

Minutes of a Special Meeting
of the Members of the
Hawaii Community Development Authority,
State of Hawaii

Wednesday, April 9, 2014

KALAELOA

I. CALL TO ORDER/ROLL CALL

A special meeting of the Kalaeloa Members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and public instrumentality of the State of Hawaii, was called to order by Mr. Brian Lee, Chairperson of the Authority, at 9:46 a.m. on Wednesday, April 9, 2014, at the Department of Hawaiian Home Lands (“DHHL”), Hale Pono Conference Center, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Linda Chinn (DHHL) (arrive 11:05 a.m.)
Randy Grune (DOT)
Rodney Funakoshi (DBEDT)
Shirley Swinney
Luis Salaveria (DBF)

Members Absent: Miles Kamimura
Dean Seki (DAGS)

Others Present: Brian Lee, Chairperson of the Authority
Brian Tamamoto, Member, Kakaako Authority
Lori Tanigawa, Deputy Attorney General
Tessa Malama, Kalaeloa Director of Planning & Development
Shelby Hoota, Program Specialist
Patricia Yoshino, Secretary
Holly Hackett, Court Reporter

MATERIALS DISTRIBUTED:

1. Report of the Executive Director;
2. Summary Minutes of Regular Kalaeloa Meeting of January 8, 2014;
3. Information: Kalaeloa Site Tour Map;
4. Information: Status Report to the Authority on the Mitigation Measures to Rectify the Damages Resulting from Unauthorized Activities on Parcel 13073-E in the Kalaeloa Community Development District;
5. Decision Making: Shall the Authority Authorize the Executive Director to Extend the Right-of-Entry for One (1) Calendar Year from Its Current Expiration Date of

May 10, 2014 to an Expiration Date of May 9, 2015 for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D to the Kalaeloa Heritage and Legacy Foundation.

Chairperson Lee announced that not enough Members were present for quorum. Per HRS 92-2.5(d), the Authority would proceed with the informational tour and receive public testimony.

Authority Members introduced themselves. Member Swinney also introduced Kalaeloa community members present at the meeting: Linda Painter, Barbers Point Bowling Center and Barbers Point Subway; Theresia McMurdo, Hunt Development; Lance Holden, president of Ahahui Siwila Hawaii O Kapolei, Kapolei Hawaiian Civic Club; and Steve Fredette, Airport Fire Department.

Chairperson Lee stated that the agenda would be taken out of order to start with the Kalaeloa Site Tour. The Authority would take a recess while driving to each stop and reconvene upon arrival at each subsequent stop.

The meeting was recessed at 9:50 a.m.

The meeting was reconvened at 10:00 a.m at the first site on the tour.

IV. KALAELOA BUSINESS

A. Kalaeloa Site Tour: Six significant areas in the district were toured in order to provide more information for the Authority Members. Ms. Tesha Malama, Kalaeloa Director of Planning and Development, narrated the tour at the following sites:

10:00 a.m. #1: Intersection of Kapolei Parkway and Fort Barrette Road which is where the Kalaeloa Enterprise Energy Corridor Project will begin.

10:11 a.m. #2: 91-1078 Yorktown, the site for the new Veterans/Cloudbreak's Hale Uhiwai Nalu project approved in December 2013.

10:17 a.m. #3: Kalaeloa Airport public parking lot. The site overlooks the area where private hanger projects are being built.

10:27 a.m. #4: Building 77 the former Bachelors Quarters located at the corner of F.D. Roosevelt Avenue and Hornet Road, the site of Hunt Development's proposed renovation development project.

10:39 a.m. #5: Parcel 13073-E located at the corner of Coral Seas and Tripoli Roads, the site for a future photovoltaic project and mitigation work.

10:49 a.m. #6: Barbers Point Golf Course Parking lot, site where the Kalaeloa East Energy Project will be located.

The meeting was reconvened at 11:07 a.m. at DHHL's Hale Pono Conference Room.

Member Chinn arrived at the meeting at 11:07 p.m. (quorum now present).

PUBLIC TESTIMONY

Chairperson Lee invited members of the public to comment on the site tour.

Lisa Mitchell stated there was a lot of land and landowners, and she was curious about the overall picture.

Steve Fredette from Kalaeloa Airport crash station asked if the buildings being renovated on the corner of Horton and Roosevelt Road would be brought up to code and modern standards with solar systems and sprinkler systems.

Ms. Malama explained that the administrative rules have guidelines that ask developers to see what they can do to incorporate sustainability and new technologies.

