

COUNCIL OF THE COUNTY OF MAUI  
**PUBLIC SERVICES COMMITTEE**

June 23, 2009

**Committee  
Report No.** \_\_\_\_\_

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Public Services Committee, having met on June 3, 2009, makes reference to County Communication No. 09-119, from the Director of Housing and Human Concerns, transmitting a proposed resolution entitled "AUTHORIZING A GRANT OF A LEASE OF COUNTY REAL PROPERTY TO J. WALTER CAMERON CENTER".

The purpose of the proposed resolution is to authorize a new 35-year grant of a lease of approximately 5.008 acres at 95 Mahalani Street, Wailuku, Maui, Hawaii, to J. Walter Cameron Center (Center) to provide centralized office space and meeting facilities for health, social, and community service agencies.

Your Committee notes that pursuant to Section 3.36.090, Maui County Code, the Council may authorize the grant of a lease of real property by resolution. Your Committee further notes that the Grants Review Committee recommended that a lease of 35 years be granted at a nominal rental of \$1.00 a year.

The Director of Housing and Human Concerns stated that the Center currently leases this property from the County for a 35-year term that commenced on March 1, 1969 through February 29, 2024. She stated that the Grants Review Committee recommended a new 35-year lease to accommodate the Center's plans to enter a partnership and make substantial capital improvements to the Center.

Your Committee revised the proposed resolution to authorize the grant of a lease of real property for a 55-year term to allow the Center to access additional funding from donors requiring a longer lease. Representatives from the Center confirmed that this longer lease would be beneficial to the organization.

Your Committee voted 5-0 to recommend adoption of the revised proposed resolution and filing of the communication. Committee Chair Nishiki, Vice-Chair Pontanilla, and members Kaho`ohalahala, Medeiros, and Victorino voted "aye". Committee members Mateo and Johnson were excused.

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**PUBLIC SERVICES COMMITTEE**

June 23, 2009  
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**Committee**  
**Report No.** \_\_\_\_\_

Your Committee is in receipt of a revised proposed resolution, approved as to form and legality by the Department of the Corporation Counsel, incorporating your Committee's recommended revision.

Your Public Services Committee RECOMMENDS the following:

1. That Resolution No. \_\_\_\_\_, as revised herein and attached hereto, entitled "AUTHORIZING A GRANT OF A LEASE OF COUNTY REAL PROPERTY TO J. WALTER CAMERON CENTER", be ADOPTED; and
2. That County Communication No. 09-119 be FILED.

This report is submitted in accordance with Rule 7 of the Rules of the Council.

  
\_\_\_\_\_  
WAYNE K. NISHIKI, Chair

ps:cr:09013aa:scj

# Resolution

No. \_\_\_\_\_

AUTHORIZING A GRANT OF A LEASE OF  
COUNTY REAL PROPERTY TO J. WALTER CAMERON CENTER

WHEREAS, J. WALTER CAMERON CENTER, a Hawaii nonprofit corporation (hereinafter called "CAMERON CENTER"), desires to obtain a lease of certain real property from the County of Maui for a nominal sum; and

WHEREAS, the real property CAMERON CENTER desires to occupy is that certain parcel located at 95 Mahalani Street, Wailuku, Maui, Hawaii, more particularly identified as TMK: (2)3-8-046:015 consisting of approximately 5.008 acres, and more particularly described and depicted in Exhibit "1", attached hereto and made a part hereof (hereinafter called the "Premises"); and

WHEREAS, an application has been made to the Council of the County of Maui by CAMERON CENTER, through the Department of Housing and Human Concerns, with the approval of the Grants Review Committee, as evidenced by their Certification of Review of Request for Grants of Real Property attached hereto and made a part hereof as Exhibit "2", to obtain a lease of the Premises at a nominal rental; and

**Resolution No. \_\_\_\_\_**

WHEREAS, pursuant to Maui County Code Section 3.36.090, the Council of the County of Maui may authorize the grant of a lease of real property by resolution; and

WHEREAS, the Council of the County of Maui desires to approve the grant application of CAMERON CENTER, in accordance with the terms and conditions of that certain "Grant Agreement for a Lease of County Real Property" (hereinafter called "Grant Agreement"), and proposed "Lease" between the County of Maui and CAMERON CENTER, on file with the Department of Housing and Human Concerns; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

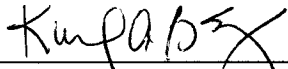
1. That CAMERON CENTER be granted the right to occupy the Premises in accordance with the terms and conditions of the proposed Lease, at an annual rental of ONE AND NO/100 DOLLARS (\$1.00) for a period of fifty-five (55) years; and

2. That the Mayor and the Director of Finance or their authorized representatives are authorized to execute the proposed Grant Agreement and Lease; and

**Resolution No. \_\_\_\_\_**

3. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, the Director of Housing and Human Concerns, and the Executive Director of CAMERON CENTER.

