



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

G-4

GSA Surplus Land - Notice of Availability

‘Ewa Beach, O‘ahu, Hawai‘i

July 21, 2020



For Information Only

AGENDA:

1. General Services Administration - Notice of Availability
2. Hawaiian Homelands Recovery Act
3. DHHL Priorities
4. Property Description
5. DHHL Due Diligence Actions
6. Next Steps



1. GSA Notice of Availability

1. General Services Administration - Notice of Availability
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1. GSA Notice of Availability

- GSA Notice of Availability, dated March 19, 2020
- Hawaiian Homelands Recovery Act, Public Law 104-42 provisions
- Deadline to respond is August 31, 2020



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2. HHLRA

1. General Services Administration (GSA) - Notice of Availability
2. **Hawaiian Homelands Recovery Act, Public Law 104-42**
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2. HHLRA

- HHLRA, signed November 2, 1995
- Authorizes conveyance of non-ceded federal land in exchange for the federal government's continued use of Hawaiian home lands (Lualualei and Waimānalo)
- Includes claims from the lost use or foregone rent for past use of lands
- Land use includes homesteads, communities, and income
- Land reserved for the lost use of compensation may also be sold
- Federal government process:
 1. Declare land as excess
 2. CERCLA environmental cleanup
 3. Completion of surveys and legal documents



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2. HHLRA

HHLRA: Amount Due to the DHHL		1998 LAND VALUES (\$MILLIONS)		
	ACRES	LOW	MIDDLE	HIGH
DHHL Claims	1,486	\$74.900	\$77.700	\$80.500
Waipahū FCC Credit		+16.900	+16.900	+16.900
Total Due DHHL		<u>\$91.800</u>	<u>\$94.600</u>	<u>\$97.400</u>
Less: Federal Land Transfers to DHHL	843	<u>-58.280</u>	<u>-65.395</u>	<u>-72.490</u>
Balance Due DHHL		\$33.520	\$29.205	\$24.010



3. DHHL Priorities

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3. DHHL Priorities

- O‘ahu Residential List – 9,832 applications
- O‘ahu land holdings 3% of DHHL’s inventory
- Most beneficiaries with the least amount of land
- O‘ahu Island Plan
 1. Number one priority is homestead development
 2. Kapolei and Waimānalo are the priority locations
 3. Obtain lands where offsite infrastructure is
 - Already in place
 - Under development
 - Requires limited resources to connect to infrastructure



3. DHHL Priorities

- Learn from past experiences
- Follow review process to determine potential
 1. Density
 2. Infrastructure cost
 3. Topography (slope less than 25%)
 4. Not a critical habitat or floodway
 5. Restrictions
 6. Location
 7. Revenue potential



