

# S.C.R. NO. 25

JAN 25 2012

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## SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-017  
KUAHELANI AVENUE, NO. 321, MILILANI, HAWAII.

1           WHEREAS, section 171-64.7, Hawaii Revised Statutes,  
2 requires the prior approval of the Legislature by concurrent  
3 resolution to sell certain state lands in fee simple; and  
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5           WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
6 states that "[t]he concurrent resolution shall contain the  
7 following information:

- 8           (1) The specific location and size in square feet or in  
9 other precise measure of the parcels of land to be  
10 sold or given;  
11           (2) The appraisal value of the land to be sold or given;  
12           (3) The names of all appraisers performing appraisals of  
13 the land to be sold or given;  
14           (4) The date of the appraisal valuation;  
15           (5) The purpose for which the land is being sold or given;  
16           (6) A detailed summary of any development plans for the  
17 land to be sold or given; and  
18           (7) A statement of whether the land is, or is not, land  
19 that was classed as government or crown lands previous  
20 to August 15, 1895, or was acquired by the State in  
21 exchange for such lands, and a detailed explanation of  
22 how the state department or agency made this  
23 determination.

24           A draft of the concurrent resolution for the prior approval  
25 of a sale or gift of land shall also be submitted to the office  
26 of Hawaiian affairs at least three months prior to the convening  
27 of a regular or special session of the legislature to allow the  
28 office to determine whether the land was classed as government  
29 or crown lands previous to August 15, 1895, or was acquired by  
30 the State in exchange for such lands"; and  
31

32           WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
33 Statutes, prior to finalizing any proposal for the sale or gift

1 of lands and prior to the submission of the concurrent  
2 resolution to the Legislature, an informational briefing on the  
3 proposed sale or gift of lands shall be held in the community  
4 where the land to be sold or given is located; and  
5

6 WHEREAS, the Hawaii Housing Finance and Development  
7 Corporation (the "Corporation") desires to sell the leased fee  
8 interest in 95-017 Kuahelani Avenue, No. 321, Mililani, Hawaii,  
9 and provides the following information pursuant to section 171-  
10 64.7, Hawaii Revised Statutes:

- 11 (1) The property is an apartment unit in the Naha  
12 Apartments condominium built in 1974 and is identified  
13 as a 764 square foot apartment unit, TMK No. 1-9-4-5-  
14 34-0156;
- 15 (2) The leased fee interest in this property was appraised  
16 to have a fair market value of \$34,300;
- 17 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
- 18 (4) The appraisal valuation date is July 1, 2011;
- 19 (5) The primary purpose for the sale of this property is  
20 to convey the leased fee interest to its current  
21 leasehold owners;
- 22 (6) There is no development plan for this unit, which is a  
23 residence; and
- 24 (7) As of August 15, 1895, the property was a portion of  
25 Royal Patent No. 5732, Land Commission Award No. 8241  
26 to Ioane Ii, and therefore private land; the  
27 Corporation's predecessor agency, the Hawaii Housing  
28 Authority, acquired title to the property through  
29 warranty deed of Mililani Town, Inc., dated October 7,  
30 1974, filed as Land Court Document No. 698788; and  
31 this was determined by a search of the title records  
32 by Title Guaranty of Hawaii on July 27, 2011; and  
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34 WHEREAS, the Corporation duly submitted a draft of the  
35 Concurrent Resolution to the Office of Hawaiian Affairs on  
36 October 3, 2011, more than three months prior to the opening  
37 date of the Regular Session of 2012; and  
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39 WHEREAS, the Corporation duly conducted a public  
40 informational briefing on the sale of this parcel on August 10,  
41 2011, at the Mililani High School cafeteria, Mililani, Hawaii,  
42 following publication of notice of the briefing in the Honolulu  
43 Star-Advertiser newspaper on August 4 and 7, 2011; and  
44

1 WHEREAS, no objection to the proposed sale was received at  
2 the public informational briefing; now, therefore,  
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4 BE IT RESOLVED by the Senate of the Twenty-sixth  
5 Legislature of the State of Hawaii, Regular Session of 2012, the  
6 House of Representatives concurring, that the sale of the leased  
7 fee interest in 95-017 Kuahelani Avenue, No. 321, Mililani,  
8 Hawaii, TMK No. 1-9-4-5-34-0156, is hereby approved; and  
9

10 BE IT FURTHER RESOLVED that a certified copy of this  
11 Concurrent Resolution be transmitted to the Executive Director  
12 of the Corporation.  
13

14 OFFERED BY:   
15

16 BY REQUEST  
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