



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'IKO
KALAELOA

Neil Abercrombie
Governor

Joseph L. Dwight, IV
Chairperson

Anthony J. H. Ching
Executive Director

STATEMENT OF

ANTHONY J. H. CHING, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

BEFORE THE

SENATE COMMITTEE ON ECONOMIC DEVELOPMENT
AND TECHNOLOGY

AND

SENATE COMMITTEE ON WATER, LAND, AND HOUSING

Tuesday, February 14, 2012

1:30 P.M.

State Capitol, Conference Room 225

in consideration of

S. B. 2918 – RELATING TO COMMUNITY DEVELOPMENT.

Purpose: Transfers to the property around Aloha Stadium to the Hawaii Community Development Authority (“HCDA”). Establishes the Halawa Community Development District.

Position: The HCDA takes no position on this proposal and offers the following comments:

- The 104 acres of land described in the proposal is currently under the control of the Department of Accounting and General Services (“DAGS”), the Stadium Authority and the Department of Land and Natural Resources (“DLNR”).
- While the proposal to establish the Halawa Community Development District is not inconsistent with our function, the

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HCDA defers to the Public Land Development Corporation (“PLDC”) and the DLNR who have expressed an interest in pursuing a development project at this site.

- Representatives of the PLDC have indicated their willingness and desire for pursuing a development project at this site.
- Should the PLDC be tasked with establishing a community in accordance with the development guidance policies set out in this proposal, the HCDA will endeavor to assist in an appropriate manner.
- In the event that this proposal advances without amendment, the HCDA would work closely with the PLDC, Stadium Authority and DAGS to ensure that the operations of the Stadium would not be adversely impacted and would instead be closely coordinated with the advancement of the community development district.
- While I understand that membership of the Authority might necessarily have to be expanded to ensure that community perspectives are represented, the proposal might create a very unwieldy Authority. If the proposal were to advance, I would request an opportunity to present ideas for another governance structure that provides for both efficiency and local participation.

Thank you for the opportunity to provide comments on this proposal.

NEIL ABERCROMBIE
GOVERNOR

DEAN H. SEKI
ACTING COMPTROLLER



ALOHA STADIUM
An Agency of the State of Hawaii

SCOTT L. CHAN
MANAGER

LOIS M. MANIN
DEPUTY MANAGER

TESTIMONY
OF
SCOTT L. CHAN, STADIUM MANAGER
STADIUM AUTHORITY
TO THE
SENATE COMMITTEE
ON
ECONOMIC DEVELOPMENT AND TECHNOLOGY
AND
WATER, LAND, AND HOUSING
ON
February 14, 2012
Conference Room 225

S.B. 2918

RELATING TO COMMUNITY DEVELOPMENT

Chairs Fukunaga and Dela Cruz, Vice Chairs Wakai and Solomon, and members of the respective Committees, thank you for the opportunity to testify on S.B. 2918.

The Stadium Authority (Stadium) appreciates the opportunity to provide the following information and concerns for consideration by the respective committees. As we continue to plan, explore, and pursue viable opportunities to maximize return on our resources, we appreciate the options and opportunity that .SB. 2918 has to offer and understand that there may be challenges and issues that will require further discussion and coordination to meet the intent of S.B. 2918. From a management perspective, our primary concern at this point in time would be to ensure that consideration is given to the operational and logistical issues that may adversely impact events held at the Aloha Stadium. To this end, it is our intent to work collaboratively with the Hawaii



SB2918

RELATING TO COMMUNITY DEVELOPMENT

Senate Committee on Economic Development & Technology
Senate Committee on Water, Land & Housing

February 14, 2012

1:15 p.m.

Room 225

The Office of Hawaiian Affairs (OHA) **OPPOSES** SB2918, which would transfer to the Hawai'i Community Development Authority (HCDA) 104 acres of public land underlying the Aloha Stadium and create the Halawa Community Development District (HCDD).

OHA opposes this measure because the HCDA would not be bound by Hawai'i Revised Statutes section 171-64.7 (Act 176, Session Laws of Hawai'i 2009), which was enacted as a result of the state and OHA's settlement in the sale of ceded lands case. SB2918 allows HCDA to follow a different process when selling public land within the HCDD that does not comport with the settlement.

OHA further notes that Admission Act section 5(f), Hawai'i Constitution, article XII, Chapter 10, Hawai'i Revised Statutes, Act 178, SLH (2006), and Executive Order 06-06 impose trust obligations on all state agencies with respect to revenues generated on public trust land. Restricting the use of revenues generated on public trust land within the HCDD would violate the state's obligations.

