

Minutes of the Meeting
of the
REAL ESTATE LICENSE COMMISSION
OF THE TERRITORY OF HAWAII

March 7, 1956, at the offices of Eaton H. Magoon, Chairman, 910 Alakea Street, Honolulu, Hawaii.

Present: Eaton H. Magoon, Chairman
Hirotooshi Yamamoto, Member
John K. Clarke, Jr., Member
Robt E. Bekeart, Executive Secretary

A special meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Chairman Magoon in his office suite at 9:30 a.m., 910 Alakea Street, Honolulu, Hawaii. The order of business and the actions taken were as follows:

ORDER OF BUSINESS

Letter from the Governor

Re: Plans to Expand Honolulu International
Airport by Hawaii Aeronautics Commission

Chairman Magoon explained that this special meeting was called to chart possible courses of immediate action in response to the letter from Governor Samuel Wilder King, dated March 3, 1956, who has appealed to this Commission for help in canvassing as many rental units in and around Honolulu to locate as many moderate-priced units as possible to accommodate the middle-income families of the airport area. Governor King writes: "As you know, a serious housing problem has arisen as a result of plans of the Hawaii Aeronautics Commission to expand the Honolulu International Airport and to build a new terminal for jet-age operations. Approximately 420 families now living on Territory-owned land at the airport must be relocated by July 31. Approximately 91 are service families who will be looked after by the Armed Forces."

For the benefit of the Commission, Mr. Bekeart summarized the contacts he made with the various government agencies to ascertain what had been accomplished to date on this "availability of housing" problem since the date of the receipt of directive from the Governor's office.

The project was initiated on February 21, 1956. The Hawaii Aeronautics Commission (HAC) immediately set up a Relocation office and proceeded to notify all landlords and tenants that they will have to leave the area on or before July 31, 1956, and they were further instructed to file application for housing accommodation on or before the

closing date for registration, March 15, 1956. As of March 7, 1956, there were 280 families who registered at the Relocation office. HAC is also working together with the Honolulu Redevelopment Agency and the Hawaii Housing Authority.

In his contacts with the other government agencies, the Executive Secretary reported as follows:

- I. Honolulu Redevelopment Agency - Spoke with Robert Schmitt, statistician, and received short resume on who handles surveys of this nature and reports on same. He made available report for January 1956 and promised report for October 1955.
- II. Hawaii Housing Authority - Spoke with Lee Maice who brought up to date HHA's handling of referrals. At present they hold 228 referral applications (as of 3/7/56, approximately 3 have had successful action) availability of housing in "public housing" category is none whatsoever. There are from normal source of applications 1500 applicants awaiting processing which does not include Palolo, Manoa, and other emergency housing relocations.
- III. Honolulu Realty Board - Contacted Mrs. Carden to apprise her of the directive received by RELECO. She mentioned that they had similar appeals in the past when large service units came to Oahu. It seems the interest on the part of the realtors to this type of problem was not satisfactory. She suggested contacts with trust companies as they control a healthy percentage of rentals on Oahu.
- IV. Federal Housing Authority - Contacted Frank Merriam and was referred to John Wright for information on the 1955 survey they conducted with Postal Service on "single and multi dwelling vacancies" on Oahu. Classified report in Zone Office of FHA, San Francisco, cannot be circularized.
- V. Hawaii Aeronautics Commission - Met with Charles Brenham, Project Manager of HAC Relocation Field Office. Studied operations to date, toured distress areas (both residential and industrial) for site inspection. Reviewed internal procedures for handling referral applications, listings, and notices to landlords and tenants.

The Commission commended the Executive Secretary on the fine job he did in following through with the various contacts and getting an up-to-date information on the whole project from the initial date of operation. A motion was made by Chairman Magoon, seconded by Mr. Clarke, and unanimously carried that an appointment be made with the Governor as soon as possible so that Mr. Bekeart can report to the Governor the same information relayed to the Commission this morning. In the audience with the Governor, the Commission could seek further advice so that

there won't be any duplication of effort. Then after the conference, a postal card could be circularized to all brokers, in addition to ads in the newspaper, soliciting aid in the critical housing situation, especially in locating rental units for the middle-income family groups at the Honolulu International Airport, who must move from the area by July 31.