Linda Painter thanked the board for the continued support in keeping the Kalaeloa field office there.

Lisa Mitchell stated she was concerned that the military had so much land and wondered how much influence the agency had in terms of military operations. She wanted to bring a difference perspective to development.

II. APPROVAL OF MINUTES

1. Regular Kalaeloa Meeting of January 8, 2014

Chairperson Lee asked whether there were any corrections to the minutes of the January 8, 2014 meeting. There were no comments or corrections from the Members, and the minutes were approved as presented.

III. REPORT OF THE EXECUTIVE DIRECTOR

The report was provided by Ms. Malama in the absence of the executive director. She noted that the Kalaeloa Public Safety Group was requesting signs erected along the beach park area to enforce time zones. The Kalaeloa Heritage Foundation had been recognized on March 12, 2014 by Senator Gabbard in the Senate chambers. She noted that the U.S. Navy planned to increase the rates for electricity in the district, and would be phasing in the increase over 2 years instead of trying to recoup the deficit in one year.

There were no questions from Members or comments from the public on the report.

B. Information and Discussion: Presentation of the Archaeological Inventory Survey for Parcel 13073-E Conducted by Group 70 and Aloha Solar Energy Fund Staff.

Ms. Malama explained that the HCDA had entered into discussions in 2012 with Sunetric, who was associated at that time with Aloha Solar Energy Fund (“ASEF”), regarding a 5-megawatt project spanning over 44 acres. On April 24, 2012, HCDA staff conducted an investigation into unauthorized bulldozing on the parcel. On August 16, 2012, the Authority authorized the following mitigation measures to address the unauthorized activities: (1) ASEF would conduct an environmental assessment, including a resource inventory and damage report; and (2) erect perimeter fencing to prevent future occurrences.

Mr. Ryan McCauley, principal of Tritium 3 and project manager for ASEF, explained that Environmental Chemical Corporation (“ECC”) was a major shareholder for ASEF, which was a special purpose entity to develop the photovoltaic project. ASEF hired several consultants, and Group 70 had been instrumental in leading the remediation and development phase.

Mr. Kawika McKeague, senior planner and director of cultural planning for Group 70, presented the summary, findings from the study, the plan mitigation and approval process with the State Historic Preservation Division (“SHPD”) (see Exhibit A). The field work was conducted over 44 acres and revealed 23 sites comprised of 146 features. Only 2 sites had been previously identified on the property. The majority of the features represent traditional Hawaiian occupation primarily for agricultural use, and 2 sites were possible burials. All but 2 of the traditional Hawaiian sites will be recommended for preservation. The archaeological inventory survey (“AIS”) was approved by SHPD on February 25, 2014. The study was presented to the Kalaeloa Heritage Park as well as to the Kapolei Hawaiian Civic Club, and Group 70 will continue to coordinate and consult with them as they move towards mitigation. SHPD called for 4 mitigation measures: preservation plan, data recovery plan, burial treatment plan, and a mounds plan. They will also present the findings on the 2 burials on the site to the Oahu Burial Council. It would probably take about 6 months to complete the 4 plans.

Member Swinney asked if the ASEF application would be on hold until the plans are completed.

Mr. McKeague replied that the AIS fulfills their requirements, but the mitigation steps would come after the entitlements and would be guided by the next steps in the letter of intent.

Ms. Malama clarified that the letter of intent was non-binding and had expired. Even without a letter of intent, ASEF is still required to provide the mitigation. She did not anticipate moving forward on any agreements until they get back the information to determine what the next steps would be.

PUBLIC TESTIMONY

Melissa Lyman, president of the Kalaeloa Heritage and Legacy Foundation, commended Group 70 and ASEF for their work. From the Hawaiian cultural side, they ended up with more knowledge and learned of 23 more sites they can preserve.

Lance Holden, president of the Kapolei Hawaiian Civic Club, stated that Group 70 and ASEF made a presentation to them and their club was in support of the report. Through the report, they realized that the areas were not damaged and discovered other areas to do research and continue with their preservation plans.

Member Salaveria stated that the Authority has policy decisions and, in this case, was dealing with historic preservation as well as a modern application of renewable energy. He asked how the club feels about the photovoltaic project.

Mr. Holden replied that they are regular people who go to work, come home and participate in the same conversations about where does Hawaii get its electricity and how long can we depend on outside sources to provide our energy. Photovoltaic makes sense if it is something that works and is not ugly.

Member Swinney asked how the witness felt about a solar array and its impact to the ground and its compatibility in preservation.

