

Report of the Executive Director

Kalaeloa Report

November 7, 2018

Planning and Development Activities

- Construction of the Enterprise Energy Corridor is on schedule and the micro-tunneling activities continued during October 2018. Upon completion, the conduit would be available for new electrical and telecommunication services along the corridor and subject to a connection fee from the respective utility company for new service.
- On October 9, 2018, the Hawaii Community Development Authority (HCDA) staff met with their consultant Austin Tsutsumi & Associates Inc. (ATA). ATA is conducting the meets and bounds survey for the district and has finished their survey for the majority of the Kalaeloa roadways. They are working to gain landowner permission to access the remaining remote areas.
- The Kalaeloa Public Safety (KPS) team held its bimonthly meeting on October 18, 2018. The attendees discussed illegal trespassing, homeless encampments and unauthorized dumping issues in the district. The representatives also sought to clarify joint enforcement jurisdiction by federal, state and county agencies.
- Staff met with representatives from Arion Energy (Arion) on October 19, 2018. The renewable energy company is planning to build a 2.2. megawatt photovoltaic project on Department of Hawaiian Home Lands property in Kalaeloa. The project is unique because it will be a community-based renewable energy project which allows persons to sign a subscription with the electrical provider in return for a discount on power purchases. Arion anticipates that they will request a HCDA development permit application in the next quarter.
- On October 23, 2018, HCDA staff conducted a site tour for the Hawaii Film Office (HFO) and Department of Accounting and General Services staff. The HFO was interested in viewing potential sites in Kalaeloa for the future development of a film studio in west Oahu. Kalaeloa is being considered as an alternative to the University of Hawaii West Oahu campus.

Landowner/user Assessments and Revenue

- 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. During the month of October 2018, staff confirmed receipt of the assessment from the State of Hawaii Homeless Programs Office and mailed out “past due” notices to landowners/users that did not remit an assessment payment as of October 1, 2018.

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	PAID IN FULL October 1, 2018	\$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		\$ 163,669.24

Permits

In October 2018, the following are the approved permit applications that did not require HRS §206E-5.6 hearings and by rule, are subject to administrative approval:

Name of Applicant:	Project:	Action:
PhotonWorks LLP	KAL 18-012 thru 020 – Rules Clearance Permits Installation of Rooftop Solar Systems	9/28/18
American Renaissance Academy	KAL 18-021 – Conditional Use of Vacant Land Permit Concert and Parking	11/1/18