
SENATE 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 design,
20 plan, and develop this parcel to include multi-family housing
21 and neighborhood commercial development that is compatible with
22 the existing residential character of the Villages of Kapolei;
23 and
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25 WHEREAS, this property was appraised on February 26, 2007,
26 by Hastings, Conboy, Braig & Associates, Ltd., to have a fair
27 market value of \$34,320,000; and
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29 WHEREAS, the Corporation submitted a copy of the Concurrent
30 Resolution to the Office of Hawaiian Affairs on January 25,
31 2010; and
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1 WHEREAS, pursuant to the requirements of Act 176, Session
2 Laws of Hawaii 2009, the Corporation did duly conduct a public
3 informational briefing on the sale of this property on December
4 16, 2009, at the Villages of Kapolei Community Center, Kapolei,
5 Hawaii; and

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7 WHEREAS, the Corporation did not receive any objections to
8 the proposed sale of this property as proposed by the
9 corporation at the December 16, 2009, public informational
10 briefing nor at any other time; now, therefore,

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12 BE IT RESOLVED by the Senate of the Twenty-fifth
13 Legislature of the State of Hawaii, Regular Session of 2010, the
14 House of Representatives concurring, that the fee simple sale of
15 the subject property is hereby approved; and

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17 BE IT FURTHER RESOLVED that the Corporation is urged to
18 provide the Office of Hawaiian Affairs a right of first refusal
19 to purchase the subject property within thirty days, if the
20 Office deems the purchase necessary to preserve the ceded lands
21 corpus; and

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23 BE IT FURTHER RESOLVED that certified copies of this
24 Concurrent Resolution be transmitted to the Administrator of the
25 Office of Hawaiian Affairs and the Executive Director of the
26 Hawaii Housing Finance and Development Corporation.