Mr. Holden replied that, from what they had seen, it was not a very large footprint and would not be digging down deep. It would be compatible with preservation.

The meeting was recessed at 12:00 p.m.

The meeting was reconvened at 12:10 p.m.

2. Decision Making: Shall the Authority Authorize the Executive Director to Extend the Right-of-Entry for One (1) Calendar Year from Its Current Expiration Date of May 10, 2014 to an Expiration Date of May 9, 2015 for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D to the Kalaeloa Heritage and Legacy Foundation?

Ms. Malama explained that an environmental assessment (“EA”) must be conducted prior to establishing a lease with the Kalaeloa Heritage and Legacy Foundation (“KHLF”) for the park site. In the meantime, the Authority has issued a right of entry for the last 3 years to the KHLF. The Authority approved funding for an EA, and Townscape has been procured as the consultant. The City and County of Honolulu

issued a Notice of Violation (“NOV”) for stockpiling activities conducted by the KHLF, which would be explained by Ms. Lyman.

Ms. Lyman reported that the NOV was received in September or October 2013. The KHLF had accepted a donation of a large amount of topsoil dirt and some gravel to prepare the property for temporary buildings. They did not realize that a permit was needed. They have found an engineering firm, Community Planning, to assist with obtaining the stockpiling permit from the City. She apologized for any hardship they may have caused.

Member Swinney commended the commitment and genuine sincerity regarding the work the KHLF does in Kalaeloa. In the previous agenda item, the Authority heard about another inadvertent misstep that required mitigation which ended up being good because it helped uncover things not previously known. She thanked the KHLF for its work, and asked that they remain in close contact with the HCDA staff as they move forward with their mitigation.

There were no comments offered by the public on the agenda item.

Chairperson Lee entertained a motion for the Authority to authorize the Executive Director to extend the Right-of-Entry for 1 calendar year from its current expiration date of May 10, 2014 to an expiration date of May 9, 2015 for the Kalaeloa Heritage Park that Includes Parcel Numbers 13073-B and 13073-D to the KHLF.

A motion was made by Member Swinney and seconded by Member Grune.

A roll call vote was conducted.

Ayes: Members Chinn, Grune, Funakoshi, Salaveria, and Swinney.

Nays: None.

The motion passed 5 to 0 with 3 excused (Members Kamimura and Seki and 2 vacant positions).

V. ADJOURNMENT

The meeting was adjourned at 12:25 p.m.

Respectfully submitted,

/s/

Brian Lee
Chairperson

Attachment: Exhibit A - Presentation of the Archaeological Inventory Survey for
Parcel 13073-E, Kalaeloa, Honouliuli, Ewa, Oahu

Note: The transcript of this meeting contains a verbatim record and should be consulted if
additional detail is desired.

PRESENTATION OF THE ARCHAEOLOGICAL INVENTORY SURVEY FOR PARCEL 13073-E KALAELOA, HONOLULU, 'EWA, O'AHU

HCDA REGULAR MEETING
ITEM IV.B.
APRIL 9, 2014

PRESENTATION BY ASEF PROJECT TEAM

PRESENTATION AGENDA

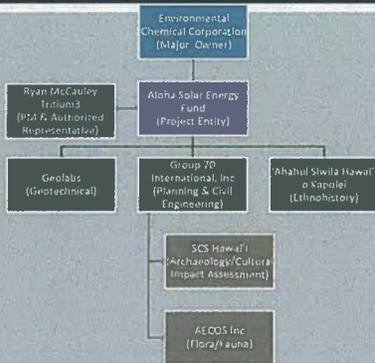
Organization of Project Team

Summary of AIS Findings & Planned Mitigation

SHPD Approval

Next Steps

PROJECT TEAM ORGANIZATIONAL CHART



ASEF SOLAR POWER PROJECT

- ASEF proposing one 5 MW solar "farm" power facility
- Project helps with Hawai'i Clean Energy initiative goals for renewable energy
- Vacant HCDA lands in Kalaeloa
- Project consists of PV array on concrete pads at grade, single story generation building, transfer substation



