

MAR 07 2025

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# SENATE CONCURRENT RESOLUTION

URGING THE DEPARTMENT OF HAWAIIAN HOME LANDS TO REPEAL, REVOKE,  
OR BUY OUT THE REMAINDER OF THE LEASE OF THE PRINCE KUHIO  
PLAZA AND RESELL THAT LEASE AT FAIR MARKET VALUE TO A NEW  
ENTITY THAT AGREES TO PROPERLY MAINTAIN THE PROPERTY.

1           WHEREAS, the Department of Hawaiian Home Lands is the fee  
2 owner of the real property located at 111 East Puainako Street,  
3 Hilo, Hawaii, upon which sits the Prince Kuhio Plaza, the  
4 largest enclosed mall on the island of Hawaii; and

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6           WHEREAS, the Prince Kuhio Plaza serves as a vital  
7 commercial and economic hub for residents of Hilo and  
8 surrounding communities, providing retail, dining, and  
9 entertainment options that support local businesses and  
10 employment opportunities; and

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12           WHEREAS, the lessee of the land, Ho Retail Properties I,  
13 Ltd., has failed to properly maintain the property, resulting in  
14 significant deterioration of the plaza, including persistent  
15 leaks, structural concerns, and declining conditions that  
16 negatively impact tenants and visitors; and

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18           WHEREAS, due to inadequate maintenance and management by Ho  
19 Retail Properties I, Ltd., multiple stores have vacated the  
20 plaza, reducing the vibrancy and economic stability of the  
21 property and creating an adverse effect on local commerce and  
22 employment; and

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24           WHEREAS, the poor condition of Prince Kuhio Plaza  
25 undermines the Department of Hawaiian Home Lands' mission to  
26 manage its assets for the benefit of Native Hawaiian  
27 beneficiaries, as the continued decline in property value and  
28 leasing revenue could impact the Department's ability to fund  
29 future programs and initiatives; and

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1           WHEREAS, ensuring the long-term viability and prosperity of  
2 Prince Kuhio Plaza requires proactive intervention, including  
3 the potential repeal, revocation, or buy out of the current  
4 lease to facilitate new ownership and management committed to  
5 proper maintenance and economic revitalization; and  
6

7           WHEREAS, a competitive resale of the lease at fair market  
8 value to a responsible entity with a proven track record in  
9 commercial property management would help restore the plaza's  
10 standing as a thriving economic center; now, therefore,  
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12           BE IT RESOLVED by the Senate of the Thirty-third  
13 Legislature of the State of Hawaii, Regular Session of 2025, the  
14 House of Representatives concurring, that the Department of  
15 Hawaiian Home Lands is urged to take immediate action to repeal,  
16 revoke, or buy out the remainder of the lease of the Prince  
17 Kuhio Plaza and resell that lease at fair market value to a new  
18 entity that agrees to properly maintain the property; and  
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20           BE IT FURTHER RESOLVED that a certified copy of this  
21 Concurrent Resolution be transmitted to the Chairperson of the  
22 Hawaiian Homes Commission.  
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OFFERED BY:

