

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DBEDT DIRECTOR

DANE K. WICKER
DBEDT DEPUTY DIRECTOR



BRENNON T. MORIOKA
CHAIR, STADIUM AUTHORITY

CHRIS J. SADAYASU
INTERIM STADIUM MANAGER

An Agency of the State of Hawaii

Statement of
CHRIS J. SADAYASU
Interim Stadium Manager
Stadium Authority
Department of Business, Economic Development, and Tourism
before the

SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
and
SENATE COMMITTEE ON HIGHER EDUCATION

Thursday, March 13, 2025
3:00 PM
State Capitol, Conference Room 229

In consideration of
H.B. 1494, HD3
RELATING TO SPORTS FACILITIES.

Chairs DeCoite and Kim, Vice Chairs Wakai and Kidani and members of the Committees.

I am writing to strongly oppose House Bill 1494, HD3 which proposes to lapse appropriations of funds previously authorized for the planning, design, and construction of the New Aloha Stadium Entertainment District (NASED) at Halawa, instead suggesting relocation of this project to the University of Hawaii at Mānoa campus. This proposal is untimely and counterproductive as the NASED project is already in the advanced stages of development. After extensive planning and due diligence, we are now in the third and final phase of procurement, with Aloha Halawa District Partners (AHDP) designated as the Preferred Offeror. AHDP is actively preparing detailed plans to design, build, operate, and maintain the new stadium along with components of the mixed-use district. This work is being conducted with the \$350M in general obligation

bonds and \$49.5M in general funds appropriated by the Legislature in 2022 under Act 248, SLH 2022.

Canceling or relocating the NASED project at this stage undermines the significant progress made since 2018 and risks damaging confidence among development partners and other stakeholders. A project of this magnitude requires consistent government support and collaboration, and the introduction of this bill sends mixed messages to developers who require stability and assurance when committing to long-term, high-value projects like NASED.

Key Justifications for the Halawa Location

1. Comprehensive Planning and Site Selection:

In 2019, a rigorous site selection process evaluated 18 potential sites across Oahu, including the University of Hawaii at Mānoa campus. The Halawa site emerged as the most suitable option based on criteria such as infrastructure readiness, development costs, community impact, and economic potential. Halawa's existing transportation infrastructure, including nearby highways and a new rail stop, makes it ideal for accommodating large-scale events while minimizing community disruptions.

2. Community and Economic Benefits:

NASED is envisioned as a vibrant, community-centric mixed-use district anchored by a state-of-the-art stadium. This model not only provides modern amenities for sports and entertainment but also leverages the surrounding development to create additional revenue streams for ongoing operations and maintenance—maximizing benefits for the people of Hawaii.

3. Significant Timeline Impacts of Relocating the Project:

Relocating the project to the University of Hawaii campus would likely push the timeline for opening a new stadium to approximately 2035. This delay is due to the necessity of restarting the Environmental Impact Study (EIS) process, which was already completed for the Halawa site. Additionally, new designs and approvals for the UH Mānoa site would require significant time and resources,

further extending the timeline. By contrast, the current Halawa site is fully prepared for development, having undergone extensive planning, environmental review, and due diligence to streamline the construction process.

4. Preservation of Project Timeline and Momentum:

Delays associated with relocating the project would not only postpone benefits for the State and the community but also directly affect the University of Hawaii football program and other community stakeholders. If construction does not proceed as planned at Halawa, the completion of a new stadium would extend well beyond the 2028 football season, leaving Hawaii without a reliable venue for major events during this prolonged gap.

Impact on Developers and Stakeholders

The Preferred Offeror, AHDP, has already made substantial investments in the proposal development process under the presumption of governmental commitment to NASED. Introducing legislation to redirect funds and reconsider locations undermines trust and could jeopardize the successful completion of this critical project.

By proceeding with NASED at Halawa as planned, the State reaffirms its commitment to fostering economic growth, delivering much needed workforce housing, providing construction jobs, improving community resources, and delivering a project that benefits Hawaii's residents and visitors for generations to come.

For these reasons, the Stadium Authority respectfully urges the Committee to oppose House Bill 1494, HD3 and allow the NASED project to continue as planned at Halawa.