ARCHAEOLOGICAL INVENTORY SURVEY PROJECT AREA



ARCHAEOLOGICAL INVENTORY SURVEY APPROACH & SUMMARY FINDINGS

Fieldwork conducted on ~44 acres between 2/20 to 4/10/13

SCS/G70 assisted in the field by Mr. Shad Kane (ASHOK) as ethnohistorian

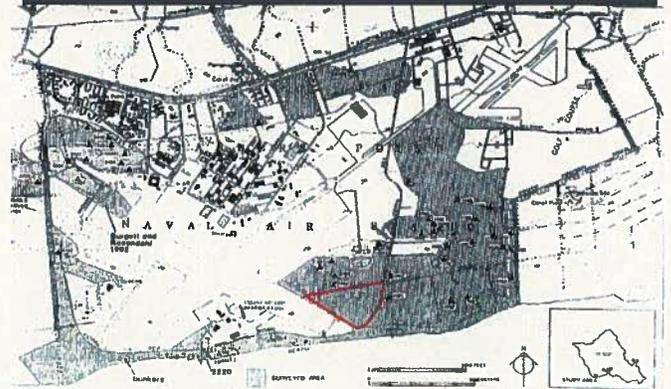
2013 SCS study documented 23 sites comprised of 146 features-inclusive of traditional Hawaiian sites and historic military remnants

Two previously identified sites (-5119, -5120) were rediscovered

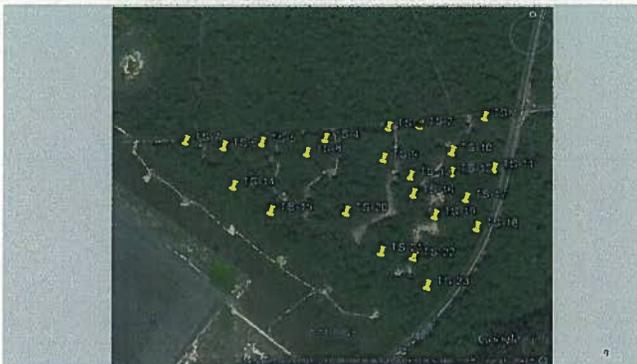
1928 USGS AERIAL



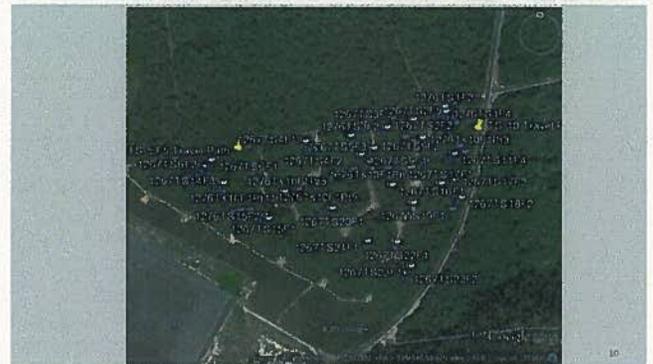
AIS – PREVIOUS ARCHAEOLOGY ADAPTED FROM TUGGLE 1994



ARCHAEOLOGICAL INVENTORY SURVEY SITES



ARCHAEOLOGICAL INVENTORY SURVEY FEATURES



ARCHAEOLOGICAL INVENTORY SURVEY FINDINGS

Majority of features represent traditional Hawaiian occupation and coastal cultivation that include rock mounds (agricultural and burial); small C- and U-shaped enclosures; modified pits (karst), platforms, and small trails.

Majority of traditional sites composed of limestone. Radiocarbon testing of charcoal sample (-7494 F1) suggest period of use/activity around AD 1730-1810

Military features represent WWII-recent past uses and include concrete structures, remnants, guard shack, foundations/pad and one plane crash site

EXAMPLE OF TRADITIONAL HAWAIIAN SITE

- Site -7487, F4
- Traditional Hawaiian
- L-Shaped Rock Wall
- Boundary wall remnant
- Fair condition
- 2.8 m x 1.9 m
- L-shaped limestone rock wall 25.8 m long. Long axis oriented NE/SW- evidence of disturbance by tree growth, mechanical alteration



EXAMPLE OF MILITARY ERA SITE

- Site -7495, F7
- Historic
- Concrete Pillbox
- Guard Post
- Good condition
- Surface feature diameter 1.6 m, opening is 82x44 cm
- WWII era portable defense structure



14



AIIS RECOMMENDATIONS

All sites assigned to criteria D of evaluation of significance (yielded or potential to yield information important to history or pre-history)

2 sites additionally under criteria E (cultural significance to ethnic group (Native Hawaiians)- burials (-7483 and -7486))

Preserve trail systems fragments (-7486, F5; -7491, F1)

All traditional Hawaiian sites recommended for preservation except for -7484, Feature 3 (middens scatter) and -7502, F1 (agricultural mound) for data recovery

No further work for military era sites except for -7487 (plane crash features for data recovery) and -7501, F1 (modern push pile)

