

January 6, 2021

FOR ACTION

I. REQUEST

Authorize the Executive Director to Request Release of \$10 million in General Obligation Bond Funds from the Governor for Planning, Design, and Project Management work for Stadium Development District as Authorized by Act 268, SLH 2019, Section 6 and as amended by Act 4, SLH 2020, Section 5.

II. BACKGROUND

In July 2019, Act 268 was signed into law, establishing the Stadium Development District (District), which includes all state property under the jurisdiction of the Stadium Authority. The Act directed the Hawaii Community Development Authority (HCDA) to facilitate the development of all State property within the District and required a Memorandum of Agreement for matters affecting the District to be executed by the HCDA Executive Director, the State Comptroller, and the Stadium Authority. Act 268 appropriated \$ 20 million in general revenue for the establishment and development of stadium district for public use. It also authorized the HCDA to issue, with the Governor's approval, up to \$180 million in revenue bonds to implement the stadium development district and authorized the Director of Finance to issue \$150 million in general obligation bonds for the stadium development district. A copy of Act 268 is provided as Exhibit A.

In July 2020, Act 4 was signed into law which amended Act 268 of 2019. Act 4 amended Section 4 of Act 268 by eliminating \$20 million in general revenue appropriation and amended Section 6 of Act 268 authorizing the Director of Finance to issue \$170 million in general obligation bonds (CIP funds) for the stadium development district. A copy of Act 4 is provided as Exhibit B

In December 2019 the Authority authorized the Executive Director to execute a memorandum of agreement (MOA) with the Stadium Authority, Department of Accounting and General Services (DAGS), and appropriate agencies. In October 2020, the HCDA Executive Director, the Comptroller, and the Stadium Authority executed an MOA for matters affecting the District. The MOA establishes the responsibilities of the parties and scope of work for the DAGS relating to the District. The MOA also provides that compensation to DAGS or its contractor shall not exceed \$ 20 million and sets procedures for remitting payment to DAGS or its contractors. A copy of the MOA is provided as Exhibit C.

DAGS in a letter dated December 24, 2020 is requesting that the HCDA request release of \$10 million in general obligation bonds funds from the Governor in anticipation of

additional planning, design and project management work necessary for development of the District. DAGS' request is provided as Exhibit D.

III. RECOMMENDATION

Staff recommends that the Authority authorize the Executive Director to request release of \$10 million in general obligation bond funds from the Governor for planning, design, and project management work for Stadium Development District as Authorized by Act 268, SLH 2019, Section 6 and as amended by Act 4, SLH 2020, Section 5.



EXECUTIVE CHAMBERS
HONOLULU

DAVID Y. IGE
GOVERNOR

July 8, 2019

GOV. MSG. NO. 1370

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirtieth State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirtieth State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

This is to inform you that on July 8, 2019, the following bill was signed into law:

HB1586 HD1 SD2 CD1

RELATING TO THE STRUCTURE OF
GOVERNMENT.
ACT 268 (19)

Sincerely,

DAVID Y. IGE
Governor, State of Hawai'i

Approved by the Governor
on JUL 08 2019
HOUSE OF REPRESENTATIVES
THIRTIETH LEGISLATURE, 2019
STATE OF HAWAII

ORIGINAL

ACT 268
H.B. NO. 1586
H.D. 1
S.D. 2
C.D. 1

A BILL FOR AN ACT

RELATING TO THE STRUCTURE OF GOVERNMENT.

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

1 SECTION 1. Chapter 206E, Hawaii Revised Statutes, is
2 amended by adding a new part to be appropriately designated and
3 to read as follows:
4 "PART . STADIUM DEVELOPMENT DISTRICT
5 §206E- Stadium development district; purpose; findings.
6 The legislature finds that the aloha stadium and lands under the
7 jurisdiction of the stadium authority and department of
8 accounting and general services are underutilized. The stadium
9 facility has been in dire need of significant repair and
10 maintenance for many years. The stadium authority has
11 considered repairing, upgrading, and replacing the existing
12 facility to optimize the public's enjoyment and ensure public
13 safety. Redeveloping, renovating, or improving these public
14 lands in a manner that will provide suitable recreational,
15 residential, educational, and commercial areas, where the public
16 can live, congregate, recreate, attend schools, and shop, as



1 part of a thoughtfully integrated experience, is in the best
2 interests of the State and its people.

