

State of Hawaii
Board of Land and Natural Resources
Meeting - January 8, 2021, 9:00am

Written Testimony – for Land Division, Item #5 Milowai Maalaea

Board Members,

The following is respectfully submitted as additional information regarding the Milowai Seawall Repairs.

Milowai Land History –

The property was originally purchased by Wendell and Myrtle Crockett in the 1940's. The property had no seawall and a sand beach existed where the small boat harbor is currently located. Their son William Crockett, returned home from the Army in 1948 and remembers that while visiting the family property the seawall was not yet built.

In 1952 the Small Boat Harbor facility was developed by Territory of Hawaii officials. Further improvements were made in 1955 and 1959, which included construction of break walls.

Upon William's return from law school in 1956, the seawall had been built. It is estimated that the wall was built in the early 1960's around the same time as the harbor improvements.

In the early 1970's the Crockett family leased the land to begin developing the Milowai Condominium building and the condos were completed in 1975.

The shoreline of the Milowai property was certified by the State of Hawaii on September 25, 1975.

Timeline of Repairs –

The seawall measures a total of 180' feet. In 2016, with limited funds, the AOA completed a 30' repair to a portion of the wall that was suffering from severe deterioration. Prior to performing further repairs a subsequent Board of Directors did further investigations and engineering to ensure the 2016 repairs were completed correctly - as the original engineer voiced concerns that he did not have the opportunity to complete a final inspection.

In 2018 the AOA retained a new engineer (the original engineer retired) to complete a geotechnical investigation to confirm the performance of the 2016 repairs, soil composition materials and extent of undermining and erosion. It was determined that the 2016 repairs were not performing as anticipated. In the fall of 2019, new structural drawings were completed to take into account the geotechnical report findings, and wall conditions based on site surveys and soil analysis.

The AOA completed a competitive request for proposal for seawall repairs in June 2020. The results provided a final project cost. Following the Hawaii Revised Statutes, Chapter 514B and the Milowai governing documents, the Board of Directors unanimously voted to proceed with the project. A Zoom meeting of the ownership was then held to review the upcoming project.

Through a special assessment and securing a loan from the Bank of Hawaii, Milowai is financially prepared to proceed with the repairs for a total projected sum of approximately \$3,000,000.00.

Delay of Repairs –

In 2015/2016 the primary focus was on the 30' section failure which that Board addressed with limited funds.

Through multiple Board of Director transitions, the current Board in 2019 embraced the project and was committed to worked through the complex and time consuming AOA, State and County processes to ultimately provide Milowai with a seawall that will be much improved with structural integrity.

ROE Permit & Installation of Temporary Sandbags -

In July 2020, the AOA and Project Engineer recognized the severe and quickly degrading seawall and took the steps to secure approval to install sandbags placed at the two highest failing points while we awaited the repair project to start.

We worked diligently with OCCL and obtained their approval but missed obtaining a ROE permit. The AOA takes full responsibility and accepts the proposed fine assessment in the amount of \$500.00. The AOA has signed a letter of intent with Prometheus Construction for the repair project to include the sandbag removal and with Archaeological Consultants, LLC for monitoring services during excavation and completion of a Archeological Monitory Report. The anticipated project completion date is May 23, 2021 which aligns with the County permits.

Oral Testimony –

At the DLNR Board Meeting we will have the Board President, Project Coordinator, Structural Engineer, Chris Hart & Partners and Legal Counsel available to answer questions.

Thank you,
Tanci Mintz, Milowai Maalaea Board President