

Report of the Executive Director

KALAELOA

August 7, 2019

Planning and Development Activities

The following updates were reported at the Kalaeloa Community Network (KCN) meeting, which was held on July 11, 2019:

Kalaeloa Electrical System

The KCN attendees held a lengthy discussion about the July 2019 Kalaeloa electrical outages that lasted for several weeks. Although the attendees acknowledged that the Navy Facilities (NAVFAC) crew have been responsive to service requests, many shared stories about the significant impact to their organization and/or community. The outages caused financial, operational, productivity and personal hardship and several large landowners utilized generators to help address the situation. The attendees discussed possible solutions that could help with the impact of future outages:

- Encourage NAVFAC to continually update their Facebook page that provides repair status;
- NAVFAC should work with landowners and tenants to identify the community's most critical electrical priorities for the next five years;
- Establish a Kalaeloa-based maintenance shop to reduce NAVFAC travel time;
- Stock the correct replacement parts;
- Engage the Hawaii congressional delegation members and local elected officials help to address the current substandard condition and plans for Navy disposal of the system;
- Sign a memorandum of agreement with NAVFAC to memorialize interim solutions.

Cloudbreak Communities (Veterans Administration)

Cloudbreak Communities (Cloudbreak) announced that they plan to build a new residential 60-unit building on their Kalaeloa land holdings. They submitted an environmental assessment to the Hawaii Housing Finance and Development Corporation and will also submit a development permit to the HCDA. Cloudbreak also noted that the Veterans Administration is exploring a program that will focus on securing housing for troops before they leave military service.

Hawaii Army National Guard

The Hawaii Army National Guard (HIARNG) is formulating plans to install a radar pad on an eight-acre site that is leased from the Kalaeloa Airport. The radar will enhance air traffic controller capacity during emergency situations.

Kalaeloa Rentals/Greystar Management Company

Greystar Management Company reported the Kalaeloa Rentals has been purchased by Blackstone Group LP, a New York based company. Greystar will remain as the property management company.

Arion Energy

On July 18, 2019 staff met with Arion Energy regarding their plans to develop a photovoltaic farm in Kalaeloa on 30 acres that is on lease from the Department of Hawaiian Homes in West Kalaeloa. Arion Energy is preparing their draft development permit and variance requests.

ADMINISTRATION

Update of the Kalaeloa Community Development Plan and Rules

As approved at the Authority's March 6, 2019 meeting and pursuant to Hawaii Revised Statutes § 92-2.5 *Permitted Interactions of Members*, a task force to update the Kalaeloa Community Development Plan and Rules was formed. The task force met on Friday, July 26, 2019 to discuss roles and responsibilities, task force direction and the State procurement process for a consultant.

Aloha Solar Energy Fund II

On July 18, 2019, staff met with the Aloha Solar Energy Fund II regarding their construction of their 5-megawatt ac solar photovoltaic farm on HCDA land 12 kV Hawaiian Electric Company (HECO) standard line extension along Coral Sea Road. The construction is expected to be completed by the end of 2019. A construction notice has been issued to the community and is attached as Exhibit A.

Kalaeloa Heritage Park

On May 17, 2019 staff executed the right-of-entry with the Kalaeloa Heritage and Legacy Foundation (KHLF) for the sole purpose of preserving and maintaining the archaeological, cultural and natural resources in the Kalaeloa Heritage Park. The KHLF monthly report dated July 11, 2019 is attached as Exhibit B.

Kalaeloa Field Office Closure

On July 24, 2019 staff distributed a public notice to the Kalaeloa stakeholder groups announcing the Kalaeloa Field Office closure effective Wednesday, July 31, 2019. The notice is attached as Exhibit C.

Attachments:

Exhibit A-Construction Notice

Exhibit B- KHLF Monthly Report dated July 11, 2019

Exhibit C- Notice of Kalaeloa Field Office closure

July 30, 2019

TO: Hawaii Community Development Authority
Kalaeloa Community

FROM: REC Solar Commercial Corporation

SUBJECT: Courtesy Construction Activity Notice

Dear Neighbors,

REC Solar Commercial Corporation has begun construction on the Aloha Solar Energy Fund II project, a 5-megawatt AC solar photovoltaic electric generating system near the Kalaeloa Campgrounds. The project involves installation of ground-mounted solar PV panels, as well as utility installation along Coral Sea Road, up to the intersection with Roosevelt Avenue.

The construction is expected to be completed at the end of 2019. Normal working hours are Monday thru Friday, 6:30am-3:30pm, excluding holidays.

An overall project site plan is attached for reference.

Please use caution when traveling around the work areas. Please follow and obey all posted warning signs, barriers and traffic control devices/personnel.

We apologize for any inconvenience this work may cause. We will strive to keep disturbances to a minimum.

If you have particular concerns, please contact REC Solar Senior Project Manager, Leigh Yasui, at 808.208.1271 or lyasui@recsolar.com.

Your cooperation and support during this project is greatly appreciated.

