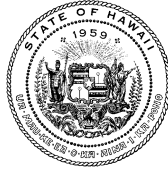


DAVID Y. IGE
GOVERNOR



CURT T. OTAGURO
COMPTROLLER
AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
CURT T. OTAGURO, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE
SENATE COMMITTEES
ON
ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM
ON
GOVERNMENT OPERATIONS
AND ON
WAYS AND MEANS
ON
APRIL 4, 2019, 2:45 P.M.
CONFERENCE ROOM 211, STATE CAPITOL

H.B. 1586, HD1, SD1, PROPOSED SD2
RELATING TO THE STRUCTURE OF GOVERNMENT

Chairs Wakai, Thielen, and Dela Cruz, Vice Chairs Taniguchi, Inouye, and Keith-Agaran, and Members of the Committees, thank you for the opportunity to submit testimony on H.B. 1586, HD1, SD1, Proposed SD2.

The Department of Accounting and General Services (DAGS) supports the intent of the measure to establish the stadium development district and appropriate funds, and we defer to the Stadium Authority on specific comments.

DAGS continues to coordinate closely with the Stadium Authority and the Hawaii Community Development Authority to ensure our own planning efforts coincide with the future goals to bring benefit in the best interests of the State and its people.

Thank you for the opportunity to submit testimony on this matter.

DAVID Y. IGE
GOVERNOR OF
HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

**Testimony of
SUZANNE D. CASE
Chairperson**

**Before the Senate Committees on
ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM
and
GOVERNMENT OPERATIONS
and
WAYS AND MEANS**

**Thursday, April 4, 2019
2:45 PM
State Capitol, Conference Room 211**

**In consideration of
HOUSE BILL 1586, HOUSE DRAFT 1, SENATE DRAFT 1,
PROPOSED SENATE DRAFT 2
RELATING TO RELATING TO STRUCUTE OF GOVERNMENT**

House Bill 1586, House Draft 1, Senate Draft 1, Proposed Senate Draft 2 proposes to establish a Stadium Development District under the jurisdiction of the Hawaii Community Development Authority to promote economic development in the vicinity of the Aloha Stadium.. **The Department of Land and Natural Resources (Department) offers comments.**

This measure in addition, proposes to amend Chapter 6E, Hawaii Revised Statutes (HRS), to clarify that projects done within the Stadium Development District are subject to the requirements of Section 6E-8, HRS, which requires projects subject to it must obtain the concurrence of the Department prior to the commencement of the project. The Department believes that this will ensure that any properties or items covered by Chapter 6E, HRS, are protected are property considered and protect during and project within the stadium development district.

Thank you for the opportunity to comment on this matter.

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER



An Agency of the State of Hawaii

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER

TESTIMONY
OF
SCOTT L. CHAN, MANAGER
ALOHA STADIUM
STADIUM AUTHORITY
TO THE
SENATE COMMITTEES
ON
ENERGY ECONOMIC DEVELOPMENT, AND TOURISM,
GOVERNMENT OPERATIONS, AND
WAYS AND MEANS

March 4, 2019

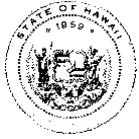
H.B. 1586, HD1, SD2 - Proposed

RELATING TO THE STRUCTURE OF GOVERNMENT

Chairs Wakai, Thielen, Dela Cruz, Vice Chairs Taniguchi, Inouye, Keith-Agaran, and members of the committee, thank you for the opportunity to submit testimony in support of HB 1586, HD1, SD2 - Proposed.

The Stadium Authority Board and I appreciate the Legislature's commitment and support to establish a stadium development district that will pursue optimal use of public land for the benefit of the people of Hawaii. We look forward to working with the Hawaii Community Development Authority, the Department of Accounting and General Services, the Governor's Administration, and the State of Hawaii Legislature to comprehensively build a framework that will meet the goals, objectives, and mission statement of the Stadium Authority and the State of Hawaii.

Thank you for the opportunity to provide this testimony in support of SB 1586, HD1, SD2 - Proposed.



