
HOUSE CONCURRENT
RESOLUTION

APPROVING THE FEE SIMPLE SALE OF THE NORTHWEST CORNER PARCEL,
KAPOLEI, HAWAII.

1 WHEREAS, Act 176, Session Laws of Hawaii 2009, requires the
2 prior approval of the Legislature by concurrent resolution to
3 sell certain state land in fee simple; and
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5 WHEREAS, the Hawaii Housing Finance and Development
6 Corporation (the "Corporation") desires to sell in fee simple
7 the Northwest Corner Parcel, a 26.617 acre parcel of vacant,
8 non-ceded land zoned BMX-3 County Business District, formerly
9 owned by the Estate of James Campbell located in Kapolei,
10 Hawaii, TMK No. 1-9-1-016:35; and
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12 WHEREAS, the Corporation intends to solicit development
13 proposals from reputable developers for this parcel, to include
14 residential and mixed use developments, of which any residential
15 component would primarily consist of affordable housing units;
16 and
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18 WHEREAS, the Corporation intends to utilize the Request for
19 Proposals procurement method to select a purchaser to develop
20 this parcel; and
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22 WHEREAS, this property was appraised on February 26, 2007,
23 by Hastings, Conboy, Braig & Associates, Ltd., to have a fair
24 market value of \$34,320,000; and
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26 WHEREAS, pursuant to the requirements of Act 176, Session
27 Laws of Hawaii 2009, the Corporation did duly conduct a public
28 informational briefing on the sale of this property on December
29 16, 2009, at the Villages of Kapolei Community Center, Kapolei,
30 Hawaii; and
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1 WHEREAS; the Corporation did not receive any objections to
2 the proposed sale of this property as proposed by the
3 corporation at the December 16, 2009, public informational
4 briefing nor at any other time; now, therefore,
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6 BE IT RESOLVED by the House of Representatives of the
7 Twenty-fifth Legislature of the State of Hawaii, Regular Session
8 of 2010, the Senate concurring, that the fee simple sale of the
9 subject property is hereby approved; and
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11 BE IT FURTHER RESOLVED that a certified copy of this
12 Concurrent Resolution be transmitted to the Executive Director
13 of the Hawaii Housing Finance and Development Corporation.
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15 OFFERED BY: *Calvin K. Au*
16 BY REQUEST
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JAN 25 2010