



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

FILED
JUL 14 2022

No. 21-158

PURSUANT TO ROW Sec. 1-2.6

RESOLUTION

REQUESTING THE CITY ADMINISTRATION TO TAKE THE STEPS NECESSARY TO ACQUIRE THE QUEEN THEATER PROPERTY, INCLUDING, IF NECESSARY, THE PREPARATION OF A RESOLUTION FOR THE COUNCIL TO INITIATE PROCEEDINGS IN EMINENT DOMAIN.

WHEREAS, an approximately 10,396 square-foot parcel of real property located in the heart of Kaimuki at 3588 Waialae Avenue, Honolulu, Hawaii 96816, identified as Tax Map Key No. 3-3-006:039, and on which is situated a building long known as the Queen Theater (the "Property"), has for some time been the subject of public complaints about its blighted condition; and

WHEREAS, the Property is owned by Narciso H. Yu, Jr. ("Owner"); and

WHEREAS, the Queen Theater was built in 1936 and has hosted, over the years, numerous traveling shows and rock concerts, and has screened hundreds of movies; and

WHEREAS, the Kaimuki community considers the Queen Theater a community treasure and iconic historical landmark and the Theater is featured on the Historic Hawaii Foundation's website as an endangered historical building; and

WHEREAS, the surroundings of the Property have heavy foot and vehicular traffic by Kaimuki residents, other residents of the City and County of Honolulu ("City"), and visitors in light of its location on Waialae Avenue, the main thoroughfare of Kaimuki's business district; and

WHEREAS, for the most part, since 1985, the Queen Theater had stopped operating as a theater and has been sitting vacant and unused on the Property; and

WHEREAS, it appears that the Owner has not maintained the Property and the Queen Theater since its closure in the 1980s, resulting in structural deterioration and potentially hazardous conditions for pedestrians walking near the Property; and

WHEREAS, the Property has been the subject of numerous complaints from and raised serious concerns for members of the Kaimuki community regarding incidences of unsanitary and unsafe conditions and illicit and illegal activities occurring on the Property; and



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WHEREAS, due to these complaints and concerns, the Property was on the Kaimuki Neighborhood Board No. 4's agendas for three consecutive meetings in 2021 and, to date, these concerns have not been addressed; and

WHEREAS, the Owner has rejected numerous offers to purchase the Property and appears to be generally reluctant to sell the Property; and

WHEREAS, many Kaimuki community members, including a local nonprofit known as the Friends of Queen Theater, believe that the restoration of the Property and the Queen Theater, in light of their historical importance to and location in the Kaimuki area, would, among other things, foster the revitalization of the Kaimuki business district and surrounding Kaimuki community; and

WHEREAS, the Council concurs that restoration of the Property for public use as a City-owned multipurpose venue for theatrical, musical, and community performances would be in the best interest of the people of the City; and

WHEREAS, accordingly, the Council believes that it is in the best interest of the people of the City for the City Administration to commence certain actions to prepare for the acquisition of the Property for the public use set forth above and, if it is unable to negotiate a purchase of the Property at a fair price, to submit to the Council for its consideration a resolution authorizing the Corporation Counsel to initiate condemnation proceedings to acquire the Property; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the City Administration is requested to complete the following actions to prepare for the City's acquisition of the parcel of real property located at 3588 Waiālae Avenue, Honolulu, Hawaii 96816, and identified as Tax Map Key No. 3-3-006:039 and the building thereon (otherwise known as the Queen Theater Property):

1. Prepare land surveys of the Property;
2. Prepare land survey maps of the Property;
3. Prepare metes and bounds descriptions of the Property;
4. Conduct title searches for the Property;
5. Prepare appraisals of the fair market value of the Property; and
6. Prepare a public infrastructure map amendment, if necessary; and



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BE IT FURTHER RESOLVED that within 45 days after the adoption of this resolution, the City Administration is requested to submit to the Council a schedule with estimated completion dates for each action set forth above; and

BE IT FURTHER RESOLVED that upon completion of the preparatory actions set forth above, the City Administration is requested to negotiate a purchase of the Property at its fair market value and, if it is unable to negotiate such a purchase, to submit to the Council for its approval a resolution authorizing the Corporation Counsel to initiate proceedings in eminent domain to acquire the Property for the public purpose of developing a City-owned multipurpose venue for theatrical, musical, and community performances for the use and enjoyment of the public; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Managing Director, the Director of Land Management, the Director of Enterprise Services, the Director of Design and Construction, and the Corporation Counsel.

INTRODUCED BY:

Tony Watson

DATE OF INTRODUCTION:

JUL 14 2021
Honolulu, Hawaii

Councilmembers