

**COUNCIL OF THE COUNTY OF MAUI**  
**BUDGET, FINANCE, AND ECONOMIC**  
**DEVELOPMENT COMMITTEE**

June 6, 2025

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

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

Chair and Members:

Your Budget, Finance, and Economic Development Committee,  
having met on May 15, 2025, makes reference to the following:

1. Bill 63 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES; CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, GOVERNMENT FACILITIES, BOND FUND ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY; AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY.”

Bill 63’s purpose is to amend the Fiscal Year 2025 Budget by:  
1) amending Section 2, Estimated Revenues, by increasing Bond/Lapsed Bond by \$3,250,000; 2) amending Section 4.C.3.a., Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, by adding a new appropriation for Bond Fund, entitled “Acquisition of 105 North Market Street Building and Property,” in the amount of \$3,250,000; 3) adjusting the totals accordingly, and 4) amending Appendix C - Capital Improvement Projects, Department of Management, Wailuku-Kahului Community Plan Area, by adding a new project and project description, entitled “Acquisition of 105 North Market Street Building and Property,” in the amount of \$3,250,000.

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2. Bill 64 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 5659, BILL NO. 62, CD 1 (2024), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT).”

Bill 64’s purpose is to amend the FY 2025 General Obligation Bond Authorization Ordinance by adding an appropriation for the Department of Management, Wailuku-Kahului Community Plan Area, Other Projects, entitled “Acquisition of 105 North Market Street Building and Property,” in the amount of \$3,250,000.

3. Resolution 25-107, entitled “AUTHORIZING THE ACQUISITION OF REAL PROPERTY CONSISTING OF 4,163 SQUARE FEET IDENTIFIED AS TAX MAP KEY NO. (2) 3-4-017:027 SITUATED AT WAILUKU, MAUI, HAWAII, FOR AN AMOUNT NOT TO EXCEED \$3,200,000.00.”

Resolution 25-107’s purpose is to authorize the acquisition of 4,163 square feet of real property located at 105 North Market Street, Wailuku, Maui, Hawai‘i, for an amount not to exceed \$3,200,000.

Your Committee notes that Subsection 3.44.015(C), Maui County Code, requires that the Council authorize by resolution any acquisition of real property with a purchase price that exceeds \$250,000.

The Budget Director said the purchase would be paid for using bond funds. The property includes 4,163 square feet of land with a two-story building totaling about 7,348 square feet of usable space. The building will be used exclusively by the Office of Recovery’s Community Development Block Grant Disaster Recovery (CDBG-DR) Program, and rent will be charged to the CDBG-DR grant. The rent from the Federal grant will help offset the County’s cost of repaying the bonds.

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The CDBG-DR Program Manager said that the program is expected to operate for the duration of the CDBG-DR grant, which has an initial six-year term beginning in 2025. The staffing count may expand to as many as 56 employees and will require additional office space. After the program ends, the Department of Management will determine how to best use the building based on the County's needs.

A representative from the Department of Finance confirmed that the building is ready for immediate occupancy but repairs to the building's heating, ventilation, and air-conditioning system; roof; and exterior are needed for its long-term upkeep and estimated to cost \$500,000.

The CDBG-DR Program Manager said that the first floor is ADA-compliant, but the second floor is not. She said that the County is not required to upgrade the second floor for ADA accessibility if reasonable accommodations are made.

Your Committee noted that the Administration obtained an appraisal valuing the property at \$3,150,000. Following good faith negotiations with the property owner, the Administration is proposing to acquire the property at the full asking price of \$3,200,000.

Your Committee recognized the importance of acquiring a County-owned facility, particularly in Wailuku, that supports the current and future needs of the CDBG-DR Program and the County's long-term planning efforts.

Your Committee voted 7-0 to recommend passage of Bills 63 and 64 (2025), on first reading; and adoption of Resolution 25-107. Committee Chair Sugimura and members Cook, Lee, Paltin, Rawlins-Fernandez, Sinenci, and U'u-Hodgins voted "aye." Committee Vice-Chair Kama and member Johnson were excused.

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Your Committee is in receipt of the following bills approved as to form and legality by the Department of the Corporation Counsel, incorporating nonsubstantive revisions:

1. Bill 63, CD1 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES; CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, GOVERNMENT FACILITIES, BOND FUND, ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY; AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY;” and
2. Bill 64, CD1 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5659, BILL 62, CD1 (2024), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT).”

Your Budget, Finance, and Economic Development Committee RECOMMENDS the following:

1. Bill 63, CD1 (2025), attached, entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES; CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, GOVERNMENT FACILITIES, BOND FUND, ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY; AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, ACQUISITION OF 105 NORTH MARKET STREET

COUNCIL OF THE COUNTY OF MAUI

# BUDGET, FINANCE, AND ECONOMIC DEVELOPMENT COMMITTEE

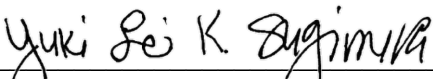
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BUILDING AND PROPERTY,” be PASSED ON FIRST READING and be ORDERED TO PRINT;

2. Bill 64, CD1 (2025), attached, entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5659, BILL 62, CD1 (2024), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT),” be PASSED ON FIRST READING and be ORDERED TO PRINT; and
3. Resolution 25-107, attached, entitled “AUTHORIZING THE ACQUISITION OF REAL PROPERTY CONSISTING OF 4,163 SQUARE FEET IDENTIFIED AS TAX MAP KEY NO. (2) 3-4-017:027 SITUATED AT WAILUKU, MAUI, HAWAII, FOR AN AMOUNT NOT TO EXCEED \$3,200,000.00,” be ADOPTED.

This report is submitted in accordance with Rule 3 of the Rules of the Council.

  
\_\_\_\_\_  
YUKI LEI K. SUGIMURA, Chair

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ORDINANCE NO. \_\_\_\_\_

BILL NO. 63,CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2025  
BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES;  
CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT,  
WAILUKU-KAHULUI COMMUNITY PLAN AREA, GOVERNMENT FACILITIES, BOND FUND,  
ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY;  
AND APPENDIX C,  
DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA,  
ACQUISITION OF 105 NORTH MARKET STREET BUILDING AND PROPERTY

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5657, Bill 60, CD1, FD2 (2024), as amended, "Fiscal Year 2025 Budget", Section 2, Estimated Revenues, is amended to increase Bond/Lapsed Bond Fund, in the amount of \$3,250,000, and increase the total accordingly, to read as follows:

"ESTIMATED REVENUES

FROM TAXES, FEES AND ASSESSMENTS:

|                              |  |             |
|------------------------------|--|-------------|
| Real Property Taxes          |  | 586,905,349 |
| Circuit Breaker Adjustment   |  | (293,838)   |
| Transient Accommodations Tax |  | 60,000,000  |
| General Excise Tax           |  | 60,000,000  |
| Charges for Current Services |  | 167,395,404 |
| Public Service Company Tax   |  | 7,000,000   |
| Licenses/Permits/Others      |  | 69,910,332  |
| Fuel and Franchise Taxes     |  | 24,500,000  |
| Special Assessments          |  | 10,366,000  |
| Other Intergovernmental      |  | 10,813,846  |

FROM OTHER SOURCES:

|                                                  |               |                    |
|--------------------------------------------------|---------------|--------------------|
| Interfund Transfers                              |               | 78,707,485         |
| Bond/Lapsed Bond                                 | [118,985,000] | <u>122,235,000</u> |
| Carryover/Savings:                               |               |                    |
| General Fund                                     |               | 70,352,960         |
| Sewer Fund                                       |               | 10,229,492         |
| Highway Fund                                     |               | 17,365,696         |
| Solid Waste Management Fund                      |               | 3,313,077          |
| Environmental Protection and Sustainability Fund |               | 920,551            |
| Liquor Fund                                      |               | 854,621            |
| Water Fund                                       |               | 25,716,394         |

|                          |                 |                       |
|--------------------------|-----------------|-----------------------|
| TOTAL ESTIMATED REVENUES | [1,323,042,369] | <u>1,326,292,369"</u> |
|--------------------------|-----------------|-----------------------|