Thank you for the opportunity to testify.



UNIVERSITY OF HAWAII SYSTEM

‘ŌNAEHANA KULANUI O HAWAII

Legislative Testimony

Hō'ike Mana'o I Mua O Ka 'Aha'ōlelo

Testimony Presented to the
Senate Committee on Economic Development and Tourism
Senate Committee on Higher Education
March 13, 2025 at 3:00 p.m.

By
Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer
University of Hawai'i System

HB 1494 HD3 – RELATING TO SPORTS FACILITIES

Chairs DeCoite and Kim, Vice Chairs Wakai and Kidani, and Members of the Committees:

The University of Hawai'i (University or UH) would like to provide comments on HB 1494 HD3 which among other things, transfers certain special fund moneys earmarked for the development of a new stadium in Hālawā to the general fund and reappropriates those funds to plan, design, and construct a new stadium at the University of Hawai'i at Mānoa (UH Mānoa) campus.

The prolonged project to replace Aloha Stadium has been detrimental to the University. The abrupt closure of the stadium and start-stop-restart-stop-start again progress to the project has resulted in UH having to undertake extraordinary efforts to build a temporary facility and find millions of dollars over the last five years to address the state's deficiency of a stadium facility. The University had to find a suitable location and funds to construct the Clarence T.C. Ching Athletic Complex (Ching Complex) as the temporary venue for UH Football contests beginning in the 2021 season. The Ching Complex was never intended to be a permanent long-term venue for UH Football because the State had plans that a new Aloha Stadium was anticipated to be constructed in time for 2026 contests. The current facility will need to be re-enforced for continued use. In losing Aloha Stadium, UH and other users have been displaced for a lack of a stadium venue – many of those users have also had to be accommodated at UH.

As we sit now in 2025, the New Aloha Stadium and Entertainment District (NASED) project has finally reached a critical milestone. UH has always maintained that the University's interest is in seeing a path forward where a state stadium will be constructed timely, and with conditions that are attractive for UH to eventually play there. The NASED project has recently finalized selection of a proposed developer and is negotiating for a development agreement to get the project underway. However, the

NASED project will not be complete by the date originally forecasted when Aloha Stadium was closed, and this means that UH will need to evaluate and execute a plan to extend the temporary life of the Ching Complex in order to keep it safe, sound, and viable for contests until the new NASED delivery date can be achieved.

I believe HB 1494 HD3 may be partially driven by the shared frustration of the NASED project's progress. However, the University continues to support the NASED project as the path for the state to construct its stadium. And, the University expects that the development and business structure of the project will result in a facility that makes financial sense to the state and the University to utilize. NASED has been promised to give the University a better financial arrangement than previously existed with Aloha Stadium. Given the current status of the procurement process for NASED, the University wants to see NASED succeed – and, get underway expeditiously.

I do recognize that given the amount of time that has transpired since Aloha Stadium closed, and the overall project status for NASED, that moving funding may be a timely decision on NASED. However, given the current milestone status of the NASED project if the funding was removed, the University and the State would have to recognize that the project would be even further delayed.

Please also consider that while, hypothetically, the \$350,000,000 in funds which as contemplated in the original version of the bill for construction of a stadium at the UH Mānoa campus could be a sufficient amount for a collegiate-level stadium facility. However, it would not be enough to construct the type of stadium that is contemplated in Hālawā at the UH Mānoa campus. Additionally, the engineering requirements to build such a facility on the UH Mānoa campus would also entail costs for more than the stadium itself – such as, water, sewer, electrical infrastructure costs, traffic and roadway improvements, etc. So, please do not expect that UH would be able to construct a \$350,000,000 stadium if this bill were to pass. While a stadium on campus would support UH collegiate football, it would probably not be able to support the same community expectations that are being sought at Hālawā due to community traffic and parking needs at an already saturated Mānoa campus. As has already been experienced over the past five years, UH is not adequately staffed or managed to support broad community (non-UH) events on campus.

For these reasons, UH supports and expects the NASED project to be successful. We do appreciate the forethought of addressing the stadium needs of the State and UH with HB 1494 HD3. On the unlikely chance that the NASED project is not able to execute in time, HB 1494 HD3 could be strategically important to find a new path to deliver a stadium – in which case, UH would appreciate being part of that consideration.