REC Solar Commercial Corporation

Exhibit B

KALAELOA HERITAGE AND LEGACY FOUNDATION

P.O. Box 75447 Kapolei, HI 96707

Dwight Victor
President

11 July 2019

Wendy Nihoa
Vice President

Lindsey Doi Leaverton
Asset Manager
Hawaii Community Development Authority
547 Queen St
Honolulu HI 96813

Valerie Kane
Secretary

Shad Kane
Director

Aloha e Lindsey,

Eric Matanane
Director

Here is the monthly report for June 2019. Note that this report covers the time period of 17 May 2019 (signing of the ROE) to 11 July 2019. Please let me know if this format is acceptable or if you require something else. I will send a copy of this report to you via email as well as hard copy.

Linda Victor
Director

1. Site Features:

- None

Kawika Shook
Director

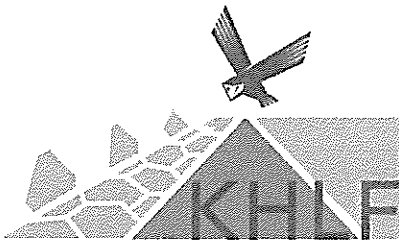
2. Updated site Improvement Inventory:

- None

Dixie Thompson
Director

3. Summary of all Activities:

- Park maintenance (estimated total of 606 volunteer hours):
 - i. Cleared KHLF equipment and materials from maintenance yard
 - ii. Watered and weeded interpretive area
 - iii. Cut, cleared, and chipped invasive kiawe
 - iv. Hauled and spread kiawe chips on walking paths
 - v. Manually filled water totes
 - vi. Finalized irrigation system and installed/tested water pump
 - vii. Assisted UH Invasive Species Committee members with review of naio plants
 - viii. Planted native plants (naio and aweoweo)
 - ix. Provided HCDA access to gate locks
 - x. Sold cut kiawe wood (3 quarter-cord quantities)
 - xi. Inventoried KHLF equipment
 - xii. Repaired plant signage
 - xiii. After hours security check of perimeter



- Park/Site tours:
 - i. One (1) military Veteran (20 May)
 - ii. Memorial Day service for TBM crew; 12 active duty, veterans, and family (26 May)
 - iii. 22 students/teachers from Ulu A'e learning center (10 June)
 - iv. 60 students/staff from KS Kilohana program (20 June)
 - v. 5 Navy personnel (25 June)
 - vi. 60 students/staff from KS Kilohana program (27 June)
 - vii. 60 students/staff from KS Kilohana program (29 June)

- Community work days:
 - i. 27 soldiers from Schofield assisted with clearing kiawe (21 May)
 - ii. Monthly community work day (25 May)
 - iii. 10 people, Monthly community work day (29 June)

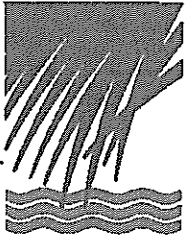
- KHLF board meetings at Park:
 - i. 28 May
 - ii. 09 July

Please let me know if you have any questions. Copies of signed waiver forms available upon request.

Mahalo,

Dwight Victor
President

Exhibit C



HAWAII COMMUNITY DEVELOPMENT AUTHORITY

547 Queen Street, Honolulu, Hawaii 96817
Web site: <http://dbedt.hawaii.gov/hcda/>

Telephone: (808) 594-0300
Fax: (808) 587-0299

DAVID Y. IGE
GOVERNOR

JOHN WHALEN
CHAIR

AEDWARD LOS BANOS
EXECUTIVE DIRECTOR

July 24, 2019

Aloha,

Re: Closing the Kalaeloa field office

After over a decade of serving the Kalaeloa development district, as of July 31, 2019 the Hawaii Community Development Authority (HCDA) will be closing its Kalaeloa field office located at 91-5420 Kapolei Parkway. The field office was opened following the creation of the Kalaeloa community development district with Act 184, of the 2002 legislative session.

Since then the HCDA's kuleana has doubled with the creation of the Heeia district in 2011 and Aloha Stadium in 2019. The decision to close the Kalaeloa field office is to consolidate its resources to service each of HCDA's development districts, located throughout Oahu in Kakaako, Kalaeloa, Heeia, and Halawa. By bringing all HCDA's functions under one roof, we hope to realize efficiencies to generate the capacity to better serve all districts.

HCDA will continue to serve Kalaeloa from its main office at 547 Queen Street, Honolulu, Hawaii, 96813. We will also be scheduling routine visits to monitor district activities, participate at the Kapolei Neighborhood Board meetings and Kalaeloa Stakeholder meetings, and continue to hold Kalaeloa development permit hearings in the Kalaeloa/Kapolei area.

The number for all the HCDA development districts is (808) 594-0300. Please don't hesitate to call, if we can be of service.

Sincerely,

A handwritten signature in black ink, appearing to read "Aedward Los Banos", is positioned above the printed name of the Executive Director.

Aedward Los Banos
Executive Director