SECTION 2. Fiscal Year 2025 Budget, Section 4.C.3.a., Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, is amended to add a new appropriation for Bond Fund, project entitled "Acquisition of 105 North Market Street Building and Property", in the amount of \$3,250,000, to read as follows:

| <u>"PROJECT TITLE</u>                                                   | <u>APPROPRIATION</u> |
|-------------------------------------------------------------------------|----------------------|
| C. Department of Management                                             |                      |
| 3. Wailuku-Kahului Community Plan Area                                  |                      |
| a. Government Facilities                                                |                      |
| (1) General Fund                                                        |                      |
| (i) 60 South Church Street Building Renovations                         | 2,500,000            |
| (2) Bond Fund                                                           |                      |
| (i) <u>Acquisition of 105 North Market Street Building and Property</u> | <u>3,250,000"</u>    |

SECTION 3. Fiscal Year 2025 Budget, Total Capital Improvement Project Appropriations, is amended to reflect an increase of \$3,250,000, to read as follows:

|                                                   |                     |
|---------------------------------------------------|---------------------|
| "TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS | [256,341,517]       |
|                                                   | <u>259,591,517"</u> |

SECTION 4. Fiscal Year 2025 Budget, Total Appropriations (Operating and Capital Improvement Projects), is amended to reflect an increase of \$3,250,000, to read as follows:

|                                                                    |                 |                       |
|--------------------------------------------------------------------|-----------------|-----------------------|
| "TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS) | [1,323,042,369] | <u>1,326,292,369"</u> |
|--------------------------------------------------------------------|-----------------|-----------------------|

SECTION 5. Fiscal Year 2025 Budget, "Appendix C – Capital Improvement Projects", Department of Management, is amended to add a new project and project description under Wailuku-Community Plan Area entitled "Acquisition of 105 North Market Street Building and Property", to read as follows:

**"APPENDIX C – Capital Improvement Projects**

| <b>CBS NO.</b> | <b>PROJECT TITLE/DESCRIPTION</b>                                                                                                                                                                                                                                       | <b>APPROPRIATION</b> |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                | <b><u>Department of Management</u></b>                                                                                                                                                                                                                                 |                      |
|                | <b><u>3. Wailuku-Kahului Community Plan Area</u></b>                                                                                                                                                                                                                   |                      |
| CBS-6651       | <b>a. 60 South Church Street Building Renovations</b>                                                                                                                                                                                                                  | 2,500,000            |
|                | Design and construction of interior renovations and engineering systems in the recently acquired Hawaiian Telcom Building in Wailuku. Additional funding requested in FY 2025 for contingency to cover known construction cost overruns and anticipated change orders. |                      |
| CBS-XXXX       | <b>b. Fitness Courts</b>                                                                                                                                                                                                                                               | 275,000              |
|                | Construction of fitness courts at the Kahului Community Center Park and Keōpūolani Regional Park.                                                                                                                                                                      |                      |

|          |                                                                                 |                   |
|----------|---------------------------------------------------------------------------------|-------------------|
| CBS-XXXX | <b><u>c. Acquisition of 105 North Market Street Building and Property</u></b>   | <u>3,250,000"</u> |
|          | Acquisition and related costs of 105 North Market Street Building and Property. |                   |

SECTION 6. Material to be repealed is bracketed. New material is underscored.

SECTION 7. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

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ALICE L. LEE

Upon the request of the Mayor.

