

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 House Committee on**  
**LABOR**

**Thursday, March 14, 2019**  
**9:00 AM**  
**State Capitol, Conference Room 309**

**In consideration of**  
**SENATE BILL 997, SENATE DRAFT 2**  
**RELATING TO THE STADIUM AUTHORITY**

Senate Bill 997, Senate Draft 2 proposes to establish the Stadium Development District. **The Department of Land and Natural Resources (Department) offers the following comments to SECTION 3 of this measure pertaining to the proposed amendment to Section 6E-8, Hawaii Revised Statutes (HRS).**

Senate Bill 1997, Senate Draft 2 proposes to amend Section 6E-8, HRS, allowing for the Department to give its concurrence to a proposed projects authorized under Chapter 206E, HRS, in the Stadium Development District based on phased reviews. Senate Bill 1997, Senate Draft 2 doesn't alter the requirement that such projects obtain the Department's concurrence. While this does provide for an alternative review procedure for such projects under Section 6E-8, HRS, the Department believes that does not diminish the Department's ability to protect historic properties, native Hawaiian burials, or aviation artifacts located on state lands.

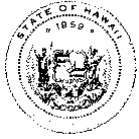
Thank you for the opportunity to comment on this measure.

**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



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  
**HOUSE COMMITTEE ON LABOR & PUBLIC EMPLOYMENT**

Thursday, March 14, 2019  
9:00 A.M.  
State Capitol, Conference Room 309

in consideration of

**SB 997, SD2**  
**RELATING TO THE STADIUM AUTHORITY**

Chair Johanson, Vice Chair Eli, and Members of the Committee.

The Hawaii Community Development Authority (HCDA) **supports** the intent of SB 997, SD2, as long as it is accompanied by adequate staffing and funding to support the implementation of a new district, and it is coupled with an engagement agreement from the affected county, in this case, the City and County of Honolulu.

Thank you for the opportunity to offer support of SB 997, SD2.

547 Queen Street  
Honolulu, Hawaii  
96813

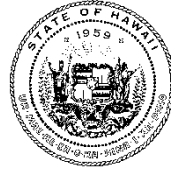
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DAVID Y. IGE  
GOVERNOR



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

TESTIMONY  
OF  
CURT T. OTAGURO, COMPTROLLER  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
TO THE  
HOUSE COMMITTEE  
ON  
LABOR AND PUBLIC EMPLOYMENT  
ON  
MARCH 14, 2019, 9:00 A.M.  
CONFERENCE ROOM 309, STATE CAPITOL

S.B. 997, S.D. 2  
RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Chair Johanson, Vice Chair Eli, and Members of the Committee, thank you for the opportunity to submit testimony on S.B. 997, S.D. 2.

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

**CURT T. OTAGURO**  
COMPTROLLER



*An Agency of the State of Hawaii*

TESTIMONY  
OF  
SCOTT L. CHAN, MANAGER  
ALOHA STADIUM  
STADIUM AUTHORITY  
TO THE  
HOUSE COMMITTEE  
ON  
LABOR & PUBLIC EMPLOYMENT

March 14, 2019

S.B. 997, SD2

RELATING TO THE STADIUM AUTHORITY

Chairs Johanson, Vice Chair Eli, and members of the respective committees, thank you for the opportunity to submit testimony in support of SB 997, SD2.

The Stadium Authority Board and I appreciate the Legislature's commitment and support of a stadium complex development plan that will include and support a multi-purpose stadium facility and ancillary development. We are in full SUPPORT of SB 997, SD2.

SB 997, SD2 is intended to complement pending legislation in HB 1497, HD3 and SB 1530, SD3. The proposed language in SB 997, SD2 clarifies and expands the Authority's powers and duties to provide flexibility, both in the short term, with the proposed transfer of fee simple interest from the Department of Land and Natural Resources to the Stadium Authority and in the long term, beyond the development period when Hawaii Community Development Authority's (HCDA) involvement ramps down as the stadium enters operational mode.

It is the Authority's expectation that the expansion of powers and duties will enable it to work more effectively in conjunction with HCDA to capitalize on the development expertise and experience within HCDA. To achieve the State of Hawaii and the respective agencies' shared goals, the Stadium Authority is committed to work collaboratively with HCDA to capitalize on each

**LATE**

**ROSS I. YAMASAKI**  
CHAIRMAN, STADIUM AUTHORITY

**SCOTT L. CHAN**  
MANAGER

**RYAN G. ANDREWS**  
DEPUTY MANAGER

agencies' strengths, assets, and knowledge base to achieve greater efficiencies. These efforts are supported in SB 1530, SD3 and its companion HB 1497, HD3.

