

Report of the Executive Director

KALAELOA

September 1, 2021

Planning

Kalaeloa Plan and Rules Update

Tori Gallas+Partners (TG+P) provided the Hawaii Community Development Authority (HCDA) staff with an overview of Kalaeloa Master Plan (KMP) draft updates for internal staff discussion regarding land use, infrastructure, and the City and County of Honolulu's (CCH) Complete Streets Program. Staff will conduct additional discussions with TG+P once the potential KMP streets concepts can be vetted with CCH staff.

Kalaeloa Stakeholders Meeting

Staff held the Kalaeloa stakeholders meeting virtually on Thursday August 12, 2021 and provided an update of the projects in the district. The Gentry Kalaeloa Team provided a project presentation for over 35 stakeholders and organizations that participated that day.

The next meeting is scheduled for Thursday, September 9, 2021.

Department of Transportation (DOT) Kalaeloa Airports (DOT-A)

DOT-A, Navy Facilities Hawaii, and HCDA staff met to discuss the plans for connecting DOT-A tenants to temporary electrical power. DOT-A also committed to finalizing the plans to convert over to Hawaiian Electric Company (HECO) power permanently from the Enterprise Corridor project.

United States Coast Guard (USCG)

USCG staff reported on the Coral Sea Road HECO extension power project. State DOT roadway contractors repaved the Coral Sea Road which caused some disruption in the USCG project. Construction has resumed and the project is still on track to be completed by Summer of 2022.

Navy Kalaeloa Electrical Charette

HCDA staff participated in the Navy's Electrical Charette on August 16th and 17th. The goal of the charette is to develop an electrical plan that will bring the Navy closer to divestment of the current antiquated electrical system and plan the details for transitioning the remaining customers over to a new HECO standard system.

Kalaeloa Assessments FY 2020-2021

HCDA staff mailed Kalaeloa assessments packets the second week of March for FY 2020-2021. The Authority approved the Kalaeloa assessments budget for \$570,500.00 and we have received \$320,229.00 thus far. HCDA received payments from fifteen of the eighteen landowners/users who were billed (DOT & HCDA are exempt). Staff is doing more research regarding the ownership of the Kapolei Infrastructure entity.

Kalaeloa Assessments FY 2021-2022

The Authority approved the FY 2021-2022 Kalaeloa assessments budget for \$572,315.00 and packets were mailed to the landowner/user at the end of July. The status of payments is included below:

**Kalaeloa Community Development District
FY 2021-2022 Land User Assessments**

Landowner	Land Area (Acres)	%	FY 2021- 2022 Assessment	PMT Status	Amount
City Board of Water Supply	20.0290	0.90%	5,170.00	8/9/2021	5,170.00
State Department of Education	14.4580	0.65%	3,732.00		
Eagle River Investors Hawaii LLC	10.0000	0.45%	2,581.00	8/5/2021	2,581.00
Mana'o Construction LLC	0.9360	0.04%	242.00		
Hawaii Community Development Authority	157.1980	7.09%	40,578.00		
Seventh Day Adventist	1.2080	0.05%	312.00		
State Hawaii Homeless Programs Office	13.5490	0.61%	3,497.00		
State Department of Hawaiian Home Lands	555.3030	25.05%	143,341.00		
Henkels and McCoy	2.0390	0.09%	526.00		
Hunt Communities Hawaii LLC	84.4290	3.81%	21,794.00		
RP Kalaeloa Landowner LLC	77.9260	3.51%	20,115.00		
Kalaeloa Ventures LLC	424.5610	19.15%	109,592.00		
Kalaeloa Water Company	3.6610	0.17%	945.00		
Kapolei Infrastructure LLC	20.9610	0.95%	5,411.00		
S of H DOT Airports Div	794.4796	35.83%	205,080.00		
Cloudbreak Hawaii LLC	6.8420	0.31%	1,766.00		
University of Hawaii - HCC	4.5200	0.20%	1,167.00		
Wakea Garden Apartments	25.0530	1.13%	6,467.00		
Total	2,217.1526	100.00%	572,316.00		7,751.00

Attachments:

Exhibit A – Kalaeloa Heritage and Legacy Foundation Report.