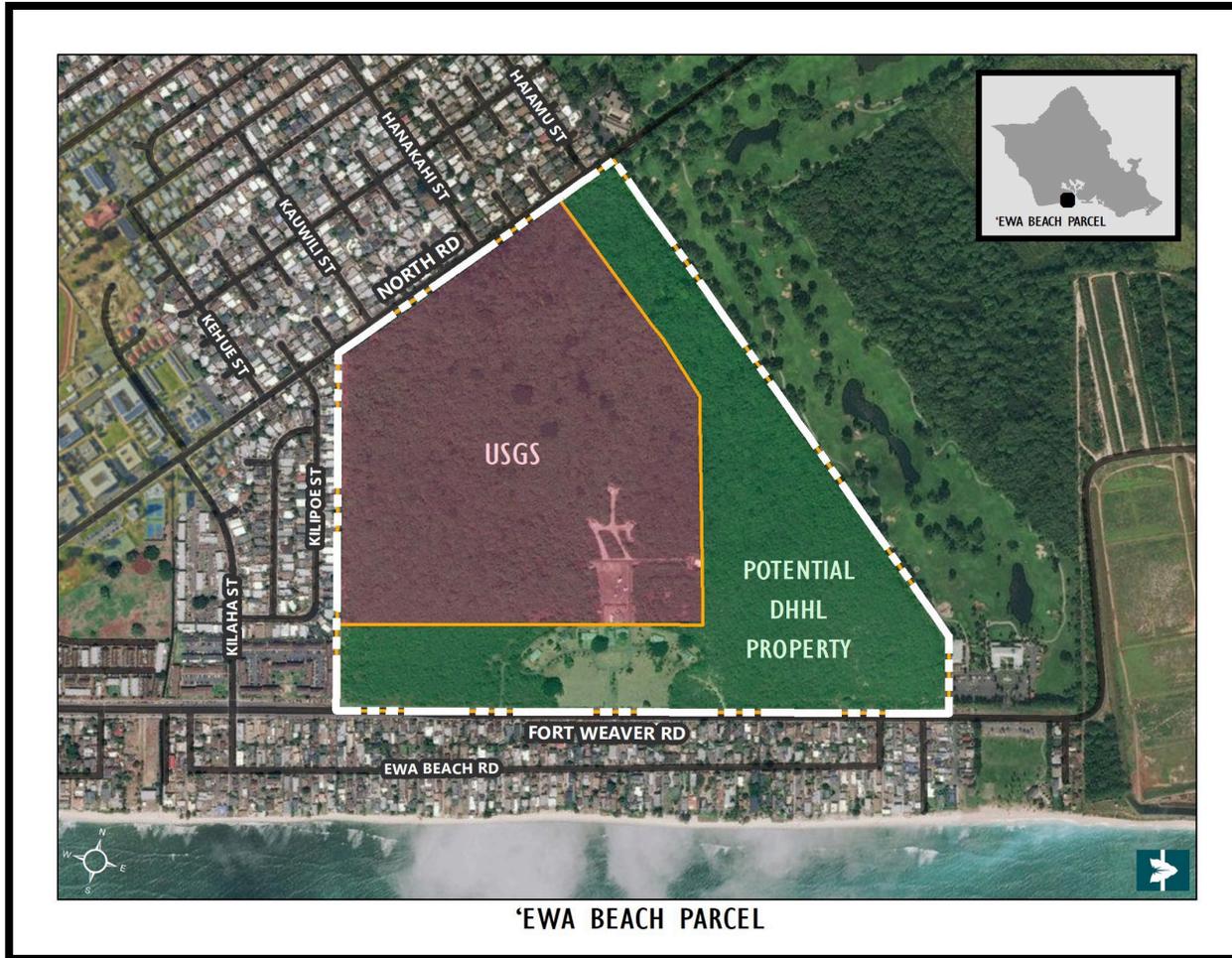
4. Property Description

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4. Property Description



- 80 acres in 'Ewa Beach, O'ahu
- Primarily residential
- North Road to the northwest
- 'Ewa Beach Golf Club to the northeast
- Fort Weaver Road to the south
- Single-family homes and low-rise apartments to the west



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4. Property Description



- Fort Weaver Road main entrance
- Well maintained roadways, parking lot, and lawn area
- Topography is relatively flat
- Daily security patrols and grounds maintenance



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4. Property Description



- Building structures are in fair condition
- Office and storage structures contain office furniture and small appliances
- Homes contain some appliances



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4. Property Description



- 4 employee homes - 1,899 s.f.
- 1 manager's home - 2,560 s.f.
- 1 office structure - 1,603 s.f.
- 1 storage annex - 1,440 s.f.

SHPD determination that none of the structures require historic preservation.



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4. Property Description



- Remainder of the parcel is heavily vegetated
- Perimeter access road allows for fire control access and security patrols



