

MAR 07 2025

SENATE RESOLUTION

URGING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO REPEAL, REVOKE,
OR BUY OUT THE REMAINDER OF THE LEASE OF THE PRINCE KUHIO
PLAZA AND RESELL THAT LEASE AT FAIR MARKET VALUE TO A NEW
ENTITY THAT AGREES TO PROPERLY MAINTAIN THE PROPERTY.

1 WHEREAS, the Department of Hawaiian Home Lands is the fee
2 owner of the real property located at 111 East Puainako Street,
3 Hilo, Hawaii, upon which sits the Prince Kuhio Plaza, the
4 largest enclosed mall on the island of Hawaii; and
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6 WHEREAS, the Prince Kuhio Plaza serves as a vital
7 commercial and economic hub for residents of Hilo and
8 surrounding communities, providing retail, dining, and
9 entertainment options that support local businesses and
10 employment opportunities; and
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12 WHEREAS, the lessee of the land, Ho Retail Properties I,
13 Ltd., has failed to properly maintain the property, resulting in
14 significant deterioration of the plaza, including persistent
15 leaks, structural concerns, and declining conditions that
16 negatively impact tenants and visitors; and
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18 WHEREAS, due to inadequate maintenance and management by Ho
19 Retail Properties I, Ltd., multiple stores have vacated the
20 plaza, reducing the vibrancy and economic stability of the
21 property and creating an adverse effect on local commerce and
22 employment; and
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24 WHEREAS, the poor condition of Prince Kuhio Plaza
25 undermines the Department of Hawaiian Home Lands' mission to
26 manage its assets for the benefit of Native Hawaiian
27 beneficiaries, as the continued decline in property value and
28 leasing revenue could impact the Department's ability to fund
29 future programs and initiatives; and
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31 WHEREAS, ensuring the long-term viability and prosperity of
32 Prince Kuhio Plaza requires proactive intervention, including
33 the potential repeal, revocation, or buy out of the current



1 lease to facilitate new ownership and management committed to
2 proper maintenance and economic revitalization; and

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4 WHEREAS, a competitive resale of the lease at fair market
5 value to a responsible entity with a proven track record in
6 commercial property management would help restore the plaza's
7 standing as a thriving economic center; now, therefore,

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9 BE IT RESOLVED by the Senate of the Thirty-third
10 Legislature of the State of Hawaii, Regular Session of 2025,
11 that the Department of Hawaiian Home Lands is urged to take
12 immediate action to repeal, revoke, or buy out the remainder of
13 the lease of the Prince Kuhio Plaza and resell that lease at
14 fair market value to a new entity that agrees to properly
15 maintain the property; and

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17 BE IT FURTHER RESOLVED that a certified copy of this
18 Resolution be transmitted to the Chairperson of the Hawaiian
19 Homes Commission.

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22 OFFERED BY:



