

Kalaeloa Community Development District

Staff Report

April 2, 2008

Three groups have been established to address the various concerns and issues within the Kalaeloa Community Development District. The three groups are: Kalaeloa Advisory Team (KAT), Kalaeloa Public Safety Group (KPS), and the Kaleloa Community Network (KCN).

Kalaeloa Advisory Team: The KAT was established as an advisory group to assist with the promulgation of administrative rules, infrastructure planning, and other development issues for the district. KAT established a rules sub-committee to provide community input on the administrative rules.

The rules sub-committee met on March 6, 2008 and March 20, 2008. The following is a summary of the meetings:

- Land Uses. The proposed land uses were discussed. Once the rules sub-committee completes its discussions the information will be presented to the KAT and the other groups. The proposed land use information was presented to the KAT for further community discussion at a meeting on Monday, March 31, 2008.
- Townscape Inc. Townscape Inc. will be assisting with the drafting of the rules. The rules will be presented to the other groups for their input. Prior to commencing public hearings, the HCDA and the Governor must review and approve the rules.

The next rules sub-committee meetings are scheduled for Thursday, April 3, 2008 and Thursday, April 17, 2008 at the Kapolei Hale.

The KAT also anticipates establishing an infrastructure development and marketing sub-committee.

Kaleloa 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, KPS was established.

KPS met on March 20, 2008. The following is a summary of the meeting:

- Honolulu Police Department/Naval Station Westloch Police Annex. The HCDA staff thanked the KPS members for addressing the issues raised last month by the KCN. The KCN reported a reduction of illegal activity at the lower park in Pointer Field. Navy Westloch Police reported that vehicle break-ins significantly reduced

from an average of 14 per day on weekends to one since January. Increased watch teams, 15 new recruits in training, temporary barricades, and random identification checks along Coral Sea and Tripoli roads resulted in a significant decrease in crime overall in the district. Consistent enforcement of the camping permits has ensured clear beaches, clean campgrounds, and increased community use. The KPS continues to work on a directory that will include tenant's name, location description with street and crossing street names. HCDA staff will continue to compile the directory and send it out for review and modification.

- Department of Hawaiian Home Lands. The request to site a temporary racetrack on lands owned by the Department of Hawaiian Homes Land (DHHL) has raised various concerns, including ingress and egress, and protection of cultural sites. HCDA staff reported that the DHHL staff is addressing those concerns.
- Hunt Development (Hunt). Dev Braganza, representing Hunt, thanked KPS for the increased security within the district and the assistance in addressing trespassing on Navy-owned property. Hunt and the Navy are still in negotiations regarding the lease of the 499-acres, which is expected to close on July 30, 2008. Mr. Braganza informed the representatives from the City and County of Honolulu Parks Department that Hunt intends to continue the current lease agreements for Pride and Pointer fields, and Hunt would like to discuss planning possibilities for these heavily used fields. Honolulu Fire Department (HFD) representatives expressed an interest in the Kalaeloa Fire Station. Mr. Braganza informed HCDA staff that Hunt is interested in follow-up meetings regarding the fire station and other public facilities, including the bowling alley. Mr. Braganza confirmed that discussions are ongoing with the Navy regarding the infrastructure, moral, welfare, and recreation services and jobs. Finally, Mr. Braganza informed KPS that Hunt intends to demolish certain abandoned buildings and if any of the agencies are interested in using the abandoned buildings for training that he would be willing to accommodate the team before he moves forward with plans to demolish the buildings that cannot be salvaged.
- City and County Department of Parks and Recreation (C & C Parks). C&C Parks confirmed that the illegally dumped transformers are not leaking and will be removed by the Department of Facilities Maintenance. The plans for light replacement work for the comfort station is targeted for this month.
- Department of Transportation (DOT). Department of Transportation (DOT) announced the \$333,000.00 for maintenance of the state roads in Kalaeloa survived

the legislative crossover. DOT also reported follow-up meetings are being scheduled with HCDA for further discussions on the life safety improvement projects for the Kalaeloa district. HCDA will coordinate with DOT on HCDA's CIP requests.

The next KPS meeting is scheduled for Thursday, April 17, 2008 at the Kapolei Police Station beginning at 9:30 a.m.

