



## HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

April 6, 2010

The House Committee on Finance  
Hearing: April 7, 2010 2:00pm  
Hawaii State Capitol, Conference Room 308  
415 S. Beretania Street  
Honolulu, Hawaii 96813

Chair Marcus Oshiro, Vice Chair Marilyn Lee, and members of the Finance Committee:

Thank you for hearing HCR 161 HD1 proposed. I testify in strong support of this measure as a fellow legislator, community member, and as a friend of the arts.

I ask for your serious consideration and support of **House Concurrent Resolution 161, House Draft 1 Proposed- Requesting that Castle & Cooke Hawaii, Inc. to Release Land Designated for the Operational Development of the Oahu Arts Center**. This center will not only serve our Central, Leeward, and North Shore communities but will serve as a gathering place to celebrate and promote arts and arts education for those throughout the State of Hawaii.

The development of a performing arts and arts education center is very significant for our community. An arts center in Central O'ahu will serve all segments of our population from keiki to kupuna on a daily basis in creating and enjoying all forms of art. Moreover, the development of such an arts center will protect, promote and nurture the work of local artists and our local art industry. Major partnerships with the Honolulu Symphony, the Honolulu Theater for Youth, the Honolulu Academy of Arts and other arts organizations may bring successful arts programs and major theater productions to residents of Central, Leeward, or the North Shore of O'ahu – outside of Honolulu, without having to cope with or add to the current traffic issues.

A performing arts center and arts education center like the Oahu Arts Center, is an economic development opportunity for our community. The construction and development of this arts center will create local jobs therefore allowing the arts center to serve as a means for the development of other arts-related businesses and opportunities in the area.

I strongly believe that the development of the O'ahu Arts Center in the projected location is viable and sustainable to our Central O'ahu community and the State of Hawaii, and should be supported by your adoption of House Concurrent Resolution 161. I urge your serious consideration and support of this resolution. Mahalo for this opportunity to testify.

**Representative Ryan Yamane**  
Chair, House Committee on Health  
*District 37 – Mililani, Waipio Gentry*  
State Capitol, Room 419 – Honolulu, Hawaii 96813  
Phone: 586-6150 – Fax: 586-6151  
E-Mail: [repyamane@capitol.hawaii.gov](mailto:repyamane@capitol.hawaii.gov)



100 Kāhala Avenue  
Mililani, Hawai'i 96789-3997  
P.O. Box 898900  
Mililani, Hawai'i 96789-8900  
O'ahu: (808) 548-4811 • Fax (808) 548-2980  
Lana'i: (808) 565-3000 • Fax (808) 565-3312

Harry S. Saunders  
President

Email Submittal: <http://www.capitol.hawaii.gov/emailtestimony>;  
[FINtestimony@capitol.hawaii.gov](mailto:FINtestimony@capitol.hawaii.gov);  
[Reposhiro@capitol.hawaii.gov](mailto:Reposhiro@capitol.hawaii.gov);  
[Replee@capitol.hawaii.gov](mailto:Replee@capitol.hawaii.gov)

Testimony by Harry Saunders  
President, Castle & Cooke Hawai'i  
April 5, 2010

Before the **House FINANCE Committee**

April 7, 2010  
2:00 p.m.  
Room 308

**In Opposition of HCR 161 HD1**

**REQUESTING CASTLE & COOKE HAWAII, INC. TO RELEASE LAND DESIGNATED FOR THE OPERATIONAL DEVELOPMENT OF THE O'AHU ARTS CENTER**

Chair Oshiro, Vice Chair Lee and Members of the House FINANCE Committee.

I am Harry Saunders, President of Castle & Cooke Hawai'i. **We oppose HCR 161 HD1.** We respectfully submit that it would be inappropriate for the Finance Committee and the Legislature to pass or consider a resolution on this matter where (1) Castle & Cooke's conditional offer to donate land to O'ahu Arts Center (OAC) expired over a year ago, and (2) this is a contractual matter between private parties.

O'ahu Arts Center has a noble purpose of establishing an arts center in Central O'ahu, and its Board and volunteers are well intentioned. For this reason, Castle & Cooke was an early supporter of OAC, and over the years, has been one of its primary supporters in cash and in-kind donations.

Castle & Cooke conditionally offered to donate land to OAC in Mililani Mauka for development of an arts center facility, if OAC could meet planning and development milestones which ensured that a facility was feasible and would actually be constructed. Castle & Cooke completed its residential build-out of Mililani in 2008, and has an interest in ensuring that remaining vacant parcels are actually and timely developed in our master planned community for the benefit of residents.

OAC planned an \$86 million project, the first phase of which was an outdoor amphitheater. OAC was unable to meet crucial development milestones—including showing evidence of financial ability to construct and operate the facility—even after an 18-month extension. Unfortunately, OAC has not substantiated that grants and other funding have been secured and efforts to fundraise over the course of many years (including years when the Hawai'i economy was booming) did not result in a commitment of significant funds. As a result, the conditional offer to donate land expired.

