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# A BILL FOR AN ACT

RELATING TO PUBLIC LANDS.

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

1 PART I

2 SECTION 1. The legislature finds that among the classes of  
3 public lands managed by the department of land and natural  
4 resources are commercial, industrial, hotel, and resort lands.  
5 The legislature further finds that because of restrictions  
6 imposed by various land management policies, there is little  
7 incentive for lessees of various parcels to make improvements to  
8 the leased parcels. This has resulted in dilapidation,  
9 deterioration, and obsolescence of the properties, which reduces  
10 the revenue-generating potential of the parcels.

11 The purpose of this part is to facilitate revitalization of  
12 public lands that include commercial, industrial, resort, and  
13 hotel infrastructure that have fallen into disrepair or  
14 obsolescence by:

15 (1) Providing a means to identify public lands in need of  
16 revitalization and establish procedures for  
17 redevelopment of those lands; and



1 (2) Amending generally-applicable lease requirements for  
2 public lands to remove barriers to redevelopment and  
3 to continued improvement and maintenance of  
4 infrastructure on those lands.

5 SECTION 2. Chapter 171, Hawaii Revised Statutes, is  
6 amended by adding a new part to be appropriately designated and  
7 to read as follows:

8 "PART . PUBLIC LANDS REDEVELOPMENT

9 §171-A Findings; purpose. (a) The legislature finds  
10 that:

- 11 (1) Because of the policies guiding the management of  
12 public lands with commercial, industrial, hotel, and  
13 resort uses, there has been little incentive for the  
14 lessees of those properties to make major investments  
15 in improvements to their infrastructure, resulting in  
16 the deterioration of infrastructure and facilities;
- 17 (2) The lack of improvement to property in many of these  
18 areas has resulted in dilapidation, deterioration,  
19 age, or obsolescence of the buildings and structures  
20 in those areas; and



1 (3) The department has the responsibility of planning for  
2 the disposition of commercial, industrial, hotel, and  
3 resort classes of public lands to determine:

- 4 (A) Specific use or uses;
- 5 (B) Minimum size of parcels;
- 6 (C) Required building construction or improvements;
- 7 and
- 8 (D) Lease terms and requirements.

9 (b) The purpose of this part is to authorize the  
10 designation of areas or regions of public lands classified as  
11 commercial, industrial, hotel, and resort and the establishment  
12 and implementation of guidelines for the redevelopment of the  
13 areas or regions that will:

- 14 (1) Define policies for the management of public lands in  
15 the designated area or region;
- 16 (2) Establish a plan for the designated area or region,  
17 including district-wide improvements, that is  
18 coordinated with state and county land use and  
19 planning policies; and
- 20 (3) Implement asset and property management concepts that  
21 can optimize income from the properties and evolve in



1 response to changing principles of property  
2 administration.

3 (c) The legislature finds that the rejuvenation of areas  
4 of public lands that have become dilapidated, obsolete, or have  
5 deteriorated over time is in the public interest and constitutes  
6 a valid public purpose.

7 **§171-B Definitions.** As used in this part:

8 "Planning committee" or "committee" means the policy-making  
9 committee established for a redevelopment district pursuant to  
10 section 171-D.

11 "Public facilities" includes streets and highways, storm  
12 drainage systems, water systems, street lighting systems, off-  
13 street parking facilities, and sanitary sewerage systems.

14 "Redevelopment district" or "designated district" means an  
15 area of public lands designated for redevelopment pursuant to  
16 section 171-C.

17 **§171-C Designation of redevelopment district; boundaries.**

18 (a) The legislature shall designate redevelopment districts by  
19 statute for any area of public lands designated as an industrial  
20 park pursuant to section 171-132 or classified as commercial,  
21 industrial, hotel, or resort use pursuant to section 171-10 if



1 the legislature determines that there is a need for planning,  
2 development, or redevelopment because the buildings and infra-  
3 structures in the area are dilapidated or have deteriorated due  
4 to age or obsolescence.

5 (b) The designation shall describe the boundaries of the  
6 redevelopment district.