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'KO
KALAELOA

David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Executive Director

STATEMENT OF
AEDWARD LOS BANOS, EXECUTIVE DIRECTOR
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Before the
**SENATE COMMITTEE ON ENERGY, ECONOMIC
DEVELOPMENT, AND TOURISM, THE SENATE
COMMITTEE ON GOVERNMENT OPERATIONS AND
THE SENATE COMMITTEE ON WAYS AND MEANS**

Thursday, April 4, 2019
2:45 P.M.
State Capitol, Conference Room 211

in consideration of

HB 1586, HD1, PROPOSED SD2
RELATING TO THE STRUCTURE OF GOVERNMENT

Chairs Wakai, Thielen and Dela Cruz, Vice Chairs Taniguchi, Inouye and
Keith-Agaran and Members of the Committees.

The Hawaii Community Development Authority (HCDA) respectfully
offers **comments** on HB 1586, HD1, Proposed SD3.

In regard to creating new development districts, the HCDA board has taken
a position that it supports legislation that expands HCDA's development districts
provided that it is accompanied by sufficient staffing and funding to support the
implementation and administration of a new district.

Thank you for the opportunity to testify on HB 1586, HD1, Proposed SD2.

547 Queen Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 594-0299

E-Mail
contact@hcdaweb.org

Web site
www.hcdaweb.org



UNIVERSITY OF HAWAII SYSTEM

Legislative Testimony

Testimony Presented Before the
Senate Committees on
Energy, Economic Development, and Tourism,
Government Operations, and Ways and Means
April 4, 2019 at 2:45 p.m.

by
Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer
University of Hawai'i System

HB 1586 HD1 SD1 Proposed SD2 – RELATING TO THE STRUCTURE OF GOVERNMENT

Chairs Wakai, Thielen, and Dela Cruz, Vice Chairs Taniguchi, Inouye, and Keith-Agaran, and members of the Committees:

Thank you for the opportunity to submit testimony. The University of Hawai'i **supports** the proposed SD2 of HB 1586 HD1 SD1, Relating to the Structure of Government. This proposed draft of the bill would establish the stadium development district, which would include all land under jurisdiction of the Hawai'i Stadium Authority, under the jurisdiction of the Hawai'i Community Development Authority (HCDA). This bill would also transfer lands to the Stadium Authority and exempt those lands from the definition of public lands. Finally, this bill also appropriates general funds to HCDA to establish and develop the stadium development district as well as revenue bonds and general obligation bonds to establish the district and build a new stadium.

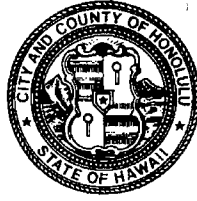
As the primary user and customer of the Stadium, the University supports this bill as a means to resolve the Stadium's condition.

Thank you for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 4, 2019

The Honorable Glenn Wakai, Chair
and Members of the Committee on Energy,
Economic Development and Tourism
The Honorable Laura H. Thielen, Chair
and Members of the Committee on Government Operations
The Honorable Donovan M. Dela Cruz, Chair
and Member of the Committee on Ways and Means
Hawaii State Senate
Hawaii State Capitol
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Chairs Wakai, Thielen and Dela Cruz, and Committee Members:

**Subject: House Bill No. 1586, HD 1, Proposed SD 2
Relating to Structure of Government**

The Department of Planning and Permitting (DPP) **opposes** Senate Bill No. 1530, SD 3, which would establish a new community development district under the Hawaii Community Development Authority (HCDA) and establish certain restrictions on leases within the district.

We take no position on the lease restrictions. Our objection is based primarily on unclear, and inconsistent provisions in the Bill. We also have a concern that the mechanics of establishing a new district and rules under HCDA will delay ongoing implementation projects.

It appears that there would be a community development district under HCDA that would be responsible for planning, zoning and implementation, as is provided for all other districts currently under HCDA. However, there is language in the Bill that says, "Development shall be consistent with any county transit-oriented development plan." Another Bill section allows the HCDA executive director to adopt rules that can supersede all "inconsistent ordinances," but, "shall follow existing laws, rules, ordinances and regulations as closely as is consistent with standards meeting minimum requirements of good design, pleasant amenities, health, safety and coordinated development." These provisions do not seem aligned. Also, HCDA rules should not compromise minimum health and safety rules and ordinances. We prefer language that clearly states that HCDA's role is limited to implementing necessary infrastructure, not taking on planning and zoning responsibilities.

