THE SENATE
THIRTY-THIRD LEGISLATURE, 2026
STATE OF HAWAII

S.B. NO. 2599

JAN 23 2026

A BILL FOR AN ACT

RELATING TO DEVELOPMENT.

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

SECTION 1. The legislature finds that the stadium development district was established in 2019 within the Hawaii community development authority pursuant to part IX of chapter 206E, Hawaii Revised Statutes.

Subsequently, in 2022, the legislature created a transit-oriented development infrastructure improvement program within the Hawaii community development authority, pursuant to part X of chapter 206E, Hawaii Revised Statutes. In establishing this program, the legislature found that the "construction, installation, and improvement of certain infrastructure is necessary and desirable to facilitate renewal and redevelopment of areas designated by the State and the counties for transit-oriented development."

The legislature finds that one area designated by the city and county of Honolulu for transit-oriented development is the Halawa area transit-oriented development neighborhood, which surrounds the Halawa/Aloha stadium rail station. The State,

through the stadium authority and the department of accounting and general services, is currently working with a developer to construct a new Aloha stadium in this transit-oriented development neighborhood.

The legislature finds that it is in the best interests of the State to redesignate the stadium development district as the Halawa community development district and to establish the Hawaii community development authority as the zoning and entitlement agency for the district, given the State's interest in developing both:

(1) The new Aloha stadium, including the land surrounding the new stadium; and

(2) Infrastructure within the Halawa transit-oriented development neighborhood surrounding the Halawa/Aloha stadium rail station.

The legislature also finds that it would be in the best interests of the State for the Hawaii community development authority's zoning and entitlement powers to supersede the zoning and entitlement powers of the city and county of Honolulu for the area constituting the district upon the adoption of

necessary plans and rules by the Hawaii community development authority.

Through the normal process of overseeing the Halawa community development district, the Hawaii community development authority may assess and impose regulatory and service fees and assessments upon beneficiaries of the district, including permit review fees and other fees necessary to cover the Hawaii community development authority's costs of maintaining, regulating, and providing services to beneficiaries of and for the district. As the Hawaii community development authority's responsibilities and obligations for the district would be ongoing, and the costs to maintain, regulate, and provide services may vary from year to year, the general fund appropriation process may not be sufficient to successfully implement the goals of the district. Accordingly, the legislature finds that the establishment of a special fund that satisfies the requirements of section 37-52.3, Hawaii Revised Statutes, is appropriate and necessary to ensure that the district is appropriately developed and maintained.

Accordingly, the purpose of this Act is to:

(1) Redesignate the stadium development district as the Halawa community development district;

(2) Amend the respective responsibilities of the stadium authority and Hawaii community development authority as follows:

(A) The stadium authority shall be the sole agency responsible for overseeing and facilitating the planning, design, development, and construction of the:

(i) New stadium and related facilities; and

(ii) Area surrounding the new stadium; and

(B) The Hawaii community development authority's responsibilities shall be limited to:

(i) Regulating land use within the Halawa community development district through its zoning and entitlement powers; and

(ii) Funding, planning, designing, and building infrastructure and public facilities for the Halawa community development district;

(3) Clarify the Hawaii community development authority's consultation and permitting powers with respect to

public projects within community development districts;

(4) Establish the Halawa community development district special fund; and

(5) Appropriate moneys.

SECTION 2. Chapter 206E, Hawaii Revised Statutes, is amended by adding a new section to part IX to be appropriately designated and to read as follows:

"**§206E- Halawa community development district special fund.** (a) There is established in the state treasury the Halawa community development district special fund. Notwithstanding section 206E-16 or any other law to the contrary, the following shall be deposited into the special fund:

(1) All revenues, income, and receipts of the authority derived from activities within and outside the district, except for revenues designated for deposit into the stadium development special fund in section 109-3.5;

(2) Moneys directed, allocated, or disbursed to the district from government agencies or private

individuals or organizations, including grants, gifts, awards, donations, and assessments of landowners for costs to administer and operate the district; and

(3) Moneys appropriated to the fund by the legislature.

(b) Moneys in the fund shall be used only for the purposes of this part.

