

Report of the Interim Executive Director

Kalaeloa Report

April 12, 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 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 March 10, 2016 and the following items were discussed:

- The Naval Air Museum Barbers Point (NAMBP) presented a pictorial slideshow on the history of the Naval Air Station Barbers Point to an audience at Pearl Harbor. The KCN attendees expressed interest in the presentation and inquired if the NAMBP would consider sharing the slideshow at a future HCDA advisory team meeting. The NAMBP agreed to the request.

The NAMBP has been approached by the Four Seasons Resort Oahu at Ko Olina and Paradise Helicopters to conduct visitor experiences for their guests. The experience would have guests dress up as a World War II pilot and take rides on an AT-6 training aircraft.

- Senator Mike Gabbard's staff distributed copies of his monthly newsletter that is available at www.mikegabbard.com.

Gabbard's staff also inquired if anyone at the KCN meeting had information about the proposed Atlantis Resort at Ko Olina. The Kapolei Chamber of Commerce representative noted that the most recent news about the potential development was recently released in early 2016. It is touted that the resort would be a \$2 billion project and that it would be the world's most expensive resort. The 15-acre resort is

said to include a shark habitat and rooms that look into a giant aquarium filled with marine life.

- The KCN discussed public safety issues stemming from overgrown vegetation, particularly in the downtown Kalaeloa area that is the most populated area in the District. Hunt Companies (Hunt) has included the request in their ongoing maintenance schedule and will address the specific areas of concern immediately. The HCDA notified the Veteran's shelter operator and also lined up volunteer assistance from the Youth Challenge Academy (YCA).
- Hunt noted that they have a new tenant, Ohana Concrete Company, that will occupy the premises near Roosevelt Avenue and Philippine Sea Street.
- The Barbers Point Bowling Center celebrates their 7th anniversary in March 2016. They have also extended their lease with Hunt until year 2020.
- The KCN will observe their 10th anniversary in 2016. The KCN conducted their annual roundtable discussion regarding the mission, organization and goals for 2016; which resulted in the following:
 - Continue the mission written on the KCN's monthly agenda, which 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."
 - In 2015, the KCN conducted an outreach effort to raise awareness about the KCN meetings. The KCN will conduct another outreach effort in 2016. There are about 17 Kalaeloa landowners, which includes federal, State, county and private agencies, and all of the landowners participate in the KCN or other HCDA advisory groups. Therefore the outreach program will focus on landowners that have tenants, which is primarily Hunt, Department of Hawaiian Home Lands (DHHL) and RP Kalaeloa Landowner LLC.
 - The attendees unanimously agreed that the KCN has made significant contributions to the redevelopment of Kalaeloa and confirmed that monthly meetings typically held on the 2nd

Thursday of the month, 9:30 – 11:00 a.m., at the DHHL’s Hale Pono conference room should be continued. The HCDA staff remains committed to responding to community requests for evening or weekend informational briefings.

- Support the implementation of the Kalaeloa Strategic Plan that was updated in 2015.
- Conduct/support beautification projects for Kalaeloa’s Enterprise and Geiger Gate entrances.

The next KCN meeting will be held on Thursday, April 7, 2016, at the DHHL’s Hale Pono 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 a unique one-stop shop of federal, State and City and County of Honolulu (City) agencies that meet monthly to collaborate and address public safety issues.

The KPS met on March 17, 2016 and the following items were discussed:

- The Federal Bureau of Investigation (FBI) reported that they continue to have power outages at their facility and that they appreciate the HCDA’s efforts to construct the new Enterprise Energy Corridor. The FBI is requesting a construction schedule briefing as they are concerned about how construction may impact their ability to enter and exit their facility. The FBI also thanked the HCDA staff for the friendly reminder about lowering their facility’s flags to half-staff in honor of Justice Antonin Scalia.
- The City’s Honolulu Fire Department (HFD), reported they continue to be interested in acquiring a right-of-entry permit from the HCDA for the 19-acre parcel located off of Coral Sea Road and due north of the Kalaeloa Heritage Park (Park). The HFD confirmed they will resume providing the HFD monthly status report for the District to the KPS and HCDA staff.
- The State of Hawaii Department of Transportation (DOT) reported that the maintenance contract for State-owned roadways in Kalaeloa will continue throughout 2016. The KPS expressed their appreciation to the DOT’s commitment that has greatly improved conditions for vehicular, bicycle and pedestrian safety.

The DOT also confirmed that the YCA, through the Adopt-a-Highway program, may conduct beautification projects at Kalaeloa’s Enterprise and Geiger entrances. The DOT also offered to provide ongoing maintenance for the vegetation after the beautification projects are completed.

- The City Department of Parks and Recreation (Parks) noted that they enforced the Stored Property Ordinance at the Kalaeloa campgrounds in early October 2015. However, since November 2015, the American Civil Liberties Union lawsuit has affected Parks ability to enforce the “No Camping” rules at the campgrounds site. An increase in illegal activities and illegal camping is occurring at the campgrounds.

