

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

No. 26 - 198

RESOLUTION

TO AUTHORIZE THE DEPARTMENT OF THE CORPORATION COUNSEL TO INITIATE FORECLOSURE ACTION AGAINST THE J.T. VILLA TRUST AND ITS TRUSTEE(S) TO COLLECT CIVIL FINES AND REAL PROPERTY TAXES.

WHEREAS, the Jay J.T. Villa Trust ("Trust") owns the property located at 45-703 Hilinai Street, Kaneohe, Hawai'i, 96744 (TMK No. 4-5-059: 005) ("Property"); and

WHEREAS, real property taxes were assessed against the Property for the 2021 to 2026 tax years; and

WHEREAS, the real property taxes assessed against the Property in the 2021-2026 tax years have not been paid; and

WHEREAS, as of July 31, 2026, the above referenced taxes, including penalties and interest will total approximately \$16,025.79; and

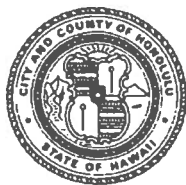
WHEREAS, the unpaid real property taxes for the Property are a lien upon the Property; and

WHEREAS, the Property is abandoned, overgrown, and a nuisance to the public; and

WHEREAS, on March 29, 2019, the Department of Planning and Permitting ("DPP") issued a Notice of Violation No. 2019/NOV-03-150 to the Trust for violating ROH §27-9.1 by maintaining "overgrown with uncultivated, flammable weeds in excess of 18 inches in height" on the Property;" and

WHEREAS, on April 15, 2019, DPP issued a Notice of Order No. 2019/NOO-134 to the Trust because the Trust did not correct the violation as required by the Notice of Violation; and

WHEREAS, Notice of Order No. 2019/NOO-134 imposed an initial civil fine of \$750.00 against the Trust and a daily fine of \$500.00 per day, for each day the violation cited therein remained uncorrected; and



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WHEREAS, the fines imposed by Notice of Order No. 2019/NOO-134 now exceed \$1,023,250.00; and

WHEREAS, DPP has recorded a Certificate of County Civil Fine Lien against the Property in the State of Hawaii Bureau of Conveyances to secure City's interest in the fines as an encumbrance on the Property; and

WHEREAS, the fines are unpaid and immediately due and owing to the City; and

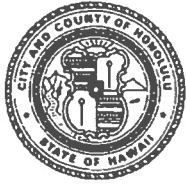
WHEREAS, the DPP has made good and lawful demands to the Trust for payment of the civil fines described in this Resolution; and

WHEREAS, the trust has failed to pay the fines owed to the City after such demands; and

WHEREAS, the filing of a complaint for foreclosure is necessary to collect the taxes and fines owed to the City; 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 Trust, its Trustees and any persons with an interest in the Property in order to collect the above-discussed unpaid real property taxes and unpaid civil fines. In addition to the remedy of foreclosure, the Corporation Counsel may pursue all lawful claims against defendants to this action and seek any and all lawful remedies, whether at law or in equity.



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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)

DATE OF INTRODUCTION:

AUG 26 2026
Honolulu, Hawai'i

Councilmembers

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 26-198

Introduced: 08/26/26 By: SCOTT Y. NISHIMOTO - BY REQUEST Committee: INTERNATIONAL & LEGAL AFFAIRS (ILA)

Title: TO AUTHORIZE THE DEPARTMENT OF THE CORPORATION COUNSEL TO INITIATE FORECLOSURE ACTION AGAINST THE J.T. VILLA TRUST AND ITS TRUSTEE(S) TO COLLECT CIVIL FINES AND REAL PROPERTY TAXES.

Voting Legend: * = Aye w/Reservations

08/26/26	ILA	Reported out for adoption. CR-243(26) 8 AYES: CORDERO, KIA'ĀINA, NISHIMOTO, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER 1 ABSENT: DOS SANTOS-TAM
08/26/26	INTRO	Introduced.
09/09/26	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.



CHADD KADOTA, ACTING CITY CLERK



TOMMY WATERS, CHAIR AND PRESIDING OFFICER