(c) Investment earnings credited to the assets of the fund shall become part of the fund."

SECTION 3. Section 109-1, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) There shall be within the department of business, economic development, and tourism for administrative purposes only, a stadium authority whose responsibility shall be to maintain, operate, and manage the stadium [~~development district.~~], facilities attached to the stadium, and real property held by the stadium authority, including facilitating the planning, design, development, and construction of a new stadium and the area surrounding the new stadium, consistent with the memorandum of agreement pursuant to section 206E-225. The authority shall consist of eleven members. Eight members

shall be appointed by the governor in the manner prescribed by section 26-34.

Of the eight public members:

(1) One member shall be designated as the Aiea community representative and be a resident of one of the following areas:

(A) Excluding Ford Island, the area beginning at the intersection of the shoreline and Admiral Clarey (Ford Island) Bridge and running:

(i) Easterly along said bridge to Salt Lake boulevard;

(ii) Southeasterly along said boulevard to Luapele drive;

(iii) Westerly along said drive to Fleet place;

(iv) Westerly along said place to Ulithi street;

(v) Southwesterly along said street to Luapele road;

(vi) Westerly along said road to Ulihi road;

(vii) Westerly along said road to Makalapa drive;

(viii) Southwesterly along said drive to Halawa drive;

(ix) Northwesterly along said drive to Kamehameha highway;

(x) Northerly along said highway to Halawa stream;

(xi) Westerly along said stream to the shoreline; and

(xii) Northerly along said shoreline to its intersection with Admiral Clarey (Ford Island) Bridge;

(B) The area beginning at the intersection of Kaonohi street and H-1 freeway and running:

(i) Southeasterly along said freeway to the Moanalua freeway - Kamehameha highway connector;

(ii) Northwesterly along said highway connector to Kamehameha highway;

(iii) Northwesterly along said highway to Aiea stream;

(iv) Southerly along said stream to the shoreline;

(v) Northwesterly along said shoreline to Kalauao stream;

(vi) Northeasterly along said stream to Kamehameha highway;

(vii) Northwesterly along said highway to Kaonohi street; and

(viii) Northeasterly along said street to its intersection with H-1 freeway; or

(C) The area beginning at the intersection of Waimalu stream and Koolau ridge and running:

(i) Southeasterly along said ridge to Ewa-Honolulu district boundary;

(ii) Southwesterly along said boundary to Red Hill Naval Reservation boundary;

(iii) Southwesterly along said boundary to Tampa drive;

(iv) Westerly along said drive to the unnamed road;

(v) Northerly along said road to Icarus way;

(vi) Westerly along said way to the unnamed road;

(vii) Southwesterly along said road to Moanalua freeway (H-201);

(viii) Westerly along said freeway to H-1 freeway;

(ix) Northwesterly along said freeway to Kaonohi street;

(x) Southwesterly along said street to Moanalua road;

(xi) Westerly along said road to Kaahumanu street;

(xii) Northerly along said street to Komo Mai drive;

(xiii) Easterly along said drive to Punanani gulch;

(xiv) Northeasterly along said gulch to the powerline;

(xv) Southeasterly along said powerline to Waimalu stream;

(xvi) Northeasterly along said stream to Aiea stream;

(xvii) Easterly along said stream to Waimalu stream; and

(xviii) Southeasterly along said stream to its intersection with Koolau ridge; and

(2) One member shall be designated as the west Honolulu community representative and be a resident of the area beginning at the intersection of H-1 freeway and Moanalua freeway (H-201) and running:

(A) Southeasterly along said freeway to Aliamanu Military Reservation southern boundary;

(B) Westerly along said boundary to Wanaka street;

(C) Southwesterly along said street to Likini street;

(D) Northwesterly along said street to Ukana street;

(E) Southwesterly along said street to Keaka drive;

(F) Northwesterly along said drive to Manuwa drive;

(G) Southeasterly along said drive to Pakini street;

(H) Southwesterly along said street to Keaka drive;

(I) Southerly along said drive to Puolo drive;

(J) Westerly along said drive to Likini street;

(K) Southerly along said street to Maluna street;

(L) Westerly along said street to Salt Lake boulevard;

(M) Southeasterly along said boulevard to the former street entrance to U.S. Naval Reservation;

(N) Southwesterly along said feature to Reeves loop;

(O) Southwesterly along said loop to Radford drive;

(P) Westerly along said drive to H-1 freeway; and

(Q) Northerly along said freeway to its intersection with Moanalua freeway (H-201).