7 **§171-D Planning committee; district administrator; repeal.**

8 (a) Upon the designation of a redevelopment district pursuant  
9 to section 171-C, a planning committee for the designated  
10 district shall be established and placed in the department for  
11 administrative purposes.

12 (b) The committee shall be a policy-making committee for  
13 the designated district and shall consist of nine members. The  
14 members shall consist of:

- 15 (1) The chairperson of the board of land and natural  
16 resources and the director of planning of the county  
17 in which the designated district is located, or their  
18 designated representatives, who shall be ex officio,  
19 voting members of the committee; and



- 1           (2) Seven public, voting members appointed by the governor
- 2           pursuant to section 26-34; provided that of the
- 3           members appointed pursuant to this paragraph:
- 4           (A) Three members shall be selected from a list of
- 5           six names submitted by the president of the
- 6           senate and speaker of the house of
- 7           representatives in collaboration with the
- 8           legislators from the county in which the
- 9           designated district is located;
- 10          (B) Seven members shall be selected on the basis of
- 11          their knowledge, experience, and expertise in:
- 12           (i) Management of small or large businesses;
- 13           (ii) Economics, banking, investment, or finance;
- 14           (iii) Real estate development;
- 15           (iv) Real estate management;
- 16           (v) Marketing; or
- 17           (vi) Hotel and resort management; and
- 18          (C) Four members shall be residents of the county in
- 19          which the designated district is located, and
- 20          three members shall be residents of the State.



1 (c) The committee shall elect its chairperson from among  
2 its public, voting members.

3 (d) The members of the committee shall serve without  
4 compensation but shall be reimbursed for reasonable expenses,  
5 including travel expenses, incurred in the performance of their  
6 duties.

7 (e) The committee shall appoint a district administrator,  
8 who shall be the chief executive officer for the designated  
9 district. The district administrator shall have experience and  
10 expertise in engineering, planning, architecture, real estate,  
11 or law. The committee shall set the district administrator's  
12 duties, responsibilities, holidays, vacations, leaves, hours of  
13 work, and working conditions. The committee shall set the  
14 salary of the district administrator, who shall serve at the  
15 pleasure of the committee and shall be exempt from chapter 76.

16 (f) The committee shall be dissolved on June 30 of the  
17 tenth year following the effective date of the Act establishing  
18 the designated district.

19 **§171-E Planning committee; powers and duties; generally.**

20 The committee shall have the powers and duties related to its  
21 functions in the designated district that are delegated to the



1 committee by the board. In addition to the powers and duties  
2 delegated to the committee by the board, the committee may:

3 (1) Through its district administrator, appoint staff and  
4 employees, prescribe their duties and qualifications,  
5 and fix their salaries, without regard to chapter 76;

6 (2) Through its district administrator, allocate space or  
7 spaces that are to be occupied by the committee and  
8 appropriate staff, and purchase necessary supplies,  
9 equipment, or furniture;

10 (3) Prepare a redevelopment plan for the designated  
11 district;

12 (4) Notwithstanding any other law to the contrary, renew  
13 or renegotiate any lease in connection with any  
14 project contained in the redevelopment plan for the  
15 designated district, on terms and conditions as the  
16 committee deems advisable;

17 (5) Prepare or cause to be prepared plans, design  
18 criteria, landscaping, and estimates of costs for the  
19 construction, rehabilitation, or repair of any project  
20 contained in the redevelopment plan for the designated



- 1 district, and from time to time modify the plans or  
2 estimates;
- 3 (6) Conduct studies in conjunction with county and state  
4 agencies necessary to determine the appropriate  
5 activities for redevelopment in the designated  
6 district;
- 7 (7) Reduce or waive the lease rental on any lease of  
8 public land for any project in the designated district  
9 that requires substantial improvements; provided that  
10 the reduction or waiver shall not exceed one year in  
11 duration;
- 12 (8) Make and execute all contracts and instruments that  
13 are necessary for the exercise of the committee's  
14 powers and functions relating to the designated  
15 district, including the engaging of the services of  
16 consultants for the rendering of professional and  
17 technical assistance and advice;
- 18 (9) Enter into a redevelopment agreement with a developer  
19 or developers for any project contained in the  
20 redevelopment plan; provided that the redevelopment  
21 agreement shall contain:



- 1 (A) The location, area, and size of the parcel to be
- 2 redeveloped;
- 3 (B) The use or uses of the parcel in conformance with
- 4 the redevelopment plan and applicable state and
- 5 county laws and ordinances;
- 6 (C) The period of time for the construction and
- 7 completion of the redevelopment; and
- 8 (D) Other terms and conditions that the committee
- 9 deems necessary;
- 10 (10) Work closely and communicate with the county
- 11 government to coordinate the execution of the
- 12 designated district's planning, incremental projects,
- 13 work schedules, public works, and budget; and
- 14 (11) Do any and all things necessary to carry out the
- 15 committee's purposes and exercise the powers
- 16 established pursuant to this part.

17 **§171-F District redevelopment plan.** (a) The committee  
 18 shall prepare a redevelopment plan for the designated district,  
 19 including district development policies, the district  
 20 improvement program, necessary public facilities, and the  
 21 development guidelines and rules for the designated district.



1 In carrying out its planning activities, the committee shall  
2 comply with applicable state and county statutes, ordinances,  
3 and rules.

4 (b) The committee shall prepare a redevelopment plan for  
5 the designated district that:

6 (1) Establishes, if applicable, areas principally for:

7 (A) Commercial activities;

8 (B) Processing, construction, manufacturing,  
9 transportation, wholesaling, storage and similar  
10 industrial activities;

11 (C) Resort and hotel activities, including uses that  
12 provide facilities and services for visitors; or

13 (D) Public facilities and recreational facilities;  
14 with detailed standards for height, bulk, size,  
15 and location of buildings;

16 (2) Includes a district-wide improvement program for  
17 necessary district-wide public facilities within the  
18 designated district;

19 (3) Includes plans, specifications, and estimates of the  
20 costs for the development, construction,  
21 reconstruction, or improvement of any project in the



1 designated district; provided that the committee may  
2 from time to time modify the plans, specifications, or  
3 estimates;

4 (4) If possible, identifies specific uses for areas in the  
5 designated district and the required parceling of land  
6 into minimum size areas related to the specific uses;

7 (5) Determines the lease rental that should be established  
8 for the specific uses and the terms and conditions of  
9 the leases; and

10 (6) Establishes interim development controls to be  
11 implemented during the transition to the execution of  
12 the provisions of the redevelopment plan, such as  
13 recommending the holdover of a lessee pursuant to  
14 section 171-40 or issuance of permits pursuant to  
15 section 171-55 to existing lessees upon the expiration  
16 of their lease terms.

17 (c) The district redevelopment plan may provide for the  
18 withdrawal or taking for public purposes of the public land or  
19 portion of the public land under a lease. The rental shall be  
20 reduced in proportion to the value of the portion of the  
21 premises condemned, and the lessee shall be entitled to receive



1 the proportionate value of the permanent improvements legally  
2 made to or constructed upon the land by the lessee taken in the  
3 proportion that it bears to the unexpired term of the lease.

4 (d) The committee shall hold a public hearing on a  
5 proposed redevelopment plan for the designated district, and  
6 shall consider the comments received and incorporate any  
7 revisions to the plan that may be necessary.

8 (e) Two years after the date the committee is established,  
9 it shall submit a report to the board with the redevelopment  
10 plan recommended by the committee along with recommendations for  
11 appropriations by the legislature, the authorization of bonds,  
12 or both, to implement the redevelopment plan in a timely manner.  
13 The board shall submit the report to the governor and the  
14 legislature, not later than twenty days prior to the convening  
15 of the 2020 regular session, with a request for the required  
16 appropriations, bond authorization, or both.

17 (f) The designated district redevelopment plan shall  
18 supersede all other inconsistent ordinances and rules relating  
19 to the use, planning, development, and construction on public  
20 land in the designated district.



1           §171-G Designated redevelopment district revolving fund.

2       (a) A separate revolving fund shall be established for each  
3 redevelopment district designated pursuant to section 171-C,  
4 into which shall be deposited:

5           (1) Fifty per cent of the revenues, income, and receipts  
6 of the department from the public lands in the  
7 designated district, notwithstanding section 171-19;

8           (2) Moneys appropriated by the legislature to the  
9 revolving fund; and

10          (3) Any gifts, grants, and other funds accepted by the  
11 department.

