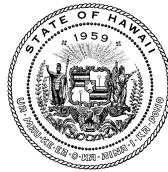


HCR 284

EDT



**STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES**
P.O. BOX 119
HONOLULU, HAWAII 96810-0119

TESTIMONY
OF
RUSS K. SAITO, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE
SENATE COMMITTEE
ON
ECONOMIC DEVELOPMENT AND TECHNOLOGY
ON
April 16, 2010

H.C.R. 284

REQUESTING THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES TO UNDERTAKE PLANNING ACTIVITIES WITH RESPECT TO A NEW STADIUM ON OAHU AND RELATED MATTERS

Chair Fukunaga and members of the Committee, thank you for the opportunity to testify on H.C.R. 284.

The Department of Accounting and General Services strongly opposes HCR 284 because it is not necessary and requests that DAGS undertake actions that are either already underway or that DAGS is pursuing alternatives for. In addition, DAGS has completed and is completing work on the Stadium that resulted from the study, which DAGS commissioned, that this resolution does not take into account. By August of this year, more than 50% of the Stadium's roof will have been replaced, and roughly one half of the health and safety structural work will have been completed. With sufficient funding the remainder of the roof and health and safety structural improvements will be

done next year. The replacement of the seating bowl, new seats, additional toilets, better concession and handicapped access and other improvements that will make the Aloha Stadium an even more enjoyable venue for fans and participants alike, can also be started next year. When all of the planned repair and refurbishment work is done, the stadium will be like new.

Some of the support for the study seeks the benefits of the new planning, development, and construction that it will bring. This benefit will be realized by simply carrying through the existing planning, repair and refurbishment that DAGS has underway.

The notion of completely demolishing the Stadium and replacing it with a hundred percent transit oriented development that the resolution assumes needs to be re-examined. First of all, the new stadium would first have to be constructed elsewhere. Building a new stadium elsewhere ignores the fact that the Aloha Stadium is ideally located, fully supported by infrastructure, and at the confluence of all major freeways on the island, as well as the proposed rail transit. If the intent is to have a stadium of the same or larger size than Aloha Stadium, it is perplexing that government would want to spend taxpayer dollars constructing infrastructure, including roadway access, and utilities, and building a new one elsewhere, and tearing this stadium down. DAGS has looked for sites in the past, in response to proposals in previous years to build a new stadium elsewhere. There is no location that will be as conveniently located and cost effective to build.

This resolution is also unnecessary because DAGS and DLNR have already secured an agreement with the US Department of the Interior that if suitable land can be found for a swap, the deed restriction on the existing stadium property could be lifted.

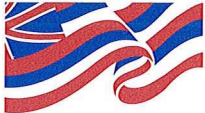
Further, we are in discussion with the US DOI on a short list of properties and are moving forward to have appraisals done by both sides, and will be developing state recreational plans for the proposed properties to determine if they will fulfill the terms of the agreement. If that is done, the deed restriction will be lifted.

The lifting of the deed restriction will improve the revenue to the Stadium by allowing other activities besides recreational activities on the stadium property. However, we fully expect that one use of the property will be as a stadium. The DAGS plan is to pursue other commercial facilities and uses, and perhaps building a new stadium on the site after the repaired and refurbished stadium wears out, via private-public partnerships aimed at improving revenues to the stadium and reducing the cost burden on the state of operating and maintaining the stadium. This will be secured via requests for interest, requests for qualifications and requests for proposals, at the appropriate times. DAGS notes that the request for proposals that the resolution suggests is too restrictive, and will not allow the state to benefit from the full flexibility and creative development of the private partners the State would solicit.

The notion of the Stadium being transferred to the University seems logical in that the University is the biggest draw for crowds in general. However, this does not take into account that the Stadium has been used for the Pro Bowl, college bowls, high school and all star games, concerts, graduations, and is desired by international soccer leagues as well. Its parking facilities and utilities are also used for swap meets on specific days of each week throughout the year. The University, with its eight games a year, and current free rent, does not pay the largest share of the cost to operate and maintain the Stadium.

