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# A BILL FOR AN ACT

RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY.

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

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

4                       "PART       .   STADIUM DEVELOPMENT DISTRICT

5           §206E-       Stadium development district; purpose; findings.

6 The legislature finds that the aloha stadium and lands under the  
7 jurisdiction of the stadium authority and department of  
8 accounting and general services are underutilized. The stadium  
9 facility has been in dire need of significant repair and  
10 maintenance for many years. The stadium authority has  
11 considered repairing, upgrading, and replacing the existing  
12 facility to optimize the public's enjoyment and ensure public  
13 safety. Redeveloping, renovating, or improving these public  
14 lands in a manner that will provide suitable recreational,  
15 residential, educational, and commercial areas where the public  
16 can live, congregate, recreate, attend schools, and shop as part



1 of a thoughtfully integrated experience, is in the best  
2 interests of the State and its people.

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

6 The legislature finds that the jurisdiction of the Hawaii  
7 community development authority shall include development within  
8 the stadium development district. Any development within the  
9 district shall require a permit from the authority.

10 §206E- Definitions. As used in this part, unless the  
11 context otherwise requires:

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

14 §206E- District; established; authority's duties within  
15 the district. (a) The stadium development district is  
16 established and shall be composed of all land under the  
17 jurisdiction of the stadium authority established pursuant to  
18 section 109-1.

19 (b) The authority shall facilitate the development of all  
20 property belonging to the State within the district; provided  
21 that development is carried out in accordance with any county



1 transit-oriented development plans for lands surrounding the  
2 district. In addition to any other duties that the authority  
3 may have pursuant to this chapter, the authority's duties shall  
4 include:

5 (1) Coordinating with the federal government regarding the  
6 ownership and use of, or restrictions on, properties  
7 within the district that were previously owned or are  
8 currently owned by the federal government;

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

13 (3) Developing the infrastructure necessary to support the  
14 development of all property belonging to the State  
15 within the district; and

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



1           **§206E-       Development guidance policies.** The following  
2 shall be the development guidance policies generally governing  
3 the authority's actions in the district:

4           (1) Development shall be in accordance with any county  
5 transit-oriented development plan, unless modified by  
6 the authority pursuant to paragraph (2);

7           (2) With the approval of the governor, the authority, upon  
8 the concurrence of a majority of its voting members,  
9 may modify and make changes to a transit-oriented  
10 development plan with respect to the district to  
11 respond to changing conditions; provided that before  
12 amending a transit-oriented development plan, the  
13 authority shall conduct a public hearing to inform the  
14 public of the proposed changes and receive public  
15 input;

16          (3) The authority shall seek to promote economic  
17 development and employment opportunities by fostering  
18 diverse land uses and encouraging private sector  
19 investments that use the opportunities presented by  
20 the high-capacity transit corridor project consistent



- 1 with the needs of the public, including mixed use  
2 housing and housing in transit-oriented developments;
- 3 (4) The authority may engage in planning, design, and  
4 construction activities within and outside the  
5 district; provided that activities outside the  
6 district shall relate to infrastructure development,  
7 area-wide drainage improvements, roadway realignments  
8 and improvements, business and industrial relocation,  
9 and other activities the authority deems necessary to  
10 carry out development of the district and implement  
11 this part. The authority may undertake studies or  
12 coordinating activities in conjunction with the county  
13 and appropriate state agencies and may address  
14 facility systems, industrial relocation, and other  
15 activities;
- 16 (5) Hawaiian archaeological, historic, and cultural sites  
17 shall be preserved and protected;
- 18 (6) Endangered species of flora and fauna shall be  
19 preserved as required by state and federal law;
- 20 (7) Land use and development activities within the  
21 district shall be coordinated with and, to the extent



1 possible, complement existing county and state  
2 policies, plans, and programs affecting the district;  
3 and

4 (8) Public facilities within the district shall be  
5 planned, located, and developed to support the  
6 development policies established by this chapter for  
7 the district and rules adopted pursuant to this  
8 chapter."

9 SECTION 2. There is appropriated out of the general  
10 revenues of the State of Hawaii the sum of \$50,000,000 or so  
11 much thereof as may be necessary for fiscal year 2019-2020 for  
12 the establishment and development of the stadium development  
13 district for public use.

14 The sum appropriated shall be expended by the Hawaii  
15 community development authority for the purposes of this Act;  
16 provided that the appropriation shall not lapse at the end of  
17 the fiscal year for which the appropriation is made; provided  
18 further that all moneys unencumbered as of June 30, 2022, shall  
19 lapse as of that date.

20 SECTION 3. The legislature finds and declares that the  
21 issuance of revenue bonds pursuant to part III, chapter 39,



1 Hawaii Revised Statutes, under this Act is in the public  
2 interest and for the public health, safety, and general welfare.  
3 Accordingly, the Hawaii community development authority, with  
4 the approval of the governor, may issue in one or more series  
5 revenue bonds in a total amount not to exceed \$150,000,000 for  
6 the Hawaii community development authority to implement the  
7 stadium development district and build a new stadium as provided  
8 for in part , chapter 206E, Hawaii Revised Statutes.

9 The proceeds of the revenue bonds shall be deposited into  
10 the Hawaii community development revolving fund created in  
11 section 206E-16, Hawaii Revised Statutes.

12 The revenue bonds authorized under this Act shall be issued  
13 pursuant to part III, chapter 39, Hawaii Revised Statutes. The  
14 authorization to issue revenue bonds under this Act shall lapse  
15 on June 30, 2024.

16 SECTION 4. The director of finance is authorized to issue  
17 general obligation bonds in the sum of \$150,000,000 or so much  
18 thereof as may be necessary and the same sum or so much thereof  
19 as may be necessary is appropriated for fiscal year 2019-2020 to  
20 the Hawaii community development authority to build a new  
21 stadium.



1 SECTION 5. Any law to the contrary notwithstanding, the  
2 appropriation for the capital improvement project under section  
3 30 of Act 49, Session Laws of Hawaii 2017, as amended by  
4 section 5 of Act 53, Session Laws of Hawaii 2018, in the amounts  
5 indicated or balances thereof, unallotted, allotted,  
6 unencumbered, or encumbered and unrequired, is hereby lapsed:

7 "Item No.	Amount (MOF)
8 H 18	\$10,000 C"

9 SECTION 6. The director of finance is authorized to issue  
10 general obligation bonds in the sum of \$9,405,252 or so much  
11 thereof as may be necessary and the same sum or so much thereof  
12 as may be necessary is appropriated for fiscal year 2019-2020 to  
13 the Hawaii community development authority to build a new  
14 stadium.

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

17 SECTION 7. The appropriation made for the capital  
18 improvement project authorized by sections 4 and 6 of this Act  
19 shall not lapse at the end of the fiscal biennium for which the





1 appropriation is made; provided that all moneys from the  
2 appropriation unencumbered as of June 30, 2022, shall lapse as  
3 of that date.

4 SECTION 8. This Act shall take effect on January 1, 2050.



**Report Title:**

HCDA; Stadium Authority; Stadium Development District;  
Appropriation

**Description:**

Establishes the Stadium Development District comprising all state land under the Stadium Authority's jurisdiction. Authorizes HCDA to facilitate the development of all state property within the District including building a new stadium. Authorizes the issuance of revenue bonds and general obligation bonds. Appropriates funds. Effective 1/1/2050. (SD1)

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