12 Each revolving fund shall bear the name used by the legislature  
13 in designating the redevelopment district.

14          (b) Moneys in the designated redevelopment district  
15 revolving fund shall be used in the designated district for the  
16 purposes of this part; provided that no expenditure shall be  
17 made from the fund and no obligation shall be incurred against  
18 the fund in excess of the amount standing to the credit of the  
19 fund."



1 SECTION 3. Section 171-1, Hawaii Revised Statutes, is  
2 amended by amending the definition of "public purpose" to read  
3 as follows:

4 "Public purpose", as used in this chapter, unless the  
5 context clearly indicates otherwise, includes but shall not be  
6 limited to all public uses, the straightening of boundaries of  
7 public lands, acquisition of access to landlocked public lands,  
8 the consolidation of the holdings of public lands, development  
9 of houselots, farmlots, ~~and~~ industrial parks[-], and the  
10 redevelopment of public lands pursuant to part ."

11 SECTION 4. Section 171-35, Hawaii Revised Statutes, is  
12 amended to read as follows:

13 "**§171-35 Lease provisions; generally.** Every lease issued  
14 by the board of land and natural resources shall contain:

- 15 (1) The specific use or uses to which the land is to be  
16 employed;
- 17 (2) The exact commencement and termination dates for the  
18 lease, and the term and type of notice required to  
19 exercise any renewal option, if applicable;



1        [~~2~~] (3) The improvements required; provided that a  
2                    minimum reasonable time be allowed for the completion  
3                    of the improvements;

4        [~~3~~] (4) Restrictions against alienation as set forth in  
5                    section 171-36;

6        [~~4~~] (5) The rent, as established by the board or at  
7                    public auction, which shall be payable not more than  
8                    one year in advance, in monthly, quarterly,  
9                    semiannual, or annual payments;

10       [~~5~~] (6) Where applicable, adequate protection of forests,  
11                   watershed areas, game management areas, wildlife  
12                   sanctuaries, and public hunting areas, reservation of  
13                   rights-of-way and access to other public lands, public  
14                   hunting areas, game management areas, or public  
15                   beaches, and prevention of nuisance and waste; and

16       [~~6~~] (7) [~~Sueh~~] Any other terms and conditions as the  
17                   board deems advisable to more nearly effectuate the  
18                   purposes of the state constitution and of this  
19                   chapter."

20                   SECTION 5. Section 171-36, Hawaii Revised Statutes, is  
21                   amended as follows:



1           1. By amending subsections (a) and (b) to read:

2           "(a) Except as otherwise provided, the following

3 restrictions shall apply to all leases:

4           ~~[-(1) Options for renewal of terms are prohibited,~~

5           ~~-(2)]~~ (1) No lease shall be for a longer term than sixty-

6           five years, except in the case of a residential

7           leasehold which may provide for an initial term of

8           fifty-five years with the privilege of extension to

9           meet the requirements of the Federal Housing

10           Administration, Federal National Mortgage Association,

11           Federal Land Bank of Berkeley, Federal Intermediate

12           Credit Bank of Berkeley, Berkeley Bank for

13           Cooperatives, or Veterans Administration requirements;

14           ~~[provided that the aggregate of the initial term and~~

15           ~~extension shall in no event exceed seventy five years,~~

16           ~~-(3) No lease shall be made for any land under a lease~~

17           ~~which has more than two years to run,~~

18           ~~-(4)]~~ (2) No lease shall be made to any person who is in

19           arrears in the payment of taxes, rents, or other

20           obligations owing the State or any county;



