

Ref: 4/28/2023, ITEM D-3

April 25, 2023

Aloha,

My name is Joe Aiona-Aka, along with my wife I have resided at 121 Banyan Drive in Hilo for just over 7 months. When we moved into a unit under the previous management the building was a complete disaster and very spooky. Our unit was \$1000.00 per month for a studio. The unit they offered us had no door, the toilet backed up and sewage leaked out of the walls. We didn't find this out until after we had paid our rent. It was very unsafe and unhealthy.

Since Banyan Drive Management took over in January they have settled the problems with the sewer and moved out all the squatters. They came in with a lot of passion to create change in the building and it was awesome. They did a good job clearing out the drugs and problem people that don't pay or don't belong here. People tried to take revenge on them by damaging units, causing water leaks, setting fires, making false complaints and trying to sabotage their efforts. My experience with them has been that they are fair with everyone, polite and helpful with every problem that's happened in the building.

I work part time for the Department of Education and I do general clean up of the parking lot, hallways and stairwells at BDM. I also assisted their maintenance staff with boarding and securing vacant units in hopes of making this a better place to live. The amount of garbage removed from this building was unreal! A lot of people don't appreciate my work or the management's efforts to clean things up. We can clear a floor or stairwell of garbage and the very next day people will throw garbage into the hallways again just to make it hard on the staff. It has been very frustrating to see that some of my neighbors don't appreciate my work or the work that is being done to save this building from shutting down.

When we heard that Savio was awarded the contract a lot of the good people here lost hope because I guess Savio had been managing before. The past month all the homeless started coming back and making problems again. So much that they broke all the cameras that were installed for security that helped my wife and I feel safer in our apartment. The security was discontinued and all the squatters have started to come back and tear open the plywood on boarded doors. They intimidate people and invite all kinds of weird people into the building at night.

I hope that Banyan Drive Management can continue to manage the building in the future and stop all of the crime and destruction that is going on in this building.



Joe Aiona-Aka  
121 Banyan Drive #304

Big Island Properties  
PO Box 711775  
Mt. View, Hi. 96771  
Patricia Summers  
patriciasummers@live.com  
808-345-2202

April 25, 2023

Board of Land and Natural Resources

State of Hawaii  
Honolulu, Hawaii

PSF No.: 19HD-078  
Agenda item D-3

I am Patricia Summers, Principal Broker of Big Island Properties with a State License number RB-16293. I have been a Realtor in the State of Hawaii since 1989. I have been working with Mr. Ryan Lee since 2016 and have completed dozens of sales transactions with him. Mr. Lee has always been extremely professional in all his activities and has always followed through with what he said he was going to do.

During our professional time working together Mr. Lee has shown great strength in solving many difficult situations. His talent lies in his ability to reason for the best possible solution in the given situation.

Mr. Lee operates multiple businesses in the community and his businesses run smoothly. His skills also lie in the management of personnel, all his employees respect him.

I am totally certain that Mr. Lee would be an excellent choice for a long-term lease and development of the former County Club Condominium Hotel Property.

On the chance you would want more data from me, please reach out to me at the phone number or email listed.

Respectfully,

DocuSigned by:

*Patricia Summers*

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Patricia Summers,

RB-16293

For DLNR, April 28, 2023 Meeting Agenda Item D-3 testimony

April 26, 2023

Greetings, Pearl Macomber of 121 Banyan Drive Apartment 204 at your service

My husband and I first moved into Banyan Drive when it was first titled Bayview Management, the Country Club of Hilo. The date was February 12, 2002. We moved into room #506 and the landlord's name was Vinny. What was believed would last only for a few weeks soon turned into a few months then a few years, now we have been here for 22 years.

Much history has filled the hallways, good and bad. Many decisions have been determined good or bad but people survived.

Leaning on the time I have been here there is much I have seen/know but one thing I would want to testify on is the upkeep of the building by Banyan Drive Management.

Banyan Drive Management moved in on January 1st of 2023. Up into that time with the unauthorized individuals moving into the property this place had regressed to a ghetto experience and identity.

Parking areas were filled with debris, under cars and at the front and the back of the building. Many cars that were parked in the parking lot were inoperable and qualified as eye sores.

Most rooms are uninhabitable because of dents in the walls or broken doors etc. The hallways were soiled and unsanitary.

When Banyan Drive Management came in they cleaned these areas and I felt and saw the cleanliness and sanitation. On a scale from 1-10 with 10 being extremely clean I rate the following.

Parking 10

Apartment rooms 10

Roof 10

Submitted by: Former 121 Banyan Drive Association President  
(Served as President for the association from 2014-2019)

Pearl Macomber

A handwritten signature in black ink that reads "Pearl Macomber". The signature is written in a cursive, flowing style.

