A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. Chapter 206E, Hawaii Revised Statutes, is amended by adding a new part to be appropriately designated and to read as follows:

"PART . STADIUM DEVELOPMENT DISTRICT

§206E- Stadium development district; purpose; findings.

The legislature finds that the aloha stadium and lands under the jurisdiction of the stadium authority and department of accounting and general services are underutilized. The stadium facility has been in dire need of significant repair and maintenance for many years. The stadium authority has considered repairing, upgrading, and replacing the existing facility to optimize the public's enjoyment and ensure public safety. Redeveloping, renovating, or improving these public lands 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, is in the best
interests of the State and its people.

This chapter establishes the stadium development district
to make optimal use of public land for the economic,
residential, educational, and social benefit of the people of
Hawaii.

The legislature finds that the jurisdiction of the
authority shall include development within the stadium
development district. Any development within the district shall
require a permit from the authority.

§206E- Definitions. As used in this part, unless the
context otherwise requires:

"District" means the stadium development district
established by this part.

§206E- District; established; boundaries. (a) The
stadium development district is established and shall be
composed of all land under the jurisdiction of the stadium
authority established pursuant to section 109-1.

(b) The authority shall facilitate the development of all
property belonging to the State within the district; provided
that development is carried out in accordance with any county
transit-oriented development plans for lands surrounding the
district. In addition to any other duties that the authority
may have pursuant to this chapter, the authority's duties shall
include but not be limited to:

(1) Coordinating with other state entities during the
conveyance of properties and conducting remediation
activities for the property belonging to the State
within the district;

(2) Developing the infrastructure necessary to support the
development of all property belonging to the State
within the district; and

(3) Providing, to the extent feasible, maximum opportunity
for the reuse of property belonging to the State
within the district by private enterprise or state and
county government.

§206E- Development guidance policies. The following
shall be the development guidance policies generally governing
the authority's actions in the district:

(1) Development shall be in accordance with any county
transit-oriented development plan;
(2) With the approval of the governor, the authority, upon
the concurrence of a majority of its voting members,
may modify and make changes to a transit-oriented
development plan with respect to the district to
respond to changing conditions; provided that prior to
amending a transit-oriented development plan, the
authority shall conduct a public hearing to inform the
public of the proposed changes and receive public
input;

(3) The authority shall seek to promote economic
development and employment opportunities by fostering
diverse land uses and encouraging private sector
investments that use the opportunities presented by
the high-capacity transit corridor project consistent
with the needs of the public;

(4) The authority may engage in planning, design, and
construction activities within and outside the
district; provided that activities outside the
district shall relate to infrastructure development,
area-wide drainage improvements, roadway realignments
and improvements, business and industrial relocation,
and other activities the authority deems necessary to carry out development of the district and implement this chapter. The authority may undertake studies or coordinating activities in conjunction with the county and appropriate state agencies and may address facility systems, industrial relocation, and other activities;

(5) Hawaiian archaeological, historic, and cultural sites shall be preserved and protected;

(6) Endangered species of flora and fauna shall be preserved to the extent feasible;

(7) Land use and development activities within the district shall be coordinated with and, to the extent possible, complement existing county and state policies, plans, and programs affecting the district;

and

(8) Public facilities within the district shall be planned, located, and developed to support the development policies established by this chapter for the district and rules adopted pursuant to this chapter."
SECTION 2. There is appropriated out of the general revenues of the State of Hawaii the sum of $100,000,000 or so much thereof as may be necessary for fiscal year 2019-2020 for the stadium authority to establish and develop the stadium development district for public use.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 3. The legislature finds and declares that the issuance of special purpose revenue bonds under this Act is in the public interest and for the public health, safety, and general welfare. Pursuant to part III, chapter 39A, and chapter 206E, part VI, Hawaii Revised Statutes, the Hawaii community development authority, with the approval of the governor, may issue in one or more series revenue bonds in a total amount not to exceed $150,000,000 for the stadium authority to establish the stadium development district and build a new stadium as provided for in part , chapter 206E, Hawaii Revised Statutes.

The proceeds of the revenue bonds shall be deposited into the Hawaii community development revolving fund created in section 206E-16, Hawaii Revised Statutes.
The revenue bonds authorized under this Act shall be issued pursuant to part III, chapter 39, Hawaii Revised Statutes, and chapter 206E, part VI, Hawaii Revised Statutes. The authorization to issue revenue bonds under this Act shall lapse on June 30, 2024.

SECTION 4. The director of finance is authorized to issue general obligation bonds in the sum of $100,000,000 or so much thereof as may be necessary and the same sum or so much thereof as may be necessary is appropriated for fiscal year 2019-2020 to the Hawaii community development authority for the stadium authority to build a new stadium.

SECTION 5. The appropriation made for the capital improvement project authorized by section 4 of this Act shall not lapse at the end of the fiscal biennium for which the appropriation is made; provided that all moneys from the appropriation unencumbered as of June 30, 2022, shall lapse as of that date.

SECTION 6. This Act shall take effect on July 1, 2019.
Report Title:
Hawaii Community Development Authority; Stadium Development District; Appropriation

Description:
Establishes the stadium development district, which includes all state property under the jurisdiction of the stadium authority, and that property under the jurisdiction of the Hawaii community development authority for development purposes. Requires that any state development in the district obtain a permit from the authority. Appropriates funds.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.