

---

---

# HOUSE CONCURRENT RESOLUTION

APPROVING THE SALE OF CERTAIN LAND OWNED BY THE OFFICE OF  
HAWAIIAN AFFAIRS TO THE CITY AND COUNTY OF HONOLULU.

1           WHEREAS, the State of Hawai'i transferred to the Office of  
2 Hawaiian Affairs the fee simple interest in certain parcels in  
3 Kaka'ako, including tax map key no. (1) 2-1-015:061 (Parcel I),  
4 pursuant to Act 15, Session Laws of Hawaii 2012; and  
5

6           WHEREAS, section 171-64.7, Hawaii Revised Statutes,  
7 requires the prior approval of the Legislature, by concurrent  
8 resolution, to sell in fee simple certain lands classed as  
9 government or crown lands previous to August 15, 1895, or  
10 acquired or reserved by the government upon or subsequent to  
11 that date by purchase, exchange, escheat, or the exercise of the  
12 right of eminent domain, or any other manner; and  
13

14           WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
15 states that "[t]he concurrent resolution shall contain the  
16 following information:  
17

- 18           (1) The specific location and size in square feet or in  
19 other precise measure of the parcels of land to be  
20 sold or given;  
21
- 22           (2) The appraisal value of the land to be sold or given;  
23
- 24           (3) The names of all appraisers performing appraisals of  
25 the land to be sold or given;  
26
- 27           (4) The date of the appraisal valuation;  
28
- 29           (5) The purpose for which the land is being sold or given;  
30
- 31           (6) A detailed summary of any development plans for the  
32 land to be sold or given; and  
33



# H.C.R. NO. 116

1 (7) A statement of whether the land is, or is not, land  
2 that was classed as government or crown lands previous  
3 to August 15, 1895, or was acquired by the State in  
4 exchange for such lands, and a detailed explanation of  
5 how the state department or agency made this  
6 determination."; and  
7

8 WHEREAS, the Office of Hawaiian Affairs desires to obtain  
9 legislative approval to sell the fee interest in Parcel I and  
10 provides the following information pursuant to section  
11 171-64.7(c), Hawaii Revised Statutes:  
12

- 13 (1) Parcel I is located on Forrest Avenue and Ala Moana  
14 Boulevard, Honolulu, Hawaii, in the Kaka'ako makai  
15 area, is identified as tax map key no. (1) 2-1-  
16 015:061, and is approximately 141,832 square feet;  
17
- 18 (2) The fee interest in Parcel I was appraised to have a  
19 fair market value of \$29,640,000;  
20
- 21 (3) Parcel I was appraised by James E. Hallstrom, Jr., and  
22 Brian S. Goto of CBRE, Inc.;  
23
- 24 (4) The appraisal valuation date is December 5, 2017;  
25
- 26 (5) The primary purpose for a sale to the City and County  
27 of Honolulu would be to address municipal sewage needs  
28 and increase system capacity to service the east  
29 Honolulu service basin, including other Kaka'ako makai  
30 lands owned by the Office of Hawaiian Affairs;  
31
- 32 (6) The development plans for Parcel I would be to build a  
33 major pump station and/or other wastewater facility,  
34 as determined by the needs of the City and County of  
35 Honolulu; and  
36
- 37 (7) Parcel I was classed as government or crown lands  
38 previous to August 15, 1895. This status was  
39 determined through a title research conducted by staff  
40 of the Office of Hawaiian Affairs in connection with  
41 the acquisition of Parcel I by the Office of Hawaiian  
42 Affairs; and



