3rd, 2013, Angelo's Auto Body and Detailing, LLC ("LLC") was incorporated under the laws of the State of Hawai'i as a member-managed limited liability company with business address at 525 Avocado Street, Wahiawa, Hawai'i 96786; and

WHEREAS, at all times relevant to the LLC's existence, Angelo S. John was the sole member, sole managing member, and agent for service for the LLC; and

WHEREAS, on September 12th, 2013, the LLC took title to the real property located at 525 Avocado Street, Wahiawa, Hawai'i 96786 (TMK No. 7-4-001:025) ("Property") by Warranty Deed recorded in the State of Hawaii Bureau of Conveyances as Document No. A-50030170; and

WHEREAS, on December 4, 2020, the State of Hawai'i Department of Commerce and Consumer Affairs administratively terminated the LLC; and

WHEREAS, at the time of the LLC's termination, the LLC owned the Property; and

WHEREAS, pursuant to HRS § 428-810, the LLC continues to exist "temporarily" but only for the purposes of "wind up" and "liquidation;" and

WHEREAS, pursuant to HRS § 428-810, a trust was created by operation of law upon the administrative termination of the LLC; and

WHEREAS, the above-referenced trust is the legal owner of all property owned by the LLC at the time of its termination; and

WHEREAS, pursuant to HRS § 428-810, Angelo S. John became the trustee of the trust by operation of law; and

WHEREAS, Angelo S. John holds legal and equitable title to the Property in his capacity as trustee of the trust; and



RESOLUTION

WHEREAS, in his personal capacity, Angelo S. John is the beneficial owner of all trust property, including the Property; and

WHEREAS, Angelo S. John claims an interest in the Property based on his ownership and equitable interests in the LLC; and

WHEREAS, DPP has determined that there is an unsafe commercial building on the Property, which is dangerous to the health, safety, and welfare of the public; and

WHEREAS, DPP has determined that the unsafe building is being occupied by homeless individuals without water service, electrical service, or functioning sanitary facilities; and

WHEREAS, the occupancy of the unsafe building is a public nuisance and violation of the City Housing Code; and

WHEREAS, the City Council concurs with the findings and determinations of the DPP; and

WHEREAS, the unsafe building and occupancy of the unsafe building are dangerous and detrimental to the health, safety, and welfare of the public; and

WHEREAS, there is good and sufficient cause to demolish the unsafe building in order to secure the health, safety, and welfare of the public; and

WHEREAS, Section 2-3.2(b), Revised Ordinances of Honolulu 1990, as amended, requires that the Corporation Counsel obtain the consent and approval of the City Council before bringing legal action against private persons; now therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that:

Pursuant to Section 2-3.2(b), Revised Ordinances of Honolulu 1990, as amended, the Corporation Counsel is authorized to initiate legal action against the LLC, Angelo S. John, and Doe Defendants to demolish the unsafe building and seek reimbursement of the City and County of Honolulu's ("City") expenses; and



RESOLUTION

BE IT FINALLY RESOLVED by the Council that the Clerk be and hereby is directed to transmit copies of this Resolution to the Department of the Corporation Counsel.

INTRODUCED BY:

 (br)

Councilmembers

DATE OF INTRODUCTION:

AUG 21 2025

Honolulu, Hawaii

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 25-242

Introduced: 08/21/25 By: SCOTT Y. NISHIMOTO - BY REQUEST Committee: INTERNATIONAL & LEGAL AFFAIRS (ILA)

Title: TO AUTHORIZE THE DEPARTMENT OF THE CORPORATION COUNSEL TO INITIATE LEGAL ACTION AGAINST ANGELO'S AUTO BODY & DETAILING, LLC, ANGELO S. JOHN, IN ALL OF HIS CAPACITIES (E.G. IN HIS CAPACITIES AS THE SOLE MEMBER-MANAGER OF THE LLC, TRUSTEE OF THE LLC'S TRUST, AND IN HIS PERSONAL CAPACITY) TO DEMOLISH AN UNSAFE STRUCTURE.

Voting Legend: * = Aye w/Reservations

08/20/25	ILA	Reported out for adoption. CR-288 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
08/21/25	INTRO	Introduced.
09/03/25	CCL	Committee report and Resolution were adopted. 9 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.



GLEN A. TAKAHASHI, CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER