

**State of Hawai'i
Department of Land and Natural Resources
Division of State Parks
Honolulu, Hawai'i**

December 9, 2010

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

Subject: Request Approval to Immediately Issue a Revocable Permit to the Kauai Christian Fellowship, and upon its creation and legal status, Issue a Revocable Permit to the proposed Camp Hale Koa Association for Management of Pu'u ka Pele Camp Lots (Camp Hale Koa Facilities and Lot) Waimea Canyon State Park, Kaua'i, TMK: (4) 1-4-002:55 (Lots 55-58)

Background:

The Pu'u ka Pele Camp lots consist of a facility commonly referred to as Camp Hale Koa. These lots are comprised of recreational facilities that consist of 6 group cabins, two separate showers and restroom facilities, a caretaker's cottage, one additional cabin with bathroom and kitchenette, and a large group mess hall kitchen facility. There is one cabin on site that is completely unusable and needs to be demolished. The facility is surrounded by the forest of Waimea State Park and offers an aesthetically pleasing and natural camp experience.

The Hawaii Association of Seventh-Day Adventist (HASDA) previously held a General Lease which upon expiration, was granted a one year extension by the Board. This extension was then replaced with a Revocable Permit (RP, SP-0190) which was last renewed by the Board on December 11, 2009. HASDA sent a notice of their intent to terminate their RP and has subsequently vacated the premises. Currently, the site is unoccupied and is subject to potential illegal occupancy and vandalism due to the lack of on-site security and management.

The need to generate new funding sources for operations is paramount. Therefore, the Koke'e Lodge, who currently holds an RP for their operations in Koke'e, was contacted to determine if their organization had an interest in also managing Camp Hale Koa. The Lodge originally expressed interest but has declined the offer.

ITEM E-1

During the past several months, upon information being disseminated in the Kauai community that HASDA was terminating their management, the Division was contacted by several organizations that expressed an interest in assuming management control of Camp Hale Koa. These organizations consist of: Kauai Christian Fellowship (KCF), the Koke'e Resource Conservation Program (KRCP) E Ola Mau Na Leo O Kekaha (Kekaha Community Association - KCA), the Storybook Theater and the Salvation Army.

KCF has been the most conversant and interested in obtaining a General Lease for this facility. Staff has explained to KCF that due to two vacant Property Manager positions within the Division, the capacity to initiate a Request for Proposals and generate a subsequent lease for this property is severely limited and subject to other pending issues and projects needing resolution.

Staff also indicated that in the interest of quickly resolving any competing interests and exploring the possibility of a mutual recognition on appropriate management, that a meeting between the interested organizations be conducted in the goal of "self sorting" potential competing interest and to perhaps reach a solution and then report back the Division. At staff's request, KCF contacted the other interested organizations and met with representatives of both KCA and KRCP.

Staff understands that these organizations - in recognition of the value of Camp Hale Koa to both the community and the State, and due to limited resources of the individual entities - that a "Hui" of interested non-profits be formed specifically for Camp Hale Koa. In lieu of establishing a formal competitive process, there is an opportunity to have the facility managed under an RP by a new non-profit organization comprised of interested non-profits, with the long-term goal of executing a General Lease with this new non-profit organization. This is critical to expedite, as the premises is vacant and must be secured, managed and undergo maintenance to insure its longevity.

The Division is pleased with what is a creative solution that allows for the facility to be protected and managed by an association of Kauai non-profits that represent different - but complementary aspects of the Kauai community, and meet the Division's goals that this facility will be available to a wide range of local, statewide and visiting groups.

Currently, KCF is preparing the documentation to establish a new Camp Hale Koa Association, pending the result of this request. It is the Division's intent, pending the filling of the currently vacant Property Manager position, to then establish and execute a long-term lease - which would allow the Association to secure financing for costly improvements. The buildings are in generally good shape, but require a considerable amount of repair, small scale maintenance, and painting and clean-up to be viable to allow once again for use by the general public. Initially, this work could be completed with a large number of volunteers for the organizations that comprise the Camp Hale Koa Association.

Recommendations:

That the Board:

1. Authorize the issuance of a Revocable Permit (RP) the Kauai Christian Fellowship, and upon its creation and legal non-profit status, then issue an RP to the Camp Hale Koa Association for Management of Pu'u ka Pele Camp Lots (Camp Hale Koa Facilities and Lot) Waimea Canyon State Park, Kaua'i, TMK: (4) 1-4-002:55 (Lots 55-58)
2. Delegate to the Chairperson of other terms and conditions to best serve the interest of the State.

Respectfully submitted,



DANIEL S. QUINN
State Parks Administrator

Approved for Submittal:



Laura H. Thielen, Chairperson