In summary, this resolution is not necessary and requests that DAGS undertake actions that are either already underway or that are not demonstrably better than alternates DAGS is pursuing.

Thank you for the opportunity to testify on this matter.



Testimony of:
C. Mike Kido, External Affairs
The Pacific Resource Partnership

Before the Committee on Economic Development and Technology
Senator Carol Fukunaga, Chair
Senator Rosalyn Baker, Vice Chair

HCR 284 – Requesting the Department of Accounting and General Services to Undertake
Planning Activities With Respect to a New Stadium on Oahu and Related Matters

Friday, April 16, 2010
1:30 a.m.
Conference Room 423

Chair Fukunaga, Vice Chair Baker and members of the committee:

The Pacific Resource Partnership (PRP) is a joint partnership of the Hawaii Carpenters Union and their 240 signatory contractors. Our goal is to provide economic growth and jobs for our contractors and members of the Hawaii Carpenters Union.

The current site of the 100 acre Aloha Stadium has unlimited redevelopment potential as a transit oriented development (TOD) site providing development opportunities in areas such as affordable workforce housing, market housing, parks and open space, and commercial mixed-use applications to name a few. With its close proximity to major visitor attractions such as Pearl Harbor and the Mighty Mo, the parcel can be developed into the “crown jewel” of Honolulu’s mass transit system.

Aloha Stadium’s current location in Halawa Valley has served the state well in its current capacity, however after 35-years of wear and tear, structural safety and the general condition of the stadium needs to be addressed.

A new state of the art stadium would bolster Hawaii’s athletic playground and draw thousands of spectators based on that alone. Utilization of a mass transit system would allow many to make the commute to the new stadium. A new stadium would also ensure structural stability that wouldn’t jeopardize the safety of its patrons.

In closing, the Aloha Stadium site provides immeasurable benefits to residents and taxpayers that include economic development, community revitalization, and increased access to effective transportation solutions.

PRP supports the idea of exploring an alternative approach to maintaining an aging and costly Aloha Stadium.

Thank you for the opportunity to testify on HCR 284.

From: Kapiolani Silva [huikapiolani@yahoo.com]
Sent: Friday, April 16, 2010 8:22 AM
To: EDTTestimony
Cc: Claire J.; Sen. David Ige; Kapiolani Silva
Subject: HCR284 testimony

LATE

April 15, 2010

TO: Committee on Economic Development and Technology

RE: Testimonial in Opposition of HCR 284 Requesting the Department of Accounting and General Services to Undertake Planning Activities with Respect to a New Stadium on Oahu and Related Matters

Dear Chairwoman Fukunaga and members of the committee,

My name is Kapiolani Silva and I am a resident of Puuwai Momi Housing. This is the housing project that is directly across the Aloha Stadium on Salt Lake Blvd., and the Arizona Memorial on Kamehameha Hwy. I am writing in opposition to HCR 284 proposing to lift the recreational use limitations of the Aloha Stadium site. As an active member of the Aiea/Makalapa community area I am too aware of the congestion and traffic issues of the two and only thoroughfares leading into Puuwai Momi. On any given day, Kamehameha Highway is continually congested with cars. This poses a threat to our children going to and from school. It has become an even bigger threat in the last few months being that we have a larger number of students travelling these roads due to the discontinuance of school bus service to the Aiea Elementary 6th grade classes. Whether or children are in the elementary, intermediate, or high school, they must run a gauntlet of heavy traffic with poor walk ways, to and from school. If the limits of recreational use are lifted on the Aloha Stadium property I fear that the prospected development would only worsen our already congested roadways.

Further more, I believe that as we already have so many economic challenges in our state, it would be a hardship on us as tax payers if HCR 284 were to be accepted. The Department of Accounting and General Services has been actively renovating the Aloha Stadium at a large cost. This money would be completely wasted if the Stadium would now be demolished.

