SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 24-176
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.

The PROPOSED CD1 makes the following amendments:

A. Moves the last phrase of the first WHEREAS clause to the second WHEREAS clause.

B. Combines the sixth and seventh WHEREAS clauses.

C. Amends the eighth (formerly the ninth) WHEREAS clause to provide that the Kaimukī Neighborhood Board No. 4 discussed the languishing condition of the Property at three meetings (instead of one meeting) in 2024, and removes the language "and to date, these complaints and concerns have not been resolved."

D. Amends Item No. 3 of the BE IT RESOLVED clause to request the preparation of the appropriate legal description of the Queen Theater Property (instead of a metes and bounds description).

E. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-176, CD1**

PROPOSED

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, a building long known as the Queen Theater is situated on an approximately 10,396 square-foot parcel of real property located in the heart of Kaimukī at 3588 Waiʻalae Avenue, Honolulu, Hawaiʻi 96816, and identified as Tax Map Key No. 3-3-006:039 (the "Property"); and

WHEREAS, the Property is owned by Narciso H. Yu, Jr., and Adoree S. Yu (the "Owner"), and has for some time been the subject of public complaints about its blighted condition; and

WHEREAS, the Queen Theater was built in 1936, and over the years the 850-seat theater has hosted numerous traveling shows and rock concerts and has screened hundreds of movies; and

WHEREAS, the Kaimukī community considers the Queen Theater to be a community treasure and iconic historical landmark, and in 2006, the Historic Hawaiʻi Foundation added the Queen Theater to its list of most endangered historic places on Oʻahu; and

WHEREAS, due to the Property's location on Waiʻalae Avenue, which is the main thoroughfare of Kaimukī's business district, the area surrounding the Property experiences substantial foot and vehicular traffic, and is heavily used by Kaimukī residents, other City and County of Honolulu ("City") residents, and visitors to Oʻahu; and

WHEREAS, since the Queen Theater's closure sometime in the 1980s, the Property has largely been vacant, unused, and not properly maintained, 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 and serious concerns from Kaimukī community members regarding unsanitary and unsafe conditions and illicit and illegal activities; and

RESOLUTION

WHEREAS, due to these complaints and concerns, the Kaimukī Neighborhood Board No. 4 discussed the languishing condition of the Property during three consecutive meetings in 2021, one meeting in 2022, nine consecutive meetings in 2023, and three meetings in 2024; and

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

WHEREAS, many Kaimukī community members believe that in light of its historical importance and location in the Kaimukī area, restoration of the Queen Theater would, among other things, foster the revitalization of the Kaimukī business district and surrounding Kaimukī community; and

WHEREAS, the City Council ("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, the Council therefore 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 the City is not able 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 Waiʻalae Avenue, Honolulu, Hawaiʻi 96816, identified as Tax Map Key No. 3-3-006:039, and the building thereon (commonly known as the "Queen Theater Property"):

1. Prepare land surveys of the Queen Theater Property;

2. Prepare land survey maps of the Queen Theater Property;

3. Prepare the appropriate legal description of the Queen Theater Property;

4. Conduct title searches for the Queen Theater Property;

5. Prepare appraisals of the fair market value of the Queen Theater Property; and

RESOLUTION

6. Prepare a public infrastructure map amendment, if necessary; and

BE IT FURTHER RESOLVED that the City Administration is requested to submit to the Council, within 45 days after the adoption of this resolution, 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 Queen Theater Property at its fair market value and, if the City is not able 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 Queen Theater 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:

Tommy Waters

DATE OF INTRODUCTION:

July 1, 2024
Honolulu, Hawai‘i

Councilmembers

Report Title:
Eminent Domain; Queen Theater; Kaimukī; Kaimuki; Oʻahu; Oahu; 3588 Waiʻalae Avenue; Waialae; Tax Map Key No. 3-3-006:039

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