
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, HAWAII.

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

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9 WHEREAS, the subject property's proximity to the southern
10 portion of the airfield at the Kona International Airport make
11 it suitable for the development of general aviation facilities
12 for airport or 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 of Transportation is unable to
18 construct the necessary improvements to develop the property due
19 to more pressing capital improvement priorities; and

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

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30 WHEREAS, based on the aviation forecasts developed for the
31 master plan, the Department of Transportation has determined the
32 size and configuration of the area necessary to accommodate



1 long-term general aviation demands to be approximately sixty-
2 five acres of land; and
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4 WHEREAS, section 171-60, Hawaii Revised Statutes,
5 authorizes the Board of Land and Natural Resources, upon
6 fulfilling certain conditions, to lease public lands to a
7 private developer or developers or enter into a development
8 agreement with a private developer or developers, for the
9 development and subdivision of lands as a leasehold project for
10 various uses, including airport, airport related, industrial,
11 commercial, or business uses; and
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13 WHEREAS, entering into a development agreement with a
14 private developer or developers to undertake and construct the
15 necessary infrastructure and other on-site improvements will
16 provide the Department of Transportation with the vehicle to
17 develop the property as general aviation facilities for airport
18 and airport-related uses and substantially increase the value of
19 the lands, thus providing increased returns to the State; now,
20 therefore,
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22 BE IT RESOLVED by the House of Representatives of the
23 Twenty-sixth Legislature of the State of Hawaii, Regular Session
24 of 2011, the Senate concurring, that the Board of Land and
25 Natural Resources is hereby authorized to allow the Department
26 of Transportation to enter into a development agreement with a
27 private developer or developers for the development of certain
28 parcels of land identified on the tax maps of the State of
29 Hawaii as tax map key: (3) 7-3-43:1, comprising approximately
30 sixty-five acres, more particularly known as the General
31 Aviation Lots at the Kona International Airport on the island of
32 Hawaii, subject to compliance with the requirements of section
33 171-60, Hawaii Revised Statutes; and
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35 BE IT FURTHER RESOLVED that certified copies of this
36 Concurrent Resolution be transmitted to the Chairperson of the
37 Board of Land and Natural Resources and the Director of
38 Transportation.
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OFFERED BY: Denny Coffman
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