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## A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. Chapter 206E, Hawaii Revised Statutes, is  
2 amended by adding a new part to be appropriately designated and  
3 to read as follows:

4                   "PART           .   STADIUM DEVELOPMENT DISTRICT

5           §206E-       Stadium development district; purpose; findings.

6 The legislature finds that the aloha stadium and lands under the  
7 jurisdiction of the stadium authority and department of  
8 accounting and general services are underutilized. The stadium  
9 facility has been in dire need of significant repair and  
10 maintenance for many years. The stadium authority has  
11 considered repairing, upgrading, and replacing the existing  
12 facility to optimize the public's enjoyment and ensure public  
13 safety. Redeveloping, renovating, or improving these public  
14 lands in a manner that will provide suitable recreational,  
15 residential, educational, and commercial areas where the public  
16 can live, congregate, recreate, attend schools, and shop as part



1 of a thoughtfully integrated experience, is in the best  
2 interests of the State and its people.

3 This chapter establishes the stadium development district  
4 to make optimal use of public land for the economic,  
5 residential, educational, and social benefit of the people of  
6 Hawaii.

7 The legislature finds that the jurisdiction of the  
8 authority shall include development within the stadium  
9 development district. Any development within the district shall  
10 require a permit from the authority.

11 §206E- Definitions. As used in this part, unless the  
12 context otherwise requires:

13 "District" means the stadium development district  
14 established by this part.

15 §206E- District; established; boundaries. (a) The  
16 stadium development district is established and shall be  
17 composed of all land under the jurisdiction of the stadium  
18 authority established pursuant to section 109-1.

19 (b) The authority shall facilitate the development of all  
20 property belonging to the State within the district; provided  
21 that development is carried out in accordance with any county



1 transit-oriented development plans for lands surrounding the  
2 district. In addition to any other duties that the authority  
3 may have pursuant to this chapter, the authority's duties shall  
4 include but not be limited to:

5 (1) Coordinating with other state entities during the  
6 conveyance of properties and conducting remediation  
7 activities for the property belonging to the State  
8 within the district;

9 (2) Developing the infrastructure necessary to support the  
10 development of all property belonging to the State  
11 within the district; and

12 (3) Providing, to the extent feasible, maximum opportunity  
13 for the reuse of property belonging to the State  
14 within the district by private enterprise or state and  
15 county government.

16 **§206E- Development guidance policies.** The following  
17 shall be the development guidance policies generally governing  
18 the authority's actions in the district:

19 (1) Development shall be in accordance with any county  
20 transit-oriented development plan;



- 1           (2) With the approval of the governor, the authority, upon  
2           the concurrence of a majority of its voting members,  
3           may modify and make changes to a transit-oriented  
4           development plan with respect to the district to  
5           respond to changing conditions; provided that prior to  
6           amending a transit-oriented development plan, the  
7           authority shall conduct a public hearing to inform the  
8           public of the proposed changes and receive public  
9           input;
- 10          (3) The authority shall seek to promote economic  
11          development and employment opportunities by fostering  
12          diverse land uses and encouraging private sector  
13          investments that use the opportunities presented by  
14          the high-capacity transit corridor project consistent  
15          with the needs of the public;
- 16          (4) The authority may engage in planning, design, and  
17          construction activities within and outside the  
18          district; provided that activities outside the  
19          district shall relate to infrastructure development,  
20          area-wide drainage improvements, roadway realignments  
21          and improvements, business and industrial relocation,



1 and other activities the authority deems necessary to  
2 carry out development of the district and implement  
3 this chapter. The authority may undertake studies or  
4 coordinating activities in conjunction with the county  
5 and appropriate state agencies and may address  
6 facility systems, industrial relocation, and other  
7 activities;

8 (5) Hawaiian archaeological, historic, and cultural sites  
9 shall be preserved and protected;

10 (6) Endangered species of flora and fauna shall be  
11 preserved to the extent feasible;

12 (7) Land use and development activities within the  
13 district shall be coordinated with and, to the extent  
14 possible, complement existing county and state  
15 policies, plans, and programs affecting the district;  
16 and

17 (8) Public facilities within the district shall be  
18 planned, located, and developed to support the  
19 development policies established by this chapter for  
20 the district and rules adopted pursuant to this  
21 chapter."



1 SECTION 2. There is appropriated out of the general  
2 revenues of the State of Hawaii the sum of \$100,000,000 or so  
3 much thereof as may be necessary for fiscal year 2019-2020 for  
4 the stadium authority to establish and develop the stadium  
5 development district for public use.

6 The sum appropriated shall be expended by the Hawaii  
7 community development authority for the purposes of this Act.

8 SECTION 3. The legislature finds and declares that the  
9 issuance of special purpose revenue bonds under this Act is in  
10 the public interest and for the public health, safety, and  
11 general welfare. Pursuant to part III, chapter 39A, and chapter  
12 206E, part VI, Hawaii Revised Statutes, the Hawaii community  
13 development authority, with the approval of the governor, may  
14 issue in one or more series revenue bonds in a total amount not  
15 to exceed \$150,000,000 for the stadium authority to establish  
16 the stadium development district and build a new stadium as  
17 provided for in part , chapter 206E, Hawaii Revised  
18 Statutes.

19 The proceeds of the revenue bonds shall be deposited into  
20 the Hawaii community development revolving fund created in  
21 section 206E-16, Hawaii Revised Statutes.



1           The revenue bonds authorized under this Act shall be issued  
 2 pursuant to part III, chapter 39, Hawaii Revised Statutes, and  
 3 chapter 206E, part VI, Hawaii Revised Statutes. The  
 4 authorization to issue revenue bonds under this Act shall lapse  
 5 on June 30, 2024.

6           SECTION 4. The director of finance is authorized to issue  
 7 general obligation bonds in the sum of \$100,000,000 or so much  
 8 thereof as may be necessary and the same sum or so much thereof  
 9 as may be necessary is appropriated for fiscal year 2019-2020 to  
 10 the Hawaii community development authority for the stadium  
 11 authority to build a new stadium.

12           SECTION 5. The appropriation made for the capital  
 13 improvement project authorized by section 4 of this Act shall  
 14 not lapse at the end of the fiscal biennium for which the  
 15 appropriation is made; provided that all moneys from the  
 16 appropriation unencumbered as of June 30, 2022, shall lapse as  
 17 of that date.

18           SECTION 6. This Act shall take effect on July 1, 2019.

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INTRODUCED BY:           *Stan F. Johann*          

JAN 24 2019



# H.B. NO. 1497

**Report Title:**

Hawaii Community Development Authority; Stadium Development District; Appropriation

**Description:**

Establishes the stadium development district, which includes all state property under the jurisdiction of the stadium authority, and that property under the jurisdiction of the Hawaii community development authority for development purposes. Requires that any state development in the district obtain a permit from the authority. Appropriates funds.

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

