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DEPARTMENT OF BUDGET AND FISCAL SERVICES
KA 'OIHANA MĀLAMA MO'OHELU A KĀLĀ
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
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March 17, 2026

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: Resolution for Sale of City-Owned Parcels 1-A and 2-A Portions of West Loch Golf Course
TMK: 9-1-181:022

We request your approval to sell the following City-owned parcels located within West Loch Golf Course, based on appraisals completed by the Department of Design and Construction:

1. Parcel 1-A, to Iwalani Tseu, current abutting owner of TMK: 9-1-019:018, for $300,000; and

2. Parcel 2-A, to Sidney Walsh, current abutting owner of TMK: 9-1-019:030, for $385,000.

We received requests from Ms. Tseu and Mr. Walsh in September 2020 expressing their interests to purchase portions of West Loch Golf Course abutting their properties. Parcel 1-A, with an area of 29,631 square feet, and Parcel 2-A, with an area 44,812 square feet, are zoned AG-1 Residential Agricultural District, and are shown on the attached map. The Department of Enterprise Services ("DES"), which has jurisdiction of the parcels, has deemed the parcels as surplus property. As a condition of sale, each purchaser must submit a consolidation map approved by the Department of Planning and Permitting.

The various City agencies, including the DES, have no objections to the sale of the parcels to Ms. Tseu and to Mr. Walsh.

A copy of the proposed Resolution is attached. Should you have any questions, please feel free to call me at (808) 768-3901.

Sincerely,

Andrew T. Kawano
Director

Attachment

APPROVED:

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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

APPROVING THE SALE OF SURPLUS CITY PROPERTY, PARCEL1-A AND PARCEL 2-A, PORTION OF WEST LOCH GOLF COURSE, HONOULIULI, 'EWA, O'AHU, HAWAI'I, TMK: 9-1-181:022.

WHEREAS, Paragraph 16, Section 46-1.5, Hawai'i Revised Statutes ("HRS"), as amended, authorizes the counties, under certain conditions, to dispose of real property as the interests of the inhabitants of the county may require; and

WHEREAS, Parcel 1-A, with an area of 29,631 square feet, and Parcel 2-A, with an area of 44,812 square feet ("Parcels") are City-owned and are colored on the map designated as Exhibit A, attached hereto and by reference made a part of this resolution; and

WHEREAS, Iwalani Tseu, current abutting property owner of TMK: 9-1-019:018 has requested to purchase Parcel 1-A; and Sidney Walsh, current abutting owner of TMK: 9-1-019:030 has requested to purchase Parcel 2-A; and

WHEREAS, the Department of Planning and Permitting ("DPP") has granted zoning waivers to allow for the subdivision of the parcels from West Loch Golf Course, and;

WHEREAS, the parcels are zoned AG-1, Residential Agricultural District and will be sold "as-is, where-is;" and

WHEREAS, the various City agencies, including the Department of Enterprise Services ("DES"), which has jurisdiction over West Loch Golf Course, have no objections to the sale of the parcels; and

WHEREAS, the DES has deemed the parcels as surplus property; and

WHEREAS, pursuant to Section 6-1803 of the Revised Charter of the City and County of Honolulu 1973 (2017 edition) ("Charter") as amended, the Director of the Department of Land Management, now known as the Department of Housing and Land Management ("DHLM Director") conducted a public hearing on May 28, 2025, on the sale of the parcels to the abutting owners; and

WHEREAS, the DHLM Director has submitted the DHLM Director's Public Hearing Report, which found that the sale of the parcels to the abutting owners was in the public's interest as described in Charter Section 6-1803 (Exhibit B, attached hereto and made a part thereof); and

RESOLUTION

WHEREAS, the Director, Department of Budget and Fiscal Services (hereinafter "Director"), with the concurrence of the Corporation Counsel, has recommended to the Council to sell Parcels 1-A and 2-A, pursuant to Sections 37-1.2 and 37-1.6, Revised Ordinances of Honolulu, as amended; and

WHEREAS, the Director has proposed and recommended that Parcel 1-A be sold to Iwalani Tseu, abutting property owner of TMK: 9-1-019:018, by negotiated sale for the recommended sale price of $300,000 based on an appraisal completed by the Department of Design and Construction ("DDC"); and

WHEREAS, the Director has proposed and recommended that Parcel 2-A be sold to Sidney Walsh, abutting owner of TMK: 9-1-019:030 by negotiated sale for the recommended sale price of $385,000 based on an appraisal completed by the DDC; and

WHEREAS, ten percent (10%) of the total sale proceeds which equals $68,500 will be deposited into the Reserve for Fiscal Stability Fund, and the remaining balance of $616,500 will be deposited into the general fund; and

WHEREAS, Parcel 1-A shall be used for the education of Hawaiian cultural practices, including hula, lei making, and the cultivation of native Hawaiian plants, and Parcel 2-A shall be used for agricultural space; and

WHEREAS, upon consummation of the sale, Iwalani Tseu must consolidate Parcel 1-A with TMK: 9-1-019:018, and Sidney Walsh must consolidate Parcel 2-A with TMK: 9-1-019:030, which are required by the DPP; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the sale of Parcel 1-A to Iwalani Tseu for the recommended sale price of $300,000, and the sale of Parcel 2-A to Sidney Walsh for the recommended sale price of $385,000; and

BE IT FURTHER RESOLVED that the sales be in accordance with the recommendations of the Director, and/or designee and with all applicable laws; and

BE IT FURTHER RESOLVED by the Council of the City and County of Honolulu that it approves ten percent (10%) of the total sale proceeds which equals $68,500 will be deposited into the Reserve for Fiscal Stability Fund, and the remaining balance of $616,500 will be deposited into the general fund; and

BE IT FURTHER RESOLVED that the Director, and/or designee, shall be authorized to sign the deed and other necessary documents; and

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Director.