3 This part establishes the stadium development district to
4 make optimal use of public land for the economic, residential,
5 educational, and social benefit of the people of Hawaii.

6 The legislature finds that the jurisdiction of the
7 authority shall include development within the stadium
8 development district. Any development within the district shall
9 require a permit from the authority.

10 **§206E- Definitions.** As used in this part, unless the
11 context otherwise requires:

12 "District" means the stadium development district
13 established by this part.

14 **§206E- District; established; boundaries.** (a) The
15 stadium development district is established and shall be
16 composed of all land under the jurisdiction of the stadium
17 authority established pursuant to section 109-1.

18 (b) The authority shall facilitate the development of all
19 property belonging to the State within the district; provided
20 that development is carried out in accordance with any county
21 transit-oriented development plans for lands surrounding the



1 district. In addition to any other duties that the authority
2 may have pursuant to this chapter, the authority's duties shall
3 include:

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

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

12 (3) Developing the infrastructure necessary to support the
13 development of all property belonging to the State
14 within the district; and

15 (4) Providing, to the extent feasible, maximum opportunity
16 for the reuse of property belonging to the State
17 within the district by private enterprise or state and
18 county government.

19 **§206E- Development guidance policies.** The following
20 shall be the development guidance policies generally governing
21 the authority's actions in the district:

- 1 (1) Development shall be in accordance with any county
2 transit-oriented development plan, unless modified by
3 the authority pursuant to paragraph (2);
- 4 (2) With the approval of the governor, the authority, upon
5 the concurrence of a majority of its voting members,
6 may modify and make changes to a transit-oriented
7 development plan with respect to the district to
8 respond to changing conditions; provided that before
9 amending a transit-oriented development plan, the
10 authority shall conduct a public hearing to inform the
11 public of the proposed changes and receive public
12 input;
- 13 (3) The authority shall seek to promote economic
14 development and employment opportunities by fostering
15 diverse land uses and encouraging private sector
16 investments that use the opportunities presented by
17 the high-capacity transit corridor project consistent
18 with the needs of the public, including mixed use
19 housing and housing in transit-oriented developments;
- 20 (4) The authority may engage in planning, design, and
21 construction activities within and outside the



1 district; provided that activities outside the
2 district shall relate to infrastructure development,
3 area-wide drainage improvements, roadway realignments
4 and improvements, business and industrial relocation,
5 and other activities the authority deems necessary to
6 carry out development of the district and implement
7 this part. The authority may undertake studies or
8 coordinating activities in conjunction with the county
9 and appropriate state agencies and may address
10 facility systems, industrial relocation, and other
11 activities;

12 (5) Hawaiian archaeological, historic, and cultural sites
13 shall be preserved and protected;

14 (6) Endangered species of flora and fauna shall be
15 preserved to the extent feasible;

16 (7) Land use and development activities within the
17 district shall be coordinated with and, to the extent
18 possible, complement existing county and state
19 policies, plans, and programs affecting the district;
20 and



1 (8) Public facilities within the district shall be
2 planned, located, and developed to support the
3 development policies established by this chapter for
4 the district and rules adopted pursuant to this
5 chapter.

6 **§206E- Stadium development district governance;**
7 **memorandum of agreement.** Notwithstanding section 206E-3, for
8 matters affecting the stadium development district, the
9 executive director of the authority, state comptroller, and the
10 stadium authority shall execute a memorandum of agreement with
11 the appropriate state agencies.

12 **§206E- Annual comprehensive report.** Not less than
13 twenty days prior to the convening of each regular session of
14 the legislature, the authority shall submit to the legislature
15 an annual comprehensive status report on the progress of
16 development within the stadium development district."