Testimony of  
Pacific Resource Partnership

State of Hawaii  
Board of Land and Natural Resources  
Dawn N.S. Chang, Chairperson

Agenda Items No. D(3)—Banyan Drive Management LLC as Developer/Lessee of Property  
Friday, April 28, 2023

Aloha Chairperson Chang and BLNR Members:

Pacific Resource Partnership (PRP) is a non-profit market recovery trust fund which represents approximately 7,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

PRP wishes to express its concerns that the developer will benefit from the use of state lands to build his/her Project without any assurances that the developer will: 1) pay its construction workers the prevailing wage pursuant to Chapter 104, HRS; 2) hire Hawaii residents to build the Project; and 3) require construction trades working on the Project to participate in an apprenticeship program approved and registered by the State Department of Labor and Industrial Relations.

**Chapter 104, Hawaii Revised Statutes Requirements**

The BLNR should require the developer of the Project to enter contracts with general contractors and subcontractors whose wages are reflected in the Hawaii prevailing wage statute, Chapter 104, Hawaii Revised Statutes for laborers and mechanics for the construction of the Project.

Requiring development projects built on state lands to comply with Chapter 104, HRS, is consistent with HAR Title 12, Chapter 22. DLIR's definition of a "public work" states:

Any building, structure, road, or real property, the construction of which is undertaken:

(A) *By authority of*; and

(B) *Through the use of* funds, grants, loans, bonds, **land, or other resources of the State or any county**, board . . . or other agency or instrumentality thereof, to serve the interest of the public, regardless of



**(Continued From Page 1)**

whether title thereof is held by a state or county agency.

HAR § 12-22-1 (emphasis added). Further, compliance with Chapter 104, HRS, helps to promote the fair, efficient, and expeditious completion of projects and, in turn, the responsible use of state lands and resources.

**Developer Should Commit to Labor Standards**

PRP has been a strong advocate for labor standards for construction projects that use state funds, resources, or lands to undertake a project. Such standards will provide long-term career opportunities for Hawaii's residents and ensure that reputable contractors are building these projects within the State of Hawaii.

The Project is receiving a public benefit, the use of state lands. At the very minimum, the developer of the Project should comply with the following labor standards to ensure the Project will provide meaningful benefits for Hawaii's residents and workers.

**The developer of the Project should commit to paying the local workforce prevailing wages.** Hiring local workers and paying them prevailing wages will provide Hawaii's residents with an opportunity to afford Hawaii's high cost of living. Prevailing wages help keep residents off welfare and other government assistance programs, stimulate the local economy, and provide economic stability for workers and their families.

**The developer of the Project should commit to hiring workers who participate in an apprenticeship program approved and registered by the Hawaii State Department of Labor and Industrial Relations in accordance with Chapter 372, Hawaii Revised Statutes.** These programs provide valuable training to Hawaii's residents allowing them to pursue a long-term career path in the construction industry. These training programs strengthen the overall skill levels of Hawaii's construction workers and provide the State of Hawaii with a workforce that can build the homes and infrastructure needed to address the State's housing crisis.

**Recommendation**

Given the above, we respectfully request that the BLNR include the following labor standard requirements as a part of the development agreement with Banyan Drive Management LLC obtain: 1) General contractors and subcontractors whose wages are reflected in the Hawaii prevailing wage statute, Chapter 104, HRS for laborers and mechanics shall be contracted for the construction of the Project; 2) A good faith effort shall be made to hire Hawaii residents to work on the Project; and 3) All construction trades working on the Project shall participate in an apprenticeship program approved and registered by the State Department of Labor and Industrial Relations in accordance with Chapter 372, Hawaii Revised Statutes.

Thank you for this opportunity to submit written testimony.

Donald Parks

# ELITE BAIL BOND AND FUGITIVE RECOVERY

161 Banyan  
Hilo, Hawaii 96720  
808-437-3367

Ref: Testimonial for April 28, 2023 Meeting Agenda Item D-3

Aloha,

I want to introduce myself as a Big Island businessman contracted by Banyan Drive Management LLC to run the security operations at 121 Banyan Drive. I took on this project with Mr. Ryan Lee because of my background as a fugitive recovery agent for Elite Bail Bond, Island Boyz Fugitive Recovery and Kamaaina Bailonds I also work for Rein Security as the head security officer, working closely with law enforcement in Hawaii County. Everyone in Hilo is well aware of the problems with criminal activity at this property and I wanted to offer my expertise to help Banyan Drive Management clean up this building.