Monthly Activity Report for Period of 15 July to 14 August 2021

1. Updated/New site features:

- None

2. Updated site improvements since August TMK 9-1-013069 Inventory List:

- None; per request of Lindsey Doi the current inventory, as of 12 September 2020, is submitted with this report

3. Summary of all Activities:

- Park maintenance (109 volunteer hours valued at \$2,502.48¹):
 - a. Cut grass, weed whacked and cleared/cut kiawe & other brush
 - b. Chipped branches and distributed mulch/chippings on walkways
 - c. Hand watered plants and hand weeded
 - d. Continued rethatch/repairs of kauhale
 - e. Hauled water
 - f. Repaired irrigation system
 - g. Five (5) chickens were recorded at the Park on 13 August
- Park/Site tours (6 volunteer hours valued at \$163.20²):
 - 14 July, Miki Cabatbat (freelance writer)
 - 17 July, (2 visitors)
 - 02 August, Strategies 360/Hunt Corporation (13 visitors)
- In-kind donation of labor (32.5 hours valued at \$3,500.00 by the partner):
 - 16 July, Goodfellow Brothers hauled accumulate brush from Park (crew of 5)
- Community work days (54 volunteer hours valued at \$1,468.80³):
 - 31 July, Lā Ho'iho'i Ea workday (18 community volunteers).
- Administrative:

¹ \$27.20 per <https://independentsector.org/value-of-volunteer-time-2020/>

² \$27.20 per <https://independentsector.org/value-of-volunteer-time-2020/>

³ \$27.20 per <https://independentsector.org/value-of-volunteer-time-2020/>



KALAELOA HERITAGE AND LEGACY FOUNDATION

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- a. 16 July, Goodfellow Brothers donated \$3,500.00 worth of time/labor to remove brush from Park; work overseen by Charlyn Ontai (HCDA)
- b. 19 July, received confirmation of online application to Kākuhihea grant from HCF; grant would allow KHLF to create self-guided video tour of the Park
- c. 31 July, Lā Ho'ihō'i Ea community workday at the Park
- d. 05 August, received email from Lindsey Doi (HCDA) regarding setting up a meeting to discuss SHPD review of KHLF burial vault documentation
- e. 11 August, KHLF Board Meeting
- f. 12 August, participated in HCDA's Kalaeloa Stakeholders meeting
- g. 12 August, restocked "Cultural Kapolei" books for ongoing Park virtual fundraiser
- h. 13 August, Teams meeting with Deepak Neupane, Lindsey Doi, and Charlyn Ontai (HCDA) regarding strategy for moving KHLF burial vault documentation forward with SHPD; HCDA will draft letter and KHLF will submit letter and documentation via HICRIS system

Please let me know if you have any questions. Copies of signed waiver forms available upon request. Copies of this report will be delivered via email (postal mail by request only).

Mahalo,

Dwight Victor
President



TMK 9-1-013069 Inventory List

Updated 12 September 2020

Site 1753, which is encompassed by TMK 9-1-013069, is a complex of Hawaiian habitation and agricultural sites/structures which includes historic site 5114 (a WWII plane wreck) and a paved Hawaiian trail (Kūalaka'i).

This table lists the inventory of structures/sites identified in TMK 9-1-013069 as confirmed by Charlyn Ontai (HCDA).

