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LEGISLATIVE REFERENCE BUREAU  
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## Written Testimony

### **HCR181**

## **REQUESTING THE LEGISLATIVE REFERENCE BUREAU TO COMPLETE A STUDY ON POSSIBLE REVENUE GENERATING ACTIVITIES AT SAND ISLAND**

Testimony by the Legislative Reference Bureau  
Charlotte A. Carter-Yamauchi, Acting Director

Presented to the House Committee on Water & Land

Monday, April 1, 2013, 10:30 a.m.  
Conference Room 325

Chair Evans and Members of the Committee:

Thank you for the opportunity to comment on H.C.R. No. 181, Requesting the Legislative Reference Bureau to Complete a Study on Possible Revenue Generating Activities at Sand Island.

The purpose of this measure is to request that the Bureau:

- (1) Study and identify new opportunities for revenue generation from state-owned property at Sand Island;
- (2) Evaluate the feasibility and benefits of the revenue generating opportunities, including revenue generating potential, cost, and other issues that may be encountered; and
- (3) Submit a report of findings and recommendations, including any proposed legislation, to the Legislature no later than twenty days prior to the convening of the Regular Session of 2014.

While the Legislative Reference Bureau takes no position on this measure, we submit the following comments for your consideration.

Generally speaking, the scope of the requested study is too broad to be manageable in the time allotted.

For example, the measure requests that the Bureau study and identify new opportunities for revenue generation from state-owned property at Sand Island, and evaluate the feasibility and benefits of the revenue generating opportunities, including revenue generating potential, cost, and other issues that may be encountered. However, the measure provides no guidance on what "opportunities for revenue generation" should be studied, nor is any criteria provided to determine if a particular opportunity selected by the Bureau would be acceptable to the Legislature.

In addition, the Bureau lacks the specific, in-house expertise in areas such as land use, zoning, real estate development, and economic development to be able to conduct and complete the requested study prior to the convening of the 2014 Regular Session.

In the alternative, if funds were made available, the Bureau may be able to contract the services of a suitably qualified contractor with the requisite experience to conduct the study. However, we would also like to note that, in order to meet the submission deadline of not later than twenty days prior to the convening of the 2014 Regular Session, the Bureau would most likely need an exemption from complying with the State Procurement Code (chapter 103D, Hawaii Revised Statutes) to contract the required services in a timely manner.

Another option would be to assign the task to public or quasi-public agencies with inherent experience in such matters. Agencies such as the Departments of Business, Economic Development, and Tourism, and Land and Natural Resources, and the Hawaii Community Development Authority may have more practical experience in developing real property or soliciting development proposals.

Thank you again for this opportunity to provide written comments.