

Report of the Executive Director

Kalaeloa Report

October 4, 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 the KCN meetings.

The KCN met on September 14, 2017 and the following items were discussed:

- Representatives from the HCDA and Paul's Electrical Contracting LLC (PEC) presented information on the construction timeline for the Kalaeloa Enterprise Energy Corridor project. The project is expected to commence construction in November 2017 and be completed toward the end of year 2018. The construction staging area will be located on vacant land near the intersection of Enterprise and Saratoga Avenues. The KCN members inquired about the following items:
 - 1) Will construction impact vehicular and pedestrian traffic? *Yes; a traffic plan has been designed to safely control vehicular and pedestrian traffic. The Kapolei High School traffic should not be impacted because work will be done on the west side of the right-of-way traffic on Ft. Barrette/Enterprise Road.*
 - 2) Will the sidewalks and crosswalks be open for pedestrian traffic, especially for the children that walk to school? *Yes; the traffic plans will allow pedestrian traffic and the Honolulu Police Department officers will be on location, as needed, to help ensure public safety.*
 - 3) What time of the day will construction take place? *The typical construction work week will be Monday through Friday, 7:30 a.m. to 3:30 p.m.*
 - 4) Will the neighboring properties, i.e. Kapolei High School, be notified of the construction schedule since it could impact traffic flow and parking for

football games? *Yes; the construction timeline will be shared with neighboring properties.*

- 5) Does the Federal Bureau of Investigation (FBI) have any concerns relating to construction? *The FBI has inquired about the ingress/egress to their property and PEC is in communication with the FBI regarding security clearance.*
 - 6) How do landowners get power from the new electrical corridor? *Landowners should make a request-for-service to the Hawaiian Electric Company.*
- The Barbers Point Bowling Center will hold their 8th Annual Bowl for Bobbies on Sunday, October 29, 2017. Entry forms for the 4-person teams are available at the bowling center and more information about the benefit is available by calling (808) 673-2695.
 - Project Vision Hawaii (PVH) presented information about their non-profit organization which provides statewide free vision screening. The PVH is also working to create a mobile shower trailer for the homeless population. They are looking for private landowner partnerships and water sources. They also plan to conduct a needs assessments survey for the Kapolei region.
 - The Coral Crater Adventure Park (CCAP) distributed flyers with information about their new “Zip and Fly Adventure Tour.” The new 3-hour activity includes ziplining in the CCAP plus a one-hour helicopter tour of Oahu on Blue Hawaiian Helicopters. The CCAP noted that the Federal Aviation Administration will allow up to five flights a day, no more than three days a week. See Exhibit A.

Several KCN members inquired about the flight path, noise impact and queried if it is possible to fly an alternate route that would have the helicopters take-off and land at the Kalaeloa Airport. The CCAP proprietor replied that their helicopters are quieter than jets and C-130 airplanes that currently fly over the District.

- Senator Mike Gabbard, District 20, has drafted legislation to help address the ongoing occurrences of illegal tire dumping. Kalaeloa landowners sometimes find over a thousand tires dumped on their land from just one incident and expend significant resources and funds to remove the tires. The KCN members are asked to submit their feedback on the draft legislation to Gabbard’s office by October 31, 2017.
- Hunt Companies provided an updated on the conveyance of the water and wastewater system to the Kalaeloa Water Company (KWC). The KWC continues to await approval from the Hawaii Public Utilities Commission,

therefore, the turnover date has been delayed and the existing water rate will continue until the conveyance is completed.

Hunt is also sponsoring a 2nd “Feline Feral Fix” in Kalaeloa to address the feral cat overpopulation. The initiative is a trap-neuter-return system which will be conducted by Poi Dogs and Popoki on Sunday, October 1, 2017, at 8:00 a.m. The public may also pick up traps by contacting the organization at telephone (808) 551-7915 or email alicia@poidogsandpopoki.org

Hunt has added the following new Kalaeloa tenants in 2017:

- 1) All State Insurance;
 - 2) American Renaissance Academy (ARA);
 - 3) Dogs of War Airsoft;
 - 4) Family Tree Counseling;
 - 5) Hawaii State Federal Credit Union (call center);
 - 6) Hawaii IQ Tutoring;
 - 7) Jujitsu Group; and
 - 8) Tax Connection.
- Cloudbreak Communities (Cloudbreak) invited the KCN members to attend their grand opening ceremony for the Hale Uhiwai Nalu building extension. Cloudbreak’s newest veteran housing addition will add 50 studio apartments in downtown Kalaeloa.
 - The ARA is negotiating a lease with Hunt to occupy 17 acres of the former Power Point Fitness Center near the intersection of Midway Road and Franklin Street. The ARA is a non-profit 501(c)(3) accredited college preparatory school for ages kindergarten through twelfth grade. They would like to relocate the remaining sections of the Naval Air Station Barbers Point sign that is currently on the property and will work with Hunt on its relocation.
 - HCDA staff noted that there is increasing redevelopment activity in Kalaeloa and that agency staff is available to provide information about the administrative rules and permit processes.

The next KCN meeting is scheduled for Thursday, November 9, 2017, 9:30 a.m. to 11:00 a.m. at the Department of Hawaiian Home Lands, Hale Pono conference room.