17 SECTION 2. Section 206E-14, Hawaii Revised Statutes, is
18 amended by amending subsection (a) to read as follows:

19 "(a) The authority may, without recourse to public
20 auction, sell, or lease for a term not exceeding sixty-five
21 years, all or any portion of the real or personal property



1 constituting a redevelopment project to any person, upon such
2 terms and conditions as may be approved by the authority, if the
3 authority finds that the sale or lease is in conformity with the
4 community development plan.

5 For the stadium development district, leases shall not
6 exceed a term of ninety-nine years."

7 SECTION 3. (a) Notwithstanding any other law to the
8 contrary, the department of land and natural resources shall
9 transfer the fee simple interest in all parcels of land under
10 the control or jurisdiction of the stadium authority, including
11 all existing improvements thereon, to the stadium authority as
12 grantee, as is, where is; provided that the legal instrument
13 transferring the fee simple interest shall prohibit the stadium
14 authority from selling, exchanging, or otherwise relinquishing
15 the State's title to any ceded lands. The parcels to be
16 transferred shall include:

- 17 (1) TMK 99003055:0000;
18 (2) TMK 99003061:0000;
19 (3) TMK 99003070:0000;
20 (4) TMK 99003071:0000; and



1 (5) Any other parcels under the jurisdiction of the
2 stadium authority.

3 (b) The department of land and natural resources shall
4 prepare, execute, and record, in the land court or bureau of
5 conveyances, as appropriate, a quitclaim deed to convey each
6 above-listed parcel with all existing improvements, subject to
7 the property boundaries determined pursuant to subsection (a),
8 to the stadium authority, as grantee. As these are conveyances
9 in which the State and its agencies are the only parties, the
10 tax imposed by section 247-1, Hawaii Revised Statutes, shall not
11 apply. Effective on the date of transfer, every reference to
12 the present titleholder or the head of the department or agency
13 in each instrument, if the titleholder is a department or an
14 agency, shall be construed as a reference to the stadium
15 authority.

16 SECTION 4. There is appropriated out of the general
17 revenues of the State of Hawaii the sum of \$20,000,000 or so
18 much thereof as may be necessary for fiscal year 2019-2020 for
19 the establishment and development of the stadium development
20 district for public use.



1 The sum appropriated shall be expended by the Hawaii
2 community development authority for the purposes of this Act;
3 provided that the appropriation shall not lapse at the end of
4 the fiscal year for which the appropriation is made; provided
5 further that all moneys unencumbered as of June 30, 2022, shall
6 lapse as of that date.

7 SECTION 5. The legislature finds and declares that the
8 issuance of revenue bonds under this Act is in the public
9 interest and for the public health, safety, and general welfare.
10 Pursuant to part III, chapter 39, Hawaii Revised Statutes.
11 Accordingly, the Hawaii community development authority, with
12 the approval of the governor, may issue in one or more series
13 revenue bonds in a total amount not to exceed \$180,000,000 for
14 the Hawaii community development authority to implement the
15 stadium development district as provided for in part
16 chapter 206E, Hawaii Revised Statutes.

17 The proceeds of the revenue bonds shall be deposited into
18 the Hawaii community development revolving fund created in
19 section 206E-16, Hawaii Revised Statutes.

20 The revenue bonds authorized under this Act shall be issued
21 pursuant to part III, chapter 39, Hawaii Revised Statutes. The



1 authorization to issue revenue bonds under this Act shall lapse
2 on June 30, 2024.

3 SECTION 6. The director of finance is authorized to issue
4 general obligation bonds in the sum of \$150,000,000 or so much
5 thereof as may be necessary and the same sum or so much thereof
6 as may be necessary is appropriated for fiscal year 2019-2020 to
7 the Hawaii community development authority for the stadium
8 development district.

9 SECTION 7. The appropriation made for the capital
10 improvement project authorized by section 6 of this Act shall
11 not lapse at the end of the fiscal biennium for which the
12 appropriation is made; provided that all moneys from the
13 appropriation unencumbered as of June 30, 2022, shall lapse as
14 of that date.