Visitors frequent the Swap Meet and the Arizona Memorial together due to their proximity. It is a beautiful walk to the Stadium from the Memorial and it gives you an unexpected different perspective. This is what drives our visitor industry. People come to our islands to “see Hawaii.” If we continue to develop and overpopulate our cities, what would there be left to see that our visitors could not at home.

Once again I beg of you to not accept this resolution to undertake planning activities with respect to a new stadium and related matters.

Thank you for your time and consideration of this matter,

Kapiolani Silva

99-157 Kohomua Street 11-A
Aiea, Hawaii 96701

Kapiolani Silva

fukunaga3 - Doris

From: Tamaru [TAMARUT014@HAWAII.RR.COM]
Sent: Friday, April 16, 2010 10:02 AM
To: EDTTestimony
Subject: HCR284

LATE

Importance: High

Dear sirs:

This is in response to HCR284. We are residents of Halawa Valley Estates, which is directly across the Aloha Stadium Parking lot. We want the Aloha Stadium property continued for public recreational purposes as originally agreed upon in the deed to the City and County of Honolulu. This location is convenient for residents from the Leeward Area, Windward Areas and the Honolulu International Airport (for visitors to sporting events) to access for public recreational activities. The easy access provides economic rewards to the surrounding communities (Halawa, Aiea, Pearl City, Aliamanu, and Salt Lake) by spectators purchasing food and other services in our communities. The current area shopping complexes provide adequate resources for shopping, dining and theater entertainment. Allowing the Stadium site to become anything other than a recreational site would cause all business establishments, especially the small businesses, in the area to suffer economic loss which would result in high unemployment, vacant rental/lease spaces and additional traffic issues.

In addition, the Aloha Stadium site is a primary Rail Station that will provide a Park-N-Ride station for the surrounding communities to allow commuters to ride the Rail to save energy and reduce the cars on the roads. The current parking stalls available at Aloha Stadium can accommodate many cars which in turn will result in a great number of cars from commuting beyond Aiea into downtown Honolulu and up to the University of Hawaii.

We want the purpose for the Aloha Stadium site to remain a public recreational site.

Tina and Wesley Tamaru
487-5531



LATE

Senator Carol Fukunaga, Chair
Economic Development and Technology

Senator Fukunaga and Committee Members:

Thank you for the opportunity to submit this written testimony on **H. C. R. 284 requesting the Department of Accounting and General Services to undertake planning activities with respect to a new stadium on O`ahu and related matters.**

As stated in earlier testimony regarding this matter, the `Aiea Community Association and the Friends of the Pearl Harbor Historic Trail are deeply concerned that the Legislature continues to move forward on plans for the Aloha Stadium facilities and surrounding lands without community input as to the impacts of any redevelopment or demolition of the Stadium. On a wider scale, the general public and supporters of events at the Aloha Stadium need to be able to have a vehicle or process by which their input can be sought regarding any movement of the stadium. The attitude of “build it and they will come” will only work if you can guarantee that we will have winning teams to support.

The stadium is home to a variety of events from sporting events, graduations and concerts and care must be taken before any movement of the centrally located stadium is considered. In tight economic times, it behooves those who are in the position to make decisions to seek and secure “buy in” from the various vendors and patrons of the Stadium.

Any possible plans for redevelopment should be done in conjunction with the community at large and with transparency. Any discussions for redevelopment or for that matter any future use of the Stadium and surrounding lands should engage the impacted community organizations, entities that do business in the area and surrounding residents. Information from governmental agencies regarding the impacts of any change in use and analysis of the current usage would also be welcomed so impacted parties can make informed decisions.

We have not been contacted or even given notice that there is any potential change in plans for usage of the area. There are many mitigating factors, such as noise, traffic flow and congestion, economic opportunities that need to be explored further. We feel that any decision to move the current stadium and redevelop the land in question is premature and not in the best interests of our community.

Thank you for accepting my testimony regarding this matter.

Claire J. Tamamoto, President
`Aiea Community Association
Friends of the Pearl Harbor Historic Trail

"Building A Sense of Community"

P. O. Box 2785 • `Aiea, Hawai'i • 96701