'26APR24 AM 10:26 CITY CLERK

OFFICE OF THE MAYOR
KE KE'ENA O KA MEIA
CITY AND COUNTY OF HONOLULU
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RICK BLANGIARDI
MAYOR
MEIA

MICHAEL D. FORMBY
MANAGING DIRECTOR
PO'O HO'OKELE

KRISHNA F. JAYARAM
DEPUTY MANAGING DIRECTOR
HOPE PO'O HO'OKELE

April 22, 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:

Pursuant to Section 13-103(b) of the Revised Charter of the City and County of Honolulu, I hereby reappoint, subject to confirmation by your Honorable Body, Hilarie Alomar as a member of the Planning Commission. Ms. Alomar will serve a term to expire on June 30, 2031. I would appreciate your favorable consideration of Ms. Alomar's reappointment 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 form for your review. For general inquiries you may have regarding this appointment, please contact my Chief of Staff, Andy Sugg, at (808) 768-4811.

Sincerely,

Rick Blangiardi
Mayor

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

MAYOR'S MESSAGE 56(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

CONFIRMING THE REAPPOINTMENT OF 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 ("Charter"), as amended, establishes a Planning Commission ("Commission") consisting of nine members; and

WHEREAS, Charter Section 6-1505 states that at least one member of the Commission must have substantial experience or expertise in one of the following categories of disciplines, each of the categories must be represented by a different member, and all of the categories must be represented on the Commission:

1. Native Hawaiian traditional and customary practices, native Hawaiian law, or traditional Hawaiian land usage;

2. Land use planning, policies, and principles;

3. Land development and construction; and

4. Climate change and sea level rise causes, effects, and solutions; or environmental protection and preservation; and

WHEREAS, Charter Section 6-1506 provides that, among other things, major duties of the Commission are to:

1. Advise the Mayor, the Council, and the Director of Planning and Permitting on matter concerning the planning programs; and

2. 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 April 22, 2026, the Mayor has reappointed Hilarie Alomar to the Planning Commission, for a term to expire June 30, 2031; and

WHEREAS, Hilarie Alomar will provide representation on the Commission in the category of Native Hawaiian traditional and customary practices, native Hawaiian law, or traditional Hawaiian land usage; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

WHEREAS, Charter Section 13-103 requires that each appointee to the Commission be a registered voter of the City; and

WHEREAS, the Council of the City and County of Honolulu has reviewed Ms. Alomar's qualifications and character and finds that she qualifies to serve on the Commission; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it confirms the reappointment of Ms. Hilarie Alomar to the Planning Commission for a term to expire June 30, 2031; and

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

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

INTRODUCED BY:

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_____

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_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

Hilarie R.K. Alomar

PROFESSIONAL EXPERIENCE

2021-present **KAMEHAMEHA SCHOOLS**
Director, Planning & Development, Commercial Real Estate Division (CRE)
Provides oversight and leadership with regards to all planning and development activities and staff in assigned. Responsible for driving strategy in assigned market areas in alignment with CRE's five-year portfolio plan, community regional plans and KS' strategic vision 2040. Responsible for creating and maintaining real estate value and strategic returns. Organizes and leads multi-disciplinary project teams including both internal and external partners. Directs land use and entitlement efforts and community consutlation strategies. Executes development/redevelopment projects and associated transactions and monitors post execution to stabilization.

2015-2021 **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 Kihi: 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

- Planning Commissioner, City and County of Honolulu – 2021 – present (5 year term)
- Lambda Alpha International, Aloha Chapter – member, 2021 - present
- Trees for Honolulu's Future, Board Member 2020-present
- Urban Land Institute (ULI), Urban Revitalization Council - Member Blue Flight, 2023 - present
- Urban Land Institute (ULI) Member, 2006-present
- American Planning Association (APA) Hawaii, Member since 2000, Treasurer (2011-2014), Program Chair (2007-2010); APA Indigenous Planning Division Member
- Ma'ema'e Elementary School PTSA Board (2018-present), 2020 Corresponding Secretary
- Certified Commercial Investment Member (CCIM) – candidate member
- BOD Vice President, The Townhouse Association of Apartment Owners 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.

- ***'Ōlauniu Redevelopment (2020-present)*** *– 180,000 sf commercial center*
- ***He'eia Plan (2019-2024)*** *– 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

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 April 22, 2026.

Signature Block

Signature of Elector

Chadd Kadota, Acting City Clerk
City and County of Honolulu
State of Hawaii

This certificate expires at the earlier of either the date the named elector relinquishes the voter residence associated with this certificate or after the next scheduled Hawaii General election after the affixed issuance date.