

Lloyd M. Haraguchi

PROFESSIONAL EXPERIENCE

Executive Director

Public Land Development Corporation, State of Hawaii

December 2012 – April 2013

- Directly responsible for the overall strategic planning, implementation of policies, administration of activities of the PLDC Board of Directors.
- Coordinates and administers programs that optimize the use of public land while ensuring that the lands are properly maintained for the people of Hawaii
- Develop plans for each small boat harbor by identifying goals and objectives for each
- Collaborate with DLNR Administrators, Chairperson and Deputy Directors to identify public needs.
- Establish evaluation criteria for qualified developers and projects. Identify developers to develop private-public partnerships. Work with the Governor, legislators and the Board to identify strategic elements in developing the public land as well as project priorities.
- Maintain positive relationships with the Governor and his cabinet, legislative leaders, department heads, county officials and private developers to ensure successful project design and completion within specific timelines.

Senior Asset Manager

Hawaii Land Management, James Campbell Company, LLC

October 2003 – June 2012

- Manages all Hawaii Land Management (HLM) assets in the Company consisting of agricultural land, water systems, telecom sites, and other zoned property. Disposes of certain assigned assets via exchange, condemnation or other instrument.
- Manages all HLM assets within the context and coordination of HLM non-core transactions.
- Manages tenant transitions in closures (Del Monte, etc.) and HLM transactions.
- Leads the Del Monte closure/transition team.
- Negotiates and administers tenant leases and water contracts and documents same and assures proper record keeping.
- Negotiates and closes dispositions of Company lands via 1031 exchange, condemnation or other instrument as assigned.
- Maintains positive tenant relations while maintaining compliance with all lease terms.
- Prepares marketing plans and financial analyses related to assigned assets.
- Manages income, expense, and capital improvement budgets for all HLM assets.
- Performs appropriate accounts receivable and accounts payable functions using the centralized accounting system.

Senior Asset Manager continued
Hawaii Land Management, James Campbell Company, LLC
October 2003 – June 2012

- Proposes various subdivision work, title work, survey work appraisal and other similar work to enhance property value and manages same to completion.
- Coordinates work with staff on various assigned projects.
- Inspects assigned properties to assure compliance with leases and agreements.
- Coordinates infrastructure needs with other projects.
- Manages the services provided by the Company to Kapolei Property Development LLC, Aina Nui Corporation and Makaiwa Hills under various management contracts.
- Represents the Company at various venues such as neighborhood boards, community associations and various government entities to coordinate and promote the Company's objectives and policies. Such representation to be under the guidance of the Executive Vice President.
- Prepares and submits annual and five-year budgets, status reports, and other required reports for all HLM assets.
- Prepares and submits leasing guidelines.

Asset Manager
Fort Street Investment Corporation (FSIC)
April 2001 – September 2003

FSIC is a for-profit affiliate of The Estate of James Campbell, master developer of the City of Kapolei.

- Managing FSIC's commercial retail and office properties on Oahu.
- Negotiating and administering tenant leases, including lease proposals and lease documentation.
- Maintaining positive tenant relations while maintaining the integrity of tenant leases.
- Managing income, expense, and capital improvement budgets for all properties.
- Overseeing and evaluating tenant construction and renovation.
- Representing FSIC at government, community and industry meetings and hearings.
- Managing marketing and promotional plans.

Project Manager
The Estate of James Campbell
April 1991 – April 2001

Campbell Estate is a \$1.9 billion private trust and one of Hawaii's largest landowners. The Estate's largest project to date is the development of the City of Kapolei.

- Managing, planning and negotiating the permitting for land development projects in Kapolei and Kahuku.
- Maintaining and improving community and government relations to ensure that projects proceeded in accordance with the Estate's policies and objectives.
- Overseeing the permit approval and state and city entitlement processes, and maintaining positive working relationships with government staffers.

- Representing the Estate at government, community and industry meetings and hearings.
- Administering consultant agreements and overseeing the performance of project consultants.

**Housing Development Specialist II & Project Coordinator
Housing Finance and Development Corporation (HFDC)**

January 1983 – April 1991

HFDC was a state agency dedicated to the development of affordable housing for Hawaii residents.

- Planning and overseeing the development of affordable housing projects on Oahu and Hawaii, including the Villages of Kapolei, a 5,000-unit master planned residential community.
- Managing a team of in-house staffers, as well as contracting and overseeing the services of private planning, marketing, architecture, engineering, soils, financial, landscaping and electrical consultants.
- Preparing land use applications for the Land Use Commission and testifying before the Commission on behalf of HFDC.
- Evaluating project proposals, public bids for infrastructure work and building construction proposals.
- Giving presentations on proposed projects before the HFDC board directors, state legislators, community organizations; and county, state and federal agencies.
- Representing HFDC in negotiations for the acquisition of large parcels of land.

**Branch Manager
First Interstate Bank**

January 1973 – December 1982

Originally called American Security Bank, this full-service financial institution provided personalized service to neighborhood residents and businesses.

- Overseeing all branch operations, including ensuring the overall profitability of the bank.
- Supervising and managing personnel matters for 13 employees.
- Planning and execution of marketing and public relations programs.
- Making financial presentations to the bank board of directors and community groups.

EDUCATION

Bachelor of Business Administration
University of Hawaii at Manoa

COMMUNITY INVOLVEMENT

Board Member

Boys and Girls Club of Hawaii
Honolulu, HI

COMMUNITY INVOLVEMENT continued

Advisory Board Member

Boys and Girls Club of Hawaii, Halepono Unit
Ewa Beach, HI

Advisory Member

Malama Learning Center, Kapolei High School
Kapolei, HI