

## Report of the Executive Director

### *Kalaeloa Report*

March 1, 2017

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 February 9, 2017 and the following items were discussed:

- The HCDA noted that the combined Kalaeloa advisory team meetings that were scheduled for February 9 and 15, 2017 were cancelled at the request of the Oahu Community Correctional Center's consultant. At the present time, the four finalist sites for a replacement jail facility do not include any Kalaeloa parcels. Therefore, the consultant felt that the immediate need to address the Kalaeloa community is not needed at this time.

The HCDA also reported that Navy Region Hawaii has leased Kalaeloa Building 142, the former Defense Reutilization Marketing Office, to the Hawaii Department of Business, Economic Development and Tourism (DBEDT). DBEDT has subleased the building to Disney, Marvel Studios and IMAX. The building will be used as production space for Marvel's next major project "Marvels The Inhumans." See Exhibit A.

- The KCN members welcomed new meeting attendees from the Family Tree Project, LLP (FTP). FTP recently established an office in the Kalaeloa Professional Center and offers counseling services on a sliding fee scale. They also provide counseling services to the Youth Challenge Academy and the families of youth that are involved in Hawaii's justice system.

- Navy Region Hawaii staff reported they responded to public safety concerns that were reported from the Kalaeloa Crash Fire Rescue (KCFR) station. The KCFR concerns were about overgrown vegetation along Navy-retained roadways and overflowing dumpsters on Navy-retained vacant buildings.
- Senator Mike Gabbard's office noted that discussions are being held for the development plans for 183 acres of vacant land near the University of Hawaii West Oahu campus. Hunt Companies (Hunt) and Stanford Carr Development were chosen as the master developers for the project and the plans are expected to include housing, retail and recreational venues.
- The U.S. Coast Guard Air Station Barbers Point crew noted that the number of homeless encampments in the Kalaeloa campgrounds continue to be greatly reduced due to the recently completed improvement project conducted by the City and County of Honolulu's Department of Parks and Recreation. However, the transient homeless encampments along Coral Sea Road continue to be an issue despite ongoing efforts by social service and enforcement agencies.
- The Hale Ulu Pono transitional shelter does not have any vacancies at the current time. They also noted that their request for enforcement actions to address transient homeless persons were addressed by the Hawaii Public Housing Authority.
- Hunt reported that they continue to pursue their subdivision request for land parcels that are located in the northwest sector of Kalaeloa. It is expected that up to 1,500 single and multi-family homes could be developed. Hunt also continues to pursue their application with the Public Utilities Commission to become Kalaeloa's water and wastewater provider.
- The Kapolei Chamber of Commerce encouraged the KCN members to submit legislative testimony in favor of the Kapolei Jobs Initiatives Pilot Program. Staff from Senator Maile Shimabukuro's office recommended that the KCN members take the time to send their testimony to each of the committee members to ensure that their testimony is received.

The next KCN meeting will be held on Thursday, March 9, 2016, 9:30 am to 11:00 am, at the Department of Hawaiian Home Lands' Hale Pono conference room.

**Kalaeloa Assessments FY2016-2017:**

HCDA staff requested and received Hunt's 2<sup>nd</sup> installment in the amount of \$44,042.73. Staff is also following up on the payment that is due from the University of Hawaii, Honolulu Community College.

**Kalaeloa Assessments Status FY2017 - ANNUAL BUDGET \$200,000**

Landowner	Number of Acres July 1, 2016	Proportionate Share-to-Date	Assessment FY 2016-17	PAYMENT STATUS	AMOUNT
City Board of Water Supply	20.029	1.63%	\$ 3,268.66	PAID IN FULL SEPT 2016	\$ 3,268.66
Eagle River Investors	10.000	1%	\$ 1,631.96	PAID IN FULL JUNE 2016	\$ 1,631.96
Hunt Companies	539.752	44%	\$ 88,085.46	PAID IN FULL FEBRUARY 2017	\$ 88,085.46
RP Kalaeloa Land Owner LLC	77.926	6.36%	\$ 12,717.22	PAID IN FULL JULY 2016	\$ 12,717.22
State Department of Hawaiian Home Lands	545.285	44.49%	\$ 88,988.42	PAID IN FULL AUGUST 24, 2016	\$ 88,988.42
State Hawaii Homeless Programs Office	13.549	1.11%	\$ 2,211.14	PAID IN FULL JULY 2016	\$ 2,211.14
State Department of Education	14.458	1.18%	\$ 2,359.49	PAID IN FULL JULY 2016	\$ 2,359.49
University of Hawaii - HCC	4.520	0.37%	\$ 737.65		
<b>TOTAL</b>	<b>1,225.519</b>	<b>100%</b>	<b>\$ 200,000.00</b>	<b>TOTAL AS OF FEBRUARY 15, 2017</b>	<b>\$ 199,262.35</b>

**Administration/Implementation of District Plan and Rules**

The HCDA approved three applications that did not require HRS § 206E-5.6 hearings.

Name of Applicant	Project	Action
Dempsey Pacific Inc. (RP Mahana Owner)	<b>KAL 17-001</b> Playground Canopy	2/16/17
Dempsey Pacific Inc. (RP Makai Owner)	<b>KAL 17-002</b> Playground Canopy	2/16/17
Dempsey Pacific Inc. (RP Kaimana Owner)	<b>KAL 17-003</b> Playground Canopy	2/16/17

**Kalaeloa Heritage and Legacy Foundation:**

- On February 13, 2016, staff met with the Board of Directors of the Kalaeloa Heritage and Legacy Foundation (KHLF). The KHLF has begun to get quotes and formulate a plan of action for the removal of the stockpiled material in the Park's maintenance yard.

**Administrative Matters:**

- Since January 26, 2017, HCDA staff holds weekly conference calls with Weston Solutions, Inc. (Weston). Weston is providing input on the microgrid report to provide resilient electrical power in the District and on finalizing Base Realignment and Closure conveyances.

Attachment:

Exhibit A – Pacific Business News Article “Marvels The Inhumans”