
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, unless modified by
21 the authority pursuant to paragraph (2);



- 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 revenue bonds under this Act is in the public
10 interest and for the public health, safety, and general welfare.
11 Pursuant to part III, chapter 39, the Hawaii community
12 development authority, with the approval of the governor, may
13 issue in one or more series revenue bonds in a total amount not
14 to exceed \$150,000,000 for the stadium authority to establish
15 the stadium development district and build a new stadium as
16 provided for in part , chapter 206E, Hawaii Revised Statutes.

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



1 The revenue bonds authorized under this Act shall be issued
2 pursuant to part III, chapter 39. The authorization to issue
3 revenue bonds under this Act shall lapse on June 30, 2024.

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

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

16 SECTION 6. This Act shall take effect on January 1, 2050.



Report Title:

HCDA; Stadium Authority; Stadium Development District;
Appropriation

Description:

Establishes the Stadium Development District comprising all land under the Stadium Authority's jurisdiction. Authorizes HCDA to facilitate the development of all state property within the District. Authorizes the issuance of revenue bonds and general obligation bonds. Appropriates funds. (HB1497 HD1)

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