

Report of the Executive Director

Kalaeloa Report

May 3, 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 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 agencies that meet monthly to collaborate and address public safety issues.

The KPS met on April 20, 2017 and the following items were discussed:

- The HCDA reported that Haseko Development, Inc. has inquired about proposed truck routes to transport material from Campbell Industrial Park to their Ewa construction area. The KPS attendees recommended that Department of Transportation (DOT) roads be utilized as much as possible in order to minimize impact to the community and the District's roadways. The HCDA will relay the final route plan to the KPS and the Kalaeloa community upon its receipt.
- The KPS also discussed the growing concerns of illegal dumping in Kalaeloa. The Department of Hawaiian Home Lands (DHHL) representative noted that their agency will expend funds to remove over 1,000 tires that were recently dumped on their property. Other agencies, such as Navy Region Hawaii, Hunt Companies, DOT and the HCDA continuously deal with illegal dumping issues as well. The KPS discussed the possibility of working with Hawaii legislators to formulate new laws to help prevent occurrences of illegally-dumped tires.
- The KPS meeting attendees have conducted multiple site visits in Kalaeloa and reported that most of the privately-owned roadways that lead to vacant land have been barricaded by landowner(s). These barricades assist in preventing trespassing, dumping and homeless

encampments. However, it was recommended that a few of the barricades could be moved closer to the roadway entrance. The Honolulu Fire Department representative noted that they prefer the installation of cattle gates with a Knox box key system to secure private roadway entrances.

- The City and County of Honolulu, Department of Parks and Recreation (Parks) reported that they continue to work with the Base Realignment and Closure (BRAC) team to finalize conveyance of their Kalaeloa land parcels.

The Parks representative also noted that the 2016 Kalaeloa campgrounds improvements, including the installation of coral rock boulders and a cattle gate at the entrance, continue to work effectively to enhance public health and safety.

The KPS has held meeting monthly since its inception in 2006. The attendees determined that holding future meetings on a bimonthly (every other month) basis may be appropriate. Therefore, the next KPS meeting will be held on Thursday, June 15, 2017.

Kalaeloa Assessments FY2016-2017:

The Kalaeloa Assessments for FY 2016-2017 have been paid-in-full.

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	PAID IN FULL APRIL 2017	\$ 737.65
TOTAL	1,225.519	100%	\$ 200,000.00	TOTAL AS OF APRIL 19, 2017	\$ 200,000.00

Infrastructure Initiatives:

On April 11, 2017, the HCDA held the *Kalaeloa Reliable Energy Industry Briefing* that was attended by approximately 70 local, national and international energy professionals. The goal of the briefing was to share the current conditions and challenges of Kalaeloa's electrical system and to garner input and interest from industry leaders.



Auntie Kanani Kahana-Reid, Kalaeloa cultural practitioner, opened the event with a Hawaiian blessing and teaching.



The status of Kalaeloa's redevelopment and the findings found in the report *Kalaeloa Energy System Redevelopment Options Including Advanced Microgrids* were shared during the event



Left to right: Department of Business, Economic Development and Tourism Director Luis Salaveria, HCDA Executive Director Jesse Souki and U.S. Navy Region Hawaii Commander Benjamin Leppard provided information and answered questions regarding Hawaii's energy goals, Kalaeloa's current electrical system, privatization, regulatory requirements and financing opportunities.

On April 18, 2017, Senator Mike Gabbard, District 20, convened a meeting to discuss the Kalaeloa Enterprise Energy Corridor. The attending agencies included the HCDA and their electrical consultants, Hawaiian Electric Companies (HECO), DOT, City and County of Honolulu Department of Planning and Permitting (DPP), Federal Bureau of Investigation (FBI), General Services Administration and Chris Penrose (original developer of the FBI facility). A summary of the meeting include the following steps:

- 1) HECO approved the construction drawings relating to micro tunneling on April 13, 2017;
- 2) HCDA electrical consultants, Ronald N.S. Ho and Associates, Inc., will incorporate changes to the drawings as required by HECO. The revised drawings will be resubmitted to HECO for final review and approval to confirm that all required changes have been made;
- 3) The signed drawings will then be submitted to the DOT for review and approval;
- 4) After the DOT approves the drawings, they will be submitted to the City DPP for review and approval;
- 5) Concurrently, HCDA's contractor, Paul's Electrical Contracting, is preparing a cost proposal for added work relating to micro tunneling; and
- 6) The above approvals/actions are required before construction can commence.

Administrative Matters:

- On April 4, 2017, staff met with the BRAC and the U.S. Fish and Wildlife (USFWS) representatives regarding the conveyance of the Northern and Southern Trap and Skeet Ranges. The next step is for the USFWS to provide their assessment and opinion regarding the *Akoko Conservation and Management Plan*.
- On April 6, 2017, staff met with Photonworks Engineering LLP, regarding the Kalaeloa Rentals Homes intent to install photovoltaic panels on their Kalaeloa townhome units.
- On April 17, 2017, staff held a teleconference with the Kauai Island Utility Cooperative (KIUC), a not-for-profit generation, transmission and distribution cooperative that serves approximately 33,000 electric customers on the island of Kauai. The KIUC representatives attended

the Kalaeloa industry briefing and would like to conduct further discussions regarding HCDA's efforts to establish reliable energy.

- On April 19, 2017, staff held a teleconference with Ferraro Choi representatives regarding the design of a new Veterans Affairs facility in Kalaeloa.