Last year, OAC sought support for its project at the terminated Mililani Mauka site from the related Neighborhood Board and the City Council Planning Committee. Both declined to pass supportive resolutions. We are attaching related materials for your information.

Castle & Cooke continues to support the purposes and intent of OAC to promote the arts in Central O'ahu. We have maintained periodic contact with OAC and have been open to discuss and consider new developments or changes in plans that provide hope for a more feasible project. We understand that prospects for fundraising and financing the ambitious OAC project will be extremely difficult for the foreseeable future, and have suggested that a central location like the Central O'ahu Regional Park might be an appropriate location for a long-term \$86 million OAC project. Castle & Cooke previously transferred this 270-acre park to the City for public recreational purposes, and with grants and subsidies from sources like the State of Hawai'i, an ambitious arts project might some day become a reality in the distant future. However, under the circumstances, this resolution is inappropriate and we ask that this Committee hold the resolution.

On behalf of Castle & Cooke, thank you for your consideration of our testimony. If you have questions, please feel free to contact us:

Harry Saunders, President  
Castle & Cooke Hawai'i  
[aktsukamoto@castlecooke.com](mailto:aktsukamoto@castlecooke.com)  
548-4884

Richard Mirikitani, Senior Vice President and Counsel  
Castle & Cooke Hawai'i  
[rmirikitani@castlecooke.com](mailto:rmirikitani@castlecooke.com)  
548-4890

Bruce Barrett, Executive Vice President  
Castle & Cooke Hawai'i  
[barrett@castlecooke.com](mailto:barrett@castlecooke.com)  
548-3746

Carleton Ching, Vice President – Community and Government Relations  
Castle & Cooke Hawai'i  
[cching@castlecooke.com](mailto:cching@castlecooke.com)  
548-3793

Attachment

*Castle & Cooke*  
*Hawai'i*

100 Kahelu Avenue  
Mililani, Hawai'i 96789-3997  
P.O. Box 898900  
Mililani, Hawai'i 96789-8900  
O'ahu: (808) 548-4811 • Fax (808) 548-2980  
Lana'i: (808) 565-3000 • Fax (808) 565-3312

*Harry A. Saunders*  
President

October 6, 2009

**Via Facsimile: 768-3827**

**Email: <http://www.honolulu.gov/council/emailplan.htm>**

The Honorable Ikaika Anderson, Chair,  
and Members of the Planning Committee  
Honolulu City Council  
City and County of Honolulu  
530 South King Street  
Honolulu, Hawai'i 96813

Dear Chair Anderson and Committee Members:

**Subject: *Resolution 09-142 – Public Infrastructure Map (PIM) for the  
Central O'ahu Sustainable Communities Plan Area***

On May 12, 2009, we received notification from the Department of Planning and Permitting (DPP) that Resolution 09-142 was introduced on April 3, 2009 proposing a PIM symbol on lands we own in Mililani. On May 19, 2009, we submitted comments to DPP (copy attached). As noted in our written comments to DPP:

If it is the Council's intent to acquire this land to construct county facilities, we are open for immediate negotiations with the City for the purchase of the site. We would oppose a PIM symbol if the City is not intending to purchase the property within a reasonable time frame, since this would interfere with our marketing and planning efforts for sale of development or the site.

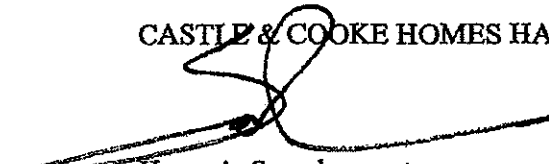
We confirm that our conditional offer to the O'ahu Arts Center (OAC) relating to this land was terminated. Termination was the result of OAC's failure to show evidence of financial ability to construct and operate its project as required under this contract.

The Honorable Ikaika Anderson  
And Members of the Planning Committee  
October 6, 2009  
Page Two

Thank you for this opportunity to provide testimony as landowner of the subject parcel. If I can be of further assistance or if clarification is needed, please contact me at 548-4884 or contact Richard Mirikitani, Senior Vice President and Counsel, at 548-4890 (email: [rmirikitani@castlecooke.com](mailto:rmirikitani@castlecooke.com)) or Bruce Barrett, Executive Vice President, at 548-3746 (email: [barrett@castlecooke.com](mailto:barrett@castlecooke.com)).

Sincerely,

CASTLE & COOKE HOMES HAWAII, INC.



Harry A. Saunders  
President

Attachment: Letter to David K. Tanoue, dated 05/19/09

*Castle & Cooke*  
*Hawai'i*

100 Kalia Avenue  
Mililani, Hawai'i 96789-3997  
P.O. Box 898900  
Mililani, Hawai'i 96789-8900  
O'ahu: (808) 548-4811 • Fax (808) 548-2980  
Lana'i: (808) 565-3000 • Fax (808) 565-3312

*Harry A. Saunders*  
President

May 19, 2009

Mr. David K. Tanoue, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street Seventh Floor  
Honolulu, Hawai'i 96813

Dear Mr. Tanoue:

**Subject: *Public Infrastructure Map (PIM) Revision for Central Oahu (2009/PIM-2);  
Resolution 09-142***

We received your May 12, 2009 notice informing us of Resolution 09-142 which proposes to revise the Central O'ahu Public Infrastructure Map ("CO PIM") by adding symbols for a government building and parking facility on property we own in Mililani Mauka, identified as TMK 9-5-002: por. 032. Your notice invites written comments on this CO PIM revision.