The City has already completed a master plan for the area that is expected to be influenced by the rail station. This includes the land under the jurisdiction of the Aloha Stadium Authority, as well as neighboring properties, including Puuwai Momi housing, Stadium Mall and

The Honorable Glenn Wakai, Chair
and Members of the Committee on Energy,
Economic Development and Tourism
The Honorable Laura H. Thielen, Chair
and Members of the Committee on Government Operations
The Honorable Donovan M. Dela Cruz, Chair
and Member of the Committee on Ways and Means
Hawaii State Senate
House Bill No. 1586, HD 1, Proposed SD 2
April 4, 2019
Page 2

nearby schools. This master plan, the Halawa Area TOD Plan, is currently awaiting City Council action. The plan outlines general development patterns, preservation and creation of public view corridors, proposed zoning, and defines necessary supporting infrastructure, including approximate costs. This plan was developed in close cooperation with the Stadium Authority, as well as other landowners, key State departments, military representatives and the general public.

We have already done the planning and have proposed necessary zoning to effectuate the plan. These are clearly county responsibilities. To transfer these roles to the HCDA is unnecessarily duplicative of our efforts, and wasting taxpayers' money in the process. Moreover, it will delay TOD benefits until re-planning and State zoning are completed.

Attention should now shift to the implementation phase, particularly with respect to developing a funding strategy for major infrastructure improvements. It is especially important for the State to provide this direction as State departments will benefit the most from these improvements; the State is the largest landowner within the vicinity of the Aloha Stadium rail station. In addition to the Stadium Authority, landowners include the Department of Education, Hawaii Public Housing Authority, and Hawaii Department of Transportation.

The Hawaii Interagency Council for Transit-Oriented Development has named the Stadium area as one of three top areas to focus its attention. This Council, chaired by the State Office of Planning (OP) and Hawaii Housing and Finance Development Corporation (HHFDC), is already refining land use plans for State lands, and developing a framework for implementation of State projects. They are using our TOD plan as a basis for further work. For HCDA to start planning and zoning, this can hold up these ongoing State TOD projects.

Lastly, the Honolulu Authority for Rapid Transportation (HART) expects to have the first segment of the rail system open in late 2020. It will run between East Kapolei and the Stadium. This is only a few months away, and we shouldn't delay the benefits that a rail system can provide for State and private sector investments.

In short, we can support the Proposed SD 2, if it is amended to limit the role of HCDA to constructing necessary infrastructure and coordinating schedules with the State TOD Council regarding the timing of projects on state land.

The Honorable Glenn Wakai, Chair
and Members of the Committee on Energy,
Economic Development and Tourism
The Honorable Laura H. Thielen, Chair
and Members of the Committee on Government Operations
The Honorable Donovan M. Dela Cruz, Chair
and Member of the Committee on Ways and Means
Hawaii State Senate
House Bill No. 1586, HD 1, Proposed SD 2
April 4, 2019
Page 2

Thank you for the opportunity to comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathy Sokugawa". The signature is fluid and cursive, with the first name "Kathy" being more prominent and the last name "Sokugawa" following in a similar style.

Kathy K. Sokugawa
Acting Director



**Testimony to the Senate Committees on Energy, Economic Development, and
Tourism, Government Affairs, and Ways and Means
Thursday, April 4, 2019 at 2:45 P.M.
Conference Room 211, State Capitol**

RE: HB 1586 HD1 SD1, PROPOSED SD2, RELATED TO THE STRUCTURE OF GOVERNMENT

Chairs Wakai, Thielen and Dela Cruz, Vice Chairs Taniguchi, Inouye and Keith-Agaran, and Members of the Committees:

The Chamber of Commerce Hawaii ("The Chamber") **supports** HB 1586 HD1 SD1, Proposed SD2, which proposes to establish the stadium development district to make optimal use of public land for the economic, residential, educational, and social benefit of the people of Hawaii. The bill places the jurisdiction over the stadium development district with the Hawaii Community Development Authority (HCDA). The Stadium Authority retains ownership of the lands and will manage future, leases, licenses and permits issued for the use of its lands consistent with the Aloha Stadium Conceptual Redevelopment Report (February 2017).