SHPD approved AIIS on Feb 25, 2014 with four mitigation requirements

15

RELATIONSHIP OF SITES TO DEVELOPMENT



-7501 (MILITARY PUSH PILE) NO FURTHER WORK

- Site/Feature: Rock Mound
- Function: Military Push Pile
- Age: Historic
- Condition: Fair
- No vertically protruding outcrops of limestone – determined to be push pile



17

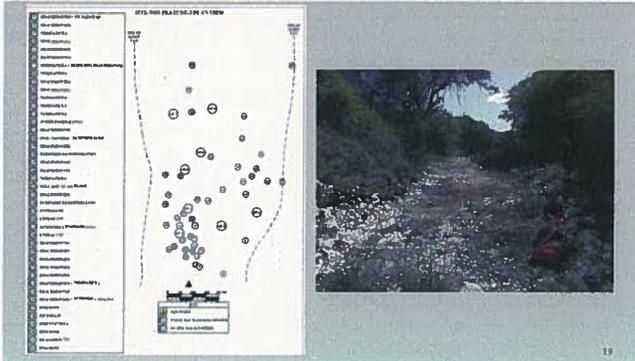
-7487 MILITARY ERA PLANE CRASH SITE (DATA RECOVERY)

- Site -7487, 2A to C
- Modern
- Aircraft Crash Site
- Military Aircraft
- Fair condition
- McDonnell Douglas Phantom II F-4J
- Accident on 12/17/71- Pilot Lt. David Hughes WSO Lt. Phillip Skaff



18

-7484, F3 MIDDEN SCATTER (DATA RECOVERY)



-7502 AGRICULTURAL MOUND (DATA RECOVERY)

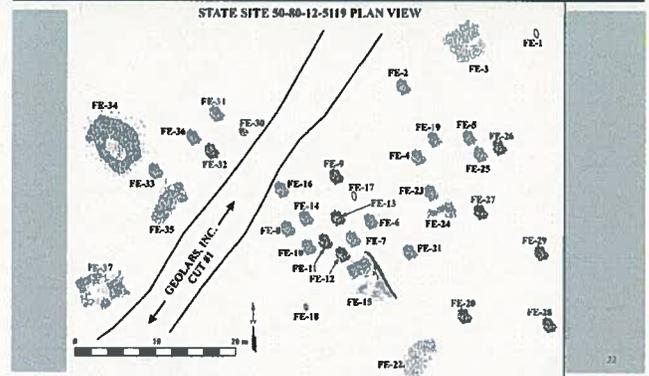
- Site/Feature: Rock Mound
- Function: Agriculture
- Age: pre- or early post-Contact period
- Condition: Fair
- 1.0m x 1.0m x 0.5m dry laid limestone cobble, piled – possible moisture trap for 'uala



IDENTIFIED IMPACTS FROM GEOLAB CUTS

- Site -5119 (originally identified as an agricultural complex of seven features) initially reported in June 2012 as destroyed. However, 2013 AIS identified 37 features - reassigned as -7482. The identified features consist of three karst pits, 26 rock mounds, two U-shaped structures, one semi-walled structure, three C-shaped structures, one L-shape structure, and one enclosure. Bulldoze Cut #1 runs through site.
- Related to bulldozed cuts, only TS-3 (-7484 F3, Midden Scatter) was shown to be affected with midden scattered within Cut #2- two traditional artifacts found- one micro adze and volcanic glass flake

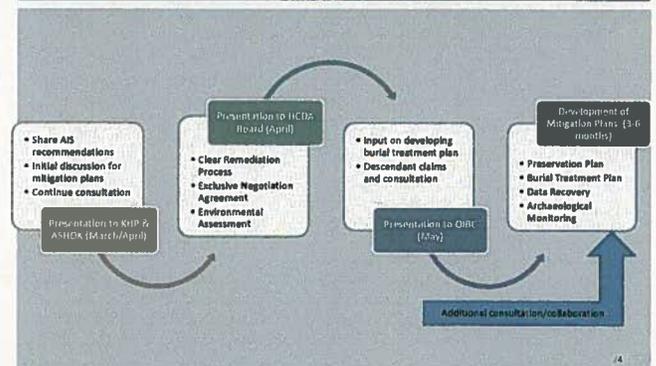
SITE -5119/-7482 PLAN VIEW WITH GL CUT #1



-7484 IMPACT FROM GL CUT #2



NEXT STEPS



MAHALO

CONTACT: KMCKEAGUE@GROUP70INT.COM
808-523-5866