

JAN 23 2014

A BILL FOR AN ACT

RELATING TO LAND EXCHANGE.

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

PART I

SECTION 1. The legislature finds that in December of 2012, the State purchased 1,750 acres of agricultural land in central Oahu. Surrounding these lands are approximately twenty thousand acres of agricultural and conservation lands owned by Dole Food Company, Inc. These lands have been listed for sale at \$175,000,000.

The legislature further finds that there is a continuing need to protect and preserve unique natural assets, both for the enjoyment of future generations and to establish base lines for environmental impact. The present system of preserves, sanctuaries, and refuges must be strengthened, and additional areas of land suitable for agriculture and preservation should be set aside. These additional areas of land may contain rare species of plants and animals, portions of the State's major watershed areas, and prime agricultural lands.



1 The purpose of this part is to identify state-owned parcels
2 of land to exchange for certain parcels of conservation and
3 agricultural land currently owned by Dole Food Company, Inc.

4 SECTION 2. (a) The board of land and natural resources
5 shall exchange the following parcels of land under its
6 jurisdiction located on the island of Oahu identified by tax map
7 keys 91016120, 91016179, 91016180, 91016181, 91017094, 91017095,
8 91017096, 91017106, 91017107, 91017110, 91017111, and 91151001,
9 and acquire through exchange certain lands located on the island
10 of Oahu and owned by Dole Food Company, Inc., identified as tax
11 map keys 6-1-02-01, 6-1-02-23, 6-1-02-24, 6-2-02-02, 6-2-02-04,
12 6-2-02-23, 6-2-05-02, 6-2-05-35, 6-2-06-01, 6-2-06-06, 6-2-07-
13 02, 6-2-07-04, 6-2-07-07, 6-2-07-08, 6-2-07-11, 6-2-10-06, 6-2-
14 11-20, 6-3-01-02, 6-3-01-03, 6-3-01-05, 6-4-01-01, 6-4-01-04,
15 6-4-01-05, 6-4-01-12, 6-4-02-01, 6-4-03-01, 6-4-03-03, 6-4-04-
16 01, 6-4-04-06, 6-4-04-08, 6-5-01-14, 6-5-01-44, 6-5-01-46, 6-5-
17 02-06, 6-5-02-07, 6-5-02-08, 6-5-02-11, 6-5-02-18, 6-5-02-19,
18 6-5-02-23, 6-5-05-02, 6-5-05-03, 6-5-05-04, 6-6-10-10, 6-6-12-
19 01, 6-6-14-04, 6-6-22-01, 6-6-23-03, 6-6-24-01, 6-6-25-01, 6-6-
20 25-02, 6-6-25-06, 6-6-27-08, 6-6-27-09, 6-6-27-10, 6-7-01-05,
21 6-7-01-08, 6-7-01-26, 6-7-01-30, 6-7-01-34, 6-7-01-37, 6-7-01-
22 63, 6-7-02-14, 6-7-02-35, 6-7-02-36, 6-7-02-46, 6-7-03-02, 6-7-



1 03-06, 6-7-03-07, 6-7-04-01, 6-7-04-04, 6-7-09-03, 6-7-13-07,
2 6-8-02-05, 6-8-03-09, 6-8-06-17, 6-8-07-05, 7-1-02-06, 7-1-02-
3 23, 7-1-02-34, 7-1-02-35, 7-1-02-36, 7-2-01-03, and 7-4-012-016.

4 (b) In this exchange between the State and Dole Food
5 Company, Inc., the acreage of land need not be equal; provided
6 that the value of state lands calculated at highest and best use
7 shall be equal to the value of lands exchanged.

8 (c) After this exchange between the State and Dole Food
9 Company, Inc., the State shall transfer the acquired lands as
10 follows:

11 (1) Approximately 6,000 acres of land to the agribusiness
12 development corporation for farming and ranching;

13 (2) Approximately 9,000 acres of land to the department of
14 land and natural resources for recreation, hiking,
15 hunting, and watershed and species protection; and

16 (3) Existing land with housing to the Hawaii housing
17 finance development corporation for workforce housing.

18 **PART II**

19 SECTION 3. Section 206E-193, Hawaii Revised Statutes, is
20 amended to read as follows:

21 "~~[+]§206E-193[+]~~ **District established; boundaries.** (a)

22 The Kalaeloa community development district is established. The



1 district shall include that area within the boundaries described
2 as follows: the eastern boundary begins at Geiger Gate and runs
3 along East Hansen Road to the intersection with Essex Road until
4 its termination at White Plains Beach Park, where it follows the
5 eastern boundary of parcel 9-1-13:74 to the shoreline at the
6 mean high water mark; the northern boundary begins at the
7 eastern corner at the Geiger Road entry gate where it becomes
8 Roosevelt Road and continues westward until its intersection
9 with West Perimeter Road; the western boundary follows the West
10 Perimeter Road until its termination and then follows the
11 western border of parcel 9-1-13:30 to the shoreline at the mean
12 high water mark; two parcels (9-1-13:01 and 9-1-13:09) lying
13 west of West Perimeter Road toward its mauka end, and two
14 parcels (9-1-31:28 and 9-1-31:47) lying west of West Perimeter
15 Road on its makai end, all of which are physically separated
16 from the western boundary by a storm water drainage canal, are
17 also included; the southern boundary follows the shoreline at
18 the mean high water mark from the western boundary of parcel 9-
19 1-13:30 to the eastern boundary of White Plains Beach Park (9-1-
20 13:74). All references to parcel numbers contained [~~herein~~] in
21 this subsection indicate the areas identified by such tax map
22 key numbers as of March 18, 2002.



(b) The district shall also include parcels of land identified by tax map keys 91016120, 91016179, 91016180, 91016181, 91017094, 91017095, 91017096, 91017106, 91017107, 91017110, 91017111, and 91151001."

PART III

SECTION 4. The purpose of this part is to establish within the state treasury a special fund to be known as the Whitmore project facility revenue bond special fund into which the proceeds of revenue bonds shall be deposited for purchasing certain parcels of land from Dole Food Company, Inc.

SECTION 5. Chapter 163D, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"§163D- Whitmore project facility revenue bond special fund. (a) There is established within the state treasury a

special fund to be known as the Whitmore project facility revenue bond special fund, which shall be administered by the corporation and into which shall be deposited the proceeds of the revenue bonds secured under the same trust indenture; provided that the total amount of moneys in the fund shall not exceed \$ at the end of any fiscal year.



The sum appropriated shall be expended by the agribusiness development corporation for the purposes of this Act.

SECTION 7. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

INTRODUCED BY:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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S.B. NO. 3065

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Report Title:

Exchange for Conservation Lands; Whitmore Project Facility
Revenue Bond Special Fund; Dole Food Company; Kalaeloa Community
Development District; Appropriation

Description:

Part I: Authorizes the State to exchange lands for certain agricultural and conservation lands owned by Dole Food Company, Inc. Part II: Expands the Kalaeloa community development district. Part III: Establishes the Whitmore project facility revenue bond special fund into which proceeds from revenue bonds shall be deposited for purchasing certain parcels of land from Dole Food Company, Inc. Appropriates funds to acquire certain Dole Food lands.

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