#	KHLF Description	HCDA confirmed	HCDA Notes
1	Paved trail	22 Nov 2019	Stone Kualaka'i trail
2	Sinkhole; burial	21 Jan 2020	
3	Residential enclosure	22 Nov 2019	
4	Sinkhole; agricultural	22 Nov 2019	Ti leaf in sinkhole
5	Residential enclosure	21 Jan 2020	
6	Sinkhole; possibly agricultural	22 Nov 2019	Water sinkhole
7	Circular mound; burial	22 Nov 2019	
8	Circular mound; possibly agricultural	22 Nov 2019	Possible burial site
9	Residential enclosure	22 Nov 2019	Temporary housing
10	Circular mound; agricultural	22 Nov 2019	Temporary housing
11	Residential enclosure	22 Nov 2019	Temporary housing
12	Residential enclosure	22 Nov 2019	Temporary housing
13	Sinkhole; possibly residential	22 Nov 2019	Large walled sinkhole
14	Not part of TMK 9-1-013069		
15	Residential enclosure	21 Jan 2020	
16	Sinkhole; agricultural	21 Jan 2020	Too many sinkholes in area to determine
17	Sinkhole; agricultural	21 Jan 2020	
18	Possible non- indigenous enclosure		Unable to verify
19	Not part of TMK 9-1-013069		
20	Circular mound; agricultural	21 Jan 2020	Possible burial site
21	Possible disturbed area	21 Jan 2020	



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#	KHLF Description	HCDA confirmed	HCDA Notes
22	Residential enclosure	21 Jan 2020	
23	Residential enclosure	22 Nov 2019	Possible food storage
24	Not part of TMK 9-1-013069		
25	Not part of TMK 9-1-013069		
26	Not part of TMK 9-1-013069		
27	Not part of TMK 9-1-013069		
28	Not part of TMK 9-1-013069		
29	Not part of TMK 9-1-013069		
30	Not part of TMK 9-1-013069		
31	Not part of TMK 9-1-013069		
32	Not part of TMK 9-1-013069		
33	Not part of TMK 9-1-013069		
34	Not part of TMK 9-1-013069		
35	Not part of TMK 9-1-013069		
36	Not part of TMK 9-1-013069		
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39	Not part of TMK 9-1-013069		
40	Not part of TMK 9-1-013069		
41	Not part of TMK 9-1-013069		
42	Not part of TMK 9-1-013069		
43	Not part of TMK 9-1-013069		
44	Not part of TMK 9-1-013069		
45	Not part of TMK 9-1-013069		
46	Not part of TMK 9-1-013069		
47	Not part of TMK 9-1-013069		
48	Not part of TMK 9-1-013069		
49	Sinkhole; agricultural	22 Nov 2019	Built by KHLF
50	Residential enclosure	21 Jan 2020	



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#	KHLF Description	HCDA confirmed	HCDA Notes
51	Sinkhole; burial	22 Nov 2019	

This table lists the additional inventory of structures/sites within TMK 9-1-013069 as confirmed by Charlyn Ontai (HCDA).

#	KHLF Description	HCDA Confirmed	HCDA Notes
K	KHLF Kauhale	22 Nov 2019	Built by KHLF 2012
BC	KHLF burial crypt	22 Nov 2019	Built 2011 per SHPD
5114	Aircraft wreckage	22 Nov 2019	
	Pop-up tents near sites 10 & 11	22 Nov 2019	
	Benches (7) near sites 5114 and 23	22 Nov 2019	
	Canopy tent & benches near site 13	22 Nov 2019	
	Water truck and water totes	22 Nov 2019	Near fence line
	Porta-potties (2)	22 Nov 2019	End of Long Island Rd
	Shipping containers (2)	21 Jan 2020	
	Water pump	21 Jan 2020	

The following pages include diagrams that were pulled from the [Environmental Assessment created for HCDA by Townscape, Inc.](#) The first diagram, Figure 1, shows the documented sites/features within TMK 9-1-013069. The second diagram, Figure 2 on the following page, shows the area of TMK 9-1-013069 in relation to Site 1752, which is encompassed by TMK 9-1-013067. All site/feature locations are approximate. Equipment items of a portable nature may not be located exactly as diagrammed; item(s) may be moved based on use case requirements.