ORDINANCE NO. \_\_\_\_\_

BILL NO. 64, CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5659,  
BILL 62, CD1 (2024), RELATING TO THE ISSUANCE  
OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI  
ISSUANCE, SALE AND DELIVERY OF SAID BONDS  
(DEPARTMENT OF MANAGEMENT)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5659, Bill 62, CD1 (2024), is amended by amending Section 1

to read as follows:

“SECTION 1. Authorization of General Obligation Bonds. Pursuant to Chapter 47, Hawaii Revised Statutes, as amended, and particularly Part I thereof, there are hereby authorized to be issued and sold from time to time general obligation bonds of the County of Maui, State of Hawaii (the "County") in an aggregate principal amount not to exceed [~~\$114,173,839~~] \$117,423,839 (the "Bonds"), the proceeds derived from the sale of which shall be used to pay all or part of the cost of appropriations for the public improvements of the County described in Section 2 hereof.”

SECTION 2. Ordinance 5659, Bill 62, CD1 (2024), is amended by amending Section 2

to read as follows:

“SECTION 2. Disposition of Bond Proceeds. All or any portion of the proceeds derived from the sale of the Bonds or any notes issued in anticipation of the Bonds shall be used to pay all or part of the cost of any of the public improvements listed below in accordance with appropriations contained in the Fiscal Year 2025 Budget, including amendments and supplements thereto, duly approved by the Council of the County (the "Council") for the fiscal year ending June 30, 2025 (the "Fiscal Year 2025 Budget"); provided, however, that pursuant to Section 47-5, Hawaii Revised Statutes, the part of such proceeds which is in excess of the amounts required for the purposes for which the Bonds are initially issued from time to time, or which may not be applied to such purposes, or which the Council deems should not be applied to such purposes, may be applied to finance such other public improvements of the County as the Council shall, by ordinance approved by an affirmative vote of two-thirds of all of its members, determine; and provided further that the actual use and application of the proceeds of Bonds issued pursuant to this ordinance shall not in any way affect the validity or legality of such Bonds. No proceeds of the Bonds shall be applied to any public improvement listed in this section unless and until there shall be a valid appropriation of general obligation bond proceeds in effect for such public improvement. The public improvements provided for or to be provided for in the Fiscal Year 2025 Budget, to be financed with proceeds from the sale of the Bonds, are as follows:

Public Improvements:

Estimated Project Cost

| <u>PROJECT TITLE</u>                                                     | <u>APPROPRIATION</u> |
|--------------------------------------------------------------------------|----------------------|
| A. Department of Environmental Management                                |                      |
| 1. Countywide                                                            |                      |
| a. Sewer                                                                 |                      |
| (1) Countywide Environmental Protection Agency (EPA) Compliance Projects | 2,700,000            |
| 2. Kīhei-Makena Community Plan Area                                      |                      |
| a. Sewer                                                                 |                      |
| (1) North Kīhei Mauka Transmission System                                | 6,000,000            |
| (2) North Kīhei Reuse Distribution Expansion                             | 1,500,000            |
| 3. Pā‘ia-Ha‘ikū Community Plan Area                                      |                      |
| a. Sewer                                                                 |                      |
| (1) Spreckelsville Force Main Replacement                                | 2,600,000            |
| 4. Wailuku-Kahului Community Plan Area                                   |                      |
| a. Sanitation                                                            |                      |
| (1) Prefabricated Building with Solar Power at Central Maui Landfill     | 1,000,000            |
| (2) Central Maui Landfill Land Acquisition                               | 2,000,000            |
| 5. West Maui Community Plan Area                                         |                      |
| a. Sewer                                                                 |                      |
| (1) Nāpili Wastewater Pump Station No. 1 Modifications                   | 5,500,000            |
| B. Department of Fire and Public Safety                                  |                      |
| 1. Pā‘ia-Ha‘ikū Community Plan Area                                      |                      |
| a. Government Facilities                                                 |                      |
| (1) Ha‘ikū Fire Station                                                  | 14,500,000           |
| C. Department of Management                                              |                      |
| 1. Countywide                                                            |                      |
| a. Other Projects                                                        |                      |
| (1) Pump Station Temporary Repairs                                       | 5,000,000            |
| (2) Road and Sidewalk Repairs Related to the August 2023 Wildfires       | 5,000,000            |
| (3) Roadway Connectivity for Evacuations                                 | 5,000,000            |
| (4) Roadway Connectivity for Evacuations – Land Acquisition              | 8,000,000            |