The Chamber is Hawaii's leading statewide business advocacy organization, representing about 2,000+ businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

We believe that HCDA has the required statutory authority to redevelop any and all state-owned lands within the 1/4- and 1/2-mile radius from a transit station (i.e. Transit Oriented Development). Like Kakaako, HCDA would oversee the development of infrastructure to support the planned build out of the area in accordance with the Aloha Stadium Conceptual Redevelopment Report of February 2017. Once the infrastructure has been upgraded, the Stadium Authority will oversee development through issuance of leases, licenses and permits in accordance with their redevelopment report.

Thank you for the opportunity to testify.



49 South Hotel Street, Room 314 | Honolulu, HI 96813
www.lwv-hawaii.com | 808.531.7448 | voters@lwv-hawaii.com

SENATE COMMITTEE ON ENERGY, ECONOMIC DEVELOPMENT, AND TOURISM
SENATE COMMITTEE ON GOVERNMENT OPERATIONS
SENATE COMMITTEE ON WAYS AND MEANS
Thursday, April 4, 2019, 2:45 PM Hearing in Conference Room 211

HB 1586, HD 1, SD 1, Proposed SD 2, Relating to the Structure of Government

TESTIMONY

Douglas Meller, Legislative Committee, League of Women Voters of Hawaii

Chairs Wakai, Thielen, Dela Cruz, and Committee Members:

The subject of the Proposed SD 2 is completely unrelated to the subject of HB 1586, SD 1. We are concerned that if the Legislature enacts the Proposed SD 2, the subject of the Proposed SD 2 will not have 3 readings in both the House and Senate as required under Article III, Sections 14 and 15 of the State Constitution.

The Proposed SD 2 establishes unique new statutory requirements for leases and regulation of private use of a specific area of State property but would not affect statutory requirements for leases and regulation of private use of other lands owned by or under the control of the State. We are concerned that If the Legislature enacts the Proposed SD 2, such statutory provisions might be an unconstitutional “special law” rather than a “general law” as required under Article XI, Section 5 of the State Constitution.

Thank you for the opportunity to submit testimony.

ARTICLE III

LEGISLATIVE POWER

Section 14. . . . Each law shall embrace but one subject. . . .

Section 15. No bill shall become law unless it shall pass three readings in each house. . . .

ARTICLE XI

CONSERVATION, CONTROL AND DEVELOPMENT OF RESOURCES

Section 5. The legislative power over the lands owned by or under the control of the State and its political subdivisions shall be exercised only by general laws. . . .



LATE

**TESTIMONY TO THE SENATE COMMITTEES ON ENERGY, ECONOMIC DEVELOPMENT, AND
TOURISM; GOVERNMENT OPERATIONS; AND WAYS AND MEANS
State Capitol, Conference Room 211
415 South Beretania Street
2:45 PM**

April 4, 2019

RE: HOUSE BILL NO.1586 HD 1, SD 2 (PROPOSED) RELATING TO THE STRUCTURE OF
GOVERNMENT

Chairs Wakai, Thielen and Dela Cruz, Vice Chairs Taniguchi, Inouye and Keith-Agaran and members of the committees:

My name is Gladys Quinto-Marrone, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii **supports** H.B. 1586 HD 1, SD 2 (proposed), which proposes to establish the stadium development district to make optimal use of public land for the economic, residential, educational, and social benefit of the people of Hawaii. The bill places the jurisdiction over the stadium development district with the Hawaii Community Development Authority (HCDA). The Stadium Authority would retain ownership of the lands and will manage future, leases, licenses and permits issued for the use of its lands consistent with the Aloha Stadium Conceptual Redevelopment Report (February 2017).

We believe that HCDA has the required statutory authority to redevelop any and all state owned lands within the ¼ and ½ mile radius from a transit station (i.e. transit oriented development). Similar to Kakaako, HCDA would oversee the development of infrastructure to support the planned build out of the area in accordance with the Aloha Stadium Conceptual Redevelopment Report of February 2017. Once infrastructure has been upgraded, the Stadium Authority will oversee development through issuance of leases, licenses and permits in accordance with their redevelopment report.

We support H.B. 1586 HD 1, SD 2 and appreciate the opportunity provide our comments.