The Authority looks to this bill to provide the structure necessary to be as efficient in processes as possible, thereby minimizing delays and maintaining control over cost. It is the Authority's focus and expectation to 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 State of Hawaii Legislature, and the Governor's Administration and the Department of Accounting & General Services – Public Works Division to comprehensively and holistically build a framework that will meet the goals, objectives, and mission statement of the Stadium Authority.

Mahalo for the opportunity to provide this testimony in support of the concept and intent of SB997, SD2.



**LATE**

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HOUSE COMMITTEE ON LABOR AND PUBLIC EMPLOYMENT

Thursday, March 14, 2019, 9 am, Conference Room 309  
SB 997, SD 2 Relating to the Stadium Authority

**TESTIMONY**

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

Chair Johanson and Committee Members:

Because of the bill's title, we suggest you consult the Attorney General as to whether some of the bill's provisions concerning the Hawaii Community Development Authority are not permissible under Article III, Section 14 of the State Constitution. And because this bill exercises legislative power over a specific area of State property, waives or modifies normal procedures and requirements for regulation of land use within this area, and would not apply to other lands owned by or under the control of the State, we suggest you consult the Attorney General concerning whether parts of SB 997, SD 2 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, which shall be expressed in its title. . . .

**ARTICLE XI**

**CONSERVATION, CONTROL AND DEVELOPMENT OF RESOURCES**

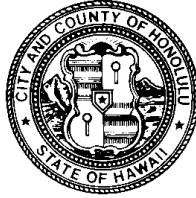
**Section 5.** The legislative power over the lands owned by or under the control of the State and its political subdivisions shall be exercised only by general laws, except in respect to transfers to or for the use of the State, or a political subdivision, or any department or agency thereof.

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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**LATE**

KIRK CALDWELL  
MAYOR



KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

March 14, 2019

The Honorable Aaron Ling Johanson, Chair  
and Members of the Committee on Labor  
and Public Employment  
Hawaii House of Representatives  
Hawaii State Capitol  
415 South Beretania Street  
Honolulu, Hawaii 96813

Dear Chair Johanson and Committee Members:

**Subject: Senate Bill No. 997, SD 2  
Relating to the Stadium Authority**

The Department of Planning and Permitting (DPP) **opposes** Senate Bill No. 997, SD 2, which would establish a new community development district under the Hawaii Community Development Authority (HCDA). 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. We've submitted similar testimony on Senate Bill No. 1530, SD 3.

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 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,

The Honorable Aaron Ling Johanson, Chair  
and Members of the Committee on Labor  
and Public Employment  
Hawaii House of Representatives  
Senate Bill No. 997, SD 2  
March 14, 2019  
Page 2

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 Senate Bill No. 997, 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.

Thank you for the opportunity to comment.

Very truly yours,



Kathy K. Sokugawa  
Acting Director



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# GCA of Hawaii

GENERAL CONTRACTORS ASSOCIATION OF HAWAII

Quality People. Quality Projects.

**LATE**

Uploaded via Capitol Website

March 14, 2019

TO: HONORABLE REP. AARON LING JOHANSON, CHAIR, REP. STACELYNN K.M. ELI, VICE CHAIR, AND THE MEMBERS OF THE HOUSE COMMITTEE ON LABOR AND PUBLIC EMPLOYMENT

SUBJECT: TESTIMONY IN SUPPORT OF SB997: RELATING TO THE STADIUM AUTHORITY.

Hearing

DATE: Thursday, March 14, 2019  
TIME: 9:00 a.m.  
PLACE: Conference Room 309  
Hawaii State Capitol

Dear, Rep. Aaron Ling Johanson, Chair, Rep. Stacelynn K.M. Eli, Vice Chair, and the members of the House Committee on Labor and Public Employment:

The General Contractors Association of Hawaii (GCA) is an organization comprised of over five hundred general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. The mission is to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

GCA supports the establishment of the stadium development district, which includes all state property under the jurisdiction of the stadium authority, and places it under the jurisdiction of the Hawaii Community Development Authority (HCDA) to expedite the redevelopment of Aloha Stadium and the property around it to bring economic development to an area that is in need of renewal, renovation, and improvement.

We believe strongly that the redeveloping, renovating, or improving of these public lands in a manner that will provide suitable recreational, residential, educational, and commercial areas where the public can live, work, recreate, attend schools, and shop as part of a thoughtfully integrated experience is in the best interests of the State.

We also believe that the creation of the stadium development district under HCDA would allow for a great focus on a strategic development plan that will expedite procurement, renovation and redevelopment.

GCA supports SB997. Thank you for the opportunity to share our support.