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



KEITH A. REGAN
COMPTROLLER
KA LUNA HO'OMALU HANA LAULĀ

MEOH-LENG SILLIMAN
DEPUTY COMPTROLLER
KA HOPE LUNA HO'OMALU HANA LAULĀ

STATE OF HAWAII | KA MOKU'ĀINA O HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES | KA 'OIHANA LOIHELU A LAWELAWÉ LAULĀ
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

WRITTEN TESTIMONY
OF
KEITH A. REGAN, COMPTROLLER
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
TO THE COMMITTEES ON

**ECONOMIC DEVELOPMENT AND TOURISM
HIGHER EDUCATION**

MARCH 13, 2025, 3:00 P.M.
CONFERENCE ROOM 229 AND VIA VIDEOCONFERENCE, STATE CAPITOL

H.B. 1494, H.D.3

RELATING TO SPORTS FACILITIES.

Chairs DeCoite and Kim, Vice Chairs Wakai and Kidani, and Members of the Committees, thank you for the opportunity to submit testimony on H.B. 1494, H.D.3.

The Department of Accounting and General Services (DAGS) joins with the Stadium Authority in **strong opposition** to this bill. This proposal is untimely, counterproductive, and not advantageous to the state for the following reasons:

1. The New Aloha Stadium Entertainment District (NASED) project has already progressed through extensive planning and due diligence and is now in the third and final phase of procurement, with Aloha Halawa District Partners (AHDP) designated as the Preferred Offeror. AHDP is actively preparing detailed plans to design, build, operate, and maintain the new stadium along with components of

the mixed-use district. This work is being conducted with the \$350M in general obligation bonds and \$49.5M in general funds appropriated by the Legislature in 2022 under Act 248, SLH 2022.

2. Canceling or relocating the NASED project at this stage undermines the significant progress made over the last 10 years and will reduce industry confidence among development partners and other stakeholders in the state's commitment and capacity to undertake significant, singular projects. Projects of this magnitude require consistent government-wide support and collaboration, and the introduction of this bill sends mixed messages to developers who require stability and assurance when committing to long-term, high-value projects like NASED.
3. Relocating the new stadium to an alternate location will reverse progress back to the earliest stage of site selection, which determined the current Halawa location to be optimal. The University of Hawaii alternatives at Mānoa and West Oahu fell far short with more costly challenges in infrastructure and access. All planning and due diligence efforts for alternate sites would have to begin from scratch, negating a majority of the \$30 million of work completed thus far.
4. Timing for completion of the project at a new location would be roughly ten years out, beginning with all new land entitlements and environmental review due diligence, leaving Hawaii without a reliable venue for major events during this prolonged gap, and severely compromising the University of Hawaii's athletic program.

5. While the bill provides for upgrading of the stadium on the UH-Manoa campus it does not recognize that:
- a. The interim improvements to that stadium are at or near the end of their useful life and will require replacement rather than upgrading;
 - b. The traffic impacts of conducting NCAA events at the existing UH-Manoa stadium have required the interruption or suspension of academic activities at the campus, and have negatively impacted residents and businesses located within Manoa valley;
 - c. Other infrastructure in and near the UH-Manoa stadium will also require significant upgrades to support the increased capacity;
 - d. The university may decide to restrict use of the on-campus stadium which may limit alternative uses that are being proposed at NASED.

We note the H.D.3 version of this bill does not specify the amount of general obligation funds the director of finance will be authorized to issue for the purpose of upgrading the university's stadium, introducing significant uncertainty as to the degree of financial support the state is committed to provide for that project. In contrast, it has long been known that the state's funding commitment for construction of a new stadium at Halawa is limited to \$350 million. If state funding for upgrading the university's stadium exceed \$350 million, which may be likely given the current economic climate, the people of Hawai'i will have paid more to receive less than what the Halawa stadium district would have delivered, remembering that the Halawa district will deliver much more than just a stadium.

