

WATER AUTHORITY, SOCIAL SERVICES, AND PARKS COMMITTEE

Council of the County of Maui

MINUTES

August 4, 2025

Online Only via Teams

CONVENE: 9:04 a.m.

PRESENT: VOTING MEMBERS:

Councilmember Shane M. Sinenci, Chair
Councilmember Gabe Johnson, Vice-Chair
Councilmember Tom Cook, Member
Councilmember Tasha Kama, Member
Councilmember Alice L. Lee, Member (Out 10:54 a.m.)
Councilmember Tamara Paltin, Member (In 9:10 a.m.)
Councilmember Keani N.W. Rawlins-Fernandez, Member (Out 10:45 a.m.)
Councilmember Yuki Lei K. Sugimura, Member (In 9:56 a.m.)

EXCUSED: VOTING MEMBERS:

Councilmember Nohelani U‘u-Hodgins, Member

STAFF:

Clarissa MacDonald Legislative Analyst
Ellen McKinley, Legislative Analyst
Tiare del Castillo, Legislative Analyst
Megan Moniz, Legislative Attorney
Criselda Paranada, Committee Secretary
Lei Dinneen, Assistant Clerk
Ryan Martins, Council Ambassador

Residency Area Offices

Christian Balagso, Council Aide, West Maui Residency Area Office
Zhantell Lindo, Council Aide, Molokai Residency Area Office
Roxanne Morita, Council Aide, Lāna‘i Residency Area Office
Mavis Oliveira-Medeiros, Council Aide, East Maui Residency Area Office
Buddy Almeida, Council Aide, Makawao-Ha‘ikū-Pā‘ia Residency Area Office
Bill Snipes, Council Aide, South Maui Residency Area Office

ADMIN.:

Yukari Murakami, Deputy Corporation Counsel, Department of the Corporation
Counsel (All)
Josiah Nishita, Managing Director, Department of Management (WASSP-8)
Ana Lillis, Deputy Director, Department of Planning (WASSP-8)
Ryssa Tam Ho, Boards and Commissions, Office of the Mayor (WASSP-1(12))
Jody Yoshida, Boards and Commissions, Office of the Mayor (WASSP-1(12))

OTHERS:

Wesley Lo, Chief Executive Officer, Hale Makua Health Services, Ohana Pacific
Health (WASSP-8)
Greg Schlais, Vice President, Hale Makua Health Services, Ohana Pacific Health
(WASSP-8)

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Cayenne Pe'a, Co-Owner, Alaka'i Development (WASSP-8)
Jon Wallenstrom, Co-Owner, Alaka'i Development (WASSP-8)
Robert Hale Pahia, East Maui Regional Community Board Applicant (WASSP-1(12))

Testifiers

Jeffrey Ueoka (All)
Johann Lall (WASSP-8)

(30+) additional attendees

PRESS: *Akakū: Maui Community Television, Inc.*

CHAIR SINENCI: . . .*(gavel)*. . . Aloha kakahiaka and g'day, mates. Welcome to the WASSP Committee meeting of Monday, August 4th. I'm Shane Sinenci, your Committee Chair. And it is now 9:04 a.m. Thank you, Members, for taking the time to attend this morning meeting. Just a reminder for members of the public to silence all cell phones and noisemaking devices. Members, in accordance of the Sunshine Law, if you are not in the Council Chamber, please identify by name who, if anyone, is in the room, vehicle, workspace with you today, and minors do not need to be identified. Joining us this...also, please see the last page of the agenda for information on meeting connectivity, please. Joining us today, we have Committee Vice-Chair Gabe Johnson. Aloha and g'day.

VICE-CHAIR JOHNSON: G'day, mates. . . .*(laughing)*. . . Aloha, Chair, Councilmembers, community members. There's no testifiers at the Lāna'i District Office. I'm alone in my...in my workspace in my house, and I'm so happy to come back from work on Monday because the weekend farm work was killing me. I can't wait to sit down at a desk. . . .*(laughing)*. . . Thank you, Chair.