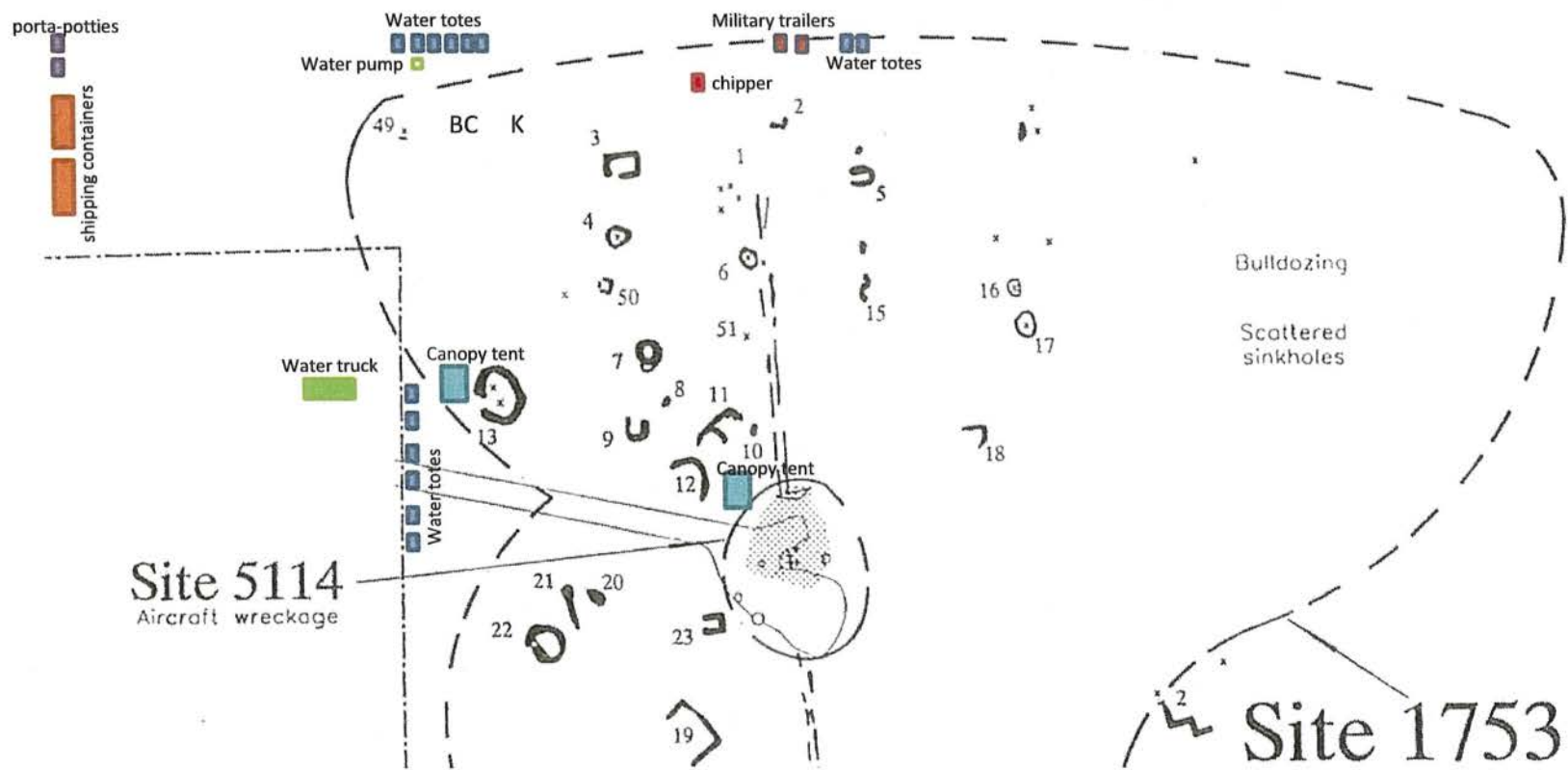


Figure 1 - TMK 9-1-013069 Inventory Map