|                                                                                                                                                                                                                |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| (5) Storm Drainage, Flood Control, and Water Quality Improvements                                                                                                                                              | 8,000,000        |
| 2. Makawao-Pukalani-Kula Community Plan Area                                                                                                                                                                   |                  |
| a. Other Projects                                                                                                                                                                                              |                  |
| (1) Von Tempsky Kula Property Acquisition                                                                                                                                                                      | 5,000,000        |
| 3. Wailuku-Kahului Community Plan Area                                                                                                                                                                         |                  |
| a. Government Facilities                                                                                                                                                                                       |                  |
| (1) <u>Acquisition of 105 North Market Street Building and Property</u>                                                                                                                                        | <u>3,250,000</u> |
| D. Department of Public Works                                                                                                                                                                                  |                  |
| 1. Countywide                                                                                                                                                                                                  |                  |
| a. Drainage                                                                                                                                                                                                    |                  |
| (1) Countywide Drainline Replacement Program                                                                                                                                                                   | 3,000,000        |
| b. Government Facilities                                                                                                                                                                                       |                  |
| (1) Countywide DPW Baseyard Facilities Program                                                                                                                                                                 | 7,950,000        |
| c. Other Projects                                                                                                                                                                                              |                  |
| (1) Countywide Rockfall and Embankment Repairs                                                                                                                                                                 | 7,400,000        |
| d. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance safety and utilities, accessibility for persons with disabilities) including: |                  |
| (1) Countywide Federal Aid Program                                                                                                                                                                             | 10,435,000       |
| (2) Countywide Road Resurfacing and Pavement Preservation                                                                                                                                                      | 1,700,000        |
| 2. West Maui Community Plan Area                                                                                                                                                                               |                  |
| a. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance safety and utilities, accessibility for persons with disabilities) including: |                  |
| (1) Front Street Sidewalk, Railing, and Seawall Repair                                                                                                                                                         | 688,839          |
| E. Department of Transportation                                                                                                                                                                                |                  |
| 1. Countywide                                                                                                                                                                                                  |                  |
| a. Other Projects                                                                                                                                                                                              |                  |
| (1) Bus Stops and Shelters                                                                                                                                                                                     | 600,000          |
| 2. Wailuku-Kahului Community Plan Area                                                                                                                                                                         |                  |
| a. Government Facilities                                                                                                                                                                                       |                  |
| (1) Transportation Baseyard Facility                                                                                                                                                                           | 2,600,000        |

F. Department of Water Supply

1. Countywide

a. Water Supply

(1) Fire Flow Improvements to Water System

\$8,000,000

TOTAL

[\$114,173,839] \$117,423,839

The cost of issuance of the Bonds or any series thereof, including without limitation, the initial fee of paying agents and registrars, the fees of financial consultants and bond counsel, the cost of preparation of any Official Statement relating to the Bonds, any notices of sale and forms of bid and the definitive Bonds, and the costs of publication of any notices of sale, may be paid from the proceeds of the Bonds or any series thereof and such costs shall be allocated pro rata to each of the foregoing projects financed from such proceeds.”

SECTION 3. Material to be repealed is bracketed. New material is underscored.

In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTINA C. TOSHIKIYO

Department of the Corporation Counsel  
County of Maui

bfed:misc:040abill01:kes

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

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ALICE L. LEE

Upon the request of the Mayor.

