

Report of the Executive Director

Kalaeloa Report

April 1, 2015

The Hawaii Community Development Authority (“HCDA”) has established four groups to address and advise the HCDA with respect to various concerns and issues within the Kalaeloa Community Development District (“District”). The four groups are: the Kalaeloa Community Network (“KCN”), Kalaeloa Public Safety Group (“KPS”), Kalaeloa Advisory Team (“KAT”), and the Kalaeloa Archaeological and Cultural Hui (“KACH”). The following is a summary of these groups’ efforts and other HCDA projects/initiatives over the past several months.

Kalaeloa Community Network: The HCDA established the KCN in November 2006. Their mission is to share ideas, network, address concerns about the District’s infrastructure, pool resources, and capitalize on opportunities to foster pride in Kalaeloa. Kalaeloa landowners, tenants, businesses and elected officials attend monthly KCN meetings.

The KCN met on February 12, 2015 and the following items were discussed:

- The HCDA reported that they met with the Department of Transportation (“DOT”) and The Outdoor Circle (“TOC”) to strategize ways to save the Chinese Banyan trees located at the west end of Roosevelt Avenue. Although five of the 24 trees are too diseased for treatment, TOC recommended pesticide treatment for the remaining 18 trees that are infested with four different pests that cause stem and leaf galling and lead to the trees’ demise. TOC will pursue the funds required for the pesticide treatment and will also request that the DOT Director appropriate funds to support irrigation via a water truck.

The HCDA distributed Governor David Y. Ige’s February 6, 2015 news release regarding the nominees for the HCDA Authority. The HCDA also relayed information regarding the HCDA’s administrative office’s move to the American Brewery Building at 547 Queen Street in downtown Honolulu. Several KCN attendees reiterated their approval that the Kalaeloa Field Office will continue to be located in/near Kalaeloa.

HCDA staff facilitated a roundtable discussion to finalize the KCN’s goals for 2015, which resulted in the following items:

1. Continue the mission as written on the KCN's monthly agenda, "to share ideas, network, address concerns about the District's infrastructure, pool resources, and capitalize on opportunities to foster pride in Kalaeloa. Kalaeloa landowners, tenants, businesses and elected officials attend monthly KCN meetings."
 2. Update the Kalaeloa Strategic Plan to be effective until 2020.
 3. Conduct a volunteer beautification project to refresh the Kalaeloa entrance signs.
 4. Initiate an outreach effort to invite more people/agencies to attend the monthly KCN meetings.
 5. Continue to disseminate District news via meetings, email notifications and HCDA's role as the District ombudsman. KCN members requested that the Kalaeloa Executive Director's Report be posted on the HCDA website.
- The United States Coast Guard Air Station Barbers Point ("USCG") announced that they have begun construction to build a wash rack for their aircraft. The USCG's Kalaeloa aircraft are subject to a high rate of saltwater corrosion due to their proximity to the Pacific Ocean and the absence of covered hangar facilities. The drive-thru wash rack will help to alleviate the saltwater corrosion until Federal funds to expand their covered hangar facilities can be appropriated.
 - The Hunt Companies, formerly known as Hunt Development Group, ("Hunt") noted that their company's website www.HuntKalaeloa.com will continue to host the KCN's member page to help advertise Kalaeloa businesses and agencies.
- Hunt also noted that they expect to complete the renovation of the former Bachelor Officers Quarters, Building 77, as expected around May 2015. Hunt's Kalaeloa Professional Center, home to the Ohana Warrior Medical Center and located at 91-1010 Shangrila Street, is being readied to accommodate additional tenants. At the present, Hunt currently has a total of 67 tenants on their Kalaeloa holdings.
- The Barbers Point Bowling Center ("BPBC") expressed their appreciation to Kalaeloa's Youth Challenge Academy cadets for conducting a beautification project at their facility. They also noted that Securitas, a private security company that is contracted by several

Kalaeloa businesses, has been doing a commendable job to enhance the community's safety.