Each public member of the authority shall have been a citizen of the United States and a resident of the State for at least five years next preceding the member's appointment. The remaining three members shall include the director of business, economic development, and tourism or the director's designee, who shall be an ex officio voting member, and the president of the University of Hawaii and superintendent of education, or their designees, who shall be ex officio nonvoting members of the authority."

SECTION 4. Section 109-2, Hawaii Revised Statutes, is amended to read as follows:

"**§109-2 Stadium authority; powers and duties.** The powers and duties of the stadium authority shall be as follows:

(1) To repair, maintain, and operate the stadium and related facilities [~~and the stadium development district~~], including:

(A) Repairs, maintenance, operations, and demolition of existing stadium facilities;

(B) [~~Operations and maintenance~~] Repairs, maintenance, and operations of a new stadium[~~,~~] and related facilities; and

(C) Contractual payments to developers, contractors, or management contractors engaged by the stadium authority;

(2) To coordinate in planning, design, and construction activities, including on-site repairs, within [~~the stadium development district;~~] real property held by the stadium authority;

(3) To acquire and hold title to real property;

(4) To prescribe and collect rents, fees, and charges for the use or enjoyment of the stadium, facilities related to the stadium, and real property held by the stadium authority, including entering into leases, contracts, sponsorship and advertising agreements,

food and beverage agreements, concession agreements, parking agreements, or other development and use agreements that may apply; [~~provided that leases shall not exceed a term of ninety-nine years;~~]

(5) To make and execute contracts and other instruments necessary or convenient to exercise its powers under this chapter and subject to any limitations in this chapter, to exercise all powers necessary, incidental, or convenient to carry out and effectuate the purposes and provisions of this chapter;

(6) To adopt, amend, and repeal, in accordance with chapter 91, rules it may deem necessary to effectuate this chapter and in connection with its projects, operations, and facilities;

(7) To appoint officers, agents, and employees, prescribe their duties and qualifications, and fix their salaries, without regard to chapters 76 and 89, to manage the stadium[~~, the stadium development district,~~] and related facilities, real property held by the stadium authority, and its contractors; [~~and~~]

(8) To plan, promote, and market the stadium and related facilities[~~.~~]; and

(9) To be the sole agency responsible for overseeing and facilitating the planning, design, development, and construction of the:

(A) New stadium and related facilities; and

(B) Area surrounding the new stadium."

SECTION 5. Section 109-3.5, Hawaii Revised Statutes, is amended to read as follows:

"**[~~[~~]§109-3.5[~~]~~] Stadium development special fund; established.** (a) There is established in the state treasury the stadium development special fund, into which funds collected by the stadium authority shall be deposited, including:

(1) All revenues from [~~the stadium development district,~~] real property held by the stadium authority, including but not limited to agreements or actions generating revenue related to stadium operations, lease or rental of facilities or land, concessions, food and beverage, parking, sponsorship and advertising, utilities and infrastructure, and development;

(2) All gifts or grants awarded in any form from any public agency or any other source for purposes of the stadium [~~development district;~~] authority;

(3) All proceeds from revenue bonds issued for the purpose of the stadium [~~development district;~~] authority; and

(4) Appropriations made by the legislature to the fund.

(b) Moneys in the stadium development special fund shall be used by the stadium authority for the payment of expenses arising from any and all use, operation, repair, maintenance, alteration, improvement, development, or any unforeseen or unplanned repairs of the [~~stadium development district,~~] real property and improvements thereon held by the stadium authority, including without limitation:

(1) The development, operation, repair, and maintenance of a new stadium;

(2) Food and beverage service and parking service provided at the stadium facility; the sale of souvenirs, logo items, or other items; any future major repair, maintenance, and improvement of the stadium facility as a commercial enterprise or as a world-class facility for athletic events, entertainment, or public

events; and marketing the facility pursuant to section 109-2(4) and (8); and

(3) Contractual payments to developers or contractors engaged by the stadium authority for the purpose of redeveloping the site and related on- and off-site infrastructure that benefits the [~~stadium district and its development guidance policies.~~] real property held by the stadium authority."