# Resolution

No. 25-107

AUTHORIZING THE ACQUISITION OF REAL PROPERTY CONSISTING OF  
4,163 SQUARE FEET IDENTIFIED AS TAX MAP KEY NO. (2) 3-4-017:027  
SITUATED AT WAILUKU, MAUI, HAWAII,  
FOR AN AMOUNT NOT TO EXCEED \$3,200,000.00

WHEREAS, MENTAL HEALTH KOKUA, a Hawaii nonprofit corporation (hereinafter "Owner"), is the owner in fee simple of a certain real property located at 105 North Market Street, Wailuku, Maui, Hawaii, consisting of approximately 4,163 square feet, identified for real property tax purposes as tax map key number (2) 3-4-017:027 (the "Property"), which Property is more particularly described in Exhibit "A", and depicted on the map attached hereto as Exhibit "B", both of which are incorporated herein by reference; and

WHEREAS, Owner expressed a desire to sell the Property to the County of Maui and the parties intend to enter into a Real Property Purchase and Sale Agreement at the agreed to price of THREE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,200,000.00) plus customary expenses; and

WHEREAS, the Property is currently leased to the County of Maui Department of Management for Office of Recovery staff;

WHEREAS, the Director of Finance has determined that acquisition of the Property is in the public interest; and

WHEREAS, Section 3.44.015(C), Maui County Code, requires that the Council authorize by resolution any acquisition of real property with a purchase price that exceeds \$250,000.00; and

WHEREAS, pursuant to Section 3.44.015(D), Maui County Code, the County Council may accept any interest in real property by the passage of a resolution approved by a majority of its members, now therefore;

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

1. That the Council finds the acquisition of the Property to be in the public interest; and
2. That pursuant to Section 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Property for an

**Resolution No. 25-107**

amount not to exceed THREE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,200,000.00), exclusive of closing costs and expenses; and

3. That it does hereby authorize the Mayor or the Mayor's duly authorized representative, to execute all necessary documents in connection with the acquisition of the Property and acceptance of said dedication; and
4. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, the Managing Director, and the Owner, Mental Health Kokua.

APPROVED AS TO FORM  
AND LEGALITY:

  
\_\_\_\_\_

KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel  
County of Maui

2025-0017

2025-04-22 RESOLUTION 105 North Market Street Acquisition

**EXHIBIT "A"**  
**Legal Description**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1998, Land Commission Award Number 5228, Apana 1, Mahele 2 to Kuihelani) situate, lying and being at Peepee, Wailuku, Island and County of Maui, State of Hawaii, being LOT 1 of the "VINEYARD STREET ROAD WIDENING SUBDIVISION", and thus bounded and described:

Beginning at a cross "+" on sidewalk found at the northeast corner of this parcel of land, on the west side of North Market Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,357.39 feet north and 2,175.74 feet west and running by azimuths measured clockwise from true South:

1. 330°    30'    30"    25.46    feet along the west side of North Market Street to a cross ("+") set on concrete;

Thence along Lot 2, Vineyard Street Road Widening Subdivision, said Lot 2 being a portion of Royal Patent 1998, Land Commission Award 5228, Apana 1, Mahele 2, to Kuihelani, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance to a 1/2" pipe set being:

2. 15°    57'    20"    28.50    feet;
3. 61°    24'    09"    72.71    feet along Lot 2, Vineyard Street Road Widening Subdivision, said Lot 2 being a portion of Royal Patent 1998, Land Commission Award 5228, Apana 1, Mahele 2, to Kuihelani, to a 1/2" pipe set;
4. 151°    56'    00"    46.22    feet along TMK (2) 3-4-017-028, said parcel being a portion of Royal Patent 1998, Land Commission Award 5228, Apana 1, Mahele 2, to Kuihelani, to a 1/2" pipe found;

SCHEDULE C CONTINUED

5. 241° 41' 00" 91.88 feet along TMK (2) 3-4-017-142, said lot being a portion of Royal Patent 1998, Land Commission Award 5228, Apana 1, Mahele 2, to Kuihelani, to the point of beginning and containing an area of 4,163 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : DKK PROPERTIES, LLC, a Hawaii limited liability company

