

## Report of the Executive Director

### *KALAELOA*

March 3, 2021

#### **Planning**

##### *Kalaeloa Plan and Rules Update*

The Kalaeloa Plan and Rules consultants Torti Gallas+Partners (TG+P), Townscape Inc. and Linda Colburn (Plan and Rules Team) reported they completed all landowner's meetings and is in the process of putting together a Kalaeloa Master Plan draft. The goal is to complete the draft by the end of March. A meeting to brief the Kalaeloa permitted interaction group and a district virtual charrette will be tentatively scheduled for April.

##### *Tracy Arakaki Productions, LLC – Potential Motorsport Exhibition*

HCDA staff met with Mr. Arakaki to return original signed documents. New information was submitted for the Conditional Use of Vacant Land Permit for the Kalaeloa Motorsports Exhibition and Education (Exhibition) event should be deemed complete by March 15, 2021. The Exhibition is proposed for a 2-acre parcel owned and authorized by Kalaeloa Ventures, LLC/Hunt Companies.

##### *Arion Energy LLC - Potential Kalaeloa Home Lands Solar Project*

HCDA staff met with Arion Energy LLC (Arion) regarding the new design layout of its proposed solar project. In 2018, Arion obtained rights to develop a Hawaiian Electric Company (HECO) Community-Based Renewable Program (CBRE) solar project on 29.8 acres owned by the Department of Hawaiian Home Lands. HCDA staff is reviewing the draft development permit application and has requested the deputy attorney general to review and advise on conducting a conditional use permit hearing. The goal is to deem the application complete by the end of March.

##### *Hunt Companies*

HCDA staff met with Hunt Companies to discuss Hunt's master planning efforts and plans to make an informational presentation to update the Authority in March. HCDA staff had discussions with the State Historic Preservation Division (SHPD) staff regarding the proposed project. SHPD staff is in the process of reviewing the Archaeological Monitoring Plan submitted for the project. The Veteran's Multi-Plex project targeted for Kalaeloa is still pending final Federal approval.

##### *Department of Health*

HCDA staff met with the State of Hawaii Department of Health (DOH) staff regarding illegal entry and camping at the Navy's abandoned telecommunications building along Coral Sea Road. Although the Navy still owns the land and building the parcel is part of the 400 acres

road. The building is located on a parcel of land targeted to be transferred to the City and County of Honolulu Department of Parks and Recreation (DPR). DOH and DPR staff is working to secure the building and remove any potential lead mineral items or other hazardous materials that was being stolen from the building.

*Department of Transportation Airport (DOT-A) – Potential Kalaeloa Airport Tenant*  
 HCDA staff received notice DOT-A will be submitting a final permit application for building a new fuel farm at the Kalaeloa Airport. The current fuel provider at Kalaeloa Airport has concerns about this project and negative impact this new project may have on small business. HCDA staff is in the process of retrieving information.

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
Kalaeloa Ventures LLC	<b>KAL 20-024</b> Temporary Fencing – Use of Vacant Land	2/10/2021
Kalaeloa Ventures LLC	<b>KAL 21-001</b> Temporary Fencing – Use of Vacant Land	2/12/2021

**Assessments FY’ 2019-2020:**

<b>Landowner</b>	<b>Number of Acres July 1, 2018</b>	<b>Proportionate Share-to-Date</b>	<b>Assessment FY 2019-2020 \$300,000/yr</b>	<b>PMT Status</b>	<b>Amount</b>
City Board of Water Supply	20.029	1.63%	\$ 4,893.38	3/2/2020	\$ 4,893.38
Eagle River Investors Hawaii LLC	10.000	0.81%	\$ 2,443.15	3/3/2020	\$ 2,443.15
Henkels and McCoy	2.039	0.17%	\$ 498.16	3/19/2020	\$ 498.16
Hunt Communities Hawaii LLC	84.430	6.88%	\$ 20,627.48	5/11/2020	\$ 20,627.48
Kalaeloa Ventures LLC	424.830	34.60%	\$ 103,792.17		pending
Kalaeloa Water Company	3.661	0.30%	\$ 894.44	3/17/2020	\$ 894.44

Mana`o Construction LLC	0.940	0.08%	\$ 229.66	3/24/2020	\$ 229.66
RP Kalaeloa Landowner LLC	77.926	6.35%	\$ 19,038.46	3/16/2020	\$ 10,280.76
				2/21/2020	\$ 4,378.85
				2/21/2020	\$ 4,378.85
Seventh Day Adventist	1.208	0.10%	\$ 295.13	2/19/2020	\$ 295.13
State Department of Education	14.458	1.18%	\$ 3,532.30	3/10/2020	\$ 3,532.30
State Department of Hawaiian Home Lands	545.285	44.41%	\$ 133,221.08	4/2/2020	\$ 133,221.08
State Hawaii Homeless Programs Office	13.549	1.10%	\$ 3,310.22	8/19/2020	\$ 3,310.22
University of Hawaii - HCC	4.520	0.37%	\$ 1,104.30	3/30/2020	\$ 1,104.30
Wakea Garden Apartments	25.050	2.04%	\$ 6,120.08	3/31/2020	\$ 6,120.08
Total amount					
\$300,000.00	1,227.925	100%	\$ 300,000.00		\$ 196,207.84

HCDA staff will be submitting a follow-up letter to Hunt Companies regarding the assessments credit request in March.

Attachments:

Exhibit A – Kalaeloa Heritage and Legacy Foundation February 2021.

Exhibit B – Kalaeloa Heritage and Legacy Foundation Annual Report 2020.