15 SECTION 8. This Act shall take effect on July 1, 2019.

APPROVED this 08 day of JUL, 2019.



GOVERNOR OF THE STATE OF HAWAII



HB No. 1586, HD 1, SD 2, CD 1

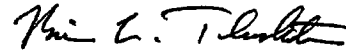
THE HOUSE OF REPRESENTATIVES OF THE STATE OF HAWAII

Date: April 30, 2019
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Final Reading in the House of Representatives of the Thirtieth Legislature of the State of Hawaii, Regular Session of 2019.



Scott K. Saiki
Speaker
House of Representatives



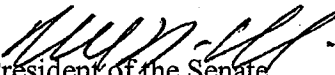
Brian L. Takeshita
Chief Clerk
House of Representatives

H.B. No. 1586, H.D. 1, S.D. 2, C.D. 1


THE SENATE OF THE STATE OF HAWAI'I

Date: April 30, 2019
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the
Senate of the Thirtieth Legislature of the State of Hawai'i, Regular Session of 2019.



President of the Senate



Clerk of the Senate



EXHIBIT B

EXECUTIVE CHAMBERS
HONOLULU

GOV. MSG. NO. 1105

DAVID Y. IGE
GOVERNOR

July 6, 2020

The Honorable Ronald D. Kouchi,
President
and Members of the Senate
Thirtieth State Legislature
State Capitol, Room 409
Honolulu, Hawai'i 96813

The Honorable Scott K. Saiki,
Speaker and Members of the
House of Representatives
Thirtieth State Legislature
State Capitol, Room 431
Honolulu, Hawai'i 96813

Dear President Kouchi, Speaker Saiki, and Members of the Legislature:

This is to inform you that on July 6, 2020, the following bill was signed into law:

SB3139 SD1 HD1

RELATING TO THE STATE BUDGET.
ACT 004 (20)

Please note the line item veto on page 5 line 6, reducing the \$432,000,605 appropriation to \$0.

Sincerely,

A handwritten signature in black ink that reads "David Y. Ige".

DAVID Y. IGE
Governor, State of Hawai'i

Approved by the Governor

on JUL 06 2020

THE SENATE
THIRTIETH LEGISLATURE, 2020
STATE OF HAWAII

ACT 004

S.B. NO. 3139
S.D. 1
H.D. 1

A BILL FOR AN ACT

RELATING TO THE STATE BUDGET.

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

1 PART I

2 SECTION 1. The legislature finds that Act 39, Session Laws
3 of Hawaii 2018, appropriated \$200,000,000 in general funds to
4 the rental housing revolving fund. In addition, the rental
5 housing revolving fund receives \$38,000,000 annually from
6 conveyance tax collections. On June 30, 2019, the ending
7 balance of the rental housing revolving fund was \$362,740,473,
8 and by June 30, 2020, the ending balance is projected to be
9 \$445,624,761. The economic impact of the coronavirus disease
10 2019 (COVID-19) has created a severe budget shortfall for the
11 State.

12 Accordingly, the purpose of this part is to:

- 13 (1) Replace, where eligible, general fund appropriations
14 with general obligation bond funds;
- 15 (2) Deposit, or authorize the transfer of, those general
16 funds into the emergency and budget reserve fund; and



1 (3) Authorize the transfer of excess moneys from other
2 sources into the emergency and budget reserve fund.

3 SECTION 2. The director of finance is authorized to issue
4 general obligation bonds in the sum of \$250,000,000 or so much
5 thereof as may be necessary and the same sum or so much thereof
6 as may be necessary is appropriated for fiscal year 2020-2021
7 for deposit into the rental housing revolving fund; provided
8 that the appropriation made for the capital improvement project
9 authorized by this section shall not lapse at the end of the
10 fiscal year for which the appropriation is made; provided
11 further that all moneys from the appropriation unencumbered as
12 of June 30, 2022, shall lapse as of that date.

