

# Report of the Executive Director

## *Kalaeloa Report*

November 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 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 bimonthly to collaborate and address public safety issues.

The KPS met on October 12, 2017, and the following items were discussed:

- The HCDA provided information about the expected construction timeline for the Kalaeloa Enterprise Energy Corridor project which is expected to commence November 2017. In an effort to ensure public safety during construction, the HCDA also shared the questions and answers that were aired by the Kalaeloa Community Network members at its September 14, 2017 meeting. The KPS attendees did not have any additional questions/concerns about the project or the construction timeline.

The HCDA also provided a list of Hunt Companies' newest tenants and details about the Coral Crater Adventure Park's new "Zip and Fly Adventure Tour" which includes ziplining and a one-hour helicopter tour of Oahu.

- The Honolulu Fire Department (HFD) reiterated their need for classroom and training space. HFD staff expressed their appreciation to the HCDA for allowing their training crews to utilize the 19-acre parcel in Kalaeloa for low-impact exercises. HFD's Revocable Right-of-Entry (ROE) 05-16 expired on August 31, 2017 and the agency is considering a new ROE request for continued use of the parcel.

- The U.S. Coast Guard Air Station Barbers Point (USCG) inquired about the conveyance of the water and wastewater system to the Kalaeloa Water Company (KWC). HCDA staff reported that the KWC continues to wait for application 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.
- The KPS discussed the increase of illegal dumping occurrences in the District. The USCG noted that their on-site hazardous materials specialist has addressed multiple cases of unauthorized dumping in Kalaeloa and will request her assistance and advice on this issue.

**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 chart reflects payments received as of October 20, 2017:

Kalaeloa Assessments Status FY2018 - ANNUAL BUDGET \$200,000					
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%	\$ 3,268.66		
Eagle River Investors	10.000	1%	\$ 1,631.96	PAID IN FULL AUGUST 29, 2017	\$1,631.96
Hunt Companies	539.752	44%	\$ 88,085.46	SEMI-ANNUAL PAID SEPTEMBER 13, 2017	\$ 44,042.73
RP Kalaeloa Land Owner LLC	77.926	6.36%	\$ 12,717.22	PAID IN FULL SEPTEMBER 28, 2017	\$ 12,717.22
State Department of Hawaiian Home Lands	545.285	44.49%	\$ 88,988.42	PAID IN FULL SEPTEMBER 26, 2017	\$ 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 13, 2017	\$ 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>\$ 149,739.82</b>

HCDA staff will send reminder notices to the land users that have not submitted their assessment payment.

**Asset Management:**

- On September 22, 2017, HCDA installed signage at Kalaeloa Parcel 13126-B. The parcel is not accessible to the public because it is surrounded by the ocean, drainage canal and private landowners. However, several homeless tents and debris have been found on the property. Staff will continue to monitor the situation.



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

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

<b>Name of Applicant</b>	<b>Project</b>	<b>Action</b>
Photonworks Engineering LLP	<b>KAL 17-004</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-005</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-006</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-007</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-008</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-009</b> PV Installation	4/11/17
Photonworks Engineering LLP	<b>KAL 17-010</b> PV Installation	4/11/17
Kalaeloa Heritage Park	<b>KAL 17-011</b> CUVL	7/7/17
Askew Industries LLC	<b>KAL 17-012</b> CUVL	9/29/17
State of Hawaii Department of Defense	<b>KAL 17-013</b> PV Installation	8/22/17
Dinapoli Capital Partners	<b>KAL 17-014</b> Interior Alterations	9/13/17

### **Administrative Matters:**

- On September 28, 2017, staff met with the Greystar management team to discuss their redevelopment plans for the Kalaeloa Rental Homes complex. The HCDA and Greystar are also working to determine property lines as it pertains to appropriate signage placement.
- On October 11, 2017, staff participated in the Hawaii State Energy Office's (HSEO) community discussion on utility ownership models. In 2016, the Hawaii State Legislature provided funding for the Department of Business, Economic, Development and Tourism to study alternative utility and regulatory models including cooperative, municipal and independent distribution system operators. The alternative models were to be evaluated for the ability to: 1) achieve state energy goals, 2) maximize customer cost savings, 3) enable a competitive distribution system, and 4) eliminate or reduce conflicts of interest. HSEO are conducting discussions across the state over the next month.