

Report of the Executive Director

Kalaeloa Report

January 3, 2018

The Hawaii Community Development Authority (HCDA) has established four voluntary 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 Advisory Teams:

The Kalaeloa advisory teams took its annual break in December 2017 and will resume meetings in 2018. The KCN and KPS meet every other month; the KCN is expected to meet on January 11, 2018 and the KPS on February 15, 2018. The KAT and the KACH meetings are scheduled as necessary.

Infrastructure Projects:

- **Kalaeloa Enterprise Energy Corridor:** The construction for HCDA's first project to bring reliable energy to the District began construction in November 2017 and is expected to be completed in late 2018. The HCDA distributed informational notices to stakeholders and neighboring schools to keep the community informed and to promote public safety during the construction. See Exhibit A.



Duct line and manhole work began near the intersection of Enterprise Avenue and Shangrila Street. Paul's Electrical Contracting LLC will work on the project Monday through Friday, 7:00 am to 3:30 p.m., excluding holidays.

- **Kalaeloa Water and Wastewater System:** On December 1, 2017, the Navy Facilities Engineering Command Hawaii informed the HCDA that the District's water and

wastewater system has been officially conveyed to the Kalaeloa Water Company as of November 30, 2017.

- **Right of Way (ROW):** At its December 6, 2017 meeting the Kalaeloa Board authorized the interim Executive Director to expend up to \$200,000 for a consultant to complete metes and bounds and ROW surveys in the district. Staff is in the process of finalizing the contract with a local surveying company. The work is expected to begin in February of 2018, and is expected to last approximately six months. The final deliverables include:
 - Map with metes and bounds dimensions, showing locations and areas of the proposed roadway concept plan boundaries;
 - Documentation describing metes and bounds and ROW for existing roadways; and
 - Documentation specific to clarifying the boundary locations in the District.

- **Safe and Reliable Energy Infrastructure Project (SREIP):** At its December 6, 2017 meeting the Kakaako and Kalaeloa Boards authorized the Interim Executive Director to transfer and expend up to \$450,000 for a consultant to prepare technical and financial studies, and a Request for Proposal (RFP) for the Kalaeloa Safe and Reliable Energy Infrastructure Project in the District. The Kalaeloa Board requested modifications to the scope of work; the staff are working with the consultant to incorporate the requested changes to the scope, prior to developing a contract. The work will likely begin in the first quarter of 2018.

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 December 15, 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	PAID IN FULL NOVEMBER 9, 2017	\$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 (HHPO)	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	PAID IN FULL OCTOBER 19, 2017	\$737.65
TOTAL	1,225.519	100%	\$200,000.00		\$153,746.13

Development Projects and Permits:

On December 8, 2017, HCDA staff attended the grand opening ceremony for the Cloudbreak Communities' *Hale Uhiwai Nalu – Phase II* building extension. The project is the first Kalaeloa development project that was approved by HCDA after the agency's administrative rules for the District were adopted in October 2012.



The project is located in downtown Kalaeloa near Tamura's Supermarket and includes 50 new studio apartments. The affordable veteran-preferred and non-veteran apartment rentals will rent as low as \$549/month, including utilities. Additional amenities include on-site support services, life skills and employment assistance.



Each unit ranges between 300 and 375 square feet, and includes air conditioning, ceiling fan, kitchen, and bathroom with a walk-in shower. The complex also has a gym, computer center, gathering spaces and a community lounge. The top deck open-air lanai has ocean views to Diamond Head.

Processed Permits:

Permit	Requestor	Description	Date
KAL 17-014	Dinapoli Capital Partners	Interior alteration of existing office	9/13/2017
KAL 17-015	Paul's Electrical Contracting	Staging Area for KAL Energy Corridor Contract	10/27/2017

Asset Management:

- On December 7 and 14, 2017, staff met with the Kalaeloa Heritage and Legacy Foundation (KHLF) regarding the resolution of the stockpile issue and to identify needed activities and a timeline to fulfill the HCDA's Task Force Findings and Recommendations. Staff provided a briefing on procurement procedures for the removal and the anticipated timeline for the work that should take place over the next two months.
- On December 7, 2017, staff met with the Aloha Solar Energy Fund II (ASEFII) regarding their geotechnical survey and pull test as permitted under their current right-of-entry HCDA permit.

ASEFII also requested HCDA's assistance with their efforts to obtain required permits from the State of Hawaii Department of Transportation (DOT) for working in the Coral Sea Road right-of-way. On December 12, 2017, staff met with the DOT's property management and right-of-way personnel to follow up on the request.

Attachment

Exhibit A: IED Report Construction Flyer KEEC