13 SECTION 3. On May 28, 2020, the director of finance is
14 authorized to transfer from the rental housing revolving fund to
15 the emergency and budget reserve fund the sum of \$250,000,000 or
16 so much thereof as may be necessary for fiscal year 2019-2020.

17 SECTION 4. Act 268, Session Laws of Hawaii 2019, is
18 amended by repealing section 4.

19 [~~SECTION 4. There is appropriated out of the general~~
20 ~~revenues of the State of Hawaii the sum of \$20,000,000 or so~~
21 ~~much thereof as may be necessary for fiscal year 2019-2020 for~~



1 ~~the establishment and development of the stadium development~~
2 ~~district for public use.~~

3 ~~The sum appropriated shall be expended by the Hawaii~~
4 ~~community development authority for the purposes of this Act,~~
5 ~~provided that the appropriation shall not lapse at the end of~~
6 ~~the fiscal year for which the appropriation is made, provided~~
7 ~~further that all moneys unencumbered as of June 30, 2022, shall~~
8 ~~lapse as of that date."]~~

9 SECTION 5. Act 268, Session Laws of Hawaii 2019, is
10 amended by amending section 6 to read as follows:

11 "SECTION 6. The director of finance is authorized to issue
12 general obligation bonds in the sum of ~~\$150,000,000~~ \$170,000,000
13 or so much thereof as may be necessary and the same sum or so
14 much thereof as may be necessary is appropriated for fiscal year
15 2019-2020 to the Hawaii community development authority for the
16 stadium development district[-]; provided that the appropriation
17 made for the capital improvement project authorized by this
18 section shall not lapse at the end of the fiscal year for which
19 the appropriation is made; provided further that all moneys from
20 the appropriation unencumbered as of June 30, 2022, shall lapse
21 as of that date.



1 2019-2020 and fiscal year 2020-2021. The purpose of this part
2 is to transfer those savings to the emergency and budget reserve
3 fund.

4 SECTION 10. On May 28, 2020, there is appropriated out of
5 the general revenues of the State of Hawaii the sum of
6 ~~\$432,000,605~~ ^{50 AM} or so much thereof as may be necessary for fiscal
7 year 2019-2020 to be deposited into the emergency and budget
8 reserve fund.

9 PART III

10 SECTION 11. Statutory material to be repealed is bracketed
11 and stricken. New statutory material is underscored.

12 SECTION 12. This Act shall take effect on May 27, 2020;
13 provided that section 2 shall take effect on July 1, 2020.

APPROVED this 06 day of JUL, 2020





GOVERNOR OF THE STATE OF HAWAII

THE SENATE OF THE STATE OF HAWAI'I

Date: May 21, 2020
Honolulu, Hawaii 96813

We hereby certify that the foregoing Bill this day passed Final Reading in the Senate of the Thirtieth Legislature of the State of Hawai'i, Regular Session of 2020.


President of the Senate


Clerk of the Senate

SB No. 3139, SD 1, HD 1

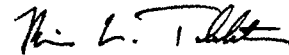
THE HOUSE OF REPRESENTATIVES OF THE
STATE OF HAWAII

Date: May 18, 2020
Honolulu, Hawaii

We hereby certify that the above-referenced Bill on this day passed Third Reading in the House of Representatives of the Thirtieth Legislature of the State of Hawaii, Regular Session of 2020.



Scott K. Saiki
Speaker
House of Representatives



Brian L. Takeshita
Chief Clerk
House of Representatives



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PUBLIC WORKS DIVISION
PLANNING BRANCH
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

OCT -2 2020

MEMORANDUM

TO: Garrett H. Kamemoto, Interim Executive Director
Hawaii Community Development Authority

FROM: Joseph Earing *Joseph M. Earing*
Chief, Planning Branch

SUBJECT: HCDA, Stadium Authority, and DAGS
Memorandum of Agreement (MOA)
Stadium Development District

Transmitted herewith for appropriate action is the following:

1. One (1) original copy of the MOA

Remarks:

Transmitted for final execution is a copy of the subject MOA. Please provide copies of the final MOA to the Stadium Authority and DAGS.

