
SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-942 MEHEULA
PARKWAY, NO. 244, MILILANI, HAWAII.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
2 requires the prior approval of the Legislature by concurrent
3 resolution to sell certain state lands in fee simple; and
4

5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
6 states that "[t]he concurrent resolution shall contain the
7 following information:
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- 9 (1) The specific location and size in square feet or in
10 other precise measure of the parcels of land to be
11 sold or given;
12
- 13 (2) The appraisal value of the land to be sold or given;
14
- 15 (3) The names of all appraisers performing appraisals of
16 the land to be sold or given;
17
- 18 (4) The date of the appraisal valuation;
19
- 20 (5) The purpose for which the land is being sold or given;
21
- 22 (6) A detailed summary of any development plans for the
23 land to be sold or given; and
24
- 25 (7) A statement of whether the land is, or is not, land
26 that was classed as government or crown lands previous
27 to August 15, 1895, or was acquired by the State in
28 exchange for such lands, and a detailed explanation of
29 how the state department or agency made this
30 determination.
31



1 A draft of the concurrent resolution for the prior approval
 2 of a sale or gift of land shall also be submitted to the office
 3 of Hawaiian affairs at least three months prior to the convening
 4 of a regular or special session of the legislature to allow the
 5 office to determine whether the land was classed as government
 6 or crown lands previous to August 15, 1895, or was acquired by
 7 the State in exchange for such lands"; and

8
 9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
 10 Statutes, prior to finalizing any proposal for the sale or gift
 11 of lands and prior to the submission of the concurrent
 12 resolution to the Legislature, an informational briefing on the
 13 proposed sale or gift of lands shall be held in the community
 14 where the land to be sold or given is located; and

15
 16 WHEREAS, the Hawaii Housing Finance and Development
 17 Corporation (the "Corporation") desires to sell the leased fee
 18 interest in 94-942 Meheula Parkway, No. 244, Mililani, Hawaii,
 19 and provides the following information pursuant to section
 20 171-64.7, Hawaii Revised Statutes:

- 21
 22 (1) The property is an apartment unit in the Naha
 23 Apartments condominium built in 1975 and is identified
 24 as a 764 square foot apartment unit, TMK No. 1-9-4-5-
 25 34-111;
- 26
 27 (2) The leased fee interest in this property was appraised
 28 to have a fair market value of \$50,000;
- 29
 30 (3) The property was appraised by Harlin Young & Co.,
 31 Ltd.;
- 32
 33 (4) The appraisal valuation date is April 11, 2019;
- 34
 35 (5) The primary purpose for the sale of this property is
 36 to convey the leased fee interest to its current
 37 leasehold owner;
- 38
 39 (6) There is no development plan for this unit, which is a
 40 residence; and
- 41



1 (7) As of August 15, 1895, title to the subject land was
 2 held in private ownership by Irene Ii Brown, the
 3 daughter of Ioane Ii, the awardee of Land Commission
 4 Award No. 8241, covering the Ahupuaa of Waipio,
 5 District of Ewa, Island of Oahu; the Corporation's
 6 predecessor agency, the Hawaii Housing Authority,
 7 acquired title to the property through warranty deed
 8 of Mililani Town, Inc., a Hawaii corporation, dated
 9 October 7, 1974, filed as Land Court Document No.
 10 698788; and this was determined by a search of the
 11 title records by Title Guaranty of Hawaii on August 5,
 12 2019; and
 13

14 WHEREAS, the Corporation duly submitted a draft of the
 15 Concurrent Resolution to the Office of Hawaiian Affairs on
 16 September 27, 2019, more than three months prior to the opening
 17 date of the Regular Session of 2020; and
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19 WHEREAS, the Corporation duly conducted a public
 20 informational briefing on the sale of this parcel on August 22,
 21 2019, at the Mililani High School Cafeteria, Mililani, Hawaii,
 22 following publication of notice of the briefing in the Honolulu
 23 Star-Advertiser newspaper on August 14 and 16, 2019; and
 24

25 WHEREAS, no objection to the proposed sale was received at
 26 the public informational briefing; now, therefore,
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28 BE IT RESOLVED by the Senate of the Thirtieth Legislature
 29 of the State of Hawaii, Regular Session of 2020, the House of
 30 Representatives concurring, that the sale of the leased fee
 31 interest in 94-942 Meheula Parkway, No. 244, Mililani, Hawaii,
 32 TMK No. 1-9-4-5-34-111, is hereby approved; and
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34 BE IT FURTHER RESOLVED that a certified copy of this
 35 Concurrent Resolution be transmitted to the Executive Director
 36 of the Corporation.