We understand that a PIM revision is for City planning and budgeting purposes, and does not impact a landowner's property rights including disposition of the property, except to the extent that a condemnation or other acquisition is funded and effected. We had no advance communication from the City regarding the need for or intent of the Resolution, and were not aware of the City's desire to designate this symbol on our property. However, from our perspective, it does imply that the City has an interest and a plan for funding and developing future City facilities on this property. If it is the City's intent to acquire this land in the near future for a government building and parking facility we are very open to immediately initiating discussions on the pricing and timing of such an acquisition, so as not to conflict with a potential sale to a third party. We would oppose a PIM revision if the City is not intending to fund the purchase of the property and to close the purchase within a reasonable time. Castle & Cooke is presently marketing this commercially zoned site and has interested prospective purchasers.

With respect to the O'ahu Arts Center ("OAC") we confirm that our prior conditional offer to donate three acres of these Mililani Mauka lands (portion of TMK 9-5-002: por. 032) to OAC was terminated by written notice to OAC, dated March 4, 2009, in accordance with the terms of our conditional offer letter. Termination was reaffirmed at a meeting with members of the OAC Board on May 19, 2009.

Mr. David K. Tanoue  
May 19, 2009  
Page Two

Donation of the land was explicitly conditioned on the timely satisfaction of planning, financing and development milestones, and these were not met despite a prior 18 month extension. The OAC plan submitted to us (feasibility report by Leo Daly) proposed a facility that would exceed \$86 million (with a \$31 million first phase for an outdoor amphitheater and related improvements), no plans for construction funding and possible shortfalls in revenues for operation and maintenance costs. For perspective on the scale of this ambitious project, the \$86 million estimate for the OAC project approximates the cost of a new DOE Middle School. Furthermore, an outdoor amphitheater hosting theatrical and musical concerts/events in the middle of the Mililani Mauka residential community with its high rain fall, potential weekend traffic and noise may not be the use and facility expected by the surrounding residential community for the completion of our master planned community.

Since OAC's inception in 2002, Castle & Cooke has been a primary supporter of OAC's purpose of establishing an education and performing arts facility in Central O'ahu. Over the course of many years, Castle & Cooke has made various cash donations and in-kind contributions to OAC, and has incurred various carrying costs for holding the property aside, including real property taxes. While we remain supportive of OAC's public intent and appreciative of the efforts of its board members and volunteers, it appears unrealistic that such an ambitious plan can obtain significant donations, grants or financing to be developed and operated in the foreseeable future. The downturn in the world, national and state economies has severely challenged government and all businesses, and non-profit organizations especially are experiencing unprecedented financial hardships. Even though well intended, obtaining grants, donations, or commitments for good causes are limited, difficult or near impossible in this austere economic environment. Conventional financing is also limited for this type of facility; any loan underwriting would require a detailed analysis to ensure potential revenue generation can satisfy debt service and operational and maintenance costs.

Mililani Mauka's residential development was completed in 2008. As we complete our build out of the Mililani Mauka community, we must undertake exit strategies and make alternate plans for the completion of the remaining commercial areas for the benefit of the surrounding community. It would not be prudent as a developer or fair to the surrounding master planned community to set aside and leave vacant indefinitely a large portion of this commercial area within the completed community, with the possibility that someday in the distant future an education and performing arts facility may be developed.

We have encouraged OAC to consider alternative arrangements for the siting of its ambitious plan and related improvements which allow for long-term planning and fundraising, possibly in conjunction with other compatible non-profit organizations and uses. As an example, if the City desires to participate in the development of an education and performing arts center in Central O'ahu, it may consider as more appropriate and feasible the possible use of unutilized



Mr. David K. Tanoue  
May 19, 2009  
Page Three

portions of the 270 acre Central O'ahu Regional Park which was previously transferred by Castle & Cooke to the City for public recreational purposes. The central location, large acreage and non-proximity to residences may be more appropriate for a Central O'ahu multi-purpose facility which includes OAC. A long-term timetable for fundraising and construction may be more consistent with future opportunities for funding when the economy picks up. If requested, Castle & Cooke would be willing to waive any deed restrictions which impacted use or development for such a public facility at the Central O'ahu Regional Park.

Thank you for this opportunity to provide comments on the proposed CO PIM revision. We are available to provide further clarifications and answer questions as to Castle & Cooke's comments or position on this.

