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# HOUSE CONCURRENT RESOLUTION

REQUESTING THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY AND  
KAMEHAMEHA SCHOOLS TO CONSIDER AN EXCHANGE OF LAND.

1           WHEREAS, the State, through the Hawaii Community  
2 Development Authority, and the Trustees of the Estate of Bernice  
3 Pauahi Bishop, now known and hereafter referred to as Kamehameha  
4 Schools, entered into a land exchange agreement dated July 2,  
5 1991; and

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7           WHEREAS, the land exchange contemplated in the 1991  
8 agreement was realized almost one year later through the  
9 execution of an exchange deed dated March 11, 1992; and

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11           WHEREAS, the land owned by Kamehameha Schools that was  
12 transferred to the State to be managed by the Hawaii Community  
13 Development Authority pursuant to the agreement and deed  
14 consisted of parcels of land known as Honolulu Ford Block  
15 situated in Kakaako, Heeia Wetlands situated in the District of  
16 Koolaupoko, and an approximately seventy-acre portion of Heeia  
17 Meadowlands situated in the District of Koolaupoko; and

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19           WHEREAS, the land owned by the State that was transferred  
20 to Kamehameha Schools pursuant to the agreement and deed  
21 consisted of a parcel of land known as the Board of Water Supply  
22 site situated in Kakaako; and

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24           WHEREAS, as a condition of the land exchange, the State  
25 provided additional consideration to Kamehameha Schools,  
26 including assistance with subdivision of land and obtaining  
27 development permits, award of housing credits transferrable to  
28 fulfill requirements to provide affordable housing imposed on  
29 any of Kamehameha Schools' developments on the island of Oahu,  
30 and award of a Public Facility Dedication Credit constituting an  
31 exemption from or credit against the public facilities  
32 dedication requirement that may be imposed on Kamehameha



1 Schools' land development activities within the Kakaako  
2 Community Development District; and

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4 WHEREAS, transfer of the seventy-acre portion of Heeia  
5 Meadowlands was subject to certain development conditions,  
6 including the reconveyance of the land back to Kamehameha  
7 Schools in the event that the State elected to not develop it;  
8 and

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10 WHEREAS, at the time of the land exchange, the State  
11 anticipated that the subject lands would be developed for  
12 residential or commercial use, as appropriate, as evidenced by  
13 the development-incentivizing conditions and consideration that  
14 were part of the exchange; and

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16 WHEREAS, it appears that Kamehameha Schools has not yet, as  
17 of the present time, developed the Board of Water Supply site,  
18 despite this site's prime location within the Kakaako Community  
19 Development District in urban Honolulu and in close proximity to  
20 major transportation corridors and to downtown Honolulu; and

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22 WHEREAS, the Board of Water Supply site has the potential  
23 to serve as a valuable asset, both in terms of the contribution  
24 that its full use could make to the urban Honolulu community and  
25 the Kakaako Community Development District and in terms of  
26 potential public and private revenue that it could generate; and

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28 WHEREAS, the State is willing to take on the responsibility  
29 of developing the Board of Water Supply site to achieve its  
30 highest and best appropriate use within its urban context, which  
31 includes the Kakaako Community Development District; now,  
32 therefore,

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34 BE IT RESOLVED by the House of Representatives of the  
35 Twenty-sixth Legislature of the State of Hawaii, Regular Session  
36 of 2012, the Senate concurring, that the Hawaii Community  
37 Development Authority and Kamehameha Schools are hereby  
38 encouraged to consider a new land exchange whereby the State  
39 shall acquire the land known as the Board of Water Supply site  
40 situated in Kakaako in exchange for conveying to Kamehameha  
41 Schools suitably-zoned state land of the same fair market value;  
42 and



1 BE IT FURTHER RESOLVED that the Hawaii Community  
2 Development Authority is requested to submit a report to the  
3 Legislature no later than twenty days prior to the convening of  
4 the Regular Session of 2013 on the status of any discussions or  
5 negotiations of the land exchange requested to be considered by  
6 this measure; and

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8 BE IT FURTHER RESOLVED that certified copies of this  
9 Concurrent Resolution be transmitted to the Trustees of the  
10 Estate of Bernice Pauahi Bishop and to the Executive Director of  
11 the Hawaii Community Development Authority.

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14 OFFERED BY: \_\_\_\_\_

*Calvin L. King*

MAR 13 2012