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



LATE

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

DAMIEN T.K. KIM

Vice President

International Brotherhood of
Electrical Workers Local 1186

THADDEUS TOMEI

Treasurer

Elevator Constructors Local 126

GARY AYCOCK

Sergeant At Arms

Boilermakers, Ironship Builders
Local 204

DOUGLAS FULP

Trustee

International Assoc. of Heat & Frost
Insulators & Allied Workers Local 132

PETER GANABAN

Trustee

Laborers' International Union of
North America Local 368

NOLAN MORIWAKI

Bricklayers & Ceramic Tile Setters

Local 1 & Plasterers
Local 630 Cement Masons

JOSEPH O'DONNELL

Iron Workers Local 625

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

PANE MEATOGA

Operating Engineers Local 3

RONAN KOZUMA

Hawaii Teamsters & Allied

Workers Local 996

VAUGHN CHONG

Roofers, Waterproofers & Allied

Workers United Union of Roofer
Local 221

February 13, 2012

Honorable Senator Carol Fukunaga, Chair
Honorable Senator Glenn Wakai, Vice Chair
Members of the Committee on Economic Development and Technology
Honorable Senator Donovan Dela Cruz, Chair
Honorable Senator Malama Solomon, Vice Chair
Members of the Committee on Water, Land and Housing

Hawaii State Capital
415 South Beretania Street
Honolulu, HI 96813

RE: **IN SUPPORT** of SB2918 RELATING TO COMMUNITY DEVELOPMENT
Hearing: Tuesday, February 14, 2012, 13:30 p.m. Conference Room 225

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

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.

The Council SUPPORTS SB2918, which proposes to transfer the property around Aloha Stadium to the Hawaii Community Development Authority and establishes the Halawa Community Development District.

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.

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.

For these reasons, we support this measure. Thank you for the opportunity to provide testimony on SB2918.

Respectfully;
Kika G. Bukoski
Hawaii Building and Construction Trades Council

~~B. Kosky~~
From: mailinglist@capitol.hawaii.gov
Sent: Sunday, February 05, 2012 10:12 PM
To: WLH Testimony
Cc: Brenda.Kosky@gmail.com
Subject: Testimony for SB2918 on 2/14/2012 1:15:00 PM

Testimony for WLH/EDT 2/14/2012 1:15:00 PM SB2918

Conference room: 225
Testifier position: Support
Testifier will be present: No
Submitted by: Brenda Kosky
Organization: Individual
E-mail: Brenda.Kosky@gmail.com
Submitted on: 2/5/2012

Comments:

Testimony of Maurice Morita
1142 Ala Aloalo Street
Honolulu, Hawaii 96818

LATE

SENATE COMMITTEE ON ECONOMIC DEVELOPMENT & TECHNOLOGY
AND WATER, LAND, & HOUSING
Tuesday, February 14, 2012
1:30 p.m., Conference Room 225

SB 2918 - RELATING TO COMMUNITY DEVELOPMENT

Aloha Chairs Fukunaga, & Dela Cruz, and Members of the Committee:

My name is Maurice Morita and I am a resident of Salt Lake and a member of the Neighborhood Board #18 which represents Salt Lake, Aliamanu, and Foster Village.

Though our NB #18 did not vote to take a position to support SB 2918 which transfers the property around Aloha Stadium to the HCDA and establishes the Halawa community development district, I **personally support** SB 2918.

I also **personally prefer** to transfer the property to the **Public Land Development Corporation**.

This bill envisions using the 104 acres surrounding the Aloha Stadium like many other stadiums throughout the United States. I recently visited the New York Yankees Stadium and in its surrounding area were bars, restaurants, shops, etc. I can envision the Aloha Stadium to provide the same opportunity before any special events and after any special events.

Presently, the Aloha Stadium will also be a rail transit station without a TOD. It will be a "park and ride". I can envision the makings of a TOD at the Aloha Stadium which will give a strong boost to our communities that surround the Aloha Stadium which will create jobs in restaurants, shops, & even to provide a workforce housing, etc.

Thank you for the opportunity to submit this testimony.

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GOVERNOR

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STADIUM AUTHORITY

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S.B. 2918

RELATING TO COMMUNITY DEVELOPMENT

Chairs Fukunaga and Dela Cruz, Vice Chairs Wakai and Solomon, and members of the respective Committees, thank you for the opportunity to testify on S.B. 2918. I am the Chair of the Stadium Authority, and write this testimony on behalf of myself, as Chair, and on behalf of the Stadium Authority Board.

The Stadium Authority certainly recognizes the development potential of S.B. 2918 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 do, however, have strong reservations regarding the language of S.B. 2918 that provides for all rights, powers, functions, and duties of the Stadium Authority, as it relates to the land on and around the Stadium, be transferred to another agency.

The mission of the Stadium Authority is outlined in our administrative rules, and states: *"The stadium is operated for the recreational and entertainment needs of the people of Hawaii and provides a place where large gatherings of people may assemble. The character and nature of events at the stadium shall be in the public interest."* The

success of this mission, and successful operation of the Stadium, encompasses the entire stadium property. It is not practical to separate the physical stadium and surrounding lands, each controlled by different state agencies.

Again, we welcome any thoughtful and practical ideas that would benefit the Aloha Stadium, the surrounding community, and the State of Hawaii, and look forward to reviewing an amended version of S.B. 2918 that includes a collaborative effort between the Stadium Authority and the HCDA.

Again, thank you for your time and consideration of our testimony. Please feel free to call me at 483-2750 if you wish to discuss this matter further.

Testimony of Maurice Morita
1142 Ala Aloalo Street
Honolulu, Hawaii 96818

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SENATE COMMITTEE ON ECONOMIC DEVELOPMENT & TECHNOLOGY
AND WATER, LAND, & HOUSING
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