

WASSP Committee

From: MILTON THIBODEAUX <tkhbubba@gmail.com>
Sent: Friday, May 29, 2026 12:13 AM
To: WASSP Committee
Subject: Project Proposal Community Resilience & Youth Development Campus
Attachments: Project Proposal March 2026(9).pdf

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from tkhbubba@gmail.com. [Learn why this is important](#)
Aloha Chair Sinenci, Committee Members, Clarissa, and Committee Staff,

Mahalo for posting the agenda and for the opportunity to participate in the upcoming WASSP Committee meeting regarding the proposed Community Resilience & Youth Development Campus initiative.

Attached for your advance review is a copy of our project proposal and conceptual overview.

We appreciate the Committee's willingness to hear our vision and engage in discussion regarding potential long-term community benefits, including youth development opportunities, wellness and recreational programming, workforce initiatives, community gathering spaces, and resilience-focused infrastructure for Maui.

Our intent is to approach this discussion thoughtfully, collaboratively, and with respect for the County's priorities, community needs, and long-term planning considerations.

We recognize that this vision is still evolving and that there are many important conversations ahead involving planning, infrastructure, environmental considerations, and community input. We welcome the opportunity to receive guidance and feedback from the Committee as we continue refining the concept.

We look forward to the discussion and appreciate the opportunity to begin this important dialogue with the Committee and the community.

Mahalo again for your time and consideration.

Respectfully,

Milton "Bubba" Thibodeaux Sr.
President
KUPA'A Enterprises

Mike Diaz
Representative
The Ho'olina Group LLC

Project Proposal

Community Resilience & Youth Development Campus

Maui, Hawai'i

Project Summary

KUPA‘A Enterprises (Native Hawaiian Organization Nonprofit) proposes the development of the **Community Resilience & Youth Development Campus** on Maui.

The proposed campus is envisioned as a multi-use community development hub integrating youth sports facilities, workforce training programs, community programming, and resilience infrastructure. The project is designed to support long-term community sustainability while creating opportunities for Maui residents to build careers and remain within their home community.

The project is currently being evaluated for development on approximately **320 acres on the Kahili Golf Course** land, with potential acquisition by **The Ho‘olina Group, LLC**, led by Dr. Jack Casas. Under the proposed structure, KUPA‘A Enterprises would obtain long-term ground lease site control for designated portions of the campus in order to develop community-focused facilities and programming.

The campus is expected to generate significant economic and workforce impact for Maui. This would include an estimated **150–250 construction jobs and more than 300 long-term operational positions**, for a total projected impact exceeding **500 jobs**.

This proposal is submitted to provide an overview of the project concept and to request guidance from the **County of Maui Department of Corporation Counsel** regarding permissible collaboration pathways between the County of Maui, The Ho‘olina Group, LLC and KUPA‘A Enterprises.

Generational Impact Framework

The proposed campus is designed around four core pillars that support Maui’s long-term future.

1. Community Resilience

Following the Lahaina disaster, Maui requires infrastructure that strengthens the island’s ability to respond to emergencies and support community recovery.

The campus will serve as:

- **emergency staging area**
- **disaster response coordination site**
- **community shelter and resource hub**

2. Youth Development

The campus will provide structured opportunities for Maui's youth through:

- **sports development programs**
- **mentorship / educational initiatives**
- **leadership training**
- **healthy community engagement**

These programs help create pathways for young residents to succeed while remaining rooted in Maui.

3. Workforce Development

The project integrates workforce training programs that help prepare residents for careers in:

- **construction and skilled trades**
- **facility operations**
- **sports program management**
- **community program administration**

This strengthens Maui's long-term workforce capacity.

4. Economic Sustainability

Through regional sporting events, tournaments, and community programming, the campus can generate economic activity that supports:

- **local businesses**
- **employment opportunities**
- **year-round visitor activity**

This contributes to a more resilient, diversified and self sustainable island economy.

“What will this mean for our community in 20 years?”

This framing answers that question.

The project becomes about:

- **youth**
- **jobs**
- **resilience**
- **economic stability**

Not just sports fields!!

Vision Statement

The Community Resilience & Youth Development Campus is envisioned as a generational investment in Maui’s future — a place where youth development, workforce training, community resilience, and economic opportunity come together to support the long-term sustainability of the island and its people.

Why the County of Maui Should Support It

This project will combine these things that often receive support worldwide because they touch multiple priorities of the county:

- **disaster preparedness**
- **youth opportunity**
- **local workforce development**
- **community & economic growth**

1. Project Overview

KUPA‘A Enterprises (NHO Non-Profit Organization) proposes the development of a **Community Resilience & Youth Development Campus on Maui** designed to support youth development, workforce training, sports programming, emergency readiness, and long-term community sustainability.

The campus is envisioned as a **multi-use community development hub** that integrates sports infrastructure, workforce training programs, and community resilience facilities. The project is intended to create long-term social, economic, and educational benefits for residents of Maui.

Through the integration of athletic programming, career development pathways, and community-serving facilities, the campus will provide opportunities for Maui’s youth and working families to **build careers and remain within their home community**.

The project is estimated to generate **over 500 jobs across both development and long-term operations**, while supporting programs that strengthen community resilience, workforce readiness, and youth engagement.

2. Site Control

The project is currently being evaluated for development on approximately **320 acres on the Kahili Golf Course site on Maui**.

The property is being evaluated for potential acquisition by **The Ho‘olina Group, LLC** led by **Dr. Jack Casas**, who would serve as the primary landowner and development partner.

