

COUNCIL OF THE COUNTY OF MAUI

**WATER, INFRASTRUCTURE, AND
TRANSPORTATION COMMITTEE**

September 11, 2020

**Committee
Report No. _____**

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

Chair and Members:

Your Water, Infrastructure, and Transportation Committee, having met on February 24, 2020, August 10, 2020, and August 24, 2020, makes reference to the following:

1. County Communication 19-227, from Councilmember Yuki Lei K. Sugimura, relating to parking near the Kalana O Maui campus.
2. A Miscellaneous Communication, dated February 10, 2020, from the County Clerk, reporting that on February 7, 2020, the Council referred the matter relating to Kalana O Maui campus parking expansion.

By correspondence dated July 22, 2020, the Managing Director transmitted a proposed resolution entitled "APPROVING DISPOSITION OF STRUCTURES ATTACHED TO COUNTY REAL PROPERTY FOR PURPOSES OF THE KALANA O MAUI CAMPUS PARKING EXPANSION."

The purpose of the proposed resolution is to authorize the disposition of real property, identified for real property tax purposes as tax map keys (2) 3-4-008:040 and (2) 3-4-008:050, located at 2154 Kaohu Street and 251 Napua Street, Wailuku, Maui, Hawaii, to be used for employee and fleet vehicle parking at the Kalana O Maui campus.

Your Committee notes the property located at 2154 Kaohu Street consists of two existing structures: a 5-bedroom, 3-bathroom dwelling and a 3-bedroom, 1-bathroom dwelling. The property is referred to as the "Miyahira Property" that was acquired by the County in 2015 for the

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purpose of expanding the Kalana O Maui campus (Resolution 15-148). The larger of the two dwellings on the property is referred to as the "Miyahara Building."

Your Committee further notes the property located at 251 Napua Street consists of one existing structure, a 3 bedroom, 1.5 bathroom dwelling.

A representative of the Department of Management informed your Committee that the County has a list of over 300 employees waiting for a parking stall at the Kalana O Maui campus. As such, the Department received \$450,000 in the Fiscal Year ("FY") 2021 Budget to expand parking at the Kalana O Maui campus.

The Department said one solution is to use the two properties to offset the ongoing shortage of employee and fleet vehicle parking. The proposed project on these two lots is projected to create 52 new stalls for a total of 95 stalls once complete.

Your Committee discussed the Department's proposal to remove two of the three existing dwellings, with the Miyahara Building to remain as County offices.

The Department discussed the options for keeping or demolishing the Miyahara Building.

Your Committee noted that if the Miyahara Building was demolished, 14 more parking stalls could be added; however, five County employees would need to be relocated to another office building that may require rental fees. Your Committee further noted that the FY 2021 Budget for the Federally-funded Community Development Block Grant Program may not include sufficient funds to cover the payment of rent and other program expenses.

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The Department provided a cost analysis of demolishing the Miyahira Building and relocating five County employees. The costs to the County would be approximately \$570,000, while the cost benefit would be \$159,000, over a five-year period. The Department concluded the most cost-effective alternative would be to retain the Miyahira Building.

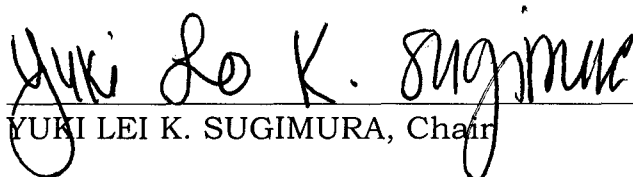
Your Committee expressed support in addressing the parking shortage at the Kalana O Maui campus.

Your Committee voted 8-0 to recommend passage of the proposed resolution and filing of the communication. Committee Chair Sugimura, Vice-Chair Lee, and members Hokama, Kama, Molina, Paltin, Rawlins-Fernandez, and Sinenci voted "aye." Committee member King was excused.

Your Committee is in receipt of a revised proposed resolution, approved as to form and legality by the Department of the Corporation Counsel, incorporating nonsubstantive revisions.

Your Water, Infrastructure, and Transportation Committee **RECOMMENDS** that Resolution _____, as revised herein and attached hereto, entitled "APPROVING DISPOSITION OF STRUCTURES ATTACHED TO COUNTY REAL PROPERTY FOR PURPOSES OF THE KALANA O MAUI CAMPUS PARKING EXPANSION," be **ADOPTED**.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



YUKI LEI K. SUGIMURA, Chair

Resolution

No. _____

APPROVING DISPOSITION OF STRUCTURES ATTACHED TO COUNTY REAL PROPERTY FOR PURPOSES OF THE KALANA O MAUI CAMPUS PARKING EXPANSION

WHEREAS, the County of Maui is the fee owner of real property located at 2154 Kaohu Street and 251 Napua Street, Wailuku, Maui, identified for real property tax purposes as tax map key numbers (2) 3-4-008:040 and 3-4-008:050, respectively (collectively, the “Property”); and

WHEREAS, the Property contains various old structures, which must be removed or demolished for purposes of utilizing the Property for its intended use as employee and fleet vehicle parking; and

WHEREAS, there has been private sector interest in purchasing and relocating at least one of the structures; and

WHEREAS, the structures are presently considered “real property,” pursuant to Section 3.44.010, Maui County Code (“MCC”), being permanently affixed to the Property; and

WHEREAS, the sale and disposition of all or some of the structures is in the public interest because it furthers the public purpose of clearing the Property for its intended use; and

WHEREAS, disposition of real property by sealed bids, pursuant to Section 3.44.040.A, MCC, requires the authorization of the Council by resolution approved by two-thirds of its membership; now, therefore,


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

1. That it finds that disposition of the structures on the Property by sealed bid is in the public interest; and
2. That it approves the disposition of all or some of the structures on the Property; and

Resolution No. _____

3. That certified copies of this resolution be transmitted to the Mayor, the Managing Director, and the Director of Finance.

APPROVED AS TO FORM AND
LEGALITY:

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JENNIFER M.P.E. OANA
Department of the Corporation Counsel
County of Maui