

**NEIL ABERCROMBIE**  
GOVERNOR OF HAWAII



**LLOYD M. HARAGUCHI**  
EXECUTIVE DIRECTOR

**STATE OF HAWAII  
PUBLIC LAND DEVELOPMENT CORPORATION**

POST OFFICE BOX 2359  
HONOLULU, HAWAII 96804

**Testimony of  
LLOYD M. HARAGUCHI  
Executive Director**

**Before the House Committee on  
WATER, LAND & OCEAN RESOURCES**

**Friday, March 16, 2012  
9:00 A.M.  
State Capitol, Conference Room 325**

**In consideration of  
SENATE BILL 2918, SENATE DRAFT 2  
RELATING TO COMMUNITY DEVELOPMENT.**

Senate Bill 2918, Senate Draft 2 proposes to transfer the development rights to unspecified parcels from the Stadium Authority to the Public Land Development Corporation (PLDC). The PLDC supports this measure.

The PLDC is willing to work with the Stadium Authority and other interested entities on potential mixed-use redevelopment opportunities, while ensuring that the Authority's current responsibilities and uses of these parcels remains unaffected in the meantime.

Thank you for the opportunity to provide written comments in support of this bill.

NEIL ABERCROMBIE  
GOVERNOR

DEAN H. SEKI  
ACTING COMPTROLLER

SCOTT L. CHAN  
MANAGER

LOIS M. MANIN  
DEPUTY MANAGER



**ALOHA STADIUM**  
*An Agency of the State of Hawaii*

TESTIMONY OF  
NELSON OYADOMARI, CHAIR  
STADIUM AUTHORITY

TO THE  
HOUSE COMMITTEE ON WATER, LAND, AND OCEAN RESOURCES

March 16, 2012  
9:00 a.m.  
State Capitol, Conference Room 325

S.B. 2918, SD2

#### RELATING TO COMMUNITY DEVELOPMENT

Chair Chang, Vice Chair Har, and members of the Committee on Water, Land, and Ocean Resources, thank you for allowing me the opportunity to provide testimony on S.B. 2918, SD2. As Chair of the Stadium Authority, I submit this testimony on behalf of myself and the Stadium Authority Board.

The Stadium Authority certainly recognizes the development potential of S.B. 2918, SD2 and all the positives that come with responsible development of the Stadium property. We understand our role is to provide for a safe and viable location for recreational and entertainment needs of Hawaii's people, and we welcome collaborative partnerships with other state agencies that specialize in property development.

We strongly support the intent and spirit of S.B. 2918, SD2 and look forward to working with the Public Land Development Corporation (PLDC). Our only reservation with S.B. 2918, SD2 as amended is with the language that states the Stadium Authority *transfers* development rights to PLDC. We would like to see language that clearly states that this is a collaborative effort, with the Stadium Authority Board being the ultimate arbiter in the direction and make-up of Stadium land development. The goals and mission of the Aloha Stadium must remain paramount.

Again, we welcome any thoughtful and practical ideas that would benefit the Aloha Stadium, the surrounding community, and the State of Hawaii. Thank you for your time and consideration of our testimony. Please feel free to call me at 483-2750 if I can be of further assistance in this matter.



**SB2918, SD 2**  
**RELATING TO COMMUNITY DEVELOPMENT**  
Senate Committee on Economic Development & Technology  
Senate Committee on Water, Land & Housing

March 16, 2012

9:00 a.m.

Room 325

The Office of Hawaiian Affairs (OHA) **OPPOSES** SB2918, SD 2 which would require the Stadium Authority to transfer management and “development rights” over an unspecified TMK to the Public Land Development Corporation (PLDC). This transfer raises unknown implications with regards to responsible development and management by an entity that has not yet established its guiding documents.

Any development of the stadium and the properties within the unspecific TMK should be done responsibly with proper regulation and coordination and provide reasonable opportunity for community input. Chapter 171C, Hawai'i Revised Statutes appears to have provided the PLDC with potentially the most vast land use and zoning exemptions enjoyed by any agency for its development projects, requiring only that it coordinate “with the county planning departments and the county land use plans, policies, and ordinances.” These exemptions could allow the PLDC to bypass planning and management processes—including opportunities for community input—created to protect Native Hawaiian traditional and customary practices, fragile ecosystems, natural and cultural resources, and private property. These exemptions increase the likelihood of unreasonable and uncoordinated construction at the Stadium.