The KCN also met on March 12, 2015 and the following items were discussed:

- The HCDA noted that a few of the KCN's 2015 goals have already been put in motion:
 1. **Expand Community Attendance:** Hunt submitted a list of their tenants that HCDA staff added to the KCN distribution list. Also, the Veteran's Administration staff offered to transform the KCN agenda into a meeting invitation for interested stakeholders.
 2. **Information Dissemination:** HCDA staff submitted a request that the Kalaeloa Executive Director's Report be added to the agency's website. It is expected that this will be accomplished when HCDA administrative offices have completed their office move in March 2015.
 3. **Beautification Project:** Several KCN businesses have initiated efforts to obtain supplies, equipment and labor donations to repaint and freshen Kalaeloa's two entrance signs.
 4. **Kalaeloa Strategic Plan Update:** HCDA staff has received their Executive Director's approval for the workshop and has submitted a request to the Comptroller to expend the necessary funds. The event will also include a volunteer appreciation ceremony.

The HCDA shared photos of damage to a rock wall that is located at Kalaeloa's main entrance on Fort Barrette Road. It was determined that the incident occurred on March 9, 2015. The KCN attendees that served on active duty at Barbers Point Naval Air Station ("BPNAS") remarked that the wall was a part of the security perimeter feature and did not have any objections should DOT decide to remove the wall.

- Hope Chapel Kapolei reported several staff changes at their organization. Mr. Harry Quemado currently serves as the lead pastor. Church services are held on Sundays, at 8:30 a.m. and 10:30 a.m., at 300 Franklin Street, the former BPNAS Power Point Fitness Center.
- Navy Installation reported the Gentry Homes Hawaii ("Gentry") requested that a portion of the Navy's chain link fence on Essex Road be removed because some of the fence is on Gentry land. The Navy

Installation has concurred to let Gentry remove the section and replace it with a concrete wall.

- Hunt announced that the name for the former Bachelor Officers Quarters is “Wakea Garden Apartments.” The website for the 100 1-bedroom rentals is www.wakeagardenapts.com. Hunt will begin hardhat tours on March 30, 2015 and accept rental applications from April 17, 2015. The rent for the 490 square feet apartments ranges from \$1,200 - \$1,500 per month.

Hunt reported that the City and County of Honolulu (“City”) has been repairing potholes in Kalaeloa. The effort to identify a priority list of needed repairs for City-owned roads in Kalaeloa was initiated by the KCN in 2014 and aided by Councilmember Kymberly Pine’s office.

Hunt also reported that vandalism has been reduced; however more tires are being dumped on their land. The KCN inquired if the installation of cameras at the front gate is a consideration. The HCDA will ask the KPS for their input regarding the installation and effectiveness of cameras.

- The BPBC asked about the process to repaint the crosswalk in front of their building that is on Saratoga Road. Since Saratoga Road is under the City’s jurisdiction, it was recommended that the City’s “Report a Problem” website be used.
- Kroc Center Hawaii announced upcoming events at their facility, including the 5K Hero Fund Run on April 11, 2015 that will help to fund scholarships.
- The 3rd Annual Hire Leeward Job and Career Fair will be held on March 24, 2015 at the University of Hawaii West Oahu campus. The event is expected to attract approximately 70 employers and 3,000+ attendees. The website for more information is www.HireLeeward.com.
- The KCN also discussed the Public Utilities Commission’s decision and order for Pural Water Specialty dockets to become the water and wastewater provider for Kalaeloa. KCN members have continuously expressed their concerns regarding the deteriorated state of Kalaeloa’s utility systems, which are all still owned by the Navy.

The KCN’s next meeting will be on Thursday, April 9, 2015, at the Department of Hawaiian Home Lands (“DHHL”), Hale Pono‘i conference room.

Kalaeloa Public Safety Group: Public health and safety are major concerns for the various stakeholders within the District. In order to provide a forum to address these concerns, the HCDA established the KPS in May 2006. The KPS is an unique one-stop shop of federal, State and City agencies that meet monthly to collaborate and address public safety issues.

The KPS met on February 26, 2015 and the following items were discussed:

- The Honolulu Fire Department (“HFD”) reported that they have partnered with the Hawaii Wildfire Management Organization and the Department of Land and Natural Resources’ Division of Forestry and Wildlife to create a “Community Wildfire Protection Plan” for West Oahu. The plan will enable the community to apply for federal grants to complete wildfire protection projects like fire breaks around subdivisions, vegetation maintenance, public education, and to create a priority list of wildfire prevention projects. The HFD will forward a flyer that details community meeting dates to the HCDA for distribution to Kalaeloa stakeholders.