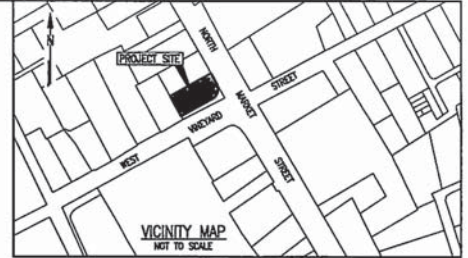
GRANTEE : MENTAL HEALTH KOKUA\*, a Hawaii nonprofit corporation

DATED : December 21, 2015

RECORDED : Document No. A-58400118



TAX: (213)-4-017142  
BROOKMONT TRUST (Owner)



#### FIELD OBSERVATIONS:

- ① SECOND STORY DECK INTO LOT 2 UP TO 5.4'±.

#### NOTES:

1. ALL AZIMUTHS AND RECORD COORDINATES, REFER TO GOVERNMENT SURVEY TRIANGULATION STATION "LINE".
2. COORDINATES OF ADJACENT LAND TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING DIVISION.
3. THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON MARCH 8, 2025.

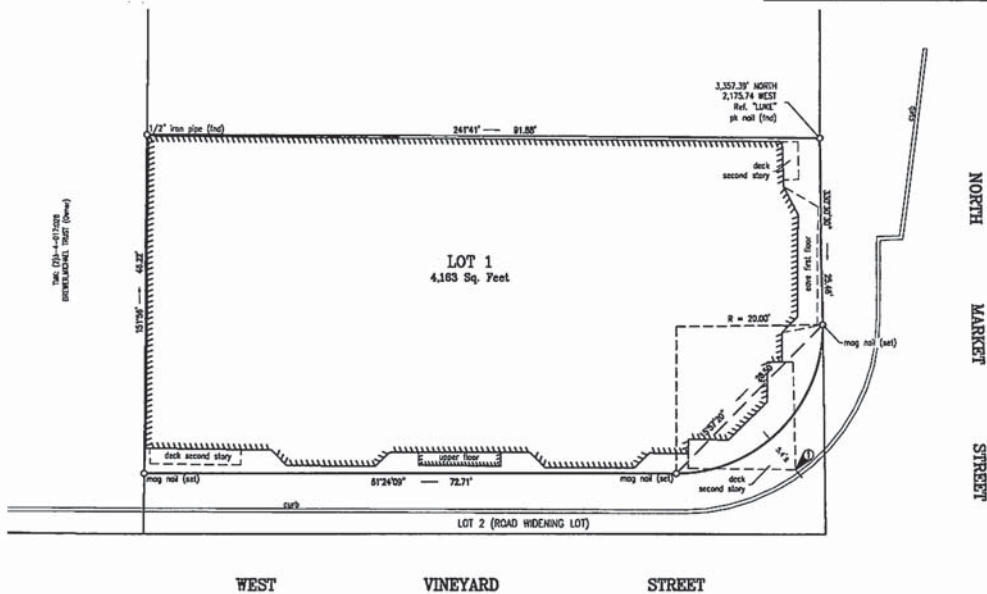


EXHIBIT "B"



BOUNDARY SURVEY OF LOT 1  
VINEYARD STREET ROAD WIDENING SUBDIVISION  
(LUCA File No. 3.1973)  
Being a portion of Royal Patent 1998, Land Commission Award  
5228, Apana 1, Mahele 2 to Kūihelani  
situated at Poepoe, Wailuku, Maui, Hawaii

THE WORK WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION

*Justin D. Leisy*  
JUSTIN D. LEISY  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER LS-20314  
EXPIRATION DATE 4/30/2028



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TAX MAP KEY: (213)-4-017027

JOB NUMBER: 25-014

DATE: 3/14/2025

15" x 21"

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "John A. Lee", is written over a horizontal line.

Upon the request of the Mayor.