During my time working various shifts I assisted the front office ladies as they made first contact with residents and non-residents in the building. We witnessed open drug use, overdosing, stabbings and even an unattended death. The conditions were terrible with squatters, trespassers, drug dealers and undocumented people living in units that were broken into and vandalized. In one instance we were compelled to call Child Protective Services when a young lady was soliciting tenants and even myself to take in an unwanted newborn infant child.

After months of hardwork and dedication by Mr. Ryan Lee and his staff, we were able to make a difference by decreasing the presence of crime and drug activity at the property dramatically. We cleaned up the physical building but also drastically reduced all of the vandalizing, theft, break ins and unnecessary traffic of people that do not belong in the building units.

I collaborated and built relationships with the security offices at the neighboring properties to reduce the movement of people loitering and trespassing between our three buildings in areas out of sight to the public. I hope that Mr. Lee and Banyan Drive Management can continue to do the good work that they are doing for the community on Banyan Drive.

Sincerely, 

Donald "Bosco" Parks     04/26/2023  
Over 20 years as Recovery Agent, Hawaii

**For DLNR, April 28, 2023 Meeting Agenda Item D-3 Testimony**

**April 26, 2023**

My name is Dayna "Mele" Parks and I am a resident of Hilo, Hawaii.

I am an Oahu native but have lived on Moku o Keawe for many years now and have seen the transformation of 121 Banyan Drive.

121 Banyan Drive was once a thriving hotel and tourist would come and learn about our Hawaiian culture and the true meaning of ALOHA. Unfortunately, over years the former Country Club building has deteriorated and became an unsafe place.

Prior to Banyan Drive Management managing, the old Country Club building was full of trash, broken cars, and intoxicated individuals loitering in the lobby and sidewalk. On many occasions when driving pass the old Country Club I would often see individuals verbally yelling in the lobby, soliciting illegal activities and drinking around the building and parking area.

Since February 2023 I noticed a drastic change. There was no longer trash piled on the side of the building and I can see no abandoned or broken cars in the parking lot. Public intoxication has become nonexistent to my experience and there is no loitering in the lobby when I drive by.

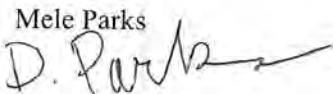
I now feel safe enough to walk pass 121 Banyan Drive with my mo'opuna, something I would not have dreamed of doing in the last 2 years. It fills my heart with joy to see a company takes such pride in the well being of our community and aina.

I would strongly recommend keeping Banyan Drive Management at 121 Banyan Drive as they are making a difference for the better.

**"Never cease to act because you fear you may fail."**

**-Queen Liliuokalani**

Mele Parks



# HOUSE OF REPRESENTATIVES



STATE OF HAWAII  
STATE CAPITOL, ROOM 313  
415 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813

April 26, 2023

BOARD OF LAND AND NATURAL RESOURCES  
1151 Punchbowl Street, Room 132  
Friday, April 28, 2023, 9:15 am

## Testimony on **Agenda Item D.3**

Rescind Prior Board Action of March 24, 2023, Item D-1, Approve Evaluation Committee's Recommendation for Selection of Proposal Submitted by Savio SB Growth Venture LLC in Response to Request for Qualifications / Request for Proposals for Lease of Improved Public Lands; Issuance of Right-of-Entry Permit to Savio SB Growth Venture LLC for Purposes of Assessing the Physical Condition of the Property and Preparing Construction Documents; Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-005:020

Approve Evaluation Committee's Recommendation for Selection of Proposal Submitted by Banyan Drive Management LLC (BDM) in Response to Request for Qualifications / Request for Proposals (RFQ/RFP) for Lease of Improved Public Lands; Amend Right-of-Entry Permit No. 4537 and Revocable Permit No. S-7955 to BDM to Reduce the Rent from \$4,635.74 Per Month to \$100.00 Per Month Retroactive to their Respective Effective Dates through December 31, 2023; Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-1-005:020.

Chair Chang and Members of the Board:

I respectfully submit this testimony in opposition to the Board approving the Department's moving ahead with the proposal for the redevelopment of the Country Club Condominium/Hotel property.