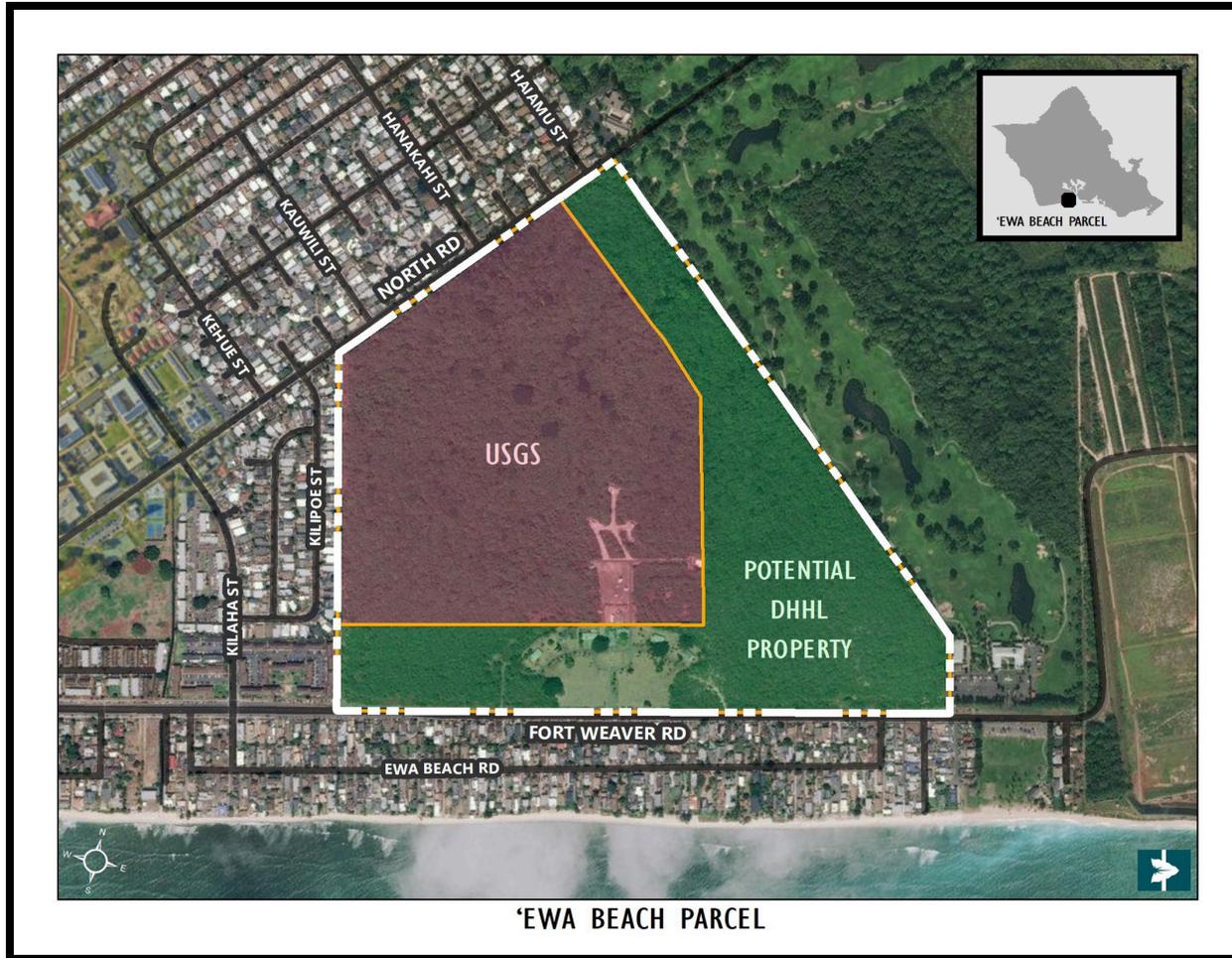
5. DHHL Due Diligence Actions

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4. Property Description
5. **DHHL Due Diligence Actions**
6. Next Steps



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5. DHHL Due Diligence Actions



1. Property title and boundary issues
2. Environmental hazard considerations
3. Development potential and constraints
4. Interim cost to maintain and manage the property prior to development



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5. DHHL Due Diligence Actions

Category	Uncertainties	Action Needed	Findings To Date
Property Title & Boundaries	Location of boundaries, easements, encroachments, and deed restrictions.	1) Title Report 2) Surveyor's Report	1) GSA provided report 2) GSA provided report
	Subdivision of the current 175-acre.	GSA action	The GSA will subdivide the property
Environmental Considerations	Onsite presence of contaminants/hazardous materials.	1) Phase I Environmental Site Assessment (ESA) 2) Hazardous Materials Survey (HMS)	EnviroServices and Training, LLC: 1)Phase I ESA received 2)HMS received
	Presence of other hazardous anomalies such as UXO.	Magnetometer, topography and aerial imagery survey.	Dudek: Report is expected by August 15, 2020.
	Impact of sea level rise (SLR)	Obtain SLR map.	Map obtained.
	Tsunami inundation zone (TIZ)	Obtain TIZ map.	Map obtained.