CHAIR SINENCI: All right. Thanks for being here. Joining us today from the Chambers, we have Member Cook from Kihei. Aloha and g'day.

COUNCILMEMBER COOK: Aloha. G'day, mate. Looking forward to the meeting today.

CHAIR SINENCI: Thanks for being here. Also joining us online today, we have Pro Tem Tasha Kama. Aloha kakahiaka.

COUNCILMEMBER KAMA: Aloha kakahiaka, Chair, and g'day, mates. Looking forward to a really protective...productive meeting this morning, Chair. Thank you.

CHAIR SINENCI: Mahalo for joining us. Also joining us online is Council Chair Alice Lee. G'day.

COUNCILMEMBER LEE: G'day...g'day, mate, and aloha to everyone.

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CHAIR SINENCI: Okay. Thanks for being here. Also, we have not heard from Member Paltin, but I'm sure she'll join us in a little bit. And then joining us all the way from the land of the low-lying clouds in Aotearoa, we have Member Keani Rawlins-Fernandez. Kia ora and g'day.

COUNCILMEMBER RAWLINS-FERNANDEZ: Kia ora and . . .*(inaudible)*. . . It's about 7:00 in the morning, Tuesday . . .*(laughing)*. . . here in Aotearoa. I am alone in my room, watching the sunrise. And it's like 40, 45 degrees over here. It's like really cold. It's winter time. . .*(laughing)*. . . Mahalo for getting the kinks out for the week, Chair Sinenci. And there are currently no testifiers at the Molokai District Office. Mahalo.

CHAIR SINENCI: Mahalo, Member Rawlins-Fernandez. Thanks for getting up early. And I know your Internet is a bit sketchy there. So, we understand if...if you can...if you have to leave, but thanks for joining us this morning. Member...

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah. Mahalo, Chair. I'll stay on as long as I can.

CHAIR SINENCI: Okay. Thank you. Member --

COUNCILMEMBER LEE: Chair?

CHAIR SINENCI: -- Yuki Lei Sugimura...oh, go ahead, Chair Lee.

COUNCILMEMBER LEE: Just wanted to say that I have no one here in my workspace at home. And my dog Koa is outside chasing bugs.

CHAIR SINENCI: Okay. Thanks for that update. Also, Councilmember Sugimura is excused, as well as Councilmember U'u-Hodgins is also excused for this morning's meeting. From the Department of Management, we have Managing Director Josiah Nishita.

MS. MACDONALD: Chair, I don't see him online yet.

CHAIR SINENCI: Okay. I'm sure he'll join us in a little bit. From the Department of Planning, we have Deputy Director Ana Lillis. And from the Mayor's Office, we anticipate Ms. Ryssa Tam Ho, as well as Ms. Jody Yoshida. From Corporation Counsel, we have with us this morning in the...in the Chambers, Ms. Yukari Murakami. Aloha. G'day.

MS. MURAKAMI: Good morning, Chair.

CHAIR SINENCI: Good morning. Members, we also have with us today Mr. Wesley Lo, Chief Executive Officer with Hale Makua. Aloha. G'day.

MR. LO: Aloha and g'day, mate.

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CHAIR SINENCI: Also with him is his Vice President, Mr. Greg Schlais. Aloha and good morning.

MR. SCHLAIS: Aloha. Good morning.

CHAIR SINENCI: And with the team, we have Mr. Jon Wallenstrom with the Alaka'i Development. Aloha and welcome.

MR. WALLENSTROM: Aloha. G'day.

CHAIR SINENCI: Also joining us from Alaka'i Development, we have...is it Cayenne? Cayenne Pe'a. Aloha and welcome.

MS. PE'A: Aloha. Good morning.