I am opposed because of the following reasons:

1. In the staff submittal, PSF No.: 19HD-078, I am concerned about the issue in the submittal that was identified on Exhibit E. Exhibit E is an Excerpt of June 2016 Report of Erskine Architects, Inc., their primary recommendation is to **DEMOLISH**. They go on to say that the useful life of the building is estimated to be 5-8 years with their evaluation being done in 2014, over 9 years ago. They also identified numerous other issues that includes, meeting current building codes and accessibility requirements, and identify hazardous materials and the need for remediation work. The RFP and the submittal's information on the proposal, does not address these major issues, and without seeing the actual proposals, there is no way to know the issues identified in the report are being addressed.
2. After speaking with a member of the RFP review/selection committee that has been on the last two selection committees, he expressed concerns regarding the process of the evaluation and scoring. The individual says that the issues he had concerns about were presented to the administration after his first experience reviewing the RFP for the Uncle Billy's and Country Club properties, but the same process was used in the current evaluation and scoring process. What is concerning is that the evaluators were provided a review/scoring sheet that did not allow for addressing the evaluation of whether the proposals met the requirements of the RFPs, and if the proposals should be rejected or accepted. The selection committee was only to rank the proposals based on an overall score card, with no option to reject all the proposals outright in the event that none of the proposals had significant merit.
3. The proposal being considered would allow Banyan Drive Management, LLC to develop the property into a long-term residential property and not a hotel which would afford the state it's highest and best use of this property as it is the only Hotel/Resort zone area in Hilo. The proposal also does not meet two of the three items in the purpose of the RFP, namely, to "facilitate its fullest utilization consistent with applicable zoning and environmental assessment laws and to increase the lease rent revenues to the State". The proposal also does not



meet the stated DLNR's development objectives for the property, which is "Restore the Subject Property to its highest and best use to the extent permitted under applicable laws, including but not limited to HRS Chapters 171 and 343".

I ask that the Board defer this agenda item until the concerns have been fully addressed. If the Board decides that it will move ahead with the proposal, then I request that the Board stipulate that they direct Banyan Drive Management, LLC to develop the property as a 100% short-term transit hotel, which is an option that is offered in their proposal. A 100% short-term transit hotel would be the highest and best use of the property, of greatest potential revenue to the State, and of tremendous economic benefit to the Hilo and Hawaii Island communities.

Mahalo,

Representative Richard H. K. Onishi  
State House of Representatives, District 2 (Hilo)

Meeting Agenda D-3  
for April 28, 2023

April 25, 2023

To whom it may concern,

My name is Gary and I have resided at 121 Banyan for a total of 7 years. I have gone through all the different managers during that period of time.

I believe that the present property management company has done more in 2 months than the previous management company did in 2 years to improve this place.

I believe that the people that are constantly complaining are just expecting a miracle expecting a turnaround overnight, not understanding the management company that has been working here since January are the ones that will turn it around.

The current management company is working hard to get the bad influence out of the building making it safer a little at a time.



GARY SAWYER 408 #

April 26, 2023

Testimonials for April 28, 2023  
Meeting Agenda Item D-3

Dear County of Hawai'i,

I am writing to strongly recommend Banyan Drive Management, specifically Lynne and Kanani, for the contract to manage our Section 8 building. As a tenant in this building located at 121 Banyan Dr., in Hilo Hawai'i 96720, I have had the pleasure of working with Lynne and Kanani since January, and I have been extremely impressed with their level of dedication, professionalism, and care.

Despite receiving complaints from some tenants about their leadership style, Lynne and Kanani have demonstrated an unwavering commitment to ensuring that our building is safe, clean, and well-maintained. They have gone above and beyond in several areas to improve the quality of life for tenants.

Lynne and Kanani repaired the boiler room by replacing the entire boiler, which had never been done in the two years I've been living here. This repair has improved the heating system in the building and made it much more reliable. Additionally, they were able to get squatters and criminals out of the building, which had not been done since I moved here two years ago, creating a sense of safety that I had never felt before.

Furthermore, they drained and cleaned the swimming pool, restoring it to brand new condition, which had also never been done in the years that I've been staying here. This renovation has improved the overall aesthetic appeal of the building and has provided a new recreational area for tenants to enjoy.

Moreover, they were able to tow all illegal vehicles out of the parking lot and implement a parking permit system, which has allowed us to park safely once again at this location. This action has greatly improved the parking situation in the building and has made it much easier for tenants to find parking.

Lastly, Lynne and Kanani are in their office more often than the previous managers, which has allowed us to receive mail more effectively. This level of engagement has been a positive change for the tenants, and we appreciate their efforts to improve communication.

In conclusion, I strongly believe that Banyan Drive Management, specifically Lynne and Kanani, are the best candidates to manage our Section 8 building located at 121 Banyan Dr., in Hilo Hawai'i 96720. I urge you to strongly consider their application for the contract. Please do not hesitate to contact me if you require any further information.

Sincerely,



Rexford Sherman  
[sr96720@icloud.com](mailto:sr96720@icloud.com)