Kalaeloa Landowner Assessments

As approved by the Authority at its July 5, 2017 meeting and pursuant to HRS §§ 206E-195 and 206E-196, staff issued Kalaeloa Assessment notices to non-federal land users for Fiscal Year 2017-2018. The following charts reflects payments received as of September 22, 2017:

Landowner	Number of Acres July 1, 2017	Proportionate Share-to-Date	Assessment FY 2018 \$200,000/yr	PAYMENT STATUS	AMOUNT
City Board of Water Supply	20.029	1.63%	\$ 3,288.66		
Eagle River Investors	10.000	1%	\$ 1,631.96	PAID IN FULL AUGUST 2017	\$ 1,631.96
Hunt Companies	539.752	44%	\$ 88,085.46	PAID SEMI-ANNUAL SEPTEMBER 2017	\$ 44,042.73
RP Kalaeloa Land Owner LLC	77.926	6.36%	\$ 12,717.22		
State Department of Hawaiian Home Lands	545.285	44.49%	\$ 88,988.42		
State Hawaii Homeless Programs Office	13.549	1.11%	\$ 2,211.14		
State Department of Education	14.458	1.18%	\$ 2,359.49	PAID IN FULL SEPTEMBER 2017	\$ 2,359.49
University of Hawaii - HCC	4.520	0.37%	\$ 737.65		
TOTAL	1,225.519	100%	\$ 200,000.00		\$ 48,034.18

Administrative Matters:

- On September 12, 2017, staff provided a district tour and briefing for the staff and consultants of the Urban Housing Communities (UHC) company. A family-owned, mission-driven company dedicated to developing affordable, sustainable housing that benefits communities and stakeholders. UHC recently completed Kamana Apartments, a senior type 62-unit project on Hawaii island and Hale Makana O Nanakuli, a multi-family type 48-unit project on Oahu. UHC is interested in developing a multi-family housing project targeting those buyers or renters that fall within the 45% - 60% area median income level.
- On September 21, 2017, staff participated in an executive forum for the Blue Zone Project (BZP) Kapolei and Ewa. The BZP's goal is to create healthier living environments. In order for a community to earn certification, they must implement at least one marquee project; adopt two localized implementation plans; adopt three county or state level policies; and, implement one capacity building initiative.

Attachments:

Exhibit A: Coral Crater Adventure Park

Coral Crater

Adventure Park

Exhibit A

Fall 2017

What's *NEW* at Coral Crater

Coral Crater is a 35-acre park in Kalaeloa that opened in January 2017, transforming a former U.S. Navy coral quarry into two multi-use areas: a 10-acre crater for adventure activities and a 6,000-square-foot lawn, observation deck and landscaped picnic area offering barbeque grills, imu pits and full-service supplies for private luaus, events and gatherings.

Guests have enjoyed the Aerial Adventure Tower, ziplines and ATVs. By popular demand, we will soon introduce a new adventure in late September:

Zip & Fly Combo Tour

Is there a better way to see Kapolei than by combining ziplining into Coral Crater with flying in a scenic helicopter? This three-hour experience is action-packed with six ziplines and a one-hour helicopter tour of Oahu by Blue Hawaiian Helicopters.

Landing, Takeoff and Flight Path

Air Traffic Control at Kalaeloa Airport will dictate all air traffic within a five-mile radius based on current conditions; however, yellow lines notated in the image below are the arrival and departure paths. The flight plan outlined was strategically designed to not fly directly over schools or neighborhoods.



Questions? Contact 808.626.5773 or info@coralcrater.com

Coral Crater

Adventure Park

Fall 2017

Q & A

Why land at Coral Crater?

Coral Crater offers experiences never before offered on Oahu including a new zipline and helicopter package, the "Zip & Fly" Combo Package, which adds an element of adventure to landing on private property instead of the airport.

Will the helicopter fly over area schools or homes?

The flight path is designed by the operators to avoid flying directly over schools and residential area. Please see the arrival and departure paths above.

How often will Blue Hawaiian Helicopters take off and land at Coral Crater?

The flights will begin at Daniel K. Inouye International Airport (HNL) and land at Coral Crater Adventure Park, where the group will disembark. While that group is enjoying the zipline experience, another flight will take off with a second group for a tour. Upon the return of the second group, the first group will return to HNL. Flights will take place according to demand and bookings. These tours will operate only by request.

How early / late will the Blue Hawaiian helicopters fly in Kalaeloa?

Flights will only be between 9 a.m. to 6 p.m.

What kind of helicopter will be used?

Blue Hawaiian Helicopters uses Eco-Star Helicopters, the quietest helicopter in the world.

About Blue Hawaiian Helicopters

Founded in 1985, Blue Hawaiian is the only helicopter tour company that serves the entire state—Oahu, Maui, Kauai, and Hilo and Waikoloa on the Big Island.

Blue Hawaiian's 32-year dedication to ecology, safety and innovation make it the industry leader in other ways as well. Blue's senior management worked for four years with the manufacturer to develop the Quiet-Technology Airbus EC-130 & Eco-Star; the most advanced touring helicopter in the world, which reduces noise impact on the ground by 50 percent.

Blue Hawaiian's commitment to safety is the benchmark of the industry. Blue is certified under the International Standard for Business Aircraft Operations (IS-BAO); was the first company in the USA certified under the Tour Operators Program of Safety (TOPS); the first helicopter tour company in the entire country with FAA-approved Safety Management System (SMS); and is the only air-tour company in Hawaii with its own flight simulator and FAA-approved Certified Repair Station.

Questions? Contact 808.626.5773 or info@coralcrater.com