By proceeding with NASED at Halawa as planned, the State reaffirms its

commitment to fostering economic growth, delivering much needed workforce housing, providing construction jobs, improving community resources, and delivering a project that benefits Hawaii's residents and visitors for generations to come.

For these reasons, the department respectfully urges the Committee to oppose House Bill 1494 and allow the NASED project to continue as planned at Halawa.

Thank you for the opportunity to provide testimony on this measure.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI
A HO'OMĀKA'IKA'I

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DIRECTOR

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Statement of
JAMES KUNANE TOKIOKA
Director
Department of Business, Economic Development, and Tourism
before the
SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
SENATE COMMITTEE ON HIGHER EDUCATION

Thursday, March 13, 2025
3:00 PM
State Capitol, Conference Room 229

In consideration of
HB 1494, HD 3
RELATING TO SPORTS FACILITIES.

Chairs DeCoite and Kim, Vice Chairs Wakai and Kidani, and members of the Committees:

I **strongly oppose** House Bill 1494, HD3, which seeks to lapse funds previously approved for the New Aloha Stadium Entertainment District (NASED) and instead relocate the project to the University of Hawai'i (UH) at Mānoa campus, transfer \$49.5M from the Stadium Development Special Fund to the general fund, and renames and amends the duties and powers of the Stadium Authority and Stadium Authority District. This bill contradicts the Legislature's prior decision to fund and advance NASED, undermines years of planning and procurement efforts, and threatens to disrupt Hawai'i's ability to leverage sports facilities for economic development and tourism growth.

Legislative Approval and Commitment to NASED

The Legislature has already approved and funded NASED, demonstrating a clear and deliberate commitment to its development:

- **Funding Already Approved:** In 2022, the Legislature appropriated \$350M in general obligation bonds and \$49.5M in general funds under Act 248, SLH 2022 for the planning, design, and construction of NASED at Hālawā. Redirecting these funds now would send an inconsistent message to developers, investors, and the public.

- **Advanced Stage of Development:** The project is in its final phase of procurement, with Aloha Halawa District Partners (AHDP) designated as the Preferred Offeror to design, build, operate, and maintain the stadium and mixed-use district. At this point, halting progress would cause irreversible setbacks and significant financial losses.
- **Extensive Due Diligence and Site Selection:** The Hālawā site was selected after a rigorous evaluation of 18 locations, including UH Mānoa. Factors such as infrastructure readiness, community impact, and transportation accessibility determined Hālawā as the most viable and cost-effective option.

Negative Impacts of Relocating the Stadium

Redirecting this project to UH Mānoa would create significant obstacles and delays, including:

- **Prolonged Construction Timeline:** The Environmental Impact Study (EIS) for Hālawā is already complete, while moving to a new site would require an entirely new EIS and redesign process, delaying a new stadium's opening until 2035 or beyond.
- **Disrupting UH Operations:** The UH Mānoa campus lacks the necessary space and infrastructure for a stadium of this scale without major disruptions to academic and athletic facilities.
- **Undermining UH Football:** Hawaii's football program depends on the timely completion of a modern stadium, and moving this project would leave the program and local sports community without a suitable venue for years.

Sports Facilities as Economic Drivers

Other states have successfully leveraged stadiums and sports complexes to drive economic development through sports tourism, job creation and local business growth. Hawai'i must follow this proven model:

- **Arizona:** State investments in the State Farm Stadium in Glendale have transformed the region into a major event destination, attracting Super Bowls, college football championships, and international soccer matches, generating millions in tourism revenue.
- **Florida:** The ESPN Wide World of Sports Complex at Walt Disney World hosts major youth sports tournaments and training camps, boosting hotel occupancy, restaurant sales and tourism tax revenue.

- Nevada: The construction of Allegiant Stadium in Las Vegas has significantly increased visitor spending, job creation, and year-round economic activity beyond just football games.

Hawai'i, with its unique location and tourism-driven economy, is well-positioned to capitalize on sports tourism—but only with consistent, strategic investment in properly planned and executed facilities like NASED.

The Legislature has already spoken by approving the necessary funds and endorsing NASED's development at Halawa. Moving this project jeopardizes years of progress and delays much-needed economic benefits for Hawai'i's residents.