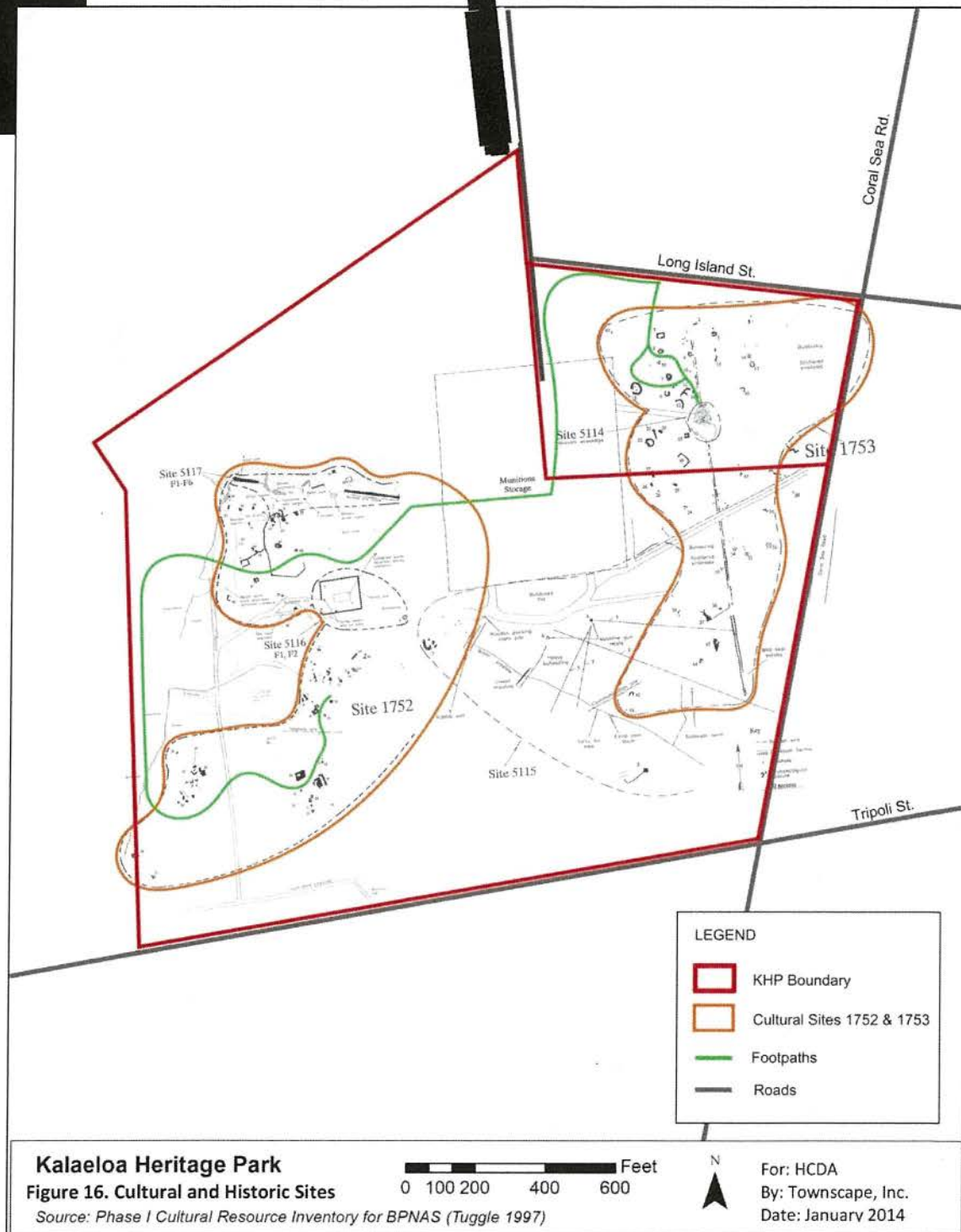


Figure 2 - Cultural and History Sites by TMK