1        ~~[-5-]~~ (3) No lease shall be transferable or assignable,  
2                except by devise, bequest, or intestate succession;  
3                provided that with the approval of the board of land  
4                and natural resources, the assignment and transfer of  
5                a lease or unit thereof may be made in accordance with  
6                current industry standards, as determined by the  
7                board; provided further that prior to the approval of  
8                any assignment of lease, the board ~~[shall have the~~  
9                ~~right to]~~ may review and approve the consideration to  
10                be paid by the assignee and may condition its consent  
11                to the assignment of the lease on payment by the  
12                lessee of a premium based on the amount by which the  
13                consideration for the assignment, whether by cash,  
14                credit, or otherwise, exceeds the depreciated cost of  
15                improvements and trade fixtures being transferred to  
16                the assignee; provided further that with respect to  
17                state agricultural leases, ~~[in the event of]~~ if a  
18                foreclosure or sale~~[-]~~ occurs, the premium, if any,  
19                shall be assessed only after the encumbrances of  
20                record and any other advances made by the holder of a  
21                security interest are paid;



1        [~~(6)~~] (4) The lessee shall not sublet the whole or any part  
2                    of the demised premises except with the approval of  
3                    the board; provided that prior to the approval, the  
4                    board [~~shall have the right to~~] may review and approve  
5                    the rent to be charged to the sublessee; provided  
6                    further that in the case where the lessee is required  
7                    to pay rent based on a percentage of its gross  
8                    receipts, the receipts of the sublessee shall be  
9                    included as part of the lessee's gross receipts;  
10                   provided further that the board [~~shall have the right~~  
11                   ~~to~~] may review and, if necessary, revise the rent of  
12                   the demised premises based upon the rental rate  
13                   charged to the sublessee including the percentage  
14                   rent, if applicable, and provided that the rent may  
15                   not be revised downward;

16        [~~(7)~~] (5) The lease shall be for a specific use or uses and  
17                    shall not include waste lands, unless it is  
18                    impractical to provide otherwise;

19        [~~(8)~~] (6) Mineral and metallic rights and surface and  
20                    ground water shall be reserved to the State; and



1        [~~9~~] (7) No lease of public lands, including submerged  
2            lands, nor any extension of any [~~such~~] lease, shall be  
3            issued by the State to any person to construct, use,  
4            or maintain a sunbathing or swimming pier or to use  
5            the lands for [~~such~~] these purposes, unless [~~such~~] the  
6            lease, or any extension thereof, contains provisions  
7            permitting the general public to use the pier  
8            facilities on the public lands and requiring that a  
9            sign or signs be placed on the pier, clearly visible  
10          to the public, which indicates the public's right to  
11          the use of the pier. The board, at the earliest  
12          practicable date, and where legally possible, shall  
13          cause all existing leases to be amended to conform to  
14          this paragraph. The term "lease", for the purposes of  
15          this paragraph, includes month-to-month rental  
16          agreements and similar tenancies.

17          (b) The board, from time to time, upon the issuance or  
18          during the term of any intensive agricultural, aquaculture,  
19          commercial, mariculture, special livestock, hotel,  
20          resort, school or government entity pursuant to section 171-95,



1 eleemosynary organization pursuant to section 171-43.1, or  
2 industrial lease, may:

3 (1) Modify or eliminate any of the restrictions specified  
4 in subsection (a);

5 (2) Extend or modify the fixed rental period of the  
6 lease [~~;~~ ~~provided that the aggregate of the initial~~  
7 ~~term and any extension granted shall not exceed sixty~~  
8 ~~five years;~~] upon approval by the board of a  
9 development agreement proposed by the lessee to make  
10 substantial improvements to the existing improvements  
11 or to construct new improvements; or

12 (3) Extend the term of the lease,  
13 to the extent necessary to qualify the lease for mortgage  
14 lending or guaranty purposes with any federal mortgage lending  
15 agency, to qualify the lessee for any state or private lending  
16 institution loan, private loan guaranteed by the State, or any  
17 loan in which the State and any private lender participates, or  
18 to amortize the cost of substantial improvements to the demised  
19 premises that are paid for by the lessee without institutional  
20 financing, [~~such~~] the extension being based on the economic life  
21 of the improvements as determined by the board or an independent



1 appraiser; provided that the approval of any extension shall be  
2 subject to the following:

3 (1) The demised premises have been used substantially for  
4 the purpose for which they were originally leased;

5 ~~[(2) The aggregate of the initial term and any extension~~  
6 ~~granted shall not be for more than sixty five years;~~