Request for Branch Office License
by John A. Burns, Broker

Mr. Burns who presently maintains a real estate office at 22-1 Oneawa Street, Kailua, has applied for a branch office license at Room 216, 1351 Nuuanu Avenue. He requested permission to appoint Mr. Robert Oda, broker, whose office is directly across the hall, as broker-in-charge of said branch office. The request for the branch office license was unanimously approved with the understanding that the Executive Secretary personally check at the office to see that the requirements of this Commission are met satisfactorily.

Case of Charles F. Brown

Mr. Bekeart reported that Mr. Brown who successfully passed the last salesman's examination has not been approved for a license until further clarification on his residence in the Territory of Hawaii is ascertained. The Commission unanimously agreed that Mr. Brown and his sponsoring broker, Mr. Edward A. Bolles, be given an opportunity to appear at the next scheduled meeting for questioning.

Land Factors, Ltd.

The brokerage license of Land Factors, Ltd., was not renewed for 1956 and therefore its license forfeited on January 1, 1956.

For the record, Mr. Bekeart reported that a letter originally dated December 18, 1955 and crossed out to read January 18 was personally delivered to the office by Mr. William E. Miles, broker, on February 13, 1956. The letter informed the Commission that Mr. Lin-San Lai, principal broker of Land Factors, Ltd., had resigned and the corporation is appointing Mr. William E. Miles as its principal broker. At a later date, Mr. Miles called this office to ask that his letter be withdrawn and to rescind any action taken by this Commission as far as his appointment as principal broker of Land Factors, Ltd., is concerned. Mr. Miles expressed some suspicion of the surreptitious operation of the brokerage, especially with Mr. John Shumway as one of the officers. Mr. Shumway has been under the surveillance of this Commission for many years as allegedly dealing in real estate without a license. A contact was made with Mr. Lin-San Lai, former principal broker, on March 2, 1956 at his office at 1029 Maunakea Street. He likewise expressed the same concern and resigned because of dissatisfaction with the operations of the firm.

It was unanimously felt that the Commission request a letter from Mr. Merson P. Skinner, attorney for the corporation, addressed directly to this office, confirming Mr. Miles' verbal request to withdraw the letter of his acceptance as principal broker for Land Factors, Ltd.

Case of Robert E. Paine, Broker

At the Commission meeting of February 28, 1956, Mr. Paine was reprimanded and directed to address letters to certain brokers with copies to this office for advertising their exclusive listings without first getting written authorization to do so. After a brief deliberation on the matter, the members unanimously approved his prompt compliance with our request and accepted the copies of the letters for the record. Similar copies of the attached letter were sent to Brokers Elizabeth Cummings, Debs Darling, Julia W. Parker, and Ann Grubb.

Re-examination of "Twilight Zone"
Applications by Executive Secretary

The Commission unanimously approved the recommendation of the Executive Secretary that the following "twilight zone" applicants have qualified for licensure. They were re-examined on their "weak spots" and were passed at the discretion of the Executive Secretary.

Salesmen

1. Harold Harvey
2. Richard K. S. Lee
3. Robert M. Takeuchi
4. Noboru Kyodo Fujitani
5. George C. Ishikawa
6. Eva Lum Kennedy
7. Joseph K. Pa
8. Robert Edison Roberts
9. Hannah W. Cobb-Adams
10. Winters W. Fehr
11. Jack H. Konman

Brokers

1. Ernest N. S. Ching
2. William K. Hanifin
3. Masami Numa
4. Catherine Banning

There being no further business to discuss, the meeting was adjourned.

Respectfully submitted,



Robt E. Bekeart
Executive Secretary