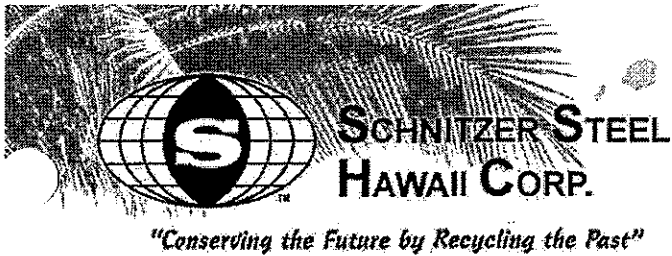
Sincerely

CASTLE & COOKE HOMES HAWAII, INC.

A handwritten signature in black ink, appearing to read 'H. Saunders', written over the company name.

Harry Saunders  
President

cc: Edmund Aczon, O'ahu Arts Center



Campbell Industrial Park  
91-056 Hanua Street  
Kapolei, Hawaii 96707  
Telephone (808) 682-5810  
Facsimile (808) 682-0604

April 7, 2010

Rep. Marcus R. Oshiro, Chair  
Rep. Marilyn B. Lee, Vice Chair  
House Committee on Finance

**Subject: Support for HCR 161, Proposed HD1, "Requesting Castle & Cooke Hawaii, Inc. to Release Land designated for the Operational Development of the Oahu Arts Center (OAC)"**

Aloha Chair Oshiro and Vice Chair Lee and Members of the Finance Committee,

I am Rene Mansho, the former city councilmember who supported the development of the brand new Mililani Mauka community in 1988, and years later, I vividly recall thanking Castle and Cooke for their support in donating the land for the much needed Oahu Arts Center.

Today, I must implore on your support for HCR 161 to ensure that Castle and Cooke keeps their promise to the people of Central Oahu. Castle and Cooke always took pride in promoting their master planned communities world wide, and Mililani Mauka was their showcase. The Oahu Arts Center is still a critical feature in filling the needs of a new residential development far away from the urban core services. The downturn in the economy hit hard, and now more than ever, we need to preserve this land for its original intent to serve the public.

This multipurpose arts facility, designed to provide performance, arts studio and classroom space as well as serve our booming senior population can make central Oahu, more livable as well as more diversified. It will serve the youth, who need space for their arts education and performance. It will serve parents who want a space dedicated to their keiki's artwork exhibition and arts performances. It will serve adults who want to learn more about the arts. It will serve seniors who have a high need to keep active to stay healthy.

Now, as a member of the Oahu Arts Center Board of Directors, I hope that our Central Oahu community can realize the construction of the Oahu Arts Center, which can only begin with Castle and Cooke's action to do the right thing and honor the donation of the land to the community.

Please pass this resolution as a monumental symbol for developers in Hawaii to keep their word. Mahalo nui loa.

Me ke aloha pumehana,

*Rene Mansho*

Rene Mansho



94-450 Mokuola Street, Suite 102, Waipahu, HI 96797  
[www.pasdedeuxhawaii.com](http://www.pasdedeuxhawaii.com)  
671-0350

April 6th, 2010

To the honorable members of the House of Representatives,

I am in strong support of the release of land designated for the development of the Oahu Arts Center.

I'm a professional actress, singer, dancer and entrepreneur who grew up in Wahiawa and Mililani and was able to establish a career as a Television Actress, Professional Dancer and Broadway Performer in Los Angeles and New York. However, in order for me to gain any sort of knowledge and experience in my field, I had to leave my family here in Hawaii to pursue my goals of becoming professional dancer in Los Angeles. When I arrived on the mainland I was overwhelmed with the abundant options I had as a performer. The term "Musical Theatre" was brand new to me and I had no idea someone could actually attain a career performing on-stage eight shows a week singing and dancing, belong to a Union where your rights as a performer were protected and that by doing so you qualified for affordable medical coverage and that monies could be put aside for retirement. Needless to say there was a lot of catching up to do on my part. Had I not made that leap from my small town I would not be nearly as successful as I am today, starring on an international TV show for Disney and owning a brand new Performing Arts Studio here in Hawaii.

I feel that there is an abundance of support for athletics in our community with creation of numerous parks and pools and that the children whose interest lie within the arts are being ignored and not nurtured by those who represent them. We need to acknowledge these people, these children as vital members of our community. These are the individuals who will lead and influence all of us in the future. We need to create an environment for their talents and skills to grow and become viable for them in their future career goals, whether it be public speaking for a future lawmaker, dressmaking for a future award winning costume designer, and singing in front of a large audience for a future award winning recording artist or watching a Ballet for the first for an aspiring prima ballerina. All these opportunities can be created under the establishment of a Central Oahu Arts Center.

Not only is it a place for individuals to share their creative works, the theatre is where a group of people have the ability to tell a story and become a living, breathing display of our collective thoughts and emotions. It is a powerful thing and can be used to bring

Ballet, Jazz, Hula, Hip Hop, Breakdancing, Modeling, Private Vocal Coaching and Musical Theatre.

different people with a different set of ideals together under one roof. Art creates a forum for community members to open their hearts and minds to new ideas. It fosters growth for the young and old alike.

Central Oahu currently does not have a facility to support the growing demands of our youth who have an eagerness to perform. With popular shows like American Idol, So You Think You Can Dance, Dancing With The Stars, Fame, High School Musical, Chicago, Nine, Dreamgirls, Hairspray, etc...the need for a localized venue is apparent.