CHAIR SINENCI: Good morning. Also, for our second item, we have Mr. Robert Hale Pahia, and he'll be joining us later on in the meeting. Our Community [sic] Staff members this morning is Ms. Criselda Paranada. Aloha. Ms. Clarissa MacDonald. Also joining us is Ms. Ellen McKinley, Ms. Tiare del Castillo, Ms. Megan Moniz, Ms. Lei Dinneen, and Ms. Jean Pokipala. Welcome, everyone. Okay. Members, on today's agenda, we have two items: Resolution 25-139, Hale Makua Health Services Workforce Rental Housing Project, WASSP-8; and Independent Nomination Board Notification of Robert Hale Pahia as an Applicant to the East Maui Regional Community Board, WASSP-1(12). Let's begin with public testimony. In accordance with the Sunshine Law, testimony can occur at the beginning of the meeting, but not be limited to the start of the meeting. The Chair will receive oral testimony for agenda items at the beginning of the meeting, and as the item is called up on the agenda. Testifiers wanting to provide video or audio testimony should sign up in the Chamber, join the online meeting via the Teams link, or call in to the phone number noted on today's agenda. For individuals wishing to testify via Teams, please raise your hand by clicking on the raise-your-hand button. And for those calling in, please follow the prompts via phone, star-5 to raise and lower your hand, and star-6 to mute and unmute. Staff will add names to the testifier list in the order testifiers sign up or raise their hands. For those on Teams, Staff will lower your hand once your name is added. Staff will then enable your microphone and video, and call the name you're logged in under, or the last four digits of your phone number when it's your time to testify. Written testimony is encouraged, and can be submitted via the eComment link at mauicounty.us/agendas. Oral testimony is limited to three minutes per item, and will be accepted at the beginning of the meeting and prior to the Committee's deliberation on each item on the agenda. If you're still testifying beyond that time, I'll kindly ask you to complete your testimony. Please ensure your name appears in Microsoft Teams as the name you prefer to be referred to as, or as anonymous if you wish to testify anonymously. If you're in person, please notify Staff that you'd like to testify anonymously. Otherwise, please state your name for the record at the beginning of the testimony. Once you're done testifying, and if you do not wish to testify, you can view the meeting on *Akakū* Channel 53, Facebook Live, or mauicounty.us/agendas. Again, mahalo for your cooperation in advance. We'll be maintaining decorum at all

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times during the meeting, and we can proceed with oral testimony. Staff, is there anyone wishing to testify?

MS. DEL CASTILLO: Chair, the first testifier signed up is Jeffrey Ueoka.

CHAIR SINENCI: Aloha, Mr. Ueoka.

. . . BEGIN PUBLIC TESTIMONY AT BEGINNING OF MEETING. . .

MR. UEOKA: Good morning, everyone. Jeff Ueoka, testifying on WASSP-1(12). Just want to testify in support of Mr. Pahia's nomination to the East Maui board. Known Uncle Bobby from Waikapu Country Town. He farms a whole bunch. He's very knowledgeable. He's a solid farmer, even better human being, so full support. And I guess since I'm here, I have nothing to do with it, but that Hale Makua Health Services Workforce Rental Housing Project sounds great, so I'd also hope you guys can support that, too. So, thank you very much, Chair.

CHAIR SINENCI: Mahalo, Mr. Ueoka, for your testimony this morning. Members, any questions for Mr. Ueoka? I do see Member Paltin. Aloha and g'day, mate.

COUNCILMEMBER PALTIN: Aloha and g'day. I have two unnamed minors that are getting ready for their first day of school tomorrow, one minor canine, and one adult canine, Hachacha (*phonetic*) Vierra. My question is, you meant that Uncle Bobby is a great farmer, as solid as he is a human?

MR. UEOKA: Oh, I just think he's an excellent human being. He's just a good person. That's what I meant by that --

COUNCILMEMBER PALTIN: And as well as...

MR. UEOKA: -- and I think he's a very good farmer, too.

COUNCILMEMBER PALTIN: Not...not an excellent farmer though, you're saying?

