

BUDGET AND FINANCE COMMITTEE

Council of the County of Maui

MINUTES

July 21, 2014

Site Inspection

CONVENE: 9:00 a.m.

PRESENT: Councilmember Mike White, Chair
Councilmember Gladys C. Baisa, Member
Councilmember Robert Carroll, Member
Councilmember Donald G. Couch, Jr., Member
Councilmember Stacy Crivello, Member
Councilmember Michael P. Victorino, Member

EXCUSED: Councilmember G. Riki Hokama, Vice-Chair
Councilmember Elle Cochran, Member
Councilmember Don S. Guzman, Member

STAFF: Michele Yoshimura, Legislative Analyst
Chancy Hopper, Legislative Analyst
Carla Nakata, Legislative Attorney
Kit Zulueta, Communications Director
Yvette Bouthillier, Committee Secretary

Troy Hashimoto, Executive Assistant to Councilmember Mike White
Kathy Kaohu, Executive Assistant to Councilmember Don S. Guzman
Morris Haole, Executive Assistant to Council Vice-Chair Robert Carroll

ADMIN.: Keith Regan, Director, Department of Management
Wendy Taomoto, Countywide Capital Improvement Program Coordinator,
Department of Management
Sandy Baz, Budget Director, Office of the Mayor
Mark Walker, Deputy Director, Department of Finance
Guy Hironaka, Real Property Manager, Department of Finance
Jeffrey Ueoka, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: Brian Ige, Representative, Dowling Company, Inc./RCFC Kehalani, LLC
Leahi Hall, Representative, Dowling Company, Inc.
Mei Lee Wong, Representative, Dowling Company, Inc.

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Hans Riecke, Architect
Grant Chun, Vice President, Maui, A&B Properties, Inc.
Chubby Vicens, Representative, Maui, A&B Properties, Inc.
Craig McGinnis, Project Manager, A&B Properties, Inc.
Paul Hallin, Executive Vice President, A&B Properties, Inc.
Sally Raisbeck
Dick Mayer
Lucienne deNaie, Board Member, Sierra Club
Jonathan Starr
Geraldine Carroll

OTHERS: Melissa Tanji, The Maui News

**BF-106 MAUI BUSINESS PARK II AND KEHALANI VILLAGE CENTER
 LAND ACQUISITIONS**

The Committee assembled at the mauka end of the vacant lot located at Waiale Road and Kaupo Street, at the driveway entrance nearest to Foodland, in the Kehalani Village Center, Wailuku, Maui, Hawaii (TMK: (2) 3-5-001:063 (por.), Lots 6, 7, and 8).

Chair White convened the site inspection at 9:00 a.m. to allow the Committee members an opportunity to review the subject property and the surrounding areas.

Sally Raisbeck, resident of Wailuku, testified in support of the Maui Business Park II site in Kahului. She thinks it would be an enormous benefit to the community to also accept the dedication of approximately 35 acres adjacent to Baldwin Park in Paia, Maui, Hawaii and utilize the land as open park space.

Chair White recessed the inspection at 9:04 a.m. so the Committee could proceed to the next vantage point.

Chair White reconvened the inspection at 9:07 a.m. in the center of the Kehalani site. Brian Ige, of Dowling Company, representing RCFC Kehalani, LLC, provided an overview of the proposed land acquisition of Lots 6, 7, and 8.

He provided for viewing by the Committee the following: (1) site map of the Kehalani area outlining the three parcels proposed for acquisition; (2) conceptual site plan developed by Hans Riecke, for a proposed County complex; (3) Kehalani Village Center Condominium Map; (4) conceptual site & landscape plan prepared for the Maui Planning Commission; and (5) Kehalani Village Center site plan.

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Hans Riecke, an architect retained by RCFC Kehalani, LLC, developed a conceptual plan for a potential County complex, including: (1) an approximately 40,000 square foot, two-story building; (2) a 9,000 square foot, single-story building; (3) a 19,200 square foot single-story building; (4) 174 parking stalls on Lot 6; and (5) 69 parking stalls on Lots 7 and 8. Combined square footage of the potential 3 buildings is 68,200 square feet.

He informed the Committee the proposed parcels are zoned Project District 3. Water, fire protection, and sewer are available on all parcels.

Main entry to the proposed area will be from Waiale Road and Kuikahi Drive. The Committee expressed concern about traffic flow through the existing Kehalani neighborhood. There is a current agreement with the County to place traffic signals at Waiale Road and Kuikahi Drive to be installed when warranted.

The proposed site for dedication to the County is approximately 14.4 acres, zoned Agriculture and located within the urban growth boundaries. There are no utilities on the site. Kehalani representatives stated the property has a one- to two-acre drainage channel, which moves water from Kehalani to a large retention basin.

A representative from the Department of Finance stated the current service center at Maui Mall is approximately 20,000 square feet.

Chair White recessed the inspection at 9:15 a.m. so the Committee could travel to the second parcel on the agenda, the Maui Business Park II site in Kahului.

Chair White reconvened the inspection at 10:32 a.m. at the mauka side of Alaihi Street, via Hookele Street, at Lot 111, located at Maui Business Park II, Kahului, Maui, Hawaii, TMK: (2) 3-8-101:001, 002, 003, 004, 005, 006, and 007.

Three individuals testified.

Lucienne deNaie, representing the Sierra Club, supported the Maui Business Park II site because it is a convenient site in the heart of the community and has good roadways. She liked the incentive of the donation of 35.5 acres in Paia, Maui, Hawaii. She noted the parcel is in the main recreational area of the North Shore.

Jonathan Starr liked the idea of acquiring the Maui Business Park II site. He believed the site is an excellent choice that is accessible no matter where you live on the island, and very convenient for the community. He also acknowledged the proposed donation of land, between the youth center and Baldwin Park, is an asset to the entire community.

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Dick Mayer supported the Maui Business Park II acquisition and said it is an excellent site for the service center. The parcels are flat, located in an open area, and are accessible to everyone. He further expressed appreciation for the donation of the approximately 35 acres in Paia, and would like the County to negotiate Baldwin Park to be added to the acquisition, either as an additional donation or for purchase.

There being no further testifiers, the Chair closed public testimony.

Grant Chun, of A&B Properties, Inc., identified the qualities of the proposed site, including the parcels being at the crossroads of Kuihelani, Mokulele, and Hana Highways. The seven separate parcels identified as Lots 106 – 112, total approximately 4.1 acres, are fully subdivided, and contain all infrastructure needs, including potable and non-potable water.

There being no further questions or discussion, Chair White adjourned the inspection at 10:43 a.m.

APPROVED:



MIKE WHITE, Chair
Budget and Finance Committee

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