For these reasons, I respectfully urge the Committee to oppose HB 1494, HD3 and allow the NASED project to proceed as planned at Hālawa.

Mahalo for the opportunity to testify.

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

March 13, 2025

The Honorable Lynn DeCoite, Chair
and Members of the Committee on Economic Development and Tourism
The Honorable Donna Mercado Kim, Chair
and Members of the Committee on Higher Education
Hawai'i State Senate
Hawai'i State Capitol
415 South Beretania Street
Honolulu, Hawai'i 96813

Subject: House Bill No. 1494, HD 3
Relating to Transit-Oriented Development

Dear Chairs DeCoite, Kim, and Committee Members:

The Department of Planning and Permitting (DPP) **offers comments** on House Bill No. 1494, HD3, which proposes to lapse funds previously authorized in connection with the New Aloha Stadium Entertainment District (NASED) and instead authorize funds for a stadium project on the University of Hawai'i at Mānoa campus, and make corresponding changes to the Aloha Stadium site's special fund and authority. The Bill appears to be a significant deviation from prior planning efforts and our understanding of how the State will develop the Aloha Stadium site.

The DPP has been coordinating with State agencies over the past decade on the development and implementation of the Hālawā Area Transit-Oriented Development (TOD) Plan. The Aloha Stadium site encompasses nearly half of the land within the TOD boundary. The Honolulu City Council, which has reviewed and adopted TOD plans covering all Skyline rail station areas within City jurisdiction (i.e., not in Kaka'ako), adopted the Hālawā TOD Plan in December 2020. TOD plans form the foundation of transportation, urban design, and land use policies and investments, based on a shared vision and planning principles that are thoroughly vetted with the community.

Key components of the Hālawā TOD Plan include a stadium and entertainment district with community gathering space, a variety of housing, and strong connections to the Hālawā rail station (we recognize that State planning efforts have expanded on

The Honorable Lynn DeCoite, Chair
and Members of the Committee on Economic Development and Tourism
The Honorable Donna Mercado Kim, Chair
and Members of the Committee on Higher Education
Hawai'i State Senate
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these components). The TOD Plan is long-term in nature, as full buildout is anticipated to take several decades, which makes stakeholder alignment and commitments critical to achieve the shared vision.

In support of this shared vision, the City has been implementing the TOD Plan recommendations through ordinance changes that established the TOD Special District and rezoned the Aloha Stadium site to allow for mixed uses at higher densities and heights with consideration of a stadium. The City has also been actively coordinating with stakeholders on necessary infrastructure improvements. Furthermore, the Honolulu Authority for Rapid Transportation incorporated a rail spur that adds train capacity for ridership surges at the Hālawā station, such as after stadium events. We hope to continue building on this progress in partnership with the State.

A stadium and entertainment district would form the foundation of a dynamic, mixed-use TOD neighborhood. These uses also provide an unparalleled opportunity to both take advantage of and support the Skyline system — not to mention other transportation infrastructure, including the potential for a new street grid built to Complete Streets standards — while a mixed-use composition without these uses could jeopardize the TOD objectives tailored to Hālawā.

Thank you for the opportunity to testify.

Very truly yours,



Dawn Takeuchi Apuna
Director

▪ March 12, 2025

The Honorable Lynn DeCoite, Chair
The Honorable Glenn Wakai, Vice Chair
and Members of the Senate Committee on Economic Development and Tourism

The Honorable Donna Mercado Kim, Chair
The Honorable Michelle Kidani, Vice Chair
and Members of the Senate Committee on Higher Education

Re: Testimony – HB 1494, HD3 Relating to Sports Facilities
Hearing: March 13, 2025 at 3:00 PM, Conference Room 229

Dear Chair DeCoite, Chair Kim, Vice Chair Wakai, Vice Chair Kidani, and Committee Members:

Stanford Carr Development (SCD) strongly **opposes** HB 1494, HD3, which seeks to lapse \$350 million in appropriations for the redevelopment of Aloha Stadium, transfer special funds, and rename and amend the powers and duties of the Stadium Authority.