If you have any questions, please contact Mr. David DePonte at 586-0492. DC

RECEIVED
2020 OCT -7 AM 10:24
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”), effective the 14th day of October 2020 (“Effective Date”), is entered into by and between the **Hawaii Community Development Authority** (hereinafter “HCDA”), a body corporate and a public instrumentality of the State of Hawaii whose business address is 547 Queen Street, Honolulu, Hawaii 96813, the **Aloha Stadium Authority** (hereinafter “Stadium Authority”), whose mailing address is 99-500 Salt Lake Boulevard, Honolulu, Hawaii 96701, and the **Department of Accounting and General Services** (hereinafter “DAGS”), an agency of the State of Hawaii, whose mailing address is P.O. Box 119, Honolulu, Hawaii 96810, collectively, the “Parties”.

1. PURPOSE AND AUTHORITY

- A. Act 268 of the 2019 regular session of the Hawaii State Legislature (“Act 268”) establishes the Stadium Development District (“District”) comprising all lands under the jurisdiction of the Stadium Authority established pursuant to Section 109-1, Hawaii Revised Statutes, to make optimal use of public land for the economic, residential, educational, and social benefit of the people of Hawaii.
- B. Act 268, Section 4, appropriates out of the general revenues of the State of Hawaii the sum of \$20,000,000 for the establishment and development of the District for public use. The sum appropriated shall be expended by the HCDA.
- C. Act 4 of the 2020 regular session of the Hawaii State Legislature amends Act 268 by repealing Section 4 in its entirety and by amending Section 6 to increase the authorization to HCDA to issue general obligation bond funds from \$150,000,000 to \$170,000,000 for the District. The appropriation shall be expended by the HCDA. This MOA pertains to the additional \$20,000,000 general obligation bond funds appropriated in place of the original \$20,000,000 general revenues.
- D. The DAGS has expertise to assist the HCDA and the Stadium Authority to invite and consult with various entities for the development of the District and has offered to assist the HCDA and the Stadium Authority and engage the services of consultants to implement the development.

2. RESPONSIBILITIES

- A. DAGS will engage the services of consultants (“Contractors”) who shall be tasked to support and implement the on-going planning, procurement, and development process for the District; the DAGS shall include in its Contractor’s scope, but not be limited to, the scope of work outlined herein, collectively, the “Work”.

- B. To facilitate development, HCDA shall provide funding and payment as identified herein for the Work rendered by the DAGS and its Contractors.
- C. When requested by the DAGS, HCDA will coordinate and provide assistance to facilitate any information or documents that the DAGS or its Contractor may need for the duration of the Work under this Agreement.
- D. The Stadium Authority will provide administrative guidance, policies, and authorization for the development-related scope, schedule, and implementation.

3. SCOPE OF WORK

- A. The DAGS shall have its Contractors support the State through the procurement, transaction(s) and delivery of the New Aloha Stadium Entertainment District (NASED) development within the District. To the extent required by the State, the Contractors shall coordinate post-construction activities to support on-going management of the district.
- B. The Contractor will work with the Stadium Authority, DAGS, and key stakeholders to develop the NASED in accordance with the program goals and objectives and consistent with the goals and objectives of the Stadium Authority.
- C. The DAGS shall oversee the performance of the Contractors in accordance with governance and contract agreements. This shall include preparation of robust project controls, reporting, and stakeholder management processes. On not less than a monthly basis, all entities will receive a comprehensive performance report in a format agreed in advance. The report shall include, but not be limited to, the results of discussions, planning and forecasting associated with the NASED program, expenditure, funding drawdowns, claims, material risks and stakeholder management issues.

4. PAYMENT AND FUNDING

Compensation to DAGS or its Contractors for the Work under this Agreement shall not exceed \$20,000,000. Invoices shall be submitted monthly by DAGS to the HCDA. HCDA shall remit payment to DAGS or the Contractors, by instruction from the DAGS, by check, funds transfer, journal voucher, or other mechanism mutually agreeable to the Parties in accordance with the terms of the Contractor's agreement.

