



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

547 Queen Street, Honolulu, Hawaii 96813
Telephone: (808) 594-0300 Fax: (808) 587-0299
Web site: <http://dbedt.hawaii.gov/hcda/>

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
SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
and the
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS

Thursday, February 19, 2026
1:02 p.m.
State Capitol, Conference Room 229 & Videoconference

In consideration of
SB 2599
RELATING TO DEVELOPMENT.

Chairperson DeCoite, Chairperson Lee, Vice Chairperson Wakai, Vice Chairperson Inouye, and members of the Committees.

The Hawai'i Community Development Authority (HCDA) **supports** SB 2599, Relating to Development, and respectfully offers clarifying comments. The bill, among other things, establishes the Halawa community development district within the HCDA, sets forth the respective responsibilities of the HCDA and stadium authority, and enumerates certain powers, including creating a master plan and rules, which rules, when promulgated, shall supersede the zoning and entitlement powers of the city and county of Honolulu.

Two TOD Experts on the Board. The stricken language on page 18, lines 19 to 20, would make the two transit-oriented development experts members of the 17-member general authority board. That board has specific responsibilities, which do not include governance over Chapter 206E, Part X.

Act 252 (SLH, 2025) created a "sub-board" for matters affecting Part X of Chapter 206E, HRS, codified in Section 206E-3(b)(5), HRS.

Thus, the stricken language on page 18, lines 19 to 20, should be restored so that the language on Page 18, lines 19 to 20 reads as follows: ". . . . 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; “

Thank you for the opportunity to provide testimony in support.

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

**SENATE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
AND
SENATE COMMITTEE ON WATER, LAND, CULTURE AND THE ARTS**

Thursday, February 19, 2026
01:02 PM
State Capitol, Conference Room 229

In consideration of
S.B. 2599
RELATING TO DEVELOPMENT.

Chairs DeCoite and Lee, Vice Chairs Wakai and Inouye and members of the Committees.

The Stadium Authority supports Senate Bill 2599, 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 (NASSED).

S.B. 2599 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.