SECTION 6. Section 206E-3, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

"(b) The authority shall consist of the director of finance or the director's designee; the director of transportation or the director's designee; the director of business, economic development, and tourism or the director's designee; the chairperson of the board of land and natural resources; the director of planning or planning and permitting of each county in which a community development district is located or the director's designee; a cultural specialist; an at-large member nominated by the president of the senate; an at-large member nominated by the speaker of the house of representatives; two representatives of the Heeia community

development district, comprising one resident of that district or the Koolaupoko district, which consists of sections 1 through 9 of zone 4 of the first tax map key division, and one owner of a small business or one officer or director of a nonprofit organization in the Heeia community development district or Koolaupoko district; two representatives of the Kalaeloa community development district, comprising one resident of the Ewa zone (zone 9, sections 1 through 2) or the Waianae zone (zone 8, sections 1 through 9) of the first tax map key division, and one owner of a small business or one officer or director of a nonprofit organization in the Ewa or Waianae zone; two representatives of the Kakaako community development district, comprising one resident of the district and one owner of a small business or one officer or director of a nonprofit organization in the district; two representatives of the Pulehunui community development district, consisting of one resident of the island of Maui, and one owner of a small business or one officer or director of a nonprofit organization on the island of Maui; [~~and, for the purposes of part X of this chapter only,~~] two experts on transit-oriented development, to be appointed one each by the president of the senate and the

speaker of the house of representatives; [~~and~~] the following ex officio, nonvoting members: the chairpersons of the respective senate and house of representatives standing committees having jurisdiction over transportation, and the chairpersons of the respective senate and house of representatives standing committees having jurisdiction over housing[~~.~~]; and two representatives of the Halawa community development district, consisting of one resident of the district, and one owner of a small business or officer or director of a nonprofit organization selected from the areas represented by the following Oahu tax map key numbers, as currently defined and as may be amended by the city and county of Honolulu real property assessment division: 1-1-010 to 1-1-011, 1-1-023 to 1-1-024, 9-8-001 to 9-8-002, 9-8-008, 9-8-011 to 9-8-019, 9-8-025 to 9-8-046, 9-8-053 to 9-8-054, 9-8-056 to 9-8-058, 9-8-60 to 9-8-073, 9-9-002 to 9-9-012, and 9-9-014 to 9-9-078.

All members except the director of finance; director of transportation; county directors of planning or planning and permitting; director of business, economic development, and tourism; chairperson of the board of land and natural resources; the two experts on transit-oriented development appointed by the

president of the senate and speaker of the house of representatives, respectively; the chairpersons of the respective senate and house of representatives standing committees having jurisdiction over transportation; the chairpersons of the respective senate and house of representatives standing committees having jurisdiction over housing; or, where relevant, their respective designees shall be appointed by the governor pursuant to section 26-34. The two at-large members nominated by the president of the senate and speaker of the house of representatives shall each be invited to serve and appointed by the governor from a list of three nominees submitted for each position by the nominating authority specified in this subsection.

The president of the senate and the speaker of the house of representatives shall each submit a list of six nominees for each district to the governor to fill the two district representative positions for each community development district. For each community development district, the governor shall appoint one member from a list of nominees submitted by the president of the senate and one member from a list of nominees submitted by the speaker of the house of

representatives, and of the two appointees, one shall meet the district residency requirement and one shall meet the district small business owner or nonprofit organization officer or director requirement.

The president of the senate and the speaker of the house of representatives shall each appoint a member having expertise and experience in urban planning and community development to fill the two positions designated for experts on transit-oriented development.

