'26JUN23 PM 4:05 CITY CLERK

OFFICE OF THE MAYOR
KE KE'ENA O KA MEIA
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 300 • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-4141 • FAX: (808) 768-4242 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

KRISHNA F. JAYARAM
MANAGING DIRECTOR DESIGNATE
PO'O HO'OKELE HO'OKOHO 'IA

IAN SCHEURING
DEPUTY MANAGING DIRECTOR
HOPE PO'O HO'OKELE

June 23, 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 appoint, subject to confirmation by your Honorable Body, Shannon Smith as a member of the Real Property Tax Assessment Board of Review I. Ms. Smith will serve for a term to expire on June 30, 2029. I would appreciate your favorable consideration of Ms. Smith's appointment and request adoption by the City Council in the most expedient manner possible.

I have enclosed a draft resolution and Ms. Smith's personal information 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. Shannon Smith
Department of Budget and Fiscal Services
Real Property Tax Board of Review I
Ethics Commission

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

CONFIRMING THE APPOINTMENT OF SHANNON SMITH TO SERVE ON THE BOARD OF REVIEW I FOR REAL PROPERTY TAX APPEALS OF THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 8-12.6, Revised Ordinances of Honolulu 1990 ("ROH"), as amended, establishes a boards of review for real property tax appeals under the Department of Budget and Fiscal Services; and

WHEREAS, each board consists of five members appointed by the Mayor and confirmed by the Council to five-year staggered terms; and

WHEREAS, Section 8-12, ROH, charges a board of review with the duty of hearing and deciding real property tax appeals; and

WHEREAS, by Mayor's letter, dated June 23, 2026, the Mayor has appointed Ms. Shannon Smith to the Board of Review I; and

WHEREAS, if confirmed by the Council, Ms. Smith will fill a vacancy, and serve for a term to expire on June 30, 2029; and

WHEREAS, to qualify for service on the Board of Review, a member must comply with two requirements:

(1) Section 8-12.6, ROH, requires a member to have resided in the State of Hawaii for at least three years at the time of the appointment; and

(2) Section 13-103 of the Revised Charter of the City and County of Honolulu 1973, as amended, requires a member to be a registered voter; and

WHEREAS, the Council has reviewed the qualifications and character of Ms. Smith and finds that she is qualified to serve on the Board of Review I and deserves confirmation; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it confirms the appointment of Ms. Shannon Smith to the Board of Review I for real property tax appeals for a term expiring on June 30, 2029; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FURTHER RESOLVED that the Council expresses its gratitude and appreciation to Ms. Shannon Smith for her willingness to serve the City and County of Honolulu; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Chair of the Board of Review I, the Director of the Department of Budget and Fiscal Services, and Ms. Shannon Smith.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers

CITY AND COUNTY OF HONOLULU
NOMINEE/APPOINTEE FORM

1. Position Nominated to: Real Property Board of Appeals I

2. Name: Shannon Kay Smith
(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: Realtor - Licensed since 1998

5. Name and address of employer or firm:
Hawaii Modern Realty
1585 Kapiolani Blvd Ste 1240, Honolulu, HI 96815

6. Does your employer do any business with the City and County of Honolulu? No
If yes, state the nature of business and approximate dollar amount in the last five years:

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:

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:

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

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:

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:

14. Education:

B.A. History & Polotical Science, Texas Tech University, Lubbock TX 1991
M.A. American Studies - Historic Preservation Certificate, UH Manoa, 1996

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):

attached

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

attached

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

Yes ☑

If yes, provide name(s) of board/commission:
District 9, Subdistrict 3, Waikiki Neighborhood Board 2024 to Present

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 ☑

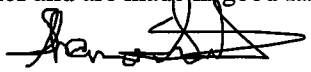
20. Are you regularly away from Honolulu? No ☑ If yes, please explain:

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?

Serve as an independent decision-maker in property tax disputes between property owners and the City's tax assessor. I review appeals related to valuations & exemptions examine evidence presented by both sides, and have the authority to uphold, adjust, or overturn assessments based on market value, uniformity, or exemption eligibility.

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.



(Signature) 4/29/26 (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.

