

Report of the Interim Executive Director

Kalaeloa Report

February 3, 2016

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 advisory teams 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 Advisory Teams:

- The HCDA scheduled a joint meeting of the Kalaeloa advisory teams, which includes the KCN, KPS, KAT and KACH, to provide a comprehensive briefing of the District's 2016 priorities for infrastructure projects, memorandums of understanding for roadways and land, special legislation options and possible new developments. The meeting is scheduled for Thursday, January 28, 2016 and it is expected that the meeting recap will be provided in the Report of the Executive Director, March 2016.

The advisory teams will convene their regular meeting schedule in February 2016.

Infrastructure Matters:

- **Kalaeloa (Enterprise) Energy Corridor:** The notice to bidders for the revised bid package will be posted and published on February 1, 2016. Bids will be opened on March 3, 2016. The bid package will consist of a basic bid and three additive alternates:

The basic bid is the construction of the underground utility systems up to the Federal Bureau of Investigation (FBI) building and provide Hawaiian Electric Company, Inc. service to the FBI. Two of the three additive alternates will extend to the construction to Saratoga Avenue or further to Langley Avenue, as funding permits. The third additive alternate will be the option of using directional drilling to install the utility systems under the historic railroad tracks.

The Section 106 consultation process is also continuing.

Kalaeloa Heritage and Legacy Foundation (KHLF):

- On December 8, 2015, staff met with the KHLF Board of Directors and Officers. Some of the KHLF's near-term goals for the Kalaeloa Heritage Park (Park) are as follows:
 - Continue to address the remediation of the stockpile in the maintenance yard. Soil sampling was conducted in November 2015 and the pending results will determine the next steps for its disposal as directed by the Hawaii Department of Health (DOH) and applicable laws.
 - Evaluate and revise the KHLF's guiding documents and administrative procedures in order to comply with the long-term lease which became effective December 1, 2015, address the Park's immediate needs and accomplish the conceptual plan.
 - A yearly calendar of meeting dates will be formulated. The KHLF requested that the HCDA's Kalaeloa staff attend their monthly meetings to serve as resource advisors until the KHLF is more secure in their implementation of the long-term lease.
- On January 12, 2016, staff met with the KHLF Board of Directors and Officers. The KHLF announced that they received the laboratory test findings of the stockpile tests which showed that there were no exceedances of DOH's Tier 1 Action Levels. The HCDA forwarded the test results to the DOH and a letter response from the department's Solid Waste Section is expected in late January or early February 2016.
- On January 20, 2016, staff met with KHLF Director Shad Kane to start formulating the process and procedures for the Park's improvement projects. The process and procedures will be designed to comply with the lease requirements.
- On January 22, 2016, staff held a training session for the KHLF's reporting requirements. The report will help to satisfy the lease reporting requirements and provide documentation for funding applications.

Asset Management:

- On January 19, 2016, staff held a conference call with the Base Realignment and Closure (BRAC) team to follow up on the pending land conveyances to the City and County of Honolulu's Department of Parks and Recreation, the status of the Biological Assessment for the Northern and Southern Trap and Skeet parcels, clarification of Kalaeloa easement requests for infrastructure projects and the status of parcels that may be rejected or are no longer used for the intended purpose by local government agencies.

The BRAC staff also provided clarification on the applicability of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), better known as the "Superfund Act," to conveyed land parcels and easements in Kalaeloa. The BRAC team conveyed that CERCLA would not cover easements but it would cover the landowner.

Administrative Matters:

- On January 5, 2016, staff met with Haseko Development, Inc. (Haseko) regarding their rezoning request for the Hoakalei and Ocean Pointe lands that surrounds their future oceanfront recreational lagoon. The parcel is immediately east of Kalaeloa's White Plains Beach. Haseko's ocean recreation area is expected to blend seamlessly with Kalaeloa's shoreline in the future.
- On January 12, 2016, staff met with representatives from Hunt Companies and the Coral Crater Adventure Park. They are interested in establishing an outdoor recreation facility in the approximately 40-acre parcel that is located at the District's main entrance at the intersection of Roosevelt and Enterprise Avenues. Staff also discussed the applicability of Hawaii Administrative Rules, Title 15, Chapter 215, for the project.