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to: EAR Committee Chair Guzman
and Committee Members

OFFICE OF THE
COUNTY COUNCIL

re: EAR-63

Dear Chair Guzman:

I am writing in opposition to the proposed resolution to authorize Maui County to lease the Old Maui High School Site (Hamakuapoko) to Teach Development LLC.

The Friends of Old Maui High and the County have faced challenges of very costly infrastructure development as a pre-condition for utilizing Hamakuapoko for its intended set-aside public, not-for-profit purposes, as memorialized in Hawaii State's executive orders 4117 and 4343 to the County.

I don't believe it is in our public's best interest to give a for-profit entity a lease for 60 years at \$1 a year. This type of lease is unheard of. The County Council should change their policy of leasing our valuable County-owned properties- to FOR PROFIT entities for \$1 per year! We have an affordable housing crisis here in Maui County. The county must focus on increasing revenue flow, so we can buy more land, to build affordable homes. These leases should cost much more! TEACH LLC estimates a profit of \$17 million by year 5. By year 10 they should expect a return of investment. Explain to me why the county would be so naive to give this for profit entity a lease for \$1 a year?

It does not look like any commercial lease I've ever read, looks like a blank check to me. This is a for profit operation. Terms say: Lessee shall be permitted and entitled to use, develop, operate, market and engage in business on the Premises and to construct, rehabilitate, demolish and/or repurpose infrastructure, buildings facilities and structures on the premises for the purposes, uses and activities set forth...etc. ect....basically this is a commercial development disguised as a public benefits operation without any hard data on the public benefits. CAUTION ADVISED.

I respectfully urge your committee to ask the Administration to reconsider this private commercial land development proposal of our treasured Hamakuapoko.

thank you,

Haunani Teruya