SHANNON KAY SMITH

CRS | MRP | CIAS | SRES | ABR
Licensed REALTOR® • Hawaii Modern Realty • Team Hawaii Real Estate
Waikiki, Honolulu, Hawaii • •
teamhawaii.realestate •

PROFESSIONAL SUMMARY

Hawaii-licensed REALTOR® with 24+ years of active real estate experience on O'ahu, with deep expertise in residential property valuation, condominium markets, leasehold and fee simple ownership structures, and Honolulu's complex property tax landscape. As a practicing agent and Waikiki resident, I work daily with assessed values, conveyance tax calculations, and the real-world gap between assessed and market value—making me well-suited to serve the City's Real Property Tax Board of Review with informed, objective analysis.

REAL ESTATE EXPERTISE & PROPERTY VALUATION KNOWLEDGE

- 24+ years of active licensure on O'ahu (License #RB-21168); $48.7M+ in total transaction volume
- Deep familiarity with Honolulu real estate assessed values, conveyance tax schedules, and closing cost structures
- Expert in leasehold vs. fee simple valuation distinctions and their impact on market and assessed value
- Specialist in condominium markets, maintenance fee structures, and how HOA financials affect property value
- Certified Investor & Agent Specialist (CIAS): trained in investment property analysis, income valuation methods, and ROI modeling
- Short-term rental (STR) investment advisor with working knowledge of Waikiki Special District zoning, permitted uses, and resort-tier tax classifications
- Personal investment portfolio includes a hotel-resort zoned Waikiki condominium (30-day minimum rental) and two STR properties at Bamboo and Marine Surf Waikiki; elected to pay the City's dedication conversion penalty to operate short-term—a deliberate business decision reflecting deep, firsthand understanding of O'ahu's STR dedication rules, tax obligations, and compliance requirements
- Military Relocation Professional (MRP): experienced navigating VA loan and PCS transactions across O'ahu's diverse market segments
- Senior Real Estate Specialist (SRES): expertise in estate, trust, and senior-transition property transactions
- Accredited Buyer's Representative (ABR) and Certified Residential Specialist (CRS)

CIVIC ENGAGEMENT & COMMUNITY SERVICE

Neighborhood Board No. 9 – Waikiki Sub-District 3 | *Active Member*

- Elected representative for the Waikiki community; engaged in land use, zoning, and community planning decisions

Rainbow Chamber of Commerce | *Founding Member*

- Co-founded chamber supporting LGBTQ+ business community across Honolulu

Project Visitation | *Volunteer*

- Non-profit dedicated to reuniting siblings separated in the foster care system

Hawaii Modern Realty Foundation

- Founding member of the Hawaii Modern Realty Foundation, a charitable organization (pending 501(c)(3) status) dedicated to community giving and service across O'ahu

Hawaii Modern Realty Community Events

- Regular participant in food bank and community service events organized through Hawaii Modern Realty

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

- Certified Residential Specialist (CRS) – Council of Residential Specialists
- Military Relocation Professional (MRP) – National Association of REALTORS®
- Certified Investor & Agent Specialist (CIAS)
- Senior Real Estate Specialist (SRES)
- Accredited Buyer's Representative (ABR)
- Member, Professional Standards Committee – Honolulu Board of REALTORS®
- Member, Honolulu Board of REALTORS® (since 2003)
- Member, National Association of REALTORS® (since 2003)
- Member, LeadingRE global real estate network (via Hawaii Modern Realty)
- Founding Member, Hawaii Modern Realty Foundation (pending 501(c)(3) designation)

EDUCATION

M.A., American Studies – University of Hawai'i at Mānoa

B.A. – University Studies

Continuing professional education in real estate law, ethics, Hawaii property tax, and investment analysis through Honolulu Board of REALTORS® and NAR-affiliated programs.

INTEREST IN THE REAL PROPERTY TAX BOARD OF REVIEW

As a REALTOR® who works daily in O'ahu's residential market, I understand the disconnect that property owners often experience between assessed values and market reality. I have guided hundreds of clients through purchase decisions where the City's assessed value played a direct role—in offer strategies, investment analysis, and tax planning. I bring an objective, data-informed perspective grounded in active market participation, and I am committed to serving my community with the same integrity and diligence I bring to every real estate transaction.

Office of the City Clerk

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

Voter Certificate

I, Chadd Kadota, Acting City Clerk of the City & County of Honolulu, State of Hawaii do hereby certify that,

SHANNON K. SMITH

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

Precinct, 01 Representative District, 24 State of Hawaii

Voter ID No: 1608086 Registration Date: 07/08/2000

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 June 23, 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.