

Report of the Interim Executive Director

Kalaeloa Report

March 2, 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 Joint Meeting:

- On January 28, 2016, the HCDA held 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 and to garner input and feedback from the advisory team members.

A meeting recap is attached as Exhibit A. Additionally, as a follow up to the attendees' request, the HCDA provided sample testimony in support of H.B. 2047 – "Relating to the Hawaii Community Development Authority Kalaeloa Energy Corridor" and HCDA's testimony dated February 10, 2016 in support of H.B. 2047, H.D. 1 (see Exhibit B).

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 11, 2016 and the following items were discussed:

- The KCN attendees reviewed the meeting recap from the January 28, 2016 Kalaeloa Advisory Teams Joint Meeting. Several members relayed their appreciation to the HCDA staff for organizing the event and remarked that it was a valuable and productive meeting.

The KCN attendees also discussed action steps such as engaging local elected officials to support the HCDA's Capital Improvement Project requests to fund electrical projects. The United States Coast Guard Air

Station Barbers Point noted that electrical issues continue to challenge their facility in spite of the installation of backup generators.

- Hunt Companies (Hunt) noted that they are going through the due diligence process to assume the Kalaeloa Water Company from Pural Water Specialty Co., Inc. Hunt is also working to determine the anticipated water and wastewater rates for Kalaeloa customers. They hope to present their application(s) to the Hawaii Public Utilities Commission in mid-2016.

Hunt also announced that the Wakea Gardens Apartments are at 100% occupancy. The next Hunt project available for lease is the Kalaeloa Professional Center, which is located in downtown Kalaeloa near the intersection of Lexington and Saratoga Avenues. There are 27 office spaces available and an open house to view the property is scheduled for Wednesday, March 2, 2016, from 5:30 to 7:30 p.m. at the site.

- The Kapolei Chamber of Commerce announced the following job fairs which will be held at the University of Hawaii - West Oahu campus:
 - On February 26 and 27, 2016, the Four Seasons Resort Oahu at Ko Olina will hold a job fair in anticipation of filling 700 jobs. The newly-renovated property, which was previously the Marriott Ihilani Resort, is expected to be open in May 2016. It is recommended that applicants submit their interest on-line in order to schedule a job interview at the February event.
 - The annual Hire Leeward job fair will be on Saturday, June 25, 2016. The 2015 events featured 70 employers and attracted 2,000 attendees.
- The executive director for the Hale Ulu Pono, a transitional shelter for mentally-ill adults, relayed their appreciation to the HCDA, the Department of Hawaiian Home Lands (DHHL) and the Hawaii Public Housing Authority for quickly addressing public safety issues at one of the vacant buildings in downtown Kalaeloa. The vacant building was housing trespassers, vagrants and the site of illegal activities.
- Tip Tow Towing attended the KCN for the first time. The company is a new tenant of Hunt and is leasing land for their company operations and vehicles. The representative noted that security and electrical issues are some of their main concerns.

- Staff from the office of Senator Mike Gabbard, District 20, distributed copies of their February 2016 newsletter. This year Senator Gabbard is serving as the committee chair for the Water, Land and Agriculture committee. His legislative priorities will be on local food production, conservation of Hawaii's land and ocean resources, industrial hemp and fighting invasive species. The senator also welcomes community input regarding Kalaeloa issues.
- The Hawaii State Council on Disabilities noted that they have 45 members in the Kapolei area that are looking for employment opportunities. The representative from Navy Region Hawaii recommended that their clients also pursue federal job opportunities at www.usajobs.com.

The next KCN meeting will be held on Thursday, March 10, 2015, at the DHHL's Hale Pono conference room.

Infrastructure Matters:

- **Kalaeloa (Enterprise) Energy Corridor:** The notice to bidders for the revised bid package was posted on Monday, February 8, 2016. A pre-bid conference will be held on Wednesday, February 24, 2016, 2:00 p.m. at the office of Ronald N.S. Ho and Associates, Inc. (Ho and Associates). The sealed bids will be opened on Thursday, March 10, 2016 at the Ho and Associates offices.

Kalaeloa Heritage and Legacy Foundation (KHLF):

- On February 9, 2016, staff met with the KHLF Board of Directors and Officers. The KHLF's are doing the following activities to address near term goals for the Kalaeloa Heritage Park (Park):
 - The KHLF requested that their soil testing consultant, David Daughtery, address the State of Hawaii Department of Health's (DOH) letter dated January 20, 2016. The DOH's letter is requesting that recommendations about soil removal or grading be included in the final soil testing report.
 - KHLF members anticipate submitting plans for stabilizing the grounds surrounding the existing *kauhale* structure at the Park.
 - A yearly calendar of meeting dates has been formulated. The KHLF requested that the HCDA's Kalaeloa staff continue to attend their monthly meetings to serve as resource advisors until the

KHLF is more secure in their implementation of the long-term lease.

Administrative Matters:

- On February 2, 2016, Authority Member Shirley Swinney and staff met with Luis Salaveria, director of the Department of Business, Economic Development & Tourism to discuss infrastructure conditions relating to Kalaeloa. HCDA staff is in the process of coordinating a follow-up meeting between Director Salaveria, General Services Administration and Navy Region Hawaii staff to explore potential energy solutions.
- On February 3, 2016, staff held a conference call with representatives from Weston Solutions, Inc. (Weston) regarding Hawaii's Base Realignment and Closure (BRAC) process and the challenges that the HCDA continues to face today for Kalaeloa's redevelopment. Weston has helped other local reuse authorities overcome obstacles that resulted from the BRAC process.
- On February 5, 2016, staff held a conference call with Hunt representatives regarding their acquisition of the Kalaeloa Water Company. Hunt also discussed a new development project called the Coral Crater Adventure Park which is anticipated to occupy approximately 40 acres of vacant land (including a coral pit) at the intersection of Roosevelt and Enterprise Avenues. Staff also discussed the applicability of Hawaii Administrative Rules, Title 15, Chapter 215, for the project.

Attachments: Exhibit A – Kalaeloa Advisory Teams Joint Meeting Recap
Exhibit B – HCDA’s Sample Testimony in Support of H.B. 2047 –
“Relating to the Hawaii Community Development
Authority Kalaeloa Energy Corridor” and HCDA’s
Testimony Dated February 10, 2016 in Support of
H.B. 2047, H.D. 1