The authority shall be organized and shall exercise jurisdiction as follows:

(1) For matters affecting the Heeia community development district, the following members shall be considered in determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The director of planning and permitting for the county in which the Heeia community development district is located or the director's designee;

(E) The cultural specialist;

(F) The two at-large members; and

(G) The two representatives of the Heeia community development district;

(2) For matters affecting the Kalaeloa community development district, the following members shall be considered in determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The director of planning and permitting for the county in which the Kalaeloa community development district is located or the director's designee;

(E) The cultural specialist;

(F) The two at-large members; and

(G) The two representatives of the Kalaeloa community development district;

(3) For matters affecting the Kakaako community development district, the following members shall be considered in determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The director of planning and permitting for the county in which the Kakaako community development district is located or the director's designee;

(E) The cultural specialist;

(F) The two at-large members; and

(G) The two representatives of the Kakaako community development district;

(4) For matters affecting the Pulehunui community development district, the following members shall be considered in determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The director of planning for the county in which the Pulehunui community development district is located or the director's designee;

(E) The chairperson of the board of land and natural resources or the chairperson's designee;

(F) The cultural specialist;

(G) The two at-large members; and

(H) The two representatives of the Pulehunui community development district; [~~and~~]

(5) For matters affecting part X of this chapter only, the following members shall be considered in determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The chairperson of the board of land and natural resources or the chairperson's designee;

(E) The director of planning for the county in which the program area is located or the director's designee;

(F) The cultural specialist;

(G) The two at-large members; and

(H) The two experts on transit-oriented development appointed by the president of the senate and the speaker of the house of representatives[~~.~~]; and

(6) For matters affecting the Halawa community development district, the following members shall be considered in

determining quorum and majority and shall be eligible to vote:

(A) The director of finance or the director's designee;

(B) The director of transportation or the director's designee;

(C) The director of business, economic development, and tourism or the director's designee;

(D) The director of planning and permitting for the county in which the Halawa community development district is located or the director's designee;

(E) The cultural specialist;

(F) The two at-large members; and

(G) The two representatives of the Halawa community development district.

[~~In the event of~~] If a vacancy[~~,~~] occurs, a member shall be appointed to fill the vacancy in the same manner as the original appointment within thirty days of the vacancy or within ten days of the senate's rejection of a previous appointment, as applicable.

The terms of the director of finance; director of transportation; county directors of planning and permitting; director of business, economic development, and tourism; and chairperson of the board of land and natural resources; or their respective designees shall run concurrently with each official's term of office. The terms of the appointed voting members shall be for four years, commencing on July 1 and expiring on June 30. The governor shall provide for staggered terms of the initially appointed voting members so that the initial terms of four members selected by lot shall be for two years, the initial terms of four members selected by lot shall be for three years, and the initial terms of the remaining three members shall be for four years. The terms on the authority of the chairpersons of the senate and house of representatives standing committees having jurisdiction over housing and the chairpersons of the senate and house of representatives standing committees having jurisdiction over transportation shall run concurrently with that respective legislator's term as the chairperson of that respective committee.

The governor may remove or suspend for cause any member after due notice and public hearing.

Notwithstanding section 92-15, a majority of all eligible voting members as specified in this subsection shall constitute a quorum to do business, and the concurrence of a majority of all eligible voting members as specified in this subsection shall be necessary to make any action of the authority valid. All members shall continue in office until their respective successors have been appointed and qualified. Except as [~~herein~~] provided[~~,~~] in this section, no member appointed under this subsection shall be an officer or employee of the State or its political subdivisions.

For purposes of this section, "small business" means a business that is independently owned and that is not dominant in its field of operation."

SECTION 7. Section 206E-13, Hawaii Revised Statutes, is amended to read as follows:

"[~~†~~]§206E-13[~~†~~] **Public projects.** Any project or activity [~~of~~] undertaken solely by, or through an independent contractor on behalf of, any county or agency of the State in a designated district shall be constructed, renovated, or improved in consultation with the authority. As part of the consultation requirement, the authority shall provide its discretionary

recommendation to the county or agency of the State prior to the project or activity proceeding; provided that the county or agency of the State shall not be required to obtain permits from the authority; provided further that any project or activity undertaken by any county or agency of the State in a designated district as a joint venture or in partnership with a private party, or as otherwise provided in rules adopted by the authority under chapter 91, shall be constructed, renovated, or improved only after obtaining the necessary permits from the authority."

