

STAND. COM. REP. NO. **2802**

Honolulu, Hawaii

**FEB 14 2020**

RE: S.B. No. 2940  
S.D. 1

Honorable Ronald D. Kouchi  
President of the Senate  
Thirtieth State Legislature  
Regular Session of 2020  
State of Hawaii

Sir:

Your Committees on Energy, Economic Development, and Tourism and Water and Land, to which was referred S.B. No. 2940 entitled:

"A BILL FOR AN ACT RELATING TO THE STADIUM DEVELOPMENT DISTRICT,"

beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Authorize the Stadium Authority to acquire and hold title to real property;
- (2) Transfer authority to issue leases of the lands within the Stadium Development District from the Hawaii Community Development District to the Stadium Authority;
- (3) Exempt the development of the Stadium Development District from certain community development plan requirements; and
- (4) Exempt lands to which the Stadium Authority holds title to from the definition of public lands.

Your Committees received testimony in support of this measure from the Department of Accounting and General Services, Stadium Authority, and Faith Action for Community Equity. Your Committees received comments on this measure from the Department of Land and



Natural Resources, Office of Hawaiian Affairs, and Hawaii Community Development Authority.

Your Committees find that Act 268, Session Laws of Hawaii 2019 (Act 268), established the Stadium Development District comprising all state land that was under the jurisdiction under the Stadium Authority. Act 268 transferred the duties and powers of the Stadium Authority regarding the development of state property located within the newly established Stadium Development District to the Hawaii Community Development Authority. Your Committees further find that there are certain responsibilities and duties that should be under the jurisdiction of the Stadium Authority regarding the Stadium Development District. Your Committees also find that with the Stadium Authority's extensive experience and knowledge of the Stadium Development District, the Stadium Authority is better equipped to handle the development and redevelopment of parcels within the Stadium Development District. This measure will establish certain authority in the Stadium Authority to streamline and improve the operation and maintenance of the Stadium Development District.

Your Committees have amended this measure by:

- (1) Establishing the stadium development special fund;
- (2) Expanding the powers and duties of the Stadium Authority by providing the Stadium Authority the power to develop, in addition to maintaining, operating, and managing, the stadium facilities related to the stadium and real property held by the Stadium Authority;
- (3) Deleting language that would have provided that the terms of any lease shall not conflict with the requirements of the sale or lease of redevelopment projects, and instead providing that a lease shall not exceed a term of ninety-nine years;
- (4) Clarifying that the Stadium Authority may appoint more than one Deputy Manager;
- (5) Subjecting lands to which the Stadium Authority holds title to legislative approval prior to any sale or gift of state lands;



- (6) Repealing part IX of chapter 206E, Hawaii Revised Statutes, relating to the Stadium Development District, and making conforming amendments throughout the Hawaii Revised Statutes;
- (7) Amending Act 268, Session Laws of Hawaii 2019, to:
  - (A) Authorize the Stadium Authority, with the approval of the Governor, to delegate to other state agencies the implementation of capital improvement projects under certain conditions and changing the expending agency for the sums appropriated from the Hawaii Community Development Authority to the Stadium Authority;
  - (B) Clarify that sums appropriated shall be used for the development, rather than the establishment and development, of Stadium Authority property, instead of the Stadium Development District; and
  - (C) Clarify that the Stadium Authority, instead of the Hawaii Community Development Authority, may issue revenue bonds to implement the development of Stadium Authority property for public use, rather than implementing the Stadium Development District and change where the proceeds of the revenue bonds are deposited into from the Hawaii community development revolving fund to the stadium development special fund;
- (8) Inserting an appropriation of \$1,000,000 to carry out the purposes of this measure;
- (9) Changing the effective date to July 1, 2020; and
- (10) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Energy, Economic Development, and Tourism and Water and Land that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 2940, as amended



herein, and recommend that it pass Second Reading in the form attached hereto as S.B. No. 2940, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on behalf of the members of the Committees on Energy, Economic Development, and Tourism and Water and Land,



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KAIALI'I KAHELE, Chair



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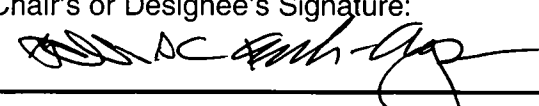
GLENN WAKAI, Chair





The Senate  
Thirtieth Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Water and Land**  
**WTL**

Bill / Resolution No.:*	Committee Referral:	Date:		
<i>SB 2940</i>	<i>EET/WTL, WAM</i>	<i>2/10/20</i>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is:				
<input type="checkbox"/> Pass, unamended 2312 <input checked="" type="checkbox"/> Pass, with amendments 2311 <input type="checkbox"/> Hold 2310 <input type="checkbox"/> Recommit 2313				
Members	Aye	Aye (WR)	Nay	Excused
KAHELE, Kaiali'i (C)	X			
KEITH-AGARAN, Gilbert S.C. (VC)	X			
NISHIHARA, Clarence K.				X
RIVIERE, Gil	X			
FEVELLA, Kurt				X
<b>TOTAL</b>	<i>3</i>			<i>2</i>
Recommendation: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted				
Chair's or Designee's Signature: 				
Distribution:     Original     Yellow     Pink     Goldenrod File with Committee Report     Clerk's Office     Drafting Agency     Committee File Copy				

\*Only one measure per Record of Votes