MR. UEOKA: Oh, I think...I...he makes a lot of taro, so I'm sure he's an excellent farmer.

COUNCILMEMBER PALTIN: Okay. Just needed to clarify that for the record.

MR. UEOKA: Both complimentary.

CHAIR SINENCI: Mahalo, Member Paltin. Any other questions for the testifier? Seeing none. Mahalo, Mr. Ueoka.

MS. DEL CASTILLO: Chair, the next testifier is Robert Pahia.

COUNCILMEMBER LEE: Oh, jeez.

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CHAIR SINENCI: Did you want to...

MR. PAHIA: This can be handed out? Whoever. Thank you. Aloha and good morning.

CHAIR SINENCI: Good morning.

MR. PAHIA: Sorry for being late. I was told I was on at 10:00.

CHAIR SINENCI: Uncle Bobby, we have you for the second item today. So, we have a first item, and then we'll...we can refer to you when your item comes up after this first item.

MR. PAHIA: Okay. Thank you.

CHAIR SINENCI: Okay. Thanks for coming. Staff?

MS. DEL CASTILLO: Chair, there's currently no one else signed up to testify. If someone would like to testify in the Chambers, please let Staff know, or on Microsoft Teams, please raise your hand. Would you want to do a final call?

CHAIR SINENCI: Yes, please.

MS. DEL CASTILLO: This is final call...three, two, one. Chair, it appears no one wishes to testify.

CHAIR SINENCI: Okay. We'll keep...we'll keep it open for now or close? You want to close it? Okay. Members, any objections to closing testimony at the beginning of the meeting?

COUNCILMEMBERS: No objections.

. . . END PUBLIC TESTIMONY AT BEGINNING OF MEETING . . .

CHAIR SINENCI: Thank you. Okay. We'll...Members, we can proceed with our first agenda item.

**ITEM 8: RESOLUTION 25-139, HALE MAKUA HEALTH SERVICES
WORKFORCE RENTAL HOUSING PROJECT**

CHAIR SINENCI: Today, we have WASSP-8, Resolution 25-139, Hale Makua Health Services Workforce Rental Housing Project. Resolution 25-139's purpose is to express the County's intent to support a future land transfer or agreement for a portion of the Kahului Community Center Park site to facilitate the development of a workforce rental housing project by Hale Makua Health Services in partnership with Alaka'i Development. The proposed project, Members, would provide approximately 100 workforce rental units, providing preference for entry- to mid-level healthcare and

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education workers, and individuals displaced by the Maui wildfires. Rents will not exceed 30 percent of a resident's income. To provide further background, we have Mr. Wesley Lo, Chief Executive Officer, Hale Makua Health Services, Ohana Pacific, and he is joined today by Greg Schlais, Vice President of Hale Makua, and Mr. Jon Wallenstrom and Ms. Cayenne Pe'a, co-owners of Alaka'i Development. Members, if there are no objections, I would like to designate them all as resource persons under Rule 18(A) of the Rules of the Council because of their special expertise and knowledge of this project.

COUNCILMEMBERS: No objections.

CHAIR SINENCI: Thank you, Members. Thank you. Okay. I will now turn the floor over to Mr. Lo for...for your presentation.