Moreover, SB2918 SD2 is premature. The established Stadium Authority currently manages the Aloha Stadium pursuant to clear rules and procedures, while the PLDC was only recently formed and currently has no rules in place to guide its action and projects. Furthermore, Aloha Stadium was not part of the Public Land Optimization Plan PLDC Executive Director Lloyd Haraguchi provided to the Governor Abercrombie, dated Dec. 29, 2011.

OHA urges the committee to HOLD SB2918 SD2. Mahalo for the opportunity to testify on this important measure.



**HAWAII BUILDING AND CONSTRUCTION TRADES COUNCIL, AFL-CIO**  
Gentry Pacific Design Center, Suite 215A \* 560 N. Nimitz Highway, #50 \* Honolulu, Hawaii 96817  
(808) 524-2249 - FAX (808) 524-6893

REGINALD CASTANARES  
*President*  
Plumbers & Fitters Local 675

March 15, 2012

DAMIEN T.K. KIM  
*Vice President*  
International Brotherhood of  
Electrical Workers Local 1186

Honorable Representative Jerry Chang, Chair  
Honorable Representative Sharon Har, Vice Chair  
Members of the Committee on Water, Land and Ocean Resources

THADDEUS TOMEI  
*Treasurer*  
Elevator Constructors Local 126

Hawaii State Capital  
415 South Beretania Street  
Honolulu, HI 96813

GARY AYCOCK  
*Sergeant At Arms*  
Boilermakers, Ironship Builders  
Local 204

RE: **IN SUPPORT OF THE INTENT** of SB2918 SD2 RELATING TO COMMUNITY  
DEVELOPMENT

Hearing: Friday, March 16, 2012, 09:00 a.m. Conference Room 325

DOUGLAS FULP  
*Trustee*  
International Assoc. of Heat & Frost  
Insulators & Allied Workers Local 132

Honorable Chair(s), Vice Chair(s) and Committee Members;

PETER GANABAN  
*Trustee*  
Laborers' International Union of  
North America Local 368

The Hawaii Building & Construction Trades Council, AFL-CIO is comprised of 16 out of 17 construction trade unions throughout Hawaii. With an estimated membership of 20,000 statewide, our primary mission is to provide employment opportunities and living wages to the many working men and women we represent.

NOLAN MORIWAKI  
Bricklayers & Ceramic Tile Setters  
Local 1 & Plasterers  
Local 630 Cement Masons

The Council SUPPORTS THE INTENT OF SB2918 SD2, which proposes to transfer the management responsibilities and development rights of the stadium authority for certain parcels of land to the public land development corporation

JOSEPH O'DONNELL  
Iron Workers Local 625

The Aloha Stadium has served as a central venue for major events over the years. It is in need of major repairs. We strongly support the intent of this measure, which will provide an opportunity to explore ideas that may better utilize the Aloha Stadium and its surrounding lands and create new sources of revenue generation that might be used for the restoration and ongoing maintenance of the Aloha Stadium facility.

ART TOLENTINO  
Sheet Metal Workers I.A. Local 293

LYNN KINNEY  
District Council 50  
Painters & Allied Trades Local 1791  
Carpet, Linoleum, & Soft Tile  
Local 1926  
Drywall, Tapers & Finishers  
Local 1944  
Glaziers, Architectural Metal &  
Glassworkers Local 1889

The site is also planned as a terminal point for the proposed Rail Transit System. This measure will allow for additional opportunities to incorporate mixed-use in-fill development and transient oriented development which over the years will strengthen the Aloha Stadium property as a self-sustaining premier venue for community gathering and major events.

PANE MEATOGA  
Operating Engineers Local 3

However we understand that the rules governing the public land development corporation are yet to be established and have voiced our concern over how some of the omissions currently being considered by the PLDC may or may not adversely affect our membership.

RONAN KOZUMA  
Hawaii Teamsters & Allied  
Workers Local 996

We encourage and look forward to continued dialogue with the legislature and the PLDC as this measure as well as the PLDC rules making process moves forward.

VAUGHN CHONG  
Roofers, Waterproofers & Allied  
Workers United Union of Roofer  
Local 221

Thank you for the opportunity to provide testimony on SB2918 SD2.