We are perplexed and disappointed by this legislative initiative, as it contradicts multiple acts that support the stadium's redevelopment:

- Act 268 (SLH 2019): Initiated funding and redevelopment efforts for Aloha Stadium.
- Act 4 (SLH 2020): Amended Act 268's funding source while reaffirming support for redevelopment.
- Act 146 (SLH 2021): Strengthened support, increased community participation, and established a special fund for the project.

Over the past four years, the Stadium Authority, SCD, and numerous stakeholders have invested significant time and millions of dollars in assembling a team of industry experts, developing conceptual plans, and creating a financially viable business plan. We have actively engaged with neighborhood boards, community associations, and legislative leaders to uphold the vision set forth in Act 268, SLH 2019:

"To redevelop, renovate, or improve the parcel in a manner that will provide suitable recreational, residential, educational, and commercial areas—where the public can live, congregate, recreate, attend schools, and shop—as part of a thoughtfully integrated experience."

The Honorable Lynn DeCoite, Chair
The Honorable Donna Mercado Kim, Chair
and Committee Members

March 12, 2025

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Eliminating the \$350 million in funding and redirecting resources and authority would set the stadium redevelopment effort back years, jeopardizing the project's feasibility. We strongly urge a no vote on HB 1494, HD3.

Thank you for the opportunity to share our perspective on this measure.

Respectfully,

A handwritten signature in black ink, appearing to read 'Stanford S. Carr', with a long horizontal flourish extending to the right.

Stanford S. Carr



**OPERATIVE PLASTERERS' AND CEMENT MASONS'
INTERNATIONAL ASSOCIATION LOCAL #630, AFL-CIO**

2251 North School Street • Honolulu, HI 96819
Phone No.: (808) 841-0491 • Fax No.: (808) 847-4782



TO: HAWAII STATE SENATE COMMITTEES ON ECONOMIC
DEVELOPMENT AND TOURISM & ON HIGHER EDUCATION

SUBJECT: TESTIMONY IN OPPOSITION OF HB1494

Hearing

DATE: Thursday, March 13, 2025

TIME: 3:00pm

Aloha Honorable Chairs, DeCoite and Mercado Kim, Vice Chairs, Wakai and Kidani, and Committee Members,

The Operative Plasterers' and Cement Masons' International Association Local 630 (OPCMIA Local 630) is a trade union of over 900 plasterers and cement masons. Plasterer members of the union finish interior walls and ceilings of buildings and apply plaster on masonry, metal, and wire lath or gypsum. While cement mason members are responsible for all concrete construction, including the pouring and finishing of slabs, steps, wall tops, curbs and gutters, sidewalks, and paving. Local 630 is proud to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

Financial Secretary-Treasurer & Business Manager of OPCMIA Local 630, Peter T. Iriarte, and the members of OPCMIA Local 630 stand in strong opposition of HB1494 which lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Halawa by the Stadium Authority, transfers certain special fund moneys earmarked for the development of a new stadium in Halawa to the general fund, authorizes the issuance of general obligation bonds for a new stadium on the University of Hawai'i at Manoa campus, renames the Stadium Authority as the Halawa Redevelopment Authority and the Stadium Development District as the Halawa Redevelopment District, and amends the powers and duties of the Halawa Redevelopment Authority.

We strongly believe that canceling or relocating the New Aloha Stadium Entertainment District (NASED) development at this stage undermines the significant progress made over the last 10 years and will reduce industry

confidence among development partners and other stakeholders in the state's commitment and capacity to undertake large public-private-partnerships. Projects of this magnitude require consistent administration and legislative support and collaboration, and this bill undermines the commitment needed for developers when committing to long-term, high-value projects like NASED.

The NASED has already progressed through and is now in the third and final phase of procurement, with Aloha Halawa District Partners (AHDP) designated as the development team. AHDP is actively preparing detailed plans to design, build, operate, and maintain the new stadium along with components of the mixed-use district. We ask that you do all that you can to support the entire development.

Thank you for the opportunity to submit testimony in strong opposition to HB1494.