MR. LO: Mr. Chair, Councilmembers, thank you. If you go to the next slide. Oh, I guess we're...get the presentation out. Okay. Next slide. Thank you for letting us present to the County Council. We have been working, actually, many, many years, which I'll go over a little bit, on this project, and it's now coming to fruition. We have been working closely with County Administration to start identifying property, and...and start this project. Again, the resolution really is to allow us to continue to do pre-development work while we continue on a lot of the engineering efforts and...and survey work to identify the actual metes and bounds for the property. But the...we are looking for this resolution to pass to convey a portion of the Kahului Community Center Park up just past the pool for develop...workforce rental housing. But we do acknowledge the importance of the Kokua Pool and the Kahului Community Center, and we are looking to retain this in the County hands, and...and to ensure access for the community. Next slide. *(pause)* Okay. If you bear with me, I'm going to just go through a history of these projects. I think many of you have seen this. I've actually been...been in front of you on this project for, I didn't realize, back since 2018. But back in 2018, the...the County Council approved two resolutions. One was 18-163, and the other one was 18-164. The first resolution authorized a lease for a 2.8-acre parcel and a 4.57-acre parcel to Hale Makua Health Services. These parcels actually went up...included what we call the gateball field, and went up to the pool property. If...if those of you remember, back in 2018, it was proposed by then-Mayor Arakawa that the entire 34-acre park would be leased to Hale Makua, which obviously, that...that did not move forward. But what happened was there was a resolution passed urging the Mayor to develop a master plan in coordination with Hale Makua to provide healthcare services programs for the elderly population. There was a lot of discussion around the need for a new healthcare delivery system, more cost-effective and less institutional, as well as a shared vision for a new rehab center to provide for the community's needs, and also look at intergenerational and senior activities in the park. Next slide. After we...that resolution passed, Hale Makua did work with the County to start planning this project. The first thing we did was start doing a health impact assessment, which was presented to the Council. If those of you remember, a health impact assessment is actually done before a project is decided upon to see what the health impact any project would have. And so, there was a discussion with over 100 Maui residents and 10 community meetings to determine what the community would want, and the impacts on health for the project.

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I won't go into the whole history of the project, but the findings were, through this health impact assessment, that potential areas of focus included healthcare, housing options, workforce developments, maintenance of park activities and activities for kūpuna, amongst others. Next slide, please. Subsequent to the health impact assessment, Hale Makua did do a community survey, where we surveyed 400 Maui County residents. Also, we concluded the master plan, where we actually formed a community-based steering committee to start talking about sort of a community visioning for the project. Some of the key findings in the survey were that there was near unanimous support for kūpuna housing and services. I think it was about a 92 percent support. That improving services and care for kūpuna was a top priority. And that the project enjoyed broad support with four to five residents favor moving forward with Hale Makua Health Service vision to improve access to housing and services kūpuna. But there also was a comment that the residents prefer a community space that improves care for kūpuna and provides for the broader community as well. So, it was not...the community wanted to make sure that it was much more intergenerational and...and broadly based. Next slide. In 2022, what happened is, we were never able to commence or complete the lease. There was various discussions with Corporation Counsel. There were some issues around the funding for the Kahului Community Center, which was funded by U.S. National Parks under a Land Water Conservation Fund grant. So, there was an encumbrance which could be released, but it would take some time. But in order to move forward on the project for the rehab center, the resolution was passed in 2022, 22-69, which authorized the disposition of what we call the gateball field, or the 2.8 parcel to Hale Makua. Again, this would be expand healthcare. As you know, we have two facilities that are pretty old, and we need to continue to make sure that we have services for our kūpuna. In addition, in 2022, we did have our final EA finding of no significant impact for the proposed expansion of the Hale Makua facility. The E...the FONSI actually was for a 76,000-foot, two-story healthcare facility. Next slide. I'll be fairly quick on this. In '23, we got the Certificate of Need approved by the State Health Planning Development Administration for the project, and we selected a design team for the rehab center. Obviously, we all know in August 8th, 2023, we were subjected to the Maui fires, which kind of turned everybody's world a little bit upside down. In 2024, we began design of the rehab center. And then shortly thereafter, Office of Economic Development and the State DBEDT actually formed the Maui Economic Recovery Commission. I know many of the Councilmembers were at one of the meetings last week. In that commission, we presented the original master plan for the park as a possibility to look at various ways to help the economy recover. We worked on that for about eight months to the Maui Economic Recovery Commissions. Some adjustments were made to the plan, which included a workforce affordable housing project, and the expansion of the existing rehab center to include additional medical service because of the lack of access to healthcare on Maui County. So, we did begin work on the workforce housing project, and I was fortunate to meet Alaka'i Development, and we started discussing, and we submitted a proposal for a grant to a large foundation to support the development of a 100-unit rental housing project. In our discussions, we had discussed that to really do an effective workforce housing project, we really needed to limit it to 30 percent of household income, and the idea was to start with entry-level workers at about \$22 per hour, and that we had decided that to really focus on the building blocks of society, that we wanted to prioritize these rentals for healthcare