Kika G. Bukoski  
Hawaii Building and Construction Trades Council

# IRONWORKERS STABILIZATION FUND

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March 15, 2012

Jerry Chang, Chair  
Water, Land and Ocean Resources  
House of Representatives  
State Capitol  
415 S. Beretania Street  
Honolulu, Hawaii 96813

Dear Honorable Chair Chang and Members of the Water, Land and Ocean Resources Committee:

Re: Support for SB2918SD2 – Relating to Community Development

We are in support of SB2918SD2, Relating to Community Development; that transfers the management responsibilities and development rights of the stadium authority for certain parcels of land to the public land development corporation.

The Halawa district is a vibrant and diverse district with many needs and concerns. To better facilitate the development and goals a single agency should be responsible for the area. As such, we believe that this would assist in creating a common goal for the area. Additionally, this will assist in plotting the future of Aloha Stadium and the surrounding businesses.

Again we support this measure for the working men and women of Hawaii. Thank you for your time and consideration.

Sincerely,

Arnold Wong /s/

har2-Samantha

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From: Windward Ahupua`a Alliance [info@waa-hawaii.org]  
Sent: Wednesday, March 14, 2012 9:03 PM  
To: WLOtestimony  
Subject: \*\*\*\*\*SPAM\*\*\*\*\* SB 2918 SD1- RELATING TO COMMUNITY DEVELOPMENT

**COMMITTEE ON WATER, LAND & OCEAN RESOURCES**

*Rep. Jerry L. Chang, Chair*  
*Rep. Sharon E. Har, Vice Chair*

9 am

Friday, March 16, 2012  
Conference Room 325

**SB 2918 SB2 - RELATING TO COMMUNITY DEVELOPMENT**

**Support With Amendments**

My name is Shannon Wood, the president & co-founder of the *Windward Ahupua`a Alliance*, a 501c3 Hawai`i non-profit corporation, which was established in July, 2002, to create the Ko`olau Greenbelt & Heritage Trail System. Its mandate, however, has expanded over the years well beyond these important regional issues.

WAA now works to educate & inform residents, visitors, businesses, policymakers at all levels of government, and the media about using **SMART GROWTH** principles which promote economic and environmental sustainability.

To that end, we strongly support the concepts being promoted by the *Legislature* to focus on urban (re)development to protect and preserve agricultural and conservation lands.

The entire *Aloha Stadium* site is an extremely valuable but grossly under-utilized huge piece of property. It is now time to look at its future - not just as a place for athletic events but also as a revenue-generator in the heart of the urban O`ahu core.

To address these issues, a growing group - we started off back in early May, 2010, with four people and now number about 20 - who are greatly concerned about the long-term future of all of the *University of Hawai`i`s* intercollegiate athletics programs - not just football.

We have spent a lot of time doing research on its history and the legal, administrative & legislative steps needed to (re)develop the site. We also are very much aware of the need to raise awareness of the value of the land with the public, the media, and county & state lawmakers & administrators and how its (re)development can help address both the state's economic realities as well as the future of *UH* sports.

**NOTE :** So far, we've come up with five very different but compatible development concepts on the site.

However, we have two major concerns about the current version of the bill. The first is that, while we do strongly support the concept of administratively moving the entire site from the *Department of Accounting & General Services*, we urge that it be placed in the *Department of Business, Economic Development & Tourism* as a stand-alone agency. That way, the *Stadium Authority* and staff members can continue their work which has been going on decades..

The second issue is that the *Public Lands Development Corporation's* mission is to help (re)develop public lands by acting as a bridge between a state or county agency which owns the land and the developer. Based upon my discussions with both its board and legislators, *PLDC* is not intended to be a traditional administrative agency of the lands it will be (re)developing which this particular bill expects it to do over the next several years.

*Mahalo* for the opportunity to present this testimony.

Shannon Wood, *President*  
*Windward Ahupua`a Alliance*

**PLANT A NATIVE TREE CAMPAIGN**

P.O. Box 6366

Kane`ohe, HI 96744

Voicemail: 808/247-6366; Cellular: 808/223-4481 or 808/224-4496 (personal)

Website: <http://www.waa-hawaii.org>; E-mail: <mailto:info@waa-hawaii.org>

Website: <http://www.plantanativetree.org>; E-mail: <mailto:info@plantanaativetree.org>