The Parks completed their analysis of the ironwood trees that canopy the campgrounds. Parks staff is in the process of scheduling for park and campgrounds closures to address dead tree branches and other maintenance issues at the site.

Parks also reported that the City is in the process of securing a contract to complete its due diligence process for the Base Realignment and Closure (BRAC) parcels that are targeted for conveyance to the City.



The 7-acre Kalaeloa campgrounds has 13 camping sites that are under a Navy lease to the Parks; and is shaded by a forest of ironwood trees. The oceanfront parcel provides opportunities for picnicking, fishing and swimming.

The next KPS meeting will be held on Thursday, April 21, 2016, at the DHHL’s Hale Pono conference room.

Infrastructure Matters:

- **Kalaeloa (Enterprise) Energy Corridor:** The bid opening was conducted on March 10, 2016. Four construction companies participated and bids ranged from \$4.8 million to \$8.8 million. Staff sent the contract award letter to the lowest bidder, Paul’s Electrical Contracting LLC. Execution of the contract is anticipated for the end of

April 2016. Staff will request that the contractor conduct informational presentations to the Kalaeloa advisory groups.

Kalaeloa Heritage and Legacy Foundation (KHLF):

- On March 9, 2016, the KHLF held their monthly meeting with HCDA staff. The KHLF is working toward fine tuning their organization's policies and procedures.
- On March 10, 2016, the KHLF forwarded to the HCDA a response letter from David Daughtery LLC, soil testing consultant, in response to the State of Hawaii Department of Health's (DOH) letter dated January 20, 2016. HCDA staff forwarded the response letter to the DOH and awaits the agency's response regarding disposal of the stockpiled materials.
- On March 10, 2016, the KHLF notified the HCDA that a large kiawe tree fell in the Park as a result of high winds. The fallen kiawe is in the interpretive portion of the Park and is laying on top of a historic house site. The KHLF will dispose of the tree as appropriate.



The Park's invasive kiawe trees that have taken root in the shallow soil are susceptible to inclement weather. The tree roots also find their way under and into cultural structures.

- On March 14, 2016, HCDA staff conducted a site visit of the Park with KHLF Facilities Manager Shad Kane. The HCDA reminded the KHLF of the Park's land boundaries and all materials stored on the surrounding properties should be removed immediately.
- On March 19, 2016, the KHLF submitted a request to the HCDA and to the State Historic Preservation Division for a Grounds Stabilization Project, as required in the conditions in the HCDA General Lease 15-05. The project's goal is to stabilize the soft and uneven grounds surrounding the existing *kauhale* structure at the Park (see Exhibit A).

Asset Management:

- On February 26, 2016, the HFD submitted their draft project request to secure a right-of-entry from the HCDA to the City, Department of the Corporation Counsel for their review. The HFD hopes to partner with the HCDA to conduct HFD low-impact training exercises on Parcel 13073-C, Tax Map Key 9-1-013-068, which is an approximately 19-acre vacant parcel located immediately north of the Kalaeloa Heritage Park (see Exhibit B).

The HCDA staff has started to conduct their standard procedure of engaging the four Kalaeloa advisory teams about the HFD request. To date, the KCN, KPS and KHLF have been briefed and all have been in support of the project. The HCDA will also brief the KAT team in the near future. A draft of the HCDA right-of-entry permit is attached as Exhibit C.

Additionally, the KHLF, as the neighboring tenant, welcomes additional enforcement presence in the District and having the HFD advise them of the best management practices for fire prevention. The KHLF does not anticipate wanting the kiawe debris from the parcel.

Administrative Matters:

- On February 17, 2016, staff fielded questions posed by a team of councilmembers and city planners from Okinawa Prefecture, Japan. The group had conducted a 3-week tour of BRAC locations as the United States begins the process to close military bases in Okinawa. The representatives were interested in hearing about the successes and challenges that the HCDA has encountered as the Local Reuse Authority for Kalaeloa. Language interpreters were provided by the Pacific and Asian Affairs Council.
- On February 29, 2016, staff attended the Kapolei Chamber of Commerce's networking and open house event for Hunt's newly-refurbished project called the Kalaeloa Professional Center. The available spaces are in a "build-to-suit" condition which allows tenants to customize their space to fit their needs. Hunt will provide architectural and construction services or tenants may utilize their own design-build team. An improvement allowance of \$85.00 per retail square foot is included in the lease.



The Kalaeloa Professional Center is a single-story building with a central garden atrium. There is ample free tenant parking. It is also home to the Warrior Ohana Medical Clinic, a Tripler Army Medical facility for active duty and retired military and their dependents.

- On March 11, 2016, staff attended the West Oahu Economic Development Association's annual meeting. The keynote speakers at the event were Micah Kane and Stanford Carr, who presented information about their Makaha Valley project plans.

Attachments: Exhibit A – KHLF Grounds Stabilization Project Request
 Exhibit B – Honolulu Fire Department Request for a Right-of-Entry Permit (Draft)
 Exhibit C – HCDA Revocable Right-of-Entry (ROE 5-16) Permit (Draft)