7 ~~-(3)]~~ (2) ~~[In the event of]~~ If a reopening~~[7]~~ occurs, the  
8 rental for any ensuing period shall be the fair market  
9 rental at the time of reopening;

10 ~~[(4)]~~ (3) Any federal or private lending institution shall  
11 be qualified to do business in the State;

12 ~~[(5)]~~ (4) Proceeds of any mortgage or loan shall be used  
13 solely for the operations or improvements on the  
14 demised premises;

15 ~~[(6)]~~ (5) Where improvements are financed by the lessee,  
16 the lessee shall submit receipts of expenditures  
17 within a time period specified by the board, otherwise  
18 the lease extension shall be canceled; and

19 ~~[(7)]~~ (6) The rules of the board, setting forth any  
20 additional terms and conditions, which shall ensure  
21 and promote the purposes of the demised lands."



1           2. By amending subsections (d) and (e) to read:

2           "(d) The board, from time to time, during the term of any  
3 agriculture, intensive agriculture, aquaculture, commercial,  
4 mariculture, special livestock, pasture, hotel, resort, school  
5 or government entity pursuant to section 171-95, eleemosynary  
6 organization pursuant to section 171-43.1, or industrial lease,  
7 may modify or eliminate any of the [†]restrictions[†] specified  
8 in subsection (a), extend or modify the fixed rental period of  
9 the lease, or extend the term of the lease upon a showing of  
10 significant economic hardship directly caused by:

- 11           (1) State disaster, pursuant to chapter 209, including  
12 seismic or tidal wave, tsunami, hurricane, volcanic  
13 eruption, typhoon, earthquake, flood, or severe  
14 drought; or
- 15           (2) A taking of a portion of the area of the lease by  
16 government action by eminent domain, withdrawal, or  
17 conservation easement; provided that the portion taken  
18 shall not be less than ten per cent of the entire  
19 leased area unless otherwise approved by the board;  
20 and provided that the board determines that the lessee



1 will not be adequately compensated pursuant to the  
2 lease provisions.

3 (e) The approval of any extension granted pursuant to  
4 subsection (d) shall be subject to the following:

5 (1) The demised premises has been used substantially for  
6 the purposes for which they were originally leased;

7 ~~[-(2)- The aggregate of the initial term and any extension  
8 granted shall not be for more than fifty five years;~~

9 ~~-(3)]~~ (2) The rental shall not be less than the rental for  
10 the preceding term;

11 ~~[-(4)-]~~ (3) The rules of the board, setting forth any  
12 additional terms and conditions which shall ensure and  
13 promote the purposes of the demised lands; and

14 ~~[-(5)-]~~ (4) The length of the extension shall not exceed a  
15 reasonable length of time for the purpose of providing  
16 relief ~~[and shall in no case exceed five years]."~~

17 PART II

18 SECTION 6. The legislature finds that:

19 (1) The Waiakea peninsula of the island of Hawaii contains  
20 approximately eighty-five per cent of the overnight  
21 visitor accommodations in east Hawaii county;



1 (2) The State owns a large part of the Waiakea peninsula  
2 area;

3 (3) There has been little incentive for the lessees of the  
4 properties in the area to make major investments in  
5 improvements to their infrastructure, resulting in the  
6 deterioration of the area's infrastructure and  
7 facilities; and

8 (4) The State has a responsibility to ensure that the  
9 Waiakea peninsula area does not deteriorate and have a  
10 harmful impact on the economy of the community as a  
11 whole.

12 The public lands in the area present an opportunity for the  
13 revitalization and redevelopment of a district where hotel and  
14 resort, commercial, and public uses may coexist compatibly  
15 within the same area.

16 SECTION 7. The legislature designates the public lands on  
17 the Waiakea peninsula on the island of Hawaii as the Waiakea  
18 peninsula redevelopment district.