INTRODUCED BY:

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DATE OF INTRODUCTION: _____

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_____ _____

Honolulu, Hawai'i Councilmembers

Report Title:
Sale of Parcels; West Loch Golf Course; Department of Budget and Fiscal Services ("BFS"); Department of Enterprise Services ("DES"); Appraisal range of value; Iwalani Tseu and Sidney Walsh; Consolidation of Land.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

EXHIBIT A

EXHIBIT A



Sheet No. 2 of 2 Sheets

TAX	POCKET	FOLDER	NO.
18	3	4	77

EXHIBIT B

EXHIBIT B

DEPARTMENT OF HOUSING AND LAND MANAGEMENT
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA
CITY AND COUNTY OF HONOLULU

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CATHERINE A. TASCHNER
DEPUTY DIRECTOR
HOPE PO'O

March 6, 2026

PUBLIC HEARING REPORT

Disposal of Portions of West Loch Golf Course
Parcel 1-A, 29,631 square feet and Parcel 2-A, 44,812 square feet
Tax Map Key 9-1-181: 022 (por.), Honouliuli, 'Ewa, O'ahu, Hawai'i

Notice of Hearing:

Notice of Public Hearing:	Legal Publication: Honolulu Star Advertiser and staradvertiser.com: Published May 14, 2025 and May 21, 2025.
Date/Time:	Wednesday, May 28, 2025, Time: 10:00 a.m. to 11:00 a.m.
Proposed Transaction:	Disposal of portions of West Loch Golf Course Parcel 1–A and Parcel 2-A to abutting landowners.
Purpose:	To dispose of remnant real property interests of the City and County of Honolulu.
Staff Attendance:	Gary Gaspar, Department of Budget and Fiscal Services (BFS) - PMD Real and Personal Property Management Specialist IV; Natalie V. Jones, Department of Housing and Land Management – Asset Management Division Administrator; Tracy Kubota, Department of Enterprise Services (DES) Deputy Director; Jordan Abe, DES Golf Course Administrator; and Nainoa O'Sullivan, DES Assistant Golf Course Administrator.
Persons in Attendance:	Iwalani Walsh Tseu, Nanet Walsh, Adam Walsh, Sid Walsh, and Aureana Tseu.
Written Testimony Received:	None

Oral Testimony Received:

Iwalani Tseu and her daughter Aureana Tseu testified that they are grateful and excited to have an opportunity to purchase Parcel 1-A, which abuts Mrs. Tseu's property. The Tseus represent that the parcel will be used for the education of Hawaiian cultural practices, including hula, lei making, and the cultivation of native Hawaiian plants.

Sidney Walsh testified that Parcel 2-A, which abuts his property, will be used for agricultural space.

Director's Findings:

The disposition process was led by BFS, which was responsible for coordinating and managing all related transaction activities.

Approval was granted by the Department of Permitting and Planning (DPP) on October 24, 2023, to waive Revised Ordinances of Honolulu (ROH) Chapter 21, [the Land Use Ordinance (LUO),] Section 21-3.50-4(b) [Table 21-3.1] to subdivide a portion of an existing lot, which will result in a lot that does not meet the required minimum lot size within an AG-1 district, subject to conditions referenced in the attached Zoning Waivers for Lot 1-A and Lot 2-A.

BFS shall be responsible to incorporate restrictive covenants governing the use of the property into the deed, which shall be coupled with a reversionary interest for failure to comply. This use restriction must include a representation and warranty that the properties will be used in compliance with the environmental laws of the city, State of Hawai'i and the United States of America.

The proceeds for Parcel 1-A and Parcel 2-A is $300,000 and $385,000, respectively. BFS negotiated the sale price with the abutting property owners. The sales prices were agreed upon.

The City will not execute the deed until both Purchasers (Iwalani Tseu and Sidney Walsh) obtain the approval of DPP to consolidate the properties to be acquired with their respective parcels.

The subject transaction serves the public interest as defined in Chapter 18, Section 6-1803(2), Revised Charter of the City and County of Honolulu 1973 (2017 Edition), by expanding recreational and Hawaiian cultural opportunities, preserving open space, and enhancing the City's fiscal health through the proceeds generated from the sale. Based on the facts provided by BFS, the proposed disposal of a real estate interest is in compliance with the environmental laws of the city, State of Hawai'i and the United States of America.

Respectfully Submitted:

Kevin D. Auger, Director