

Honolulu, Hawaii

MAY 1 2026

RE: S.B. No. 2599
S.D. 2
H.D. 3
C.D. 1

Honorable Ronald D. Kouchi
President of the Senate
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2026
State of Hawaii

Sir and Madam:

Your Committee on Conference on the disagreeing vote of the Senate to the amendments proposed by the House of Representatives in S.B. No. 2599, S.D. 2, H.D. 3, entitled:

"A BILL FOR AN ACT RELATING TO DEVELOPMENT,"

having met, and after full and free discussion, has agreed to recommend and does recommend to the respective Houses the final passage of this bill in an amended form.

The purpose of this measure is to:

- (1) Redesignate the Stadium Development District as the Halawa Community Development District (HCDD);
- (2) Amend the composition of the Hawaii Community Development Authority (HCDA) for purposes of the HCDD;
- (3) Amend the duties and powers of the HCDA and Stadium Authority as they relate to activities within the HCDD;



- (4) Clarify the HCDA's permitting and consultation powers regarding public projects within community development districts;
- (5) Establish the HCDD Special Fund;
- (6) Appropriate funds from the Stadium Development Special Fund for the planning, design, and development of the HCDD, contingent upon on certain requirements;
- (7) Require the HCDA, when planning and developing housing, to endeavor to plan for complete communities that include various aspects supporting quality of life; and
- (8) Appropriate additional funds.

Your Committee on Conference finds that convoluted administration and regulation and inconsistent funding may delay the redevelopment of the Aloha Stadium site and surrounding state lands. This measure streamlines governance and solidifies funding to facilitate the expeditious renewal of the Halawa Community Development District.

Your Committee on Conference has amended this measure by:

- (1) Inserting language establishing requirements for the Comptroller, to verify that invoices for the capital costs of the Halawa Community Development comply with applicable law and their original purposes;
- (2) Restoring statutory language requiring leases entered into by the Stadium Authority to not exceed a term of ninety-nine years;
- (3) Deleting language that would have made an appropriation for the purposes of part I of the proposed measure;
- (4) Inserting an appropriation of \$728,927 for the establishment of three full-time equivalent (3.0 FTE) positions in the Department of Accounting and General Services;
- (5) Inserting an appropriation of \$49,500,000 for the purposes of the Stadium Development Special Fund;

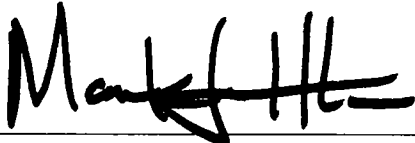


- (6) Specifying that the development policy guideline requirement that twenty-five percent of all parking stalls be electric vehicle-ready shall not apply to the Halawa Community Development District;
- (7) Amending its purpose accordingly; and
- (8) Inserting an effective date of July 1, 2026.

As affirmed by the record of votes of the managers of your Committee on Conference that is attached to this report, your Committee on Conference is in accord with the intent and purpose of S.B. No. 2599, S.D. 2, H.D. 3, as amended herein, and recommends that it pass Final Reading in the form attached hereto as S.B. No. 2599, S.D. 2, H.D. 3, C.D. 1.

Respectfully submitted on behalf
of the managers:

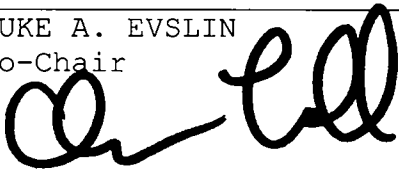
ON THE PART OF THE HOUSE



MARK J. HASHEM
Co-Chair

211.

LUKE A. EVSLIN
Co-Chair



CHRIS TODD
Co-Chair

ON THE PART OF THE SENATE



CHRIS LEE
Chair



LYNN DECOITE
Co-Chair



TROY N. HASHIMOTO
Co-Chair



Hawai'i State Legislature

Record of Votes of a Conference Committee

CR 211-26

Bill / Concurrent Resolution No.: SB 2599, SD 2, HD 3					Date/Time: 5/1/26 12:55 PM				
☒ The recommendation of the House and Senate managers is to pass with amendments (CD).									
☐ The Committee is reconsidering its previous decision.									
☐ The recommendation of the Senate Manager(s) is to AGREE to the House amendments made to the Senate Measure					☐ The recommendation of the House Manager(s) is to AGREE to the Senate amendments made to the House Measure.				
Senate Managers	A	WR	N	E	House Managers	A	WR	N	E
LEE, Chris, Chr.	✓				HASHEM, Mark J., Co-Chr.	✓			
DECOITE, Lynn, Co-Chr.				✓	EVSLIN, Luke A., Co-Chr.	✓			
HASHIMOTO, Troy N., Co-Chr.	✓				TODD, Chris, Co-Chr.	✓			
					SHIMIZU, Garner M.	✓			
TOTAL	2			1	TOTAL	4			
A = Aye		WR = Aye with Reservations			N = Nay		E = Excused		
Senate Recommendation is: ☒ Adopted ☐ Not Adopted					House Recommendation is: ☒ Adopted ☐ Not Adopted				
Senate Lead Chair's or Designee's Signature: 					House Lead Chair's or Designee's Signature: 				
Distribution: Original Yellow Pink Goldenrod									
File with Conference Committee Report House Clerk's Office Senate Clerk's Office Drafting Agency									