APPROVED AS TO FORM  
AND LEGALITY:



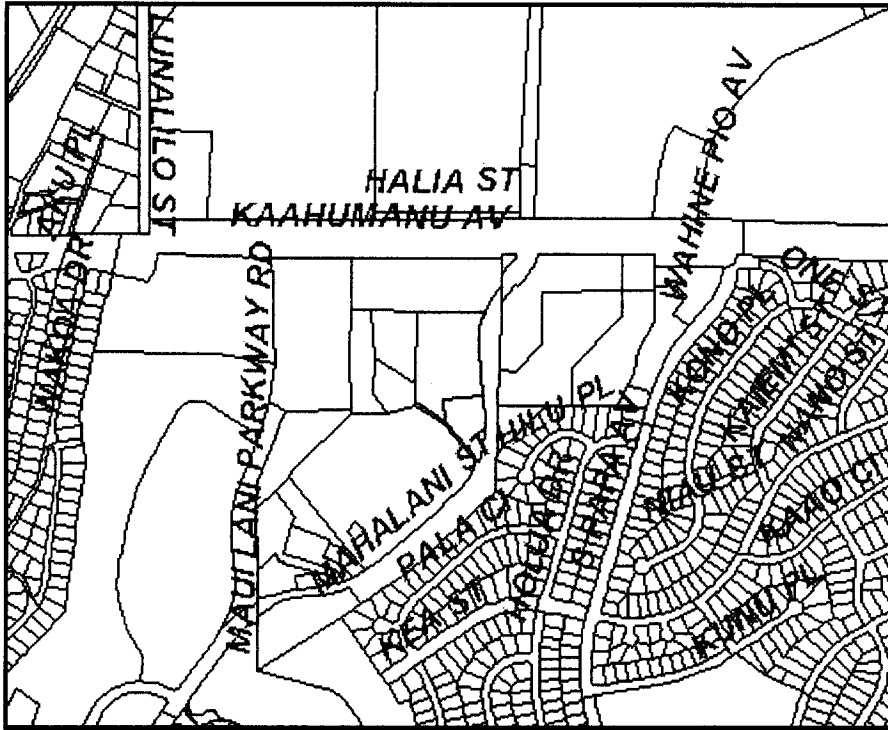
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KIMBERLY A. B. SLOPER  
Deputy Corporation Counsel  
County of Maui

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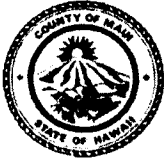
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Printed on Wednesday, March 11, 2009, at 7:11:58 PM

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EXHIBIT " 1 "



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

CHARMAINE TAVARES  
 Mayor  
 LORI TSUHAKO  
 Director  
 JO-ANN T. RIDAO  
 Deputy Director

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**MAUI COUNTY GRANTS REVIEW COMMITTEE**  
**Certification of Review of Request for Grants of Real Property**

Subject to Chapter 3.36.090, Maui County code, the *"committee shall transmit to the council any request for a grant of real property, including concessions at less than fair market value, and its recommendations with respect to the request."*

By this document, the Grants Review Committee (GRC) certifies that, at its meeting on January 22, 2009, the following application for Grant of Real Property was reviewed:

Applicant: **J. Walter Cameron Center**  
 Location: **95 Mahalani Street, Wailuku, HI 96793**  
 Address: **95 Mahalani Street, Wailuku, HI 96793**  
 TMK: **(2) 3-8-046:015 five-acre parcel**  
 Length of Time: **35 years**

Purpose: **Community Services Facility**

Initiating Dept: **Department of Housing and Human Concerns**

Subject to its review and discussions, the following action was taken:

- Recommend approval of request at fair market value (to be determined by appropriate appraisal).
- Recommend approval of request at less than fair market value. The GRC recommends lease rent of \$ 1.00 per year.
- Recommend disapproval of request for the following reason(s):

Subject to Chapter 3.36.090, MCC, the Council shall be notified of this request. Notice of this recommendation shall also be provided to the Initiating Department, who will transmit this certification along with appropriate resolution and other required documents to the Maui County Council for review and authorization of grant.

Certified by:

Gene Zarro on this 22 day of January, 2009  
 Chair, Co-Chair, Grants Review Committee  
 Print Name: Gene Zarro, Jr.

Reviewed and approved for transmittal by: Lori Tshako 2/9/09  
 Director, Department of Housing & Human Concerns

EXHIBIT " 2 "