19 SECTION 8. The Waiakea peninsula redevelopment district  
20 shall include the area bounded by the shoreline from the  
21 intersection of Lihiwai street and Kamehameha avenue; Kamehameha



1 avenue to its intersection with Kalaniana'ole avenue;  
2 Kalaniana'ole avenue to its intersection with Banyan way; Banyan  
3 way from its intersection with Kalaniana'ole avenue to its  
4 intersection with Banyan drive; from the intersection of Banyan  
5 way and Banyan drive to the shoreline; the shoreline around the  
6 Wai'alea peninsula, including Mokuola island, to the intersection  
7 of Lihikai street and Kamehameha avenue.

8 SECTION 9. There is established a Wai'alea peninsula  
9 redevelopment district planning committee. The committee shall  
10 be appointed as provided in section 171-D, Hawaii Revised  
11 Statutes, established by part I of this Act, and shall exercise  
12 the powers and duties in the designated district as authorized  
13 by chapter 171, part , Hawaii Revised Statutes, established  
14 by part I of this Act.

15 SECTION 10. There is established the Wai'alea peninsula  
16 redevelopment district revolving fund, into which shall be  
17 deposited:

- 18 (1) Fifty per cent of the revenues, income, and receipts  
19 from the public lands in the Wai'alea peninsula  
20 redevelopment district;



- 1           (2) Moneys appropriated by the legislature to the
- 2           revolving fund; and
- 3           (3) Any gifts, grants, and other funds accepted by the
- 4           Waiakea peninsula redevelopment district planning
- 5           committee.

6           The moneys in the revolving fund shall be used in the

7 Waiakea peninsula redevelopment district for the purposes

8 described in chapter 171, part       , Hawaii Revised Statutes,

9 established by part I of this Act.

10           SECTION 11. Upon the repeal of this part, all leases,

11 contracts, agreements, permits, or other documents executed or

12 entered into, by or on behalf of the Waiakea peninsula

13 redevelopment district planning committee shall remain in full

14 force and effect and shall be administered by the department of

15 land and natural resources.

16           SECTION 12. Upon the repeal of this part, all

17 appropriations, records, equipment, machines, files, supplies,

18 contracts, books, papers, documents, maps, and other personal

19 property held by the Waiakea peninsula redevelopment district

20 planning committee shall be transferred to the department of

21 land and natural resources, and moneys remaining in the Waiakea



1 peninsula redevelopment district revolving fund shall be  
2 transferred to the special land and development fund established  
3 pursuant to section 171-19, Hawaii Revised Statutes.

4 SECTION 13. There is appropriated out of the general  
5 revenues of the State of Hawaii the sum of \$500,000 or so much  
6 thereof as may be necessary for fiscal year 2017-2018 to be  
7 deposited into Waiakea peninsula redevelopment district  
8 revolving fund.

9 SECTION 14. There is appropriated out of the Waiakea  
10 peninsula redevelopment district revolving fund the sum of  
11 \$300,000 or so much thereof as may be necessary for fiscal year  
12 2017-2018 and the same sum or so much thereof as may be  
13 necessary for fiscal year 2018-2019 for the purposes of this  
14 part.

15 The sums appropriated shall be expended by the department  
16 of land and natural resources for the purposes of this part.

17 PART III

18 SECTION 15. In codifying the new part added by section 2  
19 of this Act, the revisor of statutes shall substitute  
20 appropriate section numbers for the letters used in designating  
21 the new sections in this Act.



1 SECTION 16. If any provision of this Act, or the  
2 application thereof to any person or circumstance, is held  
3 invalid, the invalidity does not affect other provisions or  
4 applications of the Act that can be given effect without the  
5 invalid provision or application, and to this end the provisions  
6 of this Act are severable.

7 SECTION 17. Statutory material to be repealed is bracketed  
8 and stricken. New statutory material is underscored.

9 SECTION 18. This Act shall take effect on July 1, 2017;  
10 provided that part II shall be repealed on June 30, 2027.



**Report Title:**

Public Lands; Redevelopment Districts; Revolving Fund; Waiakea Peninsula

**Description:**

Establishes procedures for designating public land redevelopment districts, planning committees, district redevelopment plans, and designated redevelopment district revolving funds. Establishes powers and duties of planning committees. Modifies public land lease restrictions. Establishes the Waiakea Peninsula Redevelopment District, Planning Committee, and Revolving Fund until June 30, 2027. Appropriates funds. (HB1469 CD1)

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

