



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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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 2604
RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

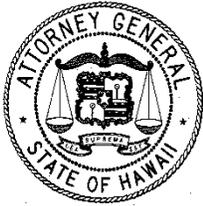
Chairperson DeCoite, Chairperson Lee, Vice Chairperson Wakai, Vice Chairperson Inouye, and members of the Committee.

The Hawai'i Community Development Authority (HCDA) provides **comments** to SB 2604, which makes the appropriation of \$49,500,000 from the stadium authority special fund contingent upon the stadium authority submitting district land use and project readiness report to the President of the Senate and the Speaker of the House of Representatives. See, Page 3, Line 5.

The HCDA defers to the stadium authority's position on this bill. The HCDA's role within the stadium development district is limited by statute. The development guidance policies under Hawaii Revised Statutes (HRS) section 206E-224 govern the stadium authority's actions in the district rather than the HCDA. The stadium authority currently has sole jurisdiction regarding matters affecting the stadium development district. See, section 206E-225, HRS.

The development of the new aloha stadium and the NASED area is a monumental project for the state. The HCDA's role is currently advisory only, however HCDA is willing to help in ways other than advisory if asked to do so.

Thank you for the opportunity to provide our comments.



**TESTIMONY OF
THE DEPARTMENT OF THE ATTORNEY GENERAL
KA 'OIHANA O KA LOIO KUHINA
THIRTY-THIRD LEGISLATURE, 2026**

ON THE FOLLOWING MEASURE:

S.B. NO. 2604, RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

BEFORE THE:

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

DATE: Thursday, February 19, 2026 **TIME:** 1:02 p.m.

LOCATION: State Capitol, Room 229

TESTIFIER(S): Anne E. Lopez, Attorney General, or
Kevin C. Tongg or Christopher J.I. Leong,
Deputy Attorneys General

Chairs Lee and DeCoite and Members of the Committees:

The Department of the Attorney General (Department) provides the following comments.

The purpose of this bill is to condition the increase of the expenditure ceiling for the Stadium Development Special Fund upon compliance with state planning, land use, and financing statutes, and other requirements.

The Department has concerns regarding provisions of the bill that appear inconsistent with the Stadium Authority's sole jurisdiction over the stadium development district. Section 206E-223(a), Hawaii Revised Statutes (HRS), provides that "[t]he stadium authority shall have sole jurisdiction over the development of the stadium development district." Similarly, section 206E-225, HRS, provides that "the stadium authority established pursuant to section 109-1 shall have sole jurisdiction regarding matters affecting the stadium development district[.]"

Section 1 on page 1, lines 10-16, of this bill provides that chapter 206E, HRS, requires the Hawaii Community Development Authority (HCDA) to facilitate development of the district and references section 206E-224, HRS, as establishing development guidance policies that HCDA must facilitate. Chapter 206E, HRS, however, does not require HCDA to facilitate the development of the stadium development district. Additionally, section 206E-224, HRS, establishes development

guidance policies applicable to the district, but those policies are to be facilitated by the Stadium Authority, consistent with its sole jurisdiction.

In addition, section 2(b)(1) on page 4, lines 5-6, provides that "the community planning standards of the Hawaii community development authority shall not be bypassed[.]" This provision implies that HCDA has jurisdiction over the stadium development district. However, as noted above, the Stadium Authority has sole jurisdiction regarding matters affecting the stadium development district pursuant to sections 206E-223(a) and 206E-225, HRS. Therefore, HCDA community planning standards do not apply to the stadium development district. Further, the bill does not define or clarify what is meant by "community planning standards." If it is the intent to have the Stadium Authority continue to have exclusive jurisdiction over the stadium development district, then to address these inconsistencies we recommend the following amendments:

1. On page 1, lines 10-13, delete:

While the stadium authority holds title to the district, chapter 206E, Hawaii Revised Statutes, requires the Hawaii community development authority to facilitate the development of the district.

2. On page 1, line 16, replace "Hawaii community development authority" with "stadium authority".
3. On page 4, lines 4-6, delete the following text: ", and that the community planning standards of the Hawaii community development authority shall not be bypassed."
4. On page 5, lines 19-20, delete "as the district facilitator".

If it is the intent to have HCDA play a greater role over the stadium development district, then this intent conflicts with the Stadium Authority's sole jurisdiction under sections 206E-223(a) and 206E-225, HRS, and other provisions under part IX, chapter 206E, HRS, that would need to be addressed. The Department would be happy to work with the Legislature on appropriate revisions to address this intent.

Thank you for the opportunity to provide comments.

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. 2604
RELATING TO THE STADIUM DEVELOPMENT DISTRICT.

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

The Stadium Authority supports Senate Bill 2604, which appropriates moneys from the stadium development special fund for the planning, design, and development of the stadium development district by the Hawai'i 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.

The Stadium Authority emphasizes that this bill resolves the dual track challenge of NASED. While the Authority focuses on the operational excellence of the new venue, the HCDA provides the urban planning expertise necessary to build a community. The appropriation contingent upon reporting ensures that we move forward not just with speed, but with the high level of transparency the taxpayers of Hawai'i deserve."

Thank you for the opportunity to testify.