

JAN 23 2026

A BILL FOR AN ACT

RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

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

1 SECTION 1. The legislature finds that the stadium
2 development district comprises approximately ninety-eight acres
3 of state public land. The redevelopment of this district
4 involves not only the replacement of the stadium facility but
5 also the long-term disposition and transformation of public
6 lands into a mixed-use, transit-oriented community.

7 The legislature finds that the Hawaii community development
8 authority is the State's designated redevelopment agency,
9 established to join the strengths of private enterprise and
10 public regulation. While the stadium authority holds title to
11 the district, chapter 206E, Hawaii Revised Statutes, requires
12 the Hawaii community development authority to facilitate the
13 development of the district.

14 The legislature further finds that section 206E-224, Hawaii
15 Revised Statutes, establishes development guidance policies that
16 the Hawaii community development authority must facilitate.
17 Specifically, section 206E-224(3), Hawaii Revised Statutes,



1 mandates the promotion of economic development through
2 "mixed-use housing and housing in transit-oriented
3 developments[,]" and section 206E-224(1), Hawaii Revised
4 Statutes. requires that district plans "shall consider any
5 county development plan".

6 The legislature recognizes that the district master
7 development agreement and shared infrastructure agreement,
8 whether pending or executed, will govern the district, utility
9 dedications, and the alienation of state lands for up to
10 ninety-nine years. To ensure the integrity of the State's
11 public land assets, the legislature declares that the Hawaii
12 community development authority must be legally integrated into
13 these agreements to ensure adherence to the statutory mandates
14 for mixed-use housing and transit-oriented development required
15 by chapter 206E, Hawaii Revised Statutes.

16 Accordingly, the purpose of this Act is to condition the
17 increase of the expenditure ceiling for the stadium development
18 special fund upon compliance with state planning, land use, and
19 financing statutes.

20 SECTION 2. (a) Notwithstanding any other law to the
21 contrary, including section 206E-225, Hawaii Revised Statutes,



1 no moneys appropriated under this Act shall be allotted,
2 encumbered, or expended until the stadium authority submits a
3 district land use and project readiness report under
4 subsection (b).

5 (b) The stadium authority shall submit a district land use
6 and project readiness report to the president of the senate and
7 speaker of the house of representatives that includes the
8 following:

9 (1) Documentation verifying that the Hawaii community
10 development authority has formal written approval
11 authority over any ground lease, sublease, or
12 development parcel agreement entered into or becoming
13 effective on or after July 1, 2026; provided that this
14 requirement shall apply notwithstanding the execution
15 date of the district master development agreement. If
16 the district master development agreement is executed
17 prior to the effective date of this Act, the stadium
18 authority shall verify that a binding amendment,
19 supplemental agreement, or memorandum of understanding
20 has been executed to explicitly grant the Hawaii
21 community development authority approval power over



the issuance of the leases. This documentation shall verify that the disposition of state lands strictly adheres to the development guidance policies under section 206E-224, Hawaii Revised Statutes, and that the community planning standards of the Hawaii community development authority shall not be bypassed;

- (2) A status report on the shared infrastructure and reciprocal easement agreement verifying that the Hawaii community development authority is directly involved in drafting provisions for district infrastructure, including roads, drainage, and utilities to ensure they meet applicable state and city and county of Honolulu standards prior to dedication or transfer;
- (3) A definitive plan to utilize the revenue bond authority established by Act 252, Session Laws of Hawaii 2025, including drafts of any memorandum of agreement with the city and county of Honolulu. This plan shall detail:
 - (A) The administration of community facilities districts under section 46-80.1, Hawaii Revised



Statutes, including the methodology for the levy and collection of special taxes or user fees to secure the bonds; and

(B) The specific engineering standards required for the dedication of district roadways, drainage, and sewer infrastructure to the city and county of Honolulu, ensuring compliance with the Honolulu complete streets design manual;

(4) A copy of the governance memorandum of agreement executed pursuant to section 206E-225, Hawaii Revised Statutes, accompanied by a compliance matrix detailing the operational coordination between agencies. This matrix shall verify:

(A) The department of accounting and general services' continued role in providing technical engineering oversight and procurement management independent of the private developer;

(B) The Hawaii community development authority's specific contributions as the district facilitator regarding district planning integration; and



1 (C) The stadium authority's adherence to the
2 consultation processes established in the
3 memorandum, ensuring that its exercise of sole
4 jurisdiction under section 206E-225, Hawaii
5 Revised Statutes, does not contravene the
6 cooperative requirements of the memorandum;

7 (5) Documentation verifying that the stadium authority has
8 exercised its powers under section 109-2(7), Hawaii
9 Revised Statutes, to retain and employ a qualified
10 professional services firm or designate specific
11 construction management personnel possessing
12 demonstrated experience in the full-time, on-site
13 management of professional or National Collegiate
14 Athletic Association stadium and arena projects in the
15 United States. This documentation shall verify that
16 the persons providing oversight are actively engaged
17 in monitoring the dismantling and vertical
18 construction phases currently underway; and

19 (6) An updated organizational plan identifying the
20 specific state personnel responsible for managing the
21 active dismantling, site remediation, and construction



1 of the new stadium, including a verification of the
2 role of the department of accounting and general
3 services public works division, acting through its
4 special projects branch, in providing independent
5 technical oversight, procurement management, and
6 quality control throughout the delivery phase.

7 SECTION 3. There is appropriated out of the stadium
8 development special fund the sum of \$49,500,000 or so much
9 thereof as may be necessary for fiscal year 2026-2027 for the
10 planning, design, and development of the stadium development
11 district.

12 The sum appropriated shall be expended by the stadium
13 authority for the purposes of this Act.

14 SECTION 4. This Act shall take effect on July 1, 2026.

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INTRODUCED BY: Mark W. Johnson



S.B. NO. 2604

Report Title:

Aloha Stadium; Stadium Development District; HCDA; Stadium Authority; Public Lands; Appropriation

Description:

Appropriates moneys from the stadium development special fund for the planning, design, and development of the stadium development district by the Hawaii Community Development Authority, contingent upon the Stadium Authority submitting a report that includes various documentation types, statuses, reports, plans, and agreements regarding the new stadium project.

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