Everyday I get calls to join our theatre program. I would say more and more students are choosing musical theatre over any other form of performing arts. Proper training cannot be attained without a venue for them to refine their craft, to have the experience on stage in a real theatre where there are props, sets, a stage manager and a dress circle. They need to know what it's like when the lights go down and you are the only one onstage who knows what happens next, to have the ability to move people with a simple pause or nuance. All is not possible without a proper venue for members of our community and aspiring artists to experience life in the theatre.

I beg you to seriously consider the urgent need for the development of the Central Oahu Arts Center and continue with the release of land from Castle and Cook, Inc.

Wendy Calio  
Owner and Director of Pas De Deux Performing Arts Center  
and Star of the Emmy Award Winning Disney TV Show Imagination Movers

**FINTestimony**

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**From:** Jo-Ann M. Adams [jadamsesq@aol.com]  
**Sent:** Wednesday, April 07, 2010 10:03 AM  
**To:** FINTestimony  
**Subject:** In support of HCR161

**I. JO-ANN M. ADAMS, ATTORNEY AT LAW**

---

- A.** LAW OFFICES OF JO-ANN M. ADAMS, LLLC
  - B.** SEVEN WATERFRONT PLAZA ~ SUITE 400 ~ HONOLULU, HAWAII
  - C.** MAILING ADDRESS: P. O. BOX 75472, HONOLULU, HI 96836
  - D.** TELEPHONE (808) 528-2100 ~ FACSIMILE: (866) 370-0259 ~ E-MAIL: JADAMSESO@AOL.COM
- 

**HOUSE OF REPRESENTATIVES  
THE TWENTY-FIFTH LEGISLATURE  
REGULAR SESSION OF 2010**

COMMITTEE ON FINANCE

Rep. Marcus R. Oshiro, Chair  
Rep. Marilyn B. Lee, Vice Chair

- |                   |                 |
|-------------------|-----------------|
| Rep. Aquino       | Rep. Nishimoto  |
| Rep. Awana        | Rep. Sagum, III |
| Rep. Brower       | Rep. okioka     |
| Rep. Choy         | Rep. Wooley     |
| Rep. Coffman      | Rep. Yamashita  |
| Rep. Har          | Rep. Finnegan   |
| Rep. Keith-Agaran | Rep. Ward       |
| Rep. Chris Lee    |                 |

HEARING

DATE: Wednesday, April 7, 2010  
TIME: 2:00 P.M.  
PLACE: Conference Room 308

**PROPOSED HD1: REQUESTING CASTLE &  
COOKE HAWAII, INC. TO RELEASE LAND  
DESIGNATED FOR THE OPERATIONAL  
DEVELOPMENT OF THE OAHU ARTS CENTER.**

HCR161  
HSCR921-10

I am writing in strong support for the concurrent resolution requesting Castle & Cooke Hawaii, Inc. to release land designated for the operational development of the Oahu Arts Center (OAC).

This multipurpose arts facility, designed to provide performance, arts studio and classroom space as well as serve our leisured senior population can make central Oahu, more livable as well as more diversified.

It will serve the youth, who need space for their arts education and performance.

It will serve parents who want a space dedicated to their keiki's artwork exhibition and arts performances.

It will serve adults who want to learn more about the arts.

It will serve those in our community with high levels of disposable income and leisure time.

Central Oahu and the North Shore will benefit greatly from these arts education programs, performances and art exhibitions. Small businesses will thrive as they serve those who use the Center

The proposed Oahu Arts Center is currently in a "Catch-22." Castle & Cooke promised to donate the land once planning was complete, which requires money. Without the land, major donors are reluctant to donate.

We urge you to pass this resolution to encourage Castle & Cooke to donate the land to the Oahu Arts Center.

Thank you for allowing me to testify,

**Jo-Ann M. Adams, Esq.**

LAW OFFICES OF JO-ANN M. ADAMS, LLLC

Seven Waterfront Plaza, Suite 400, Honolulu, Hawaii

Mailing Address: PO Box 75472, Honolulu, HI 96836

Telephone: (808) 528-2100 Fax: (866) 370-0259

House of Representatives  
Committee on Finance  
April 7, 2010, 2:00 p.m.  
Room 308

Statement of the Hawaii Carpenters Union in Support  
of HCR 161, HD 1, for the Release of Land for the Oahu Arts Center

The Hawaii Carpenters supports HD 1 of HCR 161. It is laudable that landowner and developer Castle & Cooke has committed to make land available for the site of the Oahu Arts Center (OAC). The time to do it is now.

While it is understandable that many developers are cautious about their general development plans, there are many benefits to treating the OAC site separately.

Allowing the OAC development to move forward will benefit the community, and building it before a rise in construction activity means better prices and quicker responses. The OAC will be a catalyst for social and economic activity in the neighborhood, but will also serve as a cultural venue for central and west Oahu, and the north shore.

