

Report of the Executive Director

Kalaeloa Report

September 6, 2018

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 month.

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 August 16, 2018 and the following items were discussed:

- The HCDA reported that Paul's Electrical Contracting submitted the construction schedule for the remainder of Phase I for the Enterprise Energy Electrical Corridor. Most of the remaining work will be to conduct the micro-tunneling for the conduits and is expected to begin in mid-September 2018. The KPS attendees did not report any public safety concerns regarding the project.
- The HCDA noted that Senator Mike Gabbard's office is assisting in the agency's efforts to remove the abandoned vehicles in the District. Gabbard's office received confirmation from the City and County of Honolulu that the city will remove the abandoned vehicles that were left on Coral Sea Road.
- The City and County of Honolulu, Department of Parks and Recreation (DPR) continues efforts to obtain a private security contractor for the Kalaeloa campgrounds and beachfront parcels under their jurisdiction. They continue to cut back the overgrown brush and vegetation to enhance public safety and access. However, homeless encampments, dumping and trespassing continue to stress their resources.

- The Honolulu Fire Department (HFD) has responded to multiple fires in Kapolei and Ewa Beach during the month of August 2018. At the current time, there are no outstanding fire safety concerns specifically for Kalaeloa.

The next KPS meeting is scheduled for October 18, 2018.

Administration

- On August 2, 2018, HCDA staff met with Mana`o Construction to discuss potential improvements and new developments on a parcel they recently purchased from Kalaeloa Ventures LLC/Hunt (KV). The approximately one-acre parcel is located at the corner of Bougainville Street and Bougainville Avenue. Mana`o Construction anticipates that they will submit for HCDA permits by the end of 2018.
- On August 7, 2018, HCDA met with KV staff and their consultant to discuss the need for master planning and preservation activities for their leasehold parcels that are located on the east side of the District. KV anticipates holding additional meetings with neighboring landowners and other Kalaeloa stakeholders.
- On August 10, 2018, HCDA staff met with DPR staff and their consultants to discuss a feasibility study for the estimated 400 acres that they expect to receive conveyance from the U.S. Navy.

HCDA and DPR also met with KV to continue the discussion regarding master planning and preservation efforts.

- On August 14, 2018, HCDA staff conducted a site tour for developers that would like to establish a film studio and sound stage in Kalaeloa.
- On August 21, 2018, HCDA staff met with the Department of Transportation - Airport (DOT-A) staff about the Hawaiian Electric Company's service request requirements for detailed engineering design, budget estimates and construction schedule. DOT-A staff confirmed their participation in energizing the corridor once HCDA has completed the duct work.

Infrastructure

- On July 30, 2018, HCDA met with their consultant, Guernsey, regarding the Kalaeloa Safe and Reliable Energy Infrastructure Project. Guernsey is finalizing their projections and recommendation for the “Model of Energy–as-a-Service,” which is a deviation from the traditional power purchase agreement model.

Landowner/user Assessments

As approved by the Authority at its June 6, 2018 meeting and pursuant to HRS §§ 206E-195 and 206E-196, staff issued Kalaeloa Assessment notices to non-federal land users for Fiscal Year 2018-2019 on June 29, 2018. The HCDA has received the following assessment payments in advance of the September 1, 2018 payment date:

Landowner	Number of Acres	Proportionate Share	Assessment	Payment Status	Amount
City Board of Water Supply	20.029	1.63%	\$ 4,897.13		
Eagle River Investors Hawaii LLC	10.000	1%	\$ 2,445.02	PAID IN FULL Aug 3, 2018	\$ 2,445.02
Henkels and McCoy	2.039	0.17%	\$ 498.54		
Hunt Communities Hawaii LLC	84.430	7%	\$ 20,643.28		
Kalaeloa Ventures LLC	424.830	35%	\$103,871.69		
Kalaeloa Water Company	3.661	0.30%	\$ 895.12	PAID IN FULL Aug 6, 2018	\$ 895.12
RP Kalaeloa Landowner LLC	77.926	6.35%	\$ 19,053.04	PAID IN FULL July 30, 2018	\$ 19,053.04
Seventh Day Adventist	1.208	0.10%	\$ 295.36		
State Department of Education	14.458	1.18%	\$ 3,535.01	PAID IN FULL July 30, 2018	\$ 3,535.01
State Department of Hawaiian Home Lands	545.285	44.44%	\$133,323.15	PAID IN FULL Aug 20, 2018	\$ 133,323.15
State Hawaii Homeless Programs Office	13.549	1.10%	\$ 3,312.75		
University of Hawaii - HCC	4.520	0.37%	\$ 1,105.15	PAID IN FULL July 30, 2018	\$ 1,105.15
Wakea Garden Apartments	25.050	2%	\$ 6,124.77		
TOTAL	1,226.985	100%	\$300,000.00		\$ 160,356.49

Planning

Approved permit applications that did not require HRS § 206E-5.6 hearings.

Name of Applicant:	Project:	Action:
Kapolei Samoa Tonga Seventh Day Adventist Church	KAL 18-009 Interior alterations to existing bathrooms.	7/27/18
Barbers Point Bowling, LLP	KAL 18-010 Interior alterations to upgrade lanes and monitors.	8/20/18