Under the proposed structure:

- **The Ho‘olima Group, LLC** would acquire and hold title to the property
- **KUPA‘A Enterprises** would obtain long-term ground lease site control for designated portions of the campus
- The **long-term lease structure** would allow for phased development of facilities and programming over time

This model allows the campus to develop gradually as funding sources, partnerships, and community programs are secured.

3. Project Development Team

The Ho‘olima Group, LLC - The Ho‘olima Group, LLC would serve as the **landowner and master development partner**, responsible for land acquisition, overall site planning, and coordination of development activities.

KUPA‘A Enterprises (NHO Non-profit Organization) - KUPA‘A Enterprises would serve as the **non-profit community development partner**, responsible for:

- Program development
- Grant coordination
- Community initiatives aligned with the organization’s nonprofit mission

KUPA‘A would focus on delivering youth development, workforce training, and community-based programming on the campus.

Construction Partners

Construction phases may be delivered through **qualified contractors selected through standard procurement processes**, ensuring compliance with applicable development and construction standards.

County of Maui (Potential Alignment)

The **County of Maui** may participate through coordination and alignment with planning, workforce, and community development initiatives consistent with County priorities.

4. Campus Facilities & Infrastructure

The proposed campus may include a range of facilities designed to support community programming, workforce development, and regional sporting events, including:

- Multi-sport athletic fields
- Indoor gymnasium and performance training facilities
- Youth development and sports academy programs
- Workforce training and apprenticeship centers
- Community meeting spaces and cultural programming venues
- Emergency preparedness and resilience infrastructure

These facilities are intended to serve both **local community programs and regional sports events**, creating opportunities for youth engagement, workforce training, and economic activity.

5. Workforce & Operations Model

The campus would operate through a **workforce-driven operational model**, prioritizing employment opportunities for local residents.

Each major program area would include dedicated staff responsible for operations, programming, and event coordination.

Operational roles may include:

- Sports program directors
- Coaching and performance training staff
- Event and tournament coordinators
- Facilities management personnel
- Maintenance and operations staff
- Administrative and support personnel

This structure is designed to support **sustainable, long-term employment opportunities for Maui residents**.

6. Operations & Revenue Governance

To ensure transparency and accountability, campus operations would be managed through a **dedicated operating entity responsible for day-to-day management** of programs and facilities.

Potential revenue streams may include:

- Sports tournaments and regional events
- Facility rentals and training programs
- Camps and youth development programming
- Sponsorships and community partnerships

Revenue generated through campus operations would support:

- Facility maintenance
- Staffing and operational costs
- Program delivery and community initiatives

This model supports the **long-term financial sustainability of the campus**.

A campus operating entity would manage day-to-day operations, event scheduling, and facility management, while KUPA‘A Enterprises would focus on nonprofit programming and grant-supported initiatives.

7. Role of KUPA‘A Enterprises

KUPA‘A Enterprises will focus on the **development and implementation of community programming**, including:

- Youth sports development programs
- Workforce training and apprenticeship initiatives
- Cultural and educational programming
- Community resilience and preparedness initiatives

KUPA‘A Enterprises will pursue **federal, state, and philanthropic funding opportunities** to support both facility development and community-based programming on the campus.

8. County of Maui Alignment

The proposed project aligns with several strategic priorities of the **County of Maui**, including:

***Community Resilience**

The campus may function as a **coordination and staging area for emergency response and disaster recovery operations**, strengthening the island's disaster preparedness capacity.

***Youth Development**

The project will provide **sports programming, mentorship, and leadership development opportunities** that promote healthy youth engagement and positive community outcomes.

The County's role would primarily involve coordination, planning alignment, and potential collaboration on community programs consistent with County priorities and regulatory requirements.

***Workforce Development**

Training programs and apprenticeship opportunities will help create **career pathways for Maui residents**, particularly in skilled trades and facility operations.

***Economic Development**

Regional tournaments and events hosted at the campus have the potential to generate **visitor activity and economic benefits** for local businesses.

***Community Sustainability**

The campus is designed to create **local opportunities that allow Maui families and young professionals to remain and thrive on the island**.

Potential County Collaboration Pathways

The County of Maui may participate in alignment with the project through several potential pathways, including:

- coordination with workforce development initiatives
- collaboration with youth recreation and sports programming
- integration with emergency preparedness and disaster response planning
- participation in community programming and public use of facilities
- coordination with planning, infrastructure, and economic development initiatives

Any County participation would occur consistent with applicable procurement requirements, regulatory frameworks, and County policies.

9. Economic Impact

The development and operation of the campus are expected to create significant employment and economic opportunities.

Construction Phase

*Estimated **150–250 jobs**

Operational Phase

*Estimated **300+ long-term jobs**

Total Projected Employment Impact

***500+ jobs connected to the campus**

In addition to direct employment, the project may generate **indirect economic activity through sports tourism, events, and community programming.**

10. Purpose of Submission

This proposal is submitted to provide an overview of a potential project concept that may align with the priorities of the **County of Maui**, and to facilitate review by the **County of Maui Department of Corporation Counsel.**

The purpose of this submission is to determine:

- Whether collaboration between the County of Maui and KUPA‘A Enterprises may be permissible
- What partnership or agreement structures may be appropriate
- What compliance requirements or operational guardrails may apply

This document **does not constitute a request for funding**, but rather seeks to explore potential alignment and collaboration opportunities between the proposed project and County priorities.



MAUI SPORTS CAMPUS MASTER PLAN



**16 BASEBALL /
SOFTBALL FIELDS**

320-ACRE CAMPUS DESIGNED FOR SPORTS, DEVELOPMENT, AND RESILIENCE

PROJECT TIMELINE & \$300M BUILDOUT PLAN