SECTION 8. Section 206E-14, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) The authority [~~may~~], without recourse to public auction, may sell, or lease for a term not exceeding sixty-five years, all or any portion of the real or personal property constituting a redevelopment project to any person, upon [~~such~~] terms and conditions [~~as may be~~] approved by the authority, if the authority finds that the sale or lease is in conformity with the community development plan.

[~~For the stadium development district, leases shall not exceed a term of ninety-nine years.~~]"

SECTION 9. Chapter 206E, part IX, Hawaii Revised Statutes, is amended to read as follows:

"**[~~[~~]PART IX.[~~]~~] [~~STADIUM~~] HALAWA COMMUNITY DEVELOPMENT DISTRICT**

§206E-221 [~~Stadium~~] Halawa community development district; purpose; findings. The legislature finds that the aloha stadium and lands [~~under the jurisdiction of~~] held by the stadium authority [~~and~~], within the department of business, economic development, and tourism for administrative purposes only, are underutilized. The stadium facility has been in dire need of significant repair and maintenance for many years. The stadium authority has considered repairing, upgrading, and replacing the existing facility to optimize the public's enjoyment and ensure public safety. Redeveloping, renovating, or improving these public lands in a manner that will provide suitable recreational, residential, educational, and commercial areas, where the public can live, congregate, recreate, attend schools, and shop, as part of a thoughtfully integrated experience, is in the best interests of the State and its people.

This part establishes the [~~stadium~~] Halawa community development district to make optimal use of public land for the

economic, residential, educational, and social benefit of the people of Hawaii.

The legislature finds that the jurisdiction of the authority shall include development within the [~~stadium~~] Halawa community development district. Any development within the district shall require a permit from the authority.

§206E-222 Definitions. As used in this part, unless the context otherwise requires:

"Authority" [~~or "stadium authority"~~] means the [~~stadium authority established pursuant to section 109-1.~~] Hawaii community development authority.

"District" means the [~~stadium development~~] Halawa community development district established by this part.

§206E-223 District; established; boundaries. (a) The [~~stadium~~] Halawa community development district is established and shall be composed of [~~all real property under the jurisdiction of the stadium authority established pursuant to section 109-1. The stadium authority shall have sole jurisdiction over the development of the stadium development district.~~] the following parcels of land, identified by Oahu tax

map key number: 9-9-003:055, 9-9-003:061, 9-9-003:070, and 9-9-003:071.

(b) The authority shall [~~facilitate the development of all property belonging to the State within the district;~~] prepare a community development plan pursuant to section 206E-5 and community development rules pursuant to section 206E-7 to regulate the development of all property belonging to the State within the district; provided that development [~~is carried out in accordance with~~] plans shall consider any county transit-oriented development plans for lands surrounding the district. In addition to any other duties that the authority may have pursuant to this chapter, the authority's duties shall include[~~:~~

~~(1) Coordinating with the federal government regarding the ownership and use of, or restrictions on, properties within the district that were previously owned or are currently owned by the federal government;~~

~~(2) Coordinating with other state entities during the conveyance of properties and conducting remediation activities for the property belonging to the State within the district;~~

~~(3)~~ ~~Developing~~] developing the infrastructure and public facilities necessary to support the development of all property belonging to the State within the district[~~;~~ ~~and~~

~~(4)~~ ~~Providing, to the extent feasible, maximum opportunity for the reuse of property belonging to the State within the district by private enterprise or state and county government.~~], consistent with the memorandum of agreement pursuant to section 206E-225.