The HFD also inquired about the status of the DHHL parcel that previously leased by the Save Our Race Track organization. The DHHL responded that they will conduct an Environmental Assessment (“EA”) of the parcel and that the process is expected to take approximately one year. The HFD requested that the DHHL consider doing an EA starting from the Coral Sea Road side in order to facilitate HFD’s request for a multi-agency training center at the site.

- The DHHL noted that they are conducting public meetings to garner feedback on new proposed regulations for their revocable permit process.
- The DOT announced that they would provide a schedule of the Chinese Banyan tree removal when it is finalized. The HCDA will send the notice to Kalaeloa stakeholders and recommend that the public use caution while traversing the area.

The KPS also met on March 19, 2015 and the following items were discussed:

- The HCDA discussed the KCN’s inquiry about the possible installation of security cameras at the entrances to the District. KPS attendees noted that as public property is open property and the installation of cameras of these locations would not infringe on any individuals privacy rights. However, there are many other considerations such as funding, maintenance, data storage, review of camera footage and enforcement

responsibility. It was suggested it would be more effective for property owners to install cameras in identified areas with security issues.

The HCDA also presented the update regarding Pural's water and wastewater dockets. The HFD inquired if an agency letter, especially as it pertains to the fire hydrant system and public safety, would be helpful. The Federal Fire Department ("FFD") inquired if the water system could remain under the Navy ownership and to have Pural become a contract system distributor. The HCDA noted that the cost to bring the system up to standard would speak against this alternative.

- The FFD noted that United Facilities Code requires annual testing of the District's fire hydrants. HCDA staff will research the Navy's analysis and maintenance project for Kalaeloa fire hydrants that was conducted several years ago.

The KPS's next meeting will be on Thursday, April 16, 2015 at the DHHL, Hale Pono'i conference room.

Kalaeloa Heritage Park:

- On March 16, 2015, HCDA staff met with members of the Kalaeloa Heritage and Legacy Foundation ("KHLF"). KHLF members reported they contacted the State Historic Preservation Division ("SHPD") in regards to the stockpiling permit plans. SHPD staff will be doing a site visit on Wednesday, March 18, 2015 to clarify the location of the stockpile and the map that were submitted with KHLF's plans. The KHLF submitted their draft strategic and business plan for HCDA staff comments. They also submitted draft park rules and park user waivers. The KHLF will be requesting a short-term three- to six-month Right-of-Entry extension to prepare for the long-term lease.

Infrastructure Matters:

- The Kalaeloa Enterprise Energy Corridor project is still awaiting Federal Highways review and determination if additional environmental documentation is required in regards to the historic railway crossing on Fort Barrette Road.
- The Kalaeloa East Energy Corridor project is still awaiting Navy's review and determination if additional environmental documentation is required and the process for the Hawaiian Electric Company, Inc. to work within the Navy's utility right-of-way.

Administrative Matters:

- On February 4, 2015, staff attended the ground blessing ceremony for the U.S. Veteran's Administration's new homeless shelter "Hale Uhiwai Nalu." The project, which is being built by Cloudbreak Hawaii LLC, will be a four-story, 50-unit/bed residential rental facility for veterans and non-veterans.



Dignitaries joined together to celebrate new construction in Kalaeloa. The Cloudbreak Hawaii LLC application was HCDA's first development permit issued after the Chapter 15-215 Kalaeloa Community Development Rules were adopted in October 2012.

- On March 3, 2015, staff met with Congresswoman Tulsi Gabbard's District Director Walter Kaneakua. Staff provided an update on infrastructure and land conveyance related matters still pending Navy's actions and asked if the possibilities of special legislation could help expedite matters. Mr. Kaneakua conducted a site visit and further research later in March.
- On March 6, 2015, staff participated in Councilmember Pine's Kalaeloa Roadways' meeting. DOT, Department of Transportation Services, Department of Planning and Permitting staff in addition to Hunt's consultants, discussed the final draft language for establishing a Memorandum of Understanding in regards to City standards for new roadway developments in Kalaeloa. A few minor modifications were finalized and each agreed to forward the draft to the perspective attorney's for their review and feedback.
- On March 20, 2015, HCDA's Kalaeloa members took their oath of office.



HCDA Kalaeloa Authority Members (left to right): Michael Golojuch, Sr., Shirley Swinney and D. Kalani Capelouto.