5. TERM

This MOA shall expire 1,095 calendar days from the effective date written above.

6. AMENDMENT, MODIFICATION

This Agreement may be modified only by mutual written agreement signed by all Parties.

7. APPLICABLE LAW

This Agreement shall be governed by the laws of the State of Hawaii.

In consideration of the foregoing, the Parties agree to the execution of this Agreement by their duly authorized representative effective as of the date first above written.

HAWAII COMMUNITY DEVELOPMENT
AUTHORITY

Jon M. ...

By _____

Its: Interim Executive Director

Date **OCT 08 2020**

APPROVED AS TO FORM:

Deputy AG

Deputy Attorney General for HCDA

Date: Oct 8, 2020

DEPARTMENT OF ACCOUNTING AND
GENERAL SERVICES

Curt T. Otaguro
By: Curt T. Otaguro

Its: Comptroller

Date **OCT -1 2020**

APPROVED AS TO FORM:

Patricia Ohara

Deputy Attorney General for DAGS

Date: Sep 30, 2020

STADIUM AUTHORITY

Scott Chan

By: Scott Chan

Its: Stadium Manager

Date Sep 29, 2020

APPROVED AS TO FORM:

Randall Nishiyama

Deputy Attorney General for Stadium
Authority

Date: Sep 29, 2020

DAVID Y. IGE
GOVERNOR



CURT T. OTAGURO
Comptroller
AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119 HONOLULU, HAWAII 96810-0119

A19.20

DEC 24 2020

MEMORANDUM

TO: John Whalen, Chairperson
Hawaii Community Development Authority

FROM: Curt T. Otaguro, 
Comptroller

ATT'N: Deepak Neupane, Executive Director,
Hawaii Community Development Authority

SUBJECT: Request to Release Planning Funds for the New Aloha Stadium Entertainment District

In accordance with Act 268, Session Laws of Hawaii (SLH) 2019, as amended by Act 4, SLH 2020, and our Memorandum of Agreement dated October 14, 2020, your assistance is requested for the release of \$10,000,000 in general obligation bond funds to support development of the New Aloha Stadium Entertainment District, Oahu.

More specifically, the two projects that will utilize these funds are:

Project I: Aloha Stadium
Planning for New Stadium and Site Redevelopment
DAGS Job No. 12-10-0862

1. This request seeks an allotment of \$6,000,000 in planning funds to finance additional work required for completion of this project.
2. The scope of work for this project includes architectural, engineering, economic, legal, community outreach, and other consultant services for a master plan, environmental impact study, and related studies for the development and construction of a new stadium facility and mixed-use development of the entire Aloha Stadium site. The scope of work also includes development and implementation of Requests for Qualifications/Requests for Proposal and related oversight and other services necessary for the stadium and real estate development projects to carry the project through

John Whalen, Chairperson

Letter No. A19.20

Page 2

financial close and contracts execution. The additional funding requested is for the extended services necessary with increased entitlement, financial and RFQ/RFP due diligence, particularly to address the impacts of the COVID-19 pandemic.

Project 2: Aloha Stadium
Project Management Services for New Stadium and Site Redevelopment
DAGS Job No. 12-10-0863

1. This request seeks an allotment of \$4,000,000 in planning funds to finance additional work required for the completion of this project.
2. The scope of work for this project is to represent the interests of the Stadium Authority and to facilitate the execution of work related to the planning, development, and construction of a new stadium facility and mixed-use development of the entire Aloha Stadium site. The additional funding requested is to cover increased legal and financial advisory services for the development Requests for Qualifications/Requests for Proposal through financial close of the stadium & real estate development procurements, particularly to address the impacts of the COVID-19 pandemic.

If you have any questions, please contact me at 586-0400, or have you staff contact Chris Kinimaka, Public Works Administrator, at 586-0526.

cc: Mr. Scott Chan, Aloha Stadium

CK:jm