Design and financing for the center will advance with the release of the land to the OAC. Construction and operational jobs will come sooner, and programs for all ages will come sooner.

Please express the sentiments of the Legislature and many in the community by passing HCR 161, HD 1.

**Testimony of  
DEAN HAZAMA, CHAIR  
MILILANI MAUKA/LAUNANI VALLEY  
NEIGHBORHOOD BOARD NO. 35  
before the  
HOUSE FINANCE COMMITTEE  
on  
HCR 161 HD1- REQUESTING CASTLE & COOKE HAWAII, INC. TO RELEASE  
LAND DESIGNATED FOR THE OPERATIONAL DEVELOPMENT OF THE OAHU  
ARTS CENTER  
held on  
APRIL 7, 2010**

Chair Oshiro and Members of the House Finance Committee,

On behalf of the Mililani Mauka and Launani Valley communities we would like to apprise this Committee that HCR 161 as presented to us involved requesting the Department of Transportation (DOT) conduct a study of morning traffic congestion on Meheula Parkway going on to the H-2 Freeway from Mililani Mauka. We understand that HCR 161 was approved by the House Transportation Committee and referred to this Committee. However, HCR 161 HD1, as stated, has absolutely nothing to do with the intended purpose of HCR 161. For the record, Neighborhood Board 35's testimony in support of HCR 161 specifically applies, and is limited to, only HCR 161 and does not support HCR 161 HD1. Ironically, HCR HD1 has not been raised before Neighborhood Board 35 for community input or comment although this land is located within our community.

Thank you for the opportunity to testify.



Danielle Bass  
Member, Mililani Neighborhood Board #25

April 6, 2010

The House Committee on Finance  
Hearing: April 7, 2010 2:00pm  
Hawaii State Capitol, Conference Room 308  
415 S. Beretania Street  
Honolulu, Hawaii 96813

Chair Marcus Oshiro, Vice Chair Marilyn Lee, and members of the Finance Committee:

My name is Danielle Bass and I am a Mililani resident and member of the Mililani Neighborhood Board #25.

Thank you for hearing **House Concurrent Resolution 161, House Draft 1 Proposed- Requesting that Castle & Cooke Hawaii, Inc. to Release Land Designated for the Operational Development of the Oahu Arts Center.** As a member of the Mililani Neighborhood Board #25, I strongly support this Resolution.

For years, our Neighborhood Board has advocated for the development of this unique center which converges many types of humanities. This Resolution attempts to finalize the development of the Oahu Arts Center, to provide for the opportunity for young and old minds to flourish and develop creatively.

An arts center in Central O'ahu will serve all segments of our population on a daily basis in creating and enjoying all forms of art. Moreover, the development of such an arts center will advance and encourage the work of local artists, future artists, and especially our art industry.

I strongly believe that the development of the O'ahu Arts Center in the projected location of Mililani is viable and sustainable to our Central O'ahu, and should be supported by your adoption of House Concurrent Resolution 161. I urge your support of this Resolution. Mahalo for this opportunity to submit testimony.

Testimony of Melissa Vomvoris  
Resident of Mililani  
before the House Committee on Finance

on  
HCR161 Proposed HD1: REQUESTING CASTLE AND COOKE HAWAII, INC. TO  
RELEASE LAND DESIGNATED  
FOR THE OPERATIONAL DEVELOPMENT OF THE OAHU ARTS CENTER

April 7, 2010

Chair Oshiro and Members of the House Finance Committee:

I am in strong support of HCR161 Requesting Castle & Cooke Hawaii, Inc. to release land designated for the operational development of the Oahu Arts Center.

Central Oahu is a large and continually growing community with the new development of Koa Ridge that Castle & Cooke Homes of Hawaii will be developing in the very near future. Mililani is well known for its "All American City" title due to Castle and Cooke's innovative planned community design. In developing Mililani Mauka, Castle & Cooke designated 3 acres of commercial land to the community for the Oahu Arts Center to build a first class arts education center and performing arts theater.

As the Oahu Arts Center raised funds for business plans, feasibility studies, and conceptual designs, Castle and Cooke sold homes to Mauka residents under the premise that an Art Center would be built in the community.

Once the development was complete Castle & Cooke withdrew its plan to dedicate the land to the community and the Oahu Arts Center. As a resident of Mililani for over 20 years, I strongly support this resolution. Central Oahu needs an arts education center and performing arts theater.

Thank You,

Melissa Vomvoris  
Mililani Resident

Michelle A. Aczon  
94-403 Punono Street  
Mililani, Hawaii 96789  
Tel: 808-623-8334  
[AczonNotes@hawaii.rr.com](mailto:AczonNotes@hawaii.rr.com)

April 6, 2010

Rep. Marcus R. Oshiro, Chair  
Rep. Marilyn B. Lee, Vice Chair  
House Committee on Finance

Strong Support for HCR 161, HD1 requesting Castle & Cooke Hawaii, Inc. to release land designated for the operational development of the Oahu Arts Center (OAC).