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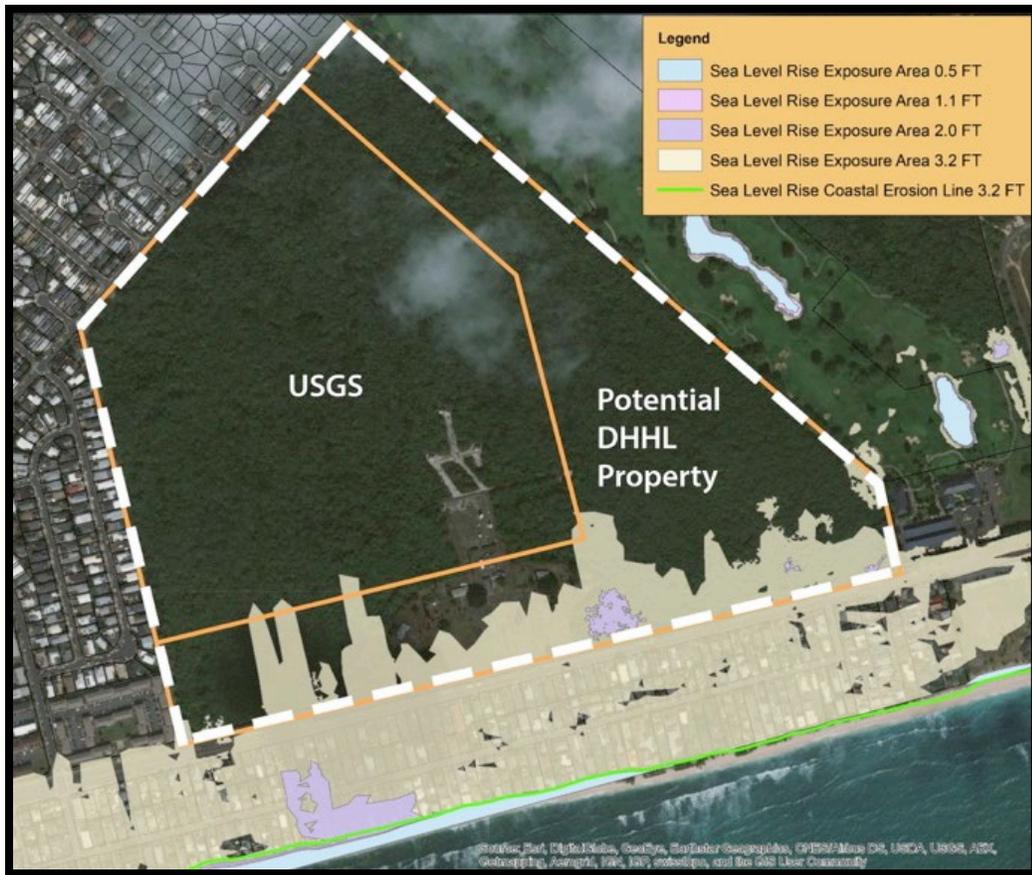
5. DHHL Due Diligence Actions

Category	Uncertainties	Action Needed	Findings To Date
Development Potential and Constraints	Presence of historic properties	State Historic Preservation Office determination (SHPD)	SHPD determination received
	Potential number of single-family and multi-family residential lots that can be developed .	Conduct evaluation and analyses for future development: A. Development within constraints of the existing infrastructure. B. Maximum development with infrastructure improvement(s).	Bowers + Kubota: Analysis and designs expected by early-mid August 2020.
	Current infrastructure capacity		
	Impact of the USGS Magnetic Observatory	Determine if easements for access and utilities will impact future DHHL development.	GSA is amenable to the DHHL providing alternatives for easements. It is subject to USGS review and approval
		Confirm USGS' intent to install a perimeter fence around their property.	USGS intends to install fencing around their parcel. Design/construction/funding to be determined.
Interim Cost(s) to maintain the property for an unknown amount of time before DHHL development can occur	Existing cost(s) for security, maintenance, utilities	Obtain copies of monthly bills and contracts. Obtain copies of security incidence logs.	Current average monthly costs: 1) Landscaping, pest control and security patrols \$9,857/mth; 2) Electricity \$2,000/mth; 3) Water/Sewer \$4,500/mth Cost-sharing with the USGS for their proportionate share has been requested.

