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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

August 21, 2018

Mr. Mark Walker, Director  
Department of Finance  
County of Maui  
Wailuku, Hawaii 96793

Dear Mr. Walker:

**SUBJECT: APPROVING THE ACQUISITION OF  
APPROXIMATELY 262 ACRES IN PULEHUNUI AND  
OMAOPIO (MAKAWAO) (PEA-71)**

At its meeting of August 20, 2018, the Policy, Economic Development, and Agriculture Committee considered County Communication 18-116, from the Economic Development Director, transmitting a proposed resolution to approve the acquisition of approximately 262 acres of property, identified for real property tax purposes as tax map key (2) 2-5-001:002, for \$5,929,000 for the expansion of the Kula Agricultural Park.

The Committee questioned some remarks relating to a \$27,300 assessment for the parcel. For your ease of reference, I have attached a printout of the parcel description from the County's real property tax database.


May I please request you explain to the Committee the assessed value of \$27,300 versus the appraised value upon which the sales price has been based?

I would appreciate receiving your response by **Monday, September 10, 2018**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Mr. Mark Walker  
August 21, 2018  
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Should you have any questions, please contact me or the Committee staff (Shelly Espeleta at ext. 7134, Carla Nakata at ext. 7659, or Clarita Balala at ext. 7668).

Sincerely,

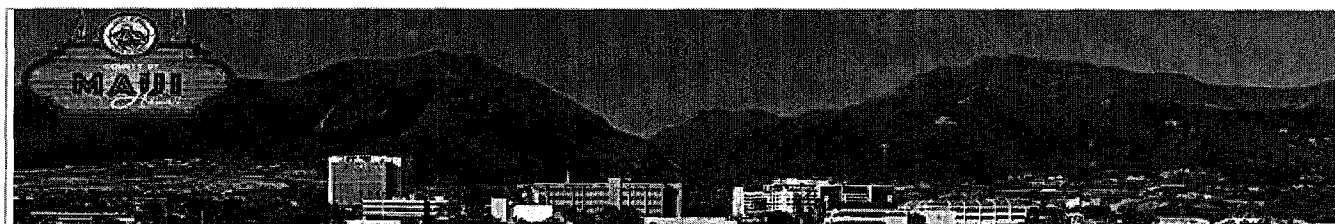


YUKI LEI K. SUGIMURA, Chair  
Policy, Economic Development, and  
Agriculture Committee

pea:ltr:071afn01:cmn

Attachment

cc: Mayor Alan M. Arakawa  
Guy Hironaka, Department of Finance  
Teena Rasmussen, Economic Development Director  
Darren Strand, General Manager, Diversified Agriculture, Alexander & Baldwin LLC



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#### Owner and Parcel Information

<b>Owner Name</b>	ALEXANDER & BALDWIN LLC Fee Owner	<b>Today's Date</b>	August 20, 2018
<b>Mailing Address</b>	PO BOX 156 KAHULUI HI 96732	<b>Parcel Number</b>	250010020000
<b>Location Address</b>	OMAOPIO/PULEHU	<b>Parcel Map</b>	<a href="#">Show Parcel Map</a>
<b>Neighborhood Code</b>	2544-5	<b>Land Area</b>	262.288 Acres
<b>Legal Information</b>	LOT 3 PULEHU PLANTATION COMPANY LARGE LOT SUBD	<b>Parcel Note</b>	Ag Dedication

[Generate Owner List By Radius](#)

#### Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	AGRICULTURAL	\$ 6,609,700	\$ 27,300	\$ 27,300	\$ 0	\$ 27,300	\$ 0	\$ 27,300

#### Appeal Information [Show Historical Appeals](#)

Year	Appeal Type Value	Scheduled Hearing Date <i>subject to change</i>	Status	Tax Payer Opinion of Value	Tax Payer Opinion of Exemptions	Tax Payer Opinion of Property Class	Date Settled
2018	BOARD OF REVIEW (RA)	10/17/2018	Active	\$ 27,300	\$ 0		

#### Agricultural Assessment Information

Acres	Description	Assessed Value
262.288	PASTUR A 20YR	\$ 27,278

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

#### Current Tax Bill Information [2018 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2018-1	Real Property Tax	08/20/2018	\$ 200.00	\$ 0.00	\$ 200.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 200.00
2018-2	Real Property Tax	02/20/2019	\$ 200.00	\$ 0.00	\$ 200.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 200.00

Tax bill is computed to 08/20/2018

#### Improvement Information

No improvement information available for this parcel.

#### Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

#### Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
05/18/2018	\$ 0	A67160672	Easements		Grant of easement	05/22/2018		
07/26/1995	\$ 0	9500114854				09/06/1995		
03/30/1989	\$ 0	8900043371	Fee conveyance			03/30/1989		

#### Permit Information

Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

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