As a Piano teacher, General Music Teacher, Parent, and resident of Mililani for over twenty years, a Performing Arts Center can only be a benefit for this community and is very much needed. Castle & Cooke promoted this area as the ideal place to live, however if you or your children are into the arts this is not "LIVING", there are lots of soccer fields but nothing for the arts. Over the 20 years that I've have lived here, I've seen too many students performing in cafeterias and gymnasiums, while students in other areas perform in concert halls, auditoriums, and theatres. Have you ever seen basketball played in a concert hall? Well that's what it's like for performers to play in the cafeteria, or the gym, the sound is unbearable. I've also seen "at risk" students who would not be "at risk" students if they had an outlet for their creativity that this type of venue could provide. The arts are a reflection of humanity, they come from us, when it is not deemed important; it is like saying "we as human beings are not important".

Please Castle & Cooke, are we not at least more important than another storage facility?

Thank you for your time,

Michelle Aczon

Corinne Gallardo  
1164 Bishop St. Ste 124  
Honolulu, HI 96813  
Cell No. 271-1344  
corinnegallardo@hotmail.com  
www.corinnegallardo.com

April 6, 2010

Rep. Marcus R. Oshiro, Chair  
Rep. Marilyn B. Lee, Vice Chair  
House Committee on Finance

I am submitting this testimony in Strong Support for HCR 161, HD1 requesting Castle & Cooke Hawaii, Inc. to release land designated for the operational development of the Oahu Arts Center (OAC).

I am a local artist and have shown my work in various venues on Oahu mostly in the downtown area of Honolulu. As a long time resident of the west side of the island, I have learned that we are in need of a performing arts center in Central Oahu. This facility would provide children with the opportunity and a place to go to nurture and further enhance their creative aspiration. I have always believed that art is a form of self-expression and internal growth.

I urge your favorable consideration of HCR 161, HD1 and pass it out of committee.

Thank you,

Corinne Gallardo

Rona M. Suzuki  
1421 Hiikala Place  
Honolulu, Hawaii 96816

April 6, 2010

The Honorable Marcus R. Oshiro, Chair  
and members of the House Committee on Finance  
State Capitol  
415 South Beretania Street  
Honolulu, HI 96813

SUBJECT: HCR 161, Proposed HD1 – Requesting Castle & Cooke Hawaii, Inc to release land designated for the operational development of the Oahu Arts Center (OAC)  
Hearing at the House Committee on Finance on Wednesday, April 7, 2010, 2 pm, Room 308

Dear Chair Oshiro and Members:

I am in strong support of HCR 161, Proposed HD1, which requests Castle & Cooke Hawaii, Inc. to release the land designated for the operational development of the OAC.

A strong community needs the arts. Youth need a venue to develop their creative talents as much as they need a baseball or soccer field to develop their athletic skill. Central Oahu desperately needs a venue for its growing community to experience and practice the arts. A school cafeteria does not provide an appropriate venue for this.

A commitment was made to the Central Oahu community to provide a facility for the arts in Mililani. This commitment needs to be fulfilled.

Please show your support for arts for Central Oahu community by passing HCR 161, proposed HD1.

Very truly yours,

Rona M. Suzuki

## FINTestimony

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**From:** Ann Freed [annfreed@hotmail.com]  
**Sent:** Tuesday, April 06, 2010 12:18 AM  
**To:** FINTestimony  
**Cc:** Rep. Marilyn Lee  
**Subject:** Testimony on HCR161 Oahu Arts Center

Aloha all,

I did submit testimony using the form. It is a PDF file but I am using a MAC and some folks have trouble opening so here is the paste version:

Rep. Marcus R. Oshiro, Chair  
Rep. Marilyn B. Lee, Vice Chair  
House Committee on Finance

Ann S. Freed  
95-227 Waikalani Dr. A403  
Mililani, HI 96789  
[annfreed@hotmail.com](mailto:annfreed@hotmail.com)  
808-623-5676

April 5, 2010

Strong Support for HCR 161 requesting Castle & Cooke Hawaii, Inc. to release land designated for the operational development of the Oahu Arts Center (OAC).

As a central Oahu resident I have come to see how transformative the OAC can be for our community. This multipurpose arts facility, designed to provide performance, arts studio and classroom space as well as serve our leisured senior population can make central Oahu, more livable as well as more diversified. It will serve the youth, who need space for their arts education and performance. It will serve parents who want a space dedicated to their kiekis artwork exhibition and arts performances. It will serve adults who want to learn more about the arts. It will serve seniors who in our community have a high level of disposable income combined with leisure time.

Mililani Town, Mililani Mauka as well as Wahiawa and the North Shore will benefit greatly from these arts education programs, performances and art exhibitions. Small businesses that serve those who use the center will also thrive. Central Oahu will move away from the current trend towards becoming a bedroom community with traffic streaming towards Honolulu during more and more hours of the day.

As a member of Neighborhood Board 25 I have voted in favor of many resolutions supporting the creation of this facility, as have most of the other neighborhood boards in Central and North Oahu.