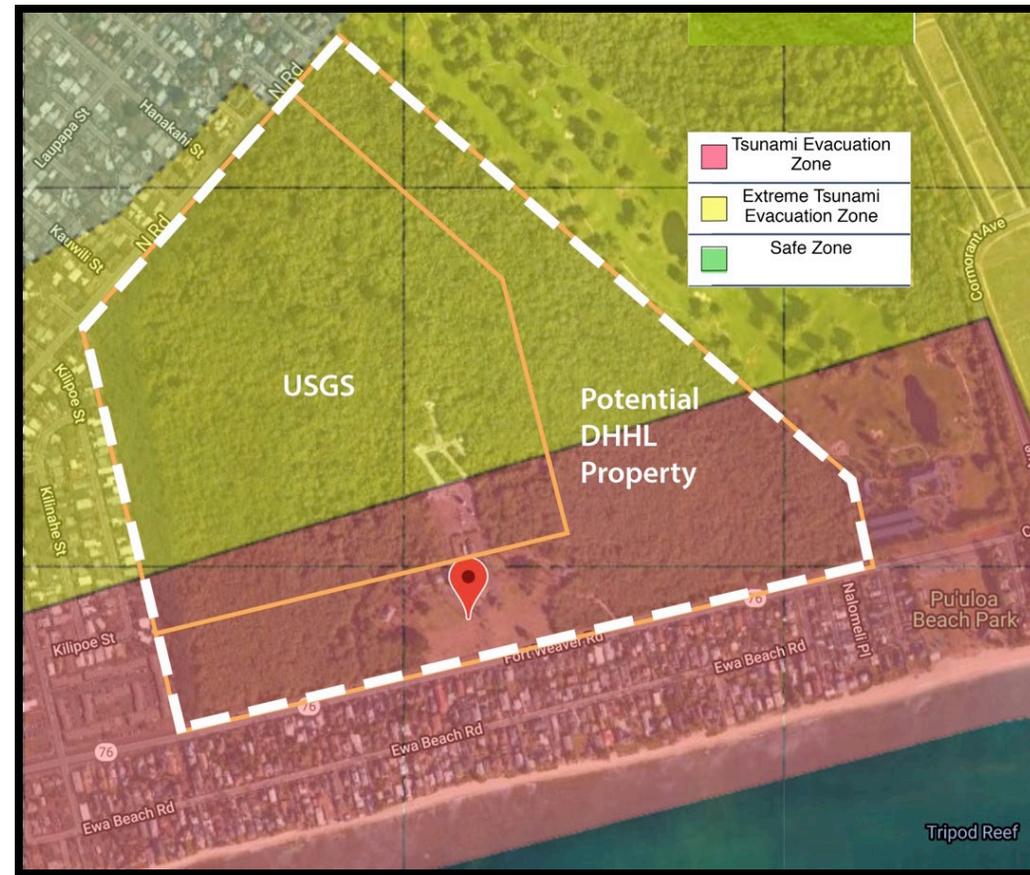


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5. DHHL Due Diligence Actions



Sea Level Rise



Tsunami Evacuation Zones



6. Next Steps

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6. Next Steps

1. HHC Meeting - August 17 and 18, 2020
 - DHHL staff will present its due diligence findings and recommendations to the HHC

2. August 31, 2020
 - Deadline for the DHHL to notify the GSA of its intent to accept the entire property, accept a portion of the property, or reject the property offer based on the HHC's decision on the August 2020 HHC meeting



6. Next Steps

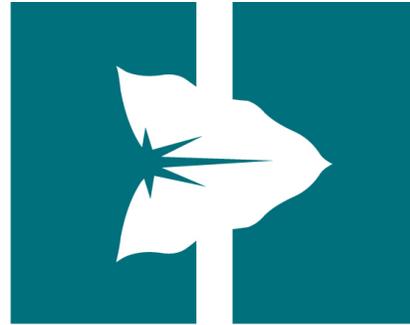
3. Should the DHHL accept the surplus property offer
 - GSA and the DHHL will conduct a property appraisal (6 to 9 months)

4. Within 30 days after the appraisal is completed
 - DHHL may accept or reject the property

5. If the DHHL accepts the surplus property
 - Conveyance documents are completed and executed. (Timeframe TBD)



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

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