STAND. COM. REP. NO. 582

Honolulu, Hawaii FEB 19 , 2021

RE: H.B. No. 467 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2021 State of Hawaii

Sir:

Your Committee on Judiciary & Hawaiian Affairs, to which was referred H.B. No. 467, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO PUBLIC LANDS,"

begs leave to report as follows:

The purpose of this measure is to redevelop certain areas or regions of public lands by:

- (1) Establishing a framework to identify and redevelop areas of public lands that are classified as commercial, industrial, hotel, apartment, motel, or resort parcels in need of revitalization;
- (2) Creating a nine-member planning committee for each redevelopment district to provide policy direction and prepare a redevelopment plan;
- (3) Establishing a revolving fund for each redevelopment district for deposit of fifty percent of the revenues, income, and receipts from the public lands in the redevelopment district, legislative appropriations, gifts, grants, and other funds;
- (4) Creating the Waiakea Peninsula Redevelopment District on the island of Hawaii, Waiakea Peninsula Redevelopment



582

District Planning Committee, and Waiakea Peninsula Redevelopment District Revolving Fund;

- (5) Authorize the Board of Land and Natural Resources to approve rental reductions or waivers for leases that require substantial demolition costs or infrastructure improvement costs in order for the lessee to utilize the premises;
- (6) Authorizing a local redevelopment agency to negotiate a development agreement with a developer for commercial, business, hotel, or resort uses on public lands within a redevelopment area;
- (7) Providing that the general excise tax laws do not apply to amounts received from the construction of work or improvements of a redevelopment project; and
- (8) Amending the definition of "use" under use tax laws to exclude the use of material, parts, or tools imported or purchased by a person licensed under general excise tax laws that are used for the construction of work or improvements of a redevelopment project.

Your Committee received testimony in support of this measure from the Kohala Coast Resort Association and Hawaii Association of REALTORS. Your Committee received testimony in opposition to this measure from the Kūpuna for the Mo'opuna and Ka Lāhui Hawai'i Kōmike Kalai'āina. Your Committee received comments on this measure from the Department of Taxation, Department of Budget and Finance, and Department of Land and Natural Resources.

Your Committee finds that because of the policies guiding the management of public lands with commercial, industrial, resort, and hotel uses, there has been little incentive for lessees to make major improvements to their infrastructure, resulting in the deterioration of infrastructure and facilities. The lack of improvements in many of these areas has resulted in dilapidation, deterioration, or obsolescence of buildings and structures. Your Committee believes this measure will help rejuvenate public lands over time and warrants further consideration. Your Committee notes that the intent of this measure is for the redevelopment of public lands on Waiakea Peninsula.



STAND. COM. REP. NO. Page 3

582

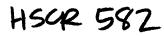
As affirmed by the record of votes of the members of your Committee on Judiciary & Hawaiian Affairs that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 467, H.D. 1, and recommends that it be referred to your Committee on Finance.

> Respectfully submitted on behalf of the members of the Committee on Judiciary & Hawaiian Affairs,

NAKASHIMA, Chair

2021-1672 HB467 HD1 HSCR HMSO

State of Hawaii House of Representatives The Thirty-first Legislature



Record of Votes of the Committee on Judiciary & Hawaiian Affairs

Bill/Resolution No.: HB467 HD1	Committee	Referral: L, JHA, 1	FIN Date:	2-11-	21
□ The committee is reconsidering its previous decision on the measure.					
The recommendation is to: Image: Pass, unamended (as is) Image: Pass, with amendments (HD) Image: Hold Image: Pass short form bill with HD to recommit for future public hearing (recommit)					
JHA Members		Ayes	Ayes (WR)	Nays	Excused
1. NAKASHIMA, Mark M. (C)					
2. MATAYOSHI, Scot Z. (VC)		\checkmark			
3. ICHIYAMA, Linda				아이지 말라는 다.	
4. KOBAYASHI, Dale T.				<u> </u>	
5. LoPRESTI, Matthew S.		saaraa ka kuun kuun kuun kuun kuun kuun kuun			in the way phills into the second
6. LOWEN, Nicole E.				an a	
7. McKELVEY, Angus L.K.				國際 自然管理 感謝	
8. NAKAMURA, Nadine K.				<u>h na in Cristi</u>	
o. NARAMURA, Naume K.					
9. TAKUMI, Roy M.	<mark>n an an an an an an ann an an an an an a</mark>			inn linnst de la transfatt	
10. TODD, Chris					
11. TOKIOKA, James Kunane	计成功法 机酸纤维分析				
12 WADD Come				an a	
12. WARD, Gene		V			-
TOTAL (12)		10	2	Ø	Q
ne recommendation is: Adopted Not Adopted If joint referral,					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					