§206E-224 Development guidance policies. The following shall be the development guidance policies generally governing the authority's actions in the district:

(1) Development shall be in accordance with [~~stadium development district~~] community development plans adopted [~~by the stadium authority~~] under section 206E-5 and community development rules adopted under section 206E-7 for the development of the district; provided that the plan [~~or plans~~] shall consider any county development plan and other plans developed for the district allow for public input in the plan's preparation and updates;

(2) The authority, upon the concurrence of a majority of its voting members, may modify and make changes to a transit-oriented development plan with respect to the district to respond to changing conditions; provided that before amending a transit-oriented development plan, the authority shall conduct a public hearing to inform the public of the proposed changes and receive public input;

(3) The authority shall seek to promote economic development and employment opportunities by fostering diverse land uses and encouraging private sector investments that use the opportunities presented by the high-capacity transit corridor project consistent with the needs of the public, including mixed-use housing and housing in transit-oriented developments;

(4) The authority may engage in planning, design, and construction activities within and outside the district; provided that activities outside the district shall relate to infrastructure development, area-wide drainage improvements, roadway realignments and improvements, business and industrial relocation,

and other activities the authority deems necessary to carry out development of the district and implement this part. The authority may undertake studies or coordinate activities in conjunction with the county and appropriate state agencies and may address facility systems, industrial relocation, and other activities;

(5) Archaeological, historic, and cultural sites shall be preserved and protected in accordance with chapter 6E;

(6) Endangered species of flora and fauna shall be preserved to the extent required by law;

(7) Land use and development activities within the district shall be coordinated with and, to the extent possible, complement existing county and state policies, plans, and programs affecting the district; [~~and~~]

(8) Public facilities within the district shall be planned, located, and developed to support the development policies established by this chapter for the district and rules adopted pursuant to this chapter[~~.~~]; and

(9) Development shall consider the cultural, social, ecological, and environmental impacts of climate change and sea level rise to inform holistically resilient development in the design and siting of buildings and infrastructure.

§206E-225 [~~Stadium~~] Halawa community development district governance; memorandum of agreement. [~~Notwithstanding sections 206E-3 and 206E-4.1, the stadium authority established pursuant to section 109-1 shall have sole jurisdiction regarding matters affecting the stadium development district; provided that the~~] The Hawaii community development authority; department of business, economic development, and tourism; and stadium authority shall enter into a memorandum of agreement regarding the implementation of responsibilities of the respective agencies[~~.~~]; provided that the memorandum of agreement shall specify that the:

(1) Hawaii community development authority's role is limited to:

(A) Regulating land use within the district through its zoning and entitlement powers; and

(B) Financing, planning, designing, and building infrastructure and public facilities for the district; and

(2) Stadium authority is the sole agency responsible for overseeing the plan, design, development, and construction of the:

(A) New stadium and related facilities; and

(B) Area surrounding the new stadium.

[~~†~~]§206E-226[~~†~~] Annual comprehensive report. Not less than twenty days prior to the convening of each regular session of the legislature, the authority shall submit to the legislature an annual comprehensive status report on the progress of development within the [~~stadium~~] Halawa community development district."

SECTION 10. Sections 171-2, 201H-191.5(d)(3), and 206E-21.5(a)(1), Hawaii Revised Statutes, are amended by substituting the words "Halawa community development district" wherever the words "stadium development district" appear, as the context requires.

SECTION 11. There is appropriated out of the general revenues of the State of Hawaii the sum of $4,000,000 or so much

thereof as may be necessary for fiscal year 2026-2027 for the purposes of this Act.

The sum appropriated shall be expended by the Hawaii community development authority for the purposes of this Act.

SECTION 12. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 13. This Act shall take effect on July 1, 2026.

INTRODUCED BY: _____

S.B. NO. 2599

Report Title:
Stadium Development District; Halawa Community Development District; Aloha Stadium; Stadium Authority; HCDA; Public Projects; Special Fund; Appropriation

Description:
Redesignates the Stadium Development District as the Halawa Community Development District. Amends the composition of the Hawaii Community Development Authority for purposes of the Halawa Community Development District. Amends the duties and powers of the Hawaii Community Development Authority and Stadium Authority as they relate to activities within the Halawa Community Development District. Clarifies the Hawaii Community Development Authority's permitting and consultation powers regarding public projects within community development districts. Establishes the Halawa community development district special fund. Appropriates moneys.

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