

STAND. COM. REP. NO. 1555-08

Honolulu, Hawaii

A-01 , 2008

RE: H.R. No. 208

H.D. 1

Honorable Calvin K.Y. Say
Speaker, House of Representatives
Twenty-Fourth State Legislature
Regular Session of 2008
State of Hawaii

Sir:

Your Committee on Economic Development & Business Concerns,
to which was referred H.R. No. 208 entitled:

"HOUSE RESOLUTION ENCOURAGING THE DEVELOPMENT OF GOOD FAITH
VALUATION STANDARDS AND NEGOTIATING PRACTICES FOR LONG-TERM
INDUSTRIAL AND COMMERCIAL REAL ESTATE LEASES IN HAWAII,"

begs leave to report as follows:

The purpose of this resolution is to ensure the availability
of long-term industrial and commercial real estate leases at terms
allowing a fair return for both the lessee and lessor, by
encouraging the development of good faith valuation standards and
negotiating practices for these leases.

Bacon Universal, Servco Pacific Inc., Citizens for Fair
Valuation, Grace Pacific Corporation, Plywood Hawaii, Olelo
Community Television, and a concerned individual supported this
measure.

Long-term industrial and commercial leases with terms that
disadvantage lessees negatively affect our economy by imposing
costs on business that are passed on to Hawaii's consumers and
workers. The establishment of standards by which these industrial
and commercial properties may be fairly valued, as well as of
practices that bring a level playing field to the negotiation
process, will allow lessors and lessees to achieve fair and
reasonable lease rates and provide an overall benefit to Hawaii.

HR208 HD1 HSCR EDB HMS 2008-3345



Your Committee has amended this measure by specifying that the Department of Business, Economic Development, and Tourism is encouraged to develop the fair-valuation standards.

As affirmed by the record of votes of the members of your Committee on Economic Development & Business Concerns that is attached to this report, your Committee concurs with the intent and purpose of H.R. No. 208, as amended herein, and recommends its adoption in the form attached hereto as H.R. No. 208, H.D. 1.

Respectfully submitted on
behalf of the members of the
Committee on Economic
Development & Business
Concerns,



KYLE T. YAMASHITA, Chair



State of Hawaii
House of Representatives
The Twenty-fourth Legislature

HSUR 1555-08

Record of Votes of the Committee on Economic Development & Business Concerns

Bill/Resolution No.: HR208	Committee Referral: EDB	Date: 3/25/08		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
EDB Members	Ayes	Ayes (WR)	Nays	Excused
1. YAMASHITA, Kyle T. (C)	✓			
2. WAKAI, Glenn (VC)	✓			
3. BERG, Lyla B., Ph.D.	✓			
4. BROWER, Tom	✓			
5. CHANG, Jerry L.	✓			
6. HANOHANO, Faye P.	✓			
7. HERKES, Robert N.	✓			
8. MANAHAN, Joey				✓
9. TSUJI, Clift	✓			
10. YAMANE, Ryan I.	✓			
11. CHING, Corinne W.L.				✓
12. MARUMOTO, Barbara C.	✓			
TOTAL (12)	10			2
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. <small style="margin-left: 100px;">committee acronym(s)</small>				
Vice Chair's or designee's signature: _____ 				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office				