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## HOUSE CONCURRENT RESOLUTION

REQUESTING AUTHORIZATION TO ENTER INTO A DEVELOPMENT AGREEMENT  
FOR THE DEVELOPMENT OF GENERAL AVIATION LOTS AT THE KONA  
INTERNATIONAL AIRPORT AT KEAHOLE, ISLAND OF HAWAII.

1           WHEREAS, approximately sixty five (65) acres of public  
2 land, more or less, identified on the tax maps of the State of  
3 Hawaii as tax map key (3) 7-3-43:1 (portion) on the island of  
4 Hawaii, more particularly known as southern portion of the  
5 airfield of the Kona International Airport at Keahole (KOA), is  
6 currently under the management and control of the Department of  
7 Transportation ("department") for airport purposes; and

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9           WHEREAS, its proximity to the southern portion of the  
10 airfield of KOA provide the subject property with the potential  
11 to be developed as an general aviation facilities for airport or  
12 airport related purposes; and

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14           WHEREAS, the majority of the property is underutilized due  
15 to its lack of certain infrastructure; and

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17           WHEREAS, the department is unable to construct the  
18 necessary improvements to develop the property on its own due to  
19 other more pressing capital improvement priorities; and

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21           WHEREAS, through the department's recently completed master  
22 planning efforts for KOA, the KOA Master Plan Technical Advisory  
23 Committee and various stakeholders in the aviation community  
24 provided input and agreed that the southern portion of the KOA's  
25 airfield would be best used for general aviation purposes and  
26 there is a high demand for such uses; and

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28           WHEREAS, based on the aviation forecasts developed for the  
29 current Master Plan Update, the department has determined the  
30 size and configuration of the area (about 65 acres of land) to  
31 accommodate long-term general aviation demands; and

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WHEREAS, section 171-60, Hawaii Revised Statutes, provides the Board of Land and Natural Resources, by negotiation and without recourse to public auction, with the prior approval of the governor and authorization of the legislature by concurrent resolution approving a development project, the authority to lease public lands to a private developer or developers or enter into a development agreement with a private developer or developers, for the development and subdivision of lands as a leasehold project for various uses, including airport, airport related, industrial, commercial or business uses; and

WHEREAS, entering into a development agreement with a private developer or developers to undertake and construct the necessary infrastructure and other on-site improvements will provide the department with the vehicle to accomplish the development of the property as general aviation facilities for airport and airport related uses and substantially increase the value of the lands, thus providing increased returns to the State; now, therefore,

BE IT RESOLVED by the House of Representatives of the Twenty-fifth Legislature of the State of Hawaii, Regular Session of 2010, the Senate concurring, that the Board of Land and Natural Resources is hereby authorized to allow the department to enter into a development agreement with a private developer or developers for the development of certain parcels of land identified on the tax maps of the State of Hawaii as tax map key: (3) 7-3-43:1 (portion), comprising sixty-five (65) acres, more or less, more particularly known as the General Aviation Lots at KOA on the island of Hawaii, subject to compliance with the requirements of section 171-60, Hawaii Revised Statutes; and

BE IT FURTHER RESOLVED that a certified copy of this Concurrent Resolution be transmitted to the Chairperson of the Board of Land and Natural Resources and the Director of Transportation.

OFFERED BY: 

BY REQUEST

JAN 25 2010