But we have hit a double snag, an economic downturn and an about face by the developer of Mililani Mauka, Castle & Cooke who had promised to donate the land once the planning phase was complete. Without the land, major donors who have expressed interest are reluctant to give money to this promising and much hoped-for project

We urge you to pass this resolution and hope that Castle & Cooke will subsequently donate the land to the OAC for the good of the community that they built.

Mahalo nui loa for allowing me to testify,

Ann S. Freed  
Chair, Legislative Committee  
OAC Board of Directors

April 7, 2010

Chair Marcus Oshiro and Members of the House Finance Committee

I urge you to approve HCR161.

Central Oahu needs the Oahu Arts Center Facility, and the parking facility.

I have lived in Mililani since 1971. There has never been any facility where residents can have a venue for the performing arts. Additionally, the facility would be available for schools and other organizations to rent space to practice their arts on a regular basis. The Central Oahu area is in short supply of affordable space to practice, and teach the arts.

As a martial artist/instructor, I personally would apply to rent space in the proposed facility for two to four days per week, to train and teach martial arts to members of the community. My organization would also want to rent space in the facility to hold several martial arts tournaments and seminars annually.

I believe the facility will be well-used and self-sustaining. Many Central/North Shore/Leeward Oahu organizations will be able to use such a facility in their own area, without having to travel into other areas such as downtown Honolulu to find a venue for their events.

The developer Castle & Cook has promised this land to the Central Oahu Community. They even used this in their brochures in their sales office. Now, obviously for its own financial profit, Castle & Cook wants to take back the land which they had previously donated; and sell it to an interested party. This is not in the best interests of the community. We were promised the existing property for the Oahu Arts Center. I find Castle & Cook to be disingenuous in their actions to take away something they have already given to the community.

Nicholas Striebich  
Mililani Resident Homeowner



April 7, 2010

Re: Testimony in support of HCR161 – Requesting Castle & Cooke Hawaii, Inc, to release land designated for the operational development of the Oahu Arts Center.

Dear Chair Oshiro and Members of the Finance Committee

Hello, my name is Nia Graffigna and I am an 8<sup>th</sup> grader at Mililani Middle School. I would like to express my strong support for HCR 161.

I remember, on several occasions, going to the Castle & Cooke Sales Center to look at their new home displays and their large scale model of Mililani Mauka Community. The model proudly displayed a marker showing "Future Site of Oahu Arts Center". I never knew how important that was to me until I found out that Castle & Cooke was no longer going to donate the land as it once promised in its display.

You see, I love to act. I have been blessed to perform in 3 different productions that the Oahu Arts Center has produced. Though, we had to find alternative venues to have our musical plays, such as under a tent during one of Hawaii's worst storms in history, where we actually had to cancel the second act because the tent flooded. We had nearly 300 people attend that crazy wet & wild night. However, I knew that it would be all worth it because one day the Oahu Arts Center would be built so we could perform in a real theater.

We need arts! And we need to bring it to Central Oahu! I ask you to please pass this resolution as it serves the people, the community, and all of Hawaii, of which you represent.

Thank you for your time and consideration,

Nia Graffigna

## FINTestimony

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From: mailinglist@capitol.hawaii.gov  
Sent: Tuesday, April 06, 2010 5:44 AM  
To: FINTestimony  
Cc: jimfawn@msn.com  
Subject: Testimony for HCR161 on 4/7/2010 2:00:00 PM

Testimony for FIN 4/7/2010 2:00:00 PM HCR161

Conference room: 308 +  
Testifier position: support  
Testifier will be present: No  
Submitted by: Fawn M. Gibson  
Organization: Individual  
Address: 515 Main St. Honolulu, Hi 96818  
Phone: 808-286-6059  
E-mail: [jimfawn@msn.com](mailto:jimfawn@msn.com)  
Submitted on: 4/6/2010

### Comments:

The Mililani area is in need of a group like the Oahu Arts Center. The Oahu Arts Center needs a physical "home". I have been involved in several OAC theater productions in tents on the site. The first one got rained out just after intermission. What a shame for all who had worked so hard! A lot of effort goes into these productions which are wholesome outlets for the whole family. Please support this effort. Mahalo.

## FINTestimony

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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Tuesday, April 06, 2010 11:13 PM  
**To:** FINTestimony  
**Cc:** rpoirier3@msn.com  
**Subject:** Testimony for HCR161 on 4/7/2010 2:00:00 PM

Testimony for FIN 4/7/2010 2:00:00 PM HCR161

Conference room: 308  
Testifier position: support  
Testifier will be present: No  
Submitted by: Dick Poirier  
Organization: Individual  
Address: 95-584 Naholoholo Street Mililani Town, HI 96789  
Phone: 623-2259  
E-mail: [rpoirier3@msn.com](mailto:rpoirier3@msn.com)  
Submitted on: 4/6/2010

**Comments:**

Both Mililani neighborhood boards (#25 and #35) have been supporters of the proposed Oahu Arts enter since its inception as a dream of a couple of community visionaries.

Please adopt HCR 161, HD1, which will help facilitate the eventual addition of this much-needed and long-awaited arts education center and performing arts theater.