HAWAII BUILDING & CONSTRUCTION TRADES COUNCIL

DAMIEN T.K. KIM
President
IBEW 1186

MARC YAMANE
Vice President
Elevator Constructors
Local 126

PETER IRIARTE
Secretary/Treasurer
Operative Masons &
Plasterers Local 630

DOUGLAS FULP
Sergeant-At-Arms
Insulators Local 132

VALENTINO CERIA
Trustee
Plumbers & Fitters
Local 675

KEVIN HOLU
Trustee
Hawaii Teamsters Local 996

ART TOLENTINO
Sheetmetal Workers, I.A.
Local 293

JACOB EVENSON
Boilermakers Local 627

JEFF ORNELLAS
Bricklayers Local 1

LEROY CHINCIO
IBEW Local 1260

ANA TUIASOSOPO
Operating Engineers Local 3

**JOSEPH O'DONNELL and
T. GEORGE PARIS**
Ironworkers Local 625

PETER GANABAN
Laborers Local 368

RYDEN VALMOJA
District Council 50
Painters & Allied Trades
Local 1791
Carpet, Linoleum & Soft Tile
Local 1926
Drywall, Tapers & Finishers
Local 1944
Glaziers, Architectural Metal
&
Glassworkers Local 1889

VAUGHN CHONG
Roofers, Waterproofers, &
Allied Workers Local 221

March 13, 2025

Chair Lynn DeCoite
Senate Committee on Economic Development
& Tourism
Chair Donna Mercado Kim
Senate Committee on Higher Education

RE: TESTIMONY IN OPPOSITION OF HB 1494, HD3

Aloha Chair DeCoite, Chair Kim, and members of the Committees:

The Hawaii Building & Construction Trades Council (HBCTC) represents 18 construction trade unions here in the State of Hawaii. The HBCTC STRONGLY OPPOSES HB1494, HD3 which lapses appropriations of general obligation bond funds previously authorized for the planning, design, and construction of a stadium in Halawa by the Stadium Authority, transfers certain special fund moneys earmarked for the development of a new stadium in Halawa to the general fund, and authorizes the issuance of general obligation bonds for a new stadium on the University of Hawai'i at Manoa campus.

Over the past several years, significant time, money, and effort have been spent in the development of the New Aloha Stadium Entertainment District (NASED). Cancelling the plans for, or relocating the proposed new Stadium to Manoa, would be detrimental to the project and would jeopardize any future plans of seeing the revitalization of the area.

We believe that the redevelopment of NASED and the new Stadium, housing, retail, etc. will create thousands of construction jobs and permanent jobs over the years to come.

For these reasons, the Hawaii Building & Construction Trades Council STRONGLY OPPOSES HB1494, HD3 and respectfully request that the committees defer this Bill.

Mahalo,



Gino Soquena, Executive Director
Hawaii Building & Construction Trades Council

HB-1494-HD-3

Submitted on: 3/10/2025 9:46:20 PM

Testimony for EDT on 3/13/2025 3:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Deborah King	Individual	Oppose	Written Testimony Only

Comments:

Aloha Chair and Members of the Committee,

I have attended the New Aloha Stadium Meeting and heard the presenters talk about their plans to make the Aloha Stadium a high density area concentrating on Sports and Entertainment 24/7 to make a huge profit. It was mentioned that if the venue is not filled it is a loss of revenue.

I currently live in a high rise apartment complex and when I submitted my questions about future preventative maintenance there was no response. There are many issues in high rise buildings because of the cost to maintain them especially when there are multiple owners and the high cost of H06 Condominium Insurance.

I strongly oppose moving forward with the New Aloha Stadium Entertainment District since it will displace our Native Hawaiians, our fulltime residents, our communities and our 'Āina.

Mahalo for considering my testimony.

Deborah W. King



HAWAII REGIONAL COUNCIL OF CARPENTERS

March 13, 2025

TO: The Honorable Lynn DeCoite, Chair
The Honorable Glenn Wakai, Vice Chair
and Members of the Senate Committee on Economic Development & Tourism

The Honorable Donna Mercado Kim, Chair
The Honorable Michelle N. Kidani, Vice Chair
and Members of the Senate Committee on Higher Education

RE: **STRONG OPPOSITION TO HB1494 HD3**

Aloha Chairs, Vice Chairs, and Members of the Committees:

The Hawaii Regional Council of Carpenters (HRCC) opposes HB1494 HD3. While we appreciate the Legislature's continued attention to Hawaii's sports facilities, HB1494 HD3 disrupts ongoing efforts and existing plans for the redevelopment of Aloha Stadium and its surrounding district.

