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

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

10 **§206E- Definitions.** As used in this part, unless the
11 context otherwise requires:

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

14 **§206E- District; established; boundaries.** (a) The
15 stadium development district is established and shall be
16 composed of all land under the jurisdiction of the stadium
17 authority established pursuant to section 109-1.

18 (b) The authority shall facilitate the development of all
19 property belonging to the State within the district; provided
20 that development is carried out in accordance with any county
21 transit-oriented development plans for lands surrounding the



1 district. In addition to any other duties that the authority
2 may have pursuant to this chapter, the authority's duties shall
3 include but not be limited to:

4 (1) Coordinating with the federal government regarding the
5 ownership and use of, or restrictions on, properties
6 within the district that were previously owned or are
7 currently owned by the federal government;

8 (2) Coordinating with other state entities during the
9 conveyance of properties and conducting remediation
10 activities for the property belonging to the State
11 within the district;

12 (3) Developing the infrastructure necessary to support the
13 development of all property belonging to the State
14 within the district; and

15 (4) Providing, to the extent feasible, maximum opportunity
16 for the reuse of property belonging to the State
17 within the district by private enterprise or state and
18 county government.

19 **§206E- Development guidance policies.** The following
20 shall be the development guidance policies generally governing
21 the authority's actions in the district:



- 1 (1) Development shall be in accordance with any county
2 transit-oriented development plan, unless modified by
3 the authority pursuant to paragraph (2);
- 4 (2) With the approval of the governor, the authority, upon
5 the concurrence of a majority of its voting members,
6 may modify and make changes to a transit-oriented
7 development plan with respect to the district to
8 respond to changing conditions; provided that prior to
9 amending a transit-oriented development plan, the
10 authority shall conduct a public hearing to inform the
11 public of the proposed changes and receive public
12 input;
- 13 (3) The authority shall seek to promote economic
14 development and employment opportunities by fostering
15 diverse land uses and encouraging private sector
16 investments that use the opportunities presented by
17 the high-capacity transit corridor project consistent
18 with the needs of the public, including but not
19 limited to mixed use housing and housing in transit-
20 oriented developments;



- 1 (4) The authority may engage in planning, design, and
2 construction activities within and outside the
3 district; provided that activities outside the
4 district shall relate to infrastructure development,
5 area-wide drainage improvements, roadway realignments
6 and improvements, business and industrial relocation,
7 and other activities the authority deems necessary to
8 carry out development of the district and implement
9 this part. The authority may undertake studies or
10 coordinating activities in conjunction with the county
11 and appropriate state agencies and may address
12 facility systems, industrial relocation, and other
13 activities;
- 14 (5) Hawaiian archaeological, historic, and cultural sites
15 shall be preserved and protected;
- 16 (6) Endangered species of flora and fauna shall be
17 preserved to the extent feasible;
- 18 (7) Land use and development activities within the
19 district shall be coordinated with and, to the extent
20 possible, complement existing county and state



1 policies, plans, and programs affecting the district;
 2 and
 3 (8) Public facilities within the district shall be
 4 planned, located, and developed to support the
 5 development policies established by this chapter for
 6 the district and rules adopted pursuant to this
 7 chapter."

8 SECTION 2. There is appropriated out of the general
 9 revenues of the State of Hawaii the sum of \$ or so much
 10 thereof as may be necessary for fiscal year 2019-2020 for the
 11 stadium authority to establish and develop the stadium
 12 development district for public use.

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

15 SECTION 3. The legislature finds and declares that the
 16 issuance of revenue bonds under this Act is in the public
 17 interest and for the public health, safety, and general welfare.
 18 Pursuant to part III, chapter 39, Hawaii Revised Statutes, the
 19 Hawaii community development authority, with the approval of the
 20 governor, may issue in one or more series revenue bonds in a
 21 total amount not to exceed \$ for the stadium authority



1 to establish the stadium development district and build a new
2 stadium as provided for in part , chapter 206E, Hawaii
3 Revised Statutes.

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

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

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

16 SECTION 5. The appropriation made for the capital
17 improvement project authorized by section 4 of this Act shall
18 not lapse at the end of the fiscal biennium for which the



1 appropriation is made; provided that all moneys from the
2 appropriation unencumbered as of June 30, 2022, shall lapse as
3 of that date.

4 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 state 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 HD2)

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