Kalaeloa Community Network: The KCN was established to share ideas, network, and address concerns about the infrastructure, pool resources, and capitalize on opportunities to foster pride in Kalaeloa. The KCN met on Thursday, March 13, 2008. The following is a summary of the meeting:

- Hawaii Public Housing Authority (HPHA). According to Sandra Miyoshi, personnel changes resulted in no monthly report and no representative for this meeting. HPHA is in the process of hiring and hopes to provide a status report and a new representative at the next meeting.
- Navy. Due to scheduling conflicts a Navy report was not provided before the printing deadline. Navy representatives will be providing a presentation.
- HCDA. HCDA staff presented a draft action plan for the Geiger Entry-Way revitalization project for discussion. HCDA staff announced that nearly \$10,000.00 remains from the Ft. Barrett Entry-way project budget, and HCDA would like the funds to be used for the Geiger Entry-Way project. The final action plan and budget will be presented at a future meeting for the HCDA's review.

The next KCN meeting is scheduled for Thursday, April 10, 2008.

With respect to administrative matters, the HCDA staff reports on the following:

- Townscape Inc. On February 28, 2008, the Townscape Inc. contract expired and the HCDA staff submitted documentation for a no-costs extension to continue work on the administrative rules.
- Protection of Archaeological and Cultural Sites. On Thursday, March 6, 2008, HCDA staff met with the HCDA cultural specialist, members from the Kapolei Hawaiian Civic Club, and members from the Hoakalei Cultural Foundation to begin discussions on protection of the archaeological and cultural sites as described in the Master Plan. HCDA staff provided archaeological site maps in addition to

ownership and preferred land use maps. Follow-up meetings will be held quarterly the exact day still needs to be determined.

- Life Safety Improvements Project. On Monday, March 14 and March 31, 2008, HCDA staff met with Pratt Kinimaka from the DOT maintenance and planning division to discuss details and to coordinate plans to move forward on the \$250,000.00 life safety improvements project.
- Building 36. On Friday, March 21, 2008, HCDA staff received the draft deed for conveyance of Building 36 from the BRAC PMO San Diego Project Manager Doug Gilkey. In 2006, Building 36 was conveyed to the University of Hawaii for use as a student dormitory. In 2007, UH changed priorities and rejected the conveyance. HPHA requested use of Building 36 for their last shelter in Kalaeloa. The BRAC PMO identified Building 36 as the first conveyance to the Local Redevelopment Authority (LRA) which is HCDA. HCDA should then enter into a memorandum of understanding (MOU) with HPHA. The draft is in the process of being reviewed by HCDA staff and the Deputy Attorney General. The BRAC PMO is making arrangements to allow the Department of Accounting and General Service (DAGS) contractors to begin renovations. The goal is to have the work completed by the end of June 2008.

Hawaii Public Housing Authority (HPHA): The HPHA operates three programs at Kalaeloa and one at Kakaako. The programs/facilities include:

- Hale Ulu Pono, Bldg. #39/Steadfast Housing (Kalaeloa);
- Onemalu, Bldg. #48/Holo Loa'a (Kalaeloa);
- Onelau'ena, Bldg. #50/Hope Shelter (Kalaeloa); and
- Next Step, CSFM3 (Kakaako).

Program coordinator Sandra Miyoshi notes that recent changes in personnel means that no report or representative is available for this meeting. She indicates that HPHA is hiring for the position and hopes to provide a status report and representative for the next meeting of the Authority.

U.S. Navy (USN): The USN administers lands that it retained the former Naval Air Station (NAS) Barber's Point. Currently the USN is responsible for the operation of Morale, Welfare and Education (MWR) facilities (i.e., bowling alley, store facilities, beach/recreational facilities, cottage rentals, child development center etc.), a golf course and biodiesel facility within Kalaeloa. Representatives of the USN provide updates to the Authority on its lease activities (e.g., City & County management of Pride and Pointer fields, etc.) and other developments.

Lynn K.T. Tanaka, NAVFAC Hawaii, ARE2 currently serves as the USN's liaison with the HCDA.

Ms. Tanaka was participating in training and unavailable when staff's request for a status report was made. Ms. Tanaka indicated that she will coordinate the USN's presentation with that being provided by the representatives of Hunt/Ford Island Properties to the Authority on April 2nd.