The proposed relocation of the new stadium to the University of Hawaii at Manoa campus, combined with the renaming and restructuring outlined in this bill, introduces unnecessary uncertainty and risks significant delays to the established redevelopment project at Halawa. Our members, and the broader construction community, rely on the predictability and clarity of development plans to effectively prepare for and execute projects of this magnitude.

The previously approved development strategy in Halawa is well underway and is structured to maximize economic and employment benefits across local industries, including construction. Any sudden shifts or cancellations of these plans will adversely affect employment stability, worker safety, and economic growth throughout the region.

HRCC urges the Legislature to maintain the existing course and commitment to the original vision for the Aloha Stadium area redevelopment, ensuring consistency, reliability, and maximum community and economic benefit.

Mahalo for your time and consideration.

Mitchell Tynanes
Hawai'i Regional Council of Carpenters

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SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
SENATE COMMITTEE ON HIGHER EDUCATION
Hearing on March 13, 2025 at 3:00 pm

SUPPORTING HB 1494 HD3 WITH AMENDMENTS

My name is John Kawamoto, and I support HB 1494 HD 3 with amendments that would spur the development of a significant amount of affordable housing on the 98-acre Halawa site.

The idea of an entertainment district that includes a new Aloha Stadium was initially proposed six years ago. The primary tenant of the stadium would be the University of Hawaii. Hopes were high that the UH football program could revive its former glory years.

Since then, however, much has changed. College football conferences have realigned themselves, largely based on media rights deals. There are now four power football conferences with large media contracts. Collectively, they receive billions of dollars in revenue that they share with their members. In brief, big money now controls college football, and UH is out of the money. The existing Ching stadium at the UH-Manoa campus can be upgraded so that it is sufficient for the UH football program.

Aside from the new Halawa stadium, the remainder of the entertainment district is ordinary. It's not much different from projects that can be found elsewhere in Hawaii. That kind of development should be left to the private sector. The State should engage in projects that fulfill a demonstrated substantial social need, especially since the land is valued at \$165 million (Real Property Tax Division, City & County of Honolulu).

For Hawaii's families, their greatest need is housing that is affordable to them. Too many families are spending so much on housing that they must cut back on other necessities of daily living, such as food or medicine. For example, Aloha United Way estimates that one-third of Hawaii's families have at least one member who is employed, yet does not earn enough to cover all of the expenses for necessities. Housing is the biggest cost item by far in a typical family's budget.

The bill should be amended to enable the State to facilitate the development of lots of affordable housing on the 98-acre Halawa site. It is State land, and there are examples of housing that has been built by the State for no upfront costs. The bill could be amended to utilize Act 97, SLH 2023, and Act 251, SLH 2022.

The affordable housing should be incorporated with housing at all income levels in a development that includes grocery stores, restaurants, shops, health clinics, parks, and other urban amenities, in an environmentally sustainable, walkable community.

There are lots of possibilities, and the Legislature holds the key. Only the State Legislature has the authority to re-envision the use of the 98-acre Halawa site, and it can do so to benefit Hawaii's families.

HB-1494-HD-3

Submitted on: 3/12/2025 8:31:44 PM

Testimony for EDT on 3/13/2025 3:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jacob Wiencek	Individual	Oppose	Written Testimony Only

Comments:

Aloha Committee Members,

This bill is extraordinarily unwise and I fear the lower chamber has taken leave of their senses. Kneecapping this project at this stage of development is a ***gallingly poor choice*** that will address ***NONE*** of the critiques or criticisms the New Aloha Stadium project has faced.

Additionally, attempting to move such a major project to the very constricted Manoa Campus is an extremely poor move. Not to mention, the limited transportation options and already over capacity roads will only worsen quality of life of nearby residents.

And what will become of the current stadium once it is torn down? Will there now just be a giant, vacant lot that occasionally hosts a swap meet?

This bill is very poorly considered and ill advised. I strongly urge this committee to **REJECT** this bill.