
HOUSE 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
33 long-term general aviation demands to be approximately sixty-
34 five acres of land; and



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 2 WHEREAS, section 171-60, Hawaii Revised Statutes,
 3 authorizes the Board of Land and Natural Resources, upon
 4 fulfilling certain conditions, to lease public lands to a
 5 private developer or developers or enter into a development
 6 agreement with a private developer or developers, for the
 7 development and subdivision of lands as a leasehold project for
 8 various uses, including airport, airport related, industrial,
 9 commercial, or business uses; and

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 11 WHEREAS, entering into a development agreement with a
 12 private developer or developers to undertake and construct the
 13 necessary infrastructure and other on-site improvements will
 14 provide the Department of Transportation with the vehicle to
 15 develop the property as general aviation facilities for airport
 16 and airport-related uses and substantially increase the value of
 17 the lands, thus providing increased returns to the State; now,
 18 therefore,

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 20 BE IT RESOLVED by the House of Representatives of the
 21 Twenty-sixth Legislature of the State of Hawaii, Regular Session
 22 of 2011, that the Board of Land and Natural Resources is hereby
 23 authorized to allow the Department of Transportation to enter
 24 into a development agreement with a private developer or
 25 developers for the development of certain parcels of land
 26 identified on the tax maps of the State of Hawaii as tax map
 27 key: (3) 7-3-43:1, comprising approximately sixty-five acres,
 28 more particularly known as the General Aviation Lots at the Kona
 29 International Airport on the island of Hawaii, subject to
 30 compliance with the requirements of section 171-60, Hawaii
 31 Revised Statutes; and

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 33 BE IT FURTHER RESOLVED that certified copies of this
 34 Resolution be transmitted to the Chairperson of the Board of
 35 Land and Natural Resources and the Director of Transportation.

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OFFERED BY: Denny Coffman
Cindy Evans

MAR 15 2011

