

**Josh Green, M.D.**  
Governor

**Sylvia Luke**  
Lt. Governor

**James Kunane Tokioka**  
DBEDT Director

**Dane K. Wicker**  
DBEDT Deputy Director

**Walter Thoemmes**  
Stadium Authority Chair

**Michael R. Yadao**  
Stadium Authority Executive Director



Statement of  
**MICHAEL R. YADAO**  
Stadium Authority  
Department of Business, Economic Development, and Tourism  
before the

**HOUSE COMMITTEE ON HOUSING**

Wednesday, March 25, 2026  
10:00 AM  
State Capitol, Conference Room 430

In consideration of  
**S.B. 2599, SD2, HD1**  
**RELATING TO DEVELOPMENT.**

Chair Evslin, Vice Chair Miyake and members of the Committee.

The Stadium Authority supports Senate Bill 2599, SD2, HD1 which redesignates the Stadium Development District as the Halawa Community Development District and refines the governance and operational framework necessary to realize the New Aloha Stadium Entertainment District (NASED).

S.B. 2599, SD2, HD1 clarifies the roles of the Stadium Authority and the HCDA, reducing administrative friction and accelerating project timelines. The creation of a dedicated Special Fund ensures that revenues generated within the district stay in the district to support long-term maintenance and infrastructure. By refining permitting powers, the bill facilitates the delivery of much-needed housing and its integration with the Skyline rail system.

Thank you for the opportunity to testify.



**HAWAI'I COMMUNITY  
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.  
GOVERNOR

SYLVIA LUKE  
LT. GOVERNOR

STERLING HIGA  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Statement of  
**CRAIG K. NAKAMOTO**  
**Executive Director**  
Hawai'i Community Development Authority  
before the  
**HOUSE COMMITTEE ON HOUSING**

Wednesday, March 25, 2026  
10:00 a.m.  
State Capitol, Conference Room 430 & Videoconference

In consideration of  
**S.B. 2599, S.D.2, H.D.1**  
**RELATING TO DEVELOPMENT.**

Chairperson Evslin, Vice Chairperson Miyake, and members of the Committee. The Hawai'i Community Development Authority (HCDA) **supports S.B. 2599, S.D.2, H.D.1**, which establishes the Halawa Community Development District within HCDA and defines the respective roles of HCDA and the Stadium Authority in planning and implementing development in the district, among other things.

Part I of this measure grants HCDA authority to prepare a master plan and adopt rules for the Halawa Community Development District. Once adopted, these rules will supersede the zoning and entitlement powers of the City and County of Honolulu for this district. The bill also updates the composition of the HCDA Board for matters specific to this district and creates the Halawa Community Development District Special Fund.

Part II of this measure appropriates funds from the Stadium Development Special Fund for HCDA to plan, design, and develop the district. However, these funds are contingent upon the Stadium Authority hiring a stadium construction expert, completing its organizational plan, and HCDA submitting a community facilities district plan to utilize the revenue bond authority provided under Act 252, SLH 2025.

Part III of this measure requires HCDA, when planning and developing housing, to endeavor to create complete communities that support a high quality of life for residents.

Since 1976, HCDA has remained committed to building better communities throughout Hawai'i. Our vision is to advance community development districts and infrastructure improvement projects that grow into thriving, self-sufficient areas which enhance surrounding neighborhoods and provide lasting benefits to the State of Hawai'i.

Section 11 of this measure provides for an unspecified amount for HCDA to implement Part I. HCDA will need these resources to implement this measure.

Thank you for the opportunity to provide comments.

March 24, 2026

The Honorable Luke A. Evslin, Chair  
The Honorable Tyson K. Miyake, Vice Chair  
and Members of the Committee on Housing

Subject: Testimony: SB2599, SD2, HD1 Relating to Development  
Hearing: March 25, 2026, at 10:00 AM, Conference Room 430

Dear Chair Evslin, Vice Chair Miyake, and Members of the Committee:

Stanford Carr Development respectfully requests the **deferral** of Senate Bill 2599, SD2, HD1, which redesignates the Stadium Development District as the Halawa Community Development District and seeks to strengthen the policy and administrative framework for implementing the New Aloha Stadium Entertainment District (NASED).

We have just made our legal counsel aware of this measure, and they have not had the chance to make a comprehensive review. Upon cursory review, however, it appears to add an additional layer of requirements and considerations to the development of the new stadium and the surrounding lands. We are concerned that the unintended consequence of this measure will be to slow down the momentum that the project currently has, and request that this measure be deferred pending an analysis as to the potential impact on the overall development process, and the impact on the timely delivery of the stadium and surrounding lands.

Additionally, there is an inconsistency and possible overlap in areas of responsibility to the extent that infrastructure and public facilities are integral parts of any development.

Although SB2599, SD2, HD1 references pending agreements, it lacks explicit language that states the measure will not affect agreements executed prior to its enactment. Examples of conflicts between the proposed language and the approved business terms include:

- Section 5, page 14, HRS §109-3.5(a)(1), which defines revenues of the Stadium Development Special Fund to include stadium operations, leases, concessions, food and beverage, parking, sponsorships, utilities, infrastructure, and development;

- Section 5, page 15, HRS §109-3.5(b)(1) and (2), which authorizes use of the Stadium Development Special Fund for development, operations, maintenance, and related commercial activities; and
- Section 8, page 29, which amends HRS §206E-14 by removing language that allows leases of up to ninety-nine years.

Given these concerns, Stanford Carr Development respectfully urges the Committee to defer this measure to provide additional time for in-depth review. We thank you for the opportunity to submit this testimony.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stanford S. Carr', with a large, sweeping flourish at the end.

Stanford S. Carr