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workers and education workers. Two things I want to comment about that is that we have an earn-and-learn program, where we have CNAs at entry level coming to approximately \$22 per hour, and we actually have them work for about four days a week and go to school for three days a week through UH Maui College, and we provide the clinical training, and after a year, they become a licensed practical nurse. And after they pass their...their exam, they are eligible to make about \$36 per hour in a year-and-a-half. So, we wanted to prioritize around that. In discussion with the Department of Education, we discovered that they also have a educational assistant program which pays just under \$22 per hour, and they are working on a teacher certification program, which could get them to be a teacher, which would also be around \$35 per hour. Therefore, in our discussions with Mr. Wallenstrom and Ms. Pe'a, we looked at those as kind of benchmarks incomes for our project. In addition, through the Maui Economic Recovery Commission, HMSA, which was part of the Economic Recovery Commission, and Hale...Hale Makua began discussions regarding the expansion of healthcare services on the Hale Makua Rehab Center at that time. Next slide. In 2025, we were awarded a \$5 million grant from the philanthropic organization, and we have started doing preliminary pre-development work on the project, and have been in discussions with the County of Maui Administration from that time. In addition, I'm...I'm pleasantly happy to announce that we just recently entered into a letter of intent with HMSA to partner together to add a significant investment into the Maui County, to add critically-needed medical services to the rehab center project, with the goal of providing better access for healthcare services for Maui County. Also, just a couple weeks ago, we began discussions with UH Maui College to expand our earn-and-learn pathway--I think I explained the CNA to LPN pathway--and we are hoping to start an LPN to RN pathway, earn-and-learn also, hopefully by 2027. We are working with UH Maui College. So...so, that's a little bit of the history. And Mr. Chair, if I may, at this point in time, turn it over to the developer to talk about the workforce housing project. So, turn it over to Ms. Pe'a.

MS. PE'A: Thank you, Chair, Councilmembers. Next slide, please. Actually, if you could skip two. I'll be here to talk about the Hale Makua workforce housing project. Next slide. Okay. Mr. Wallenstrom and myself, we make up Alaka'i Development. We are the entire company, just two of us. So, we're all here today. Thank you for having us. And I...I mention this because it's important fact with just two of us. Everything that we take on needs to be very intentional. It needs to have a purpose that we believe in. And so, just...we are so pleased to be part of this project. Next slide, please. . . .(laughing). . . We started the company just about ten years ago, and we did it...really, our mission is to meet the needs of Hawai'i's housing shortage. And we're...we're attempting to do this by providing quality rental communities. Here is a slide of two of our most recent communities. It's called Kapolei Lofts to the left, and The Element to the right. Both of these are located in West O'ahu, and together, they make up just over 800 rental units. And this is what we've brought to the community of...of West O'ahu over the past decade. One important thing to note here is that, you know, when we delivered these communities...one is 499 units, the other is 318 units. When we delivered these communities, we...we popped our heads up and we looked at the folks who are living in these communities. And what we found was that the household incomes, the average household income of the community at that point in time was 100 percent of AMI. So,

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the residents living in the communities had incomes that were reflective of everyone who was living in the island, in other words. And...and while we did have affordable requirements--as you can see there just below the...the photos--while we did have affordable requirements, just...the people who were looking for housing, the...the demand was such that it was at varying income levels that...that reflected that of the island. Because it's an apartment project, rental, you have to qualify to live with us, right? So, you have to show that you are working. So, these residents are contributing members. You know, they're sending their kids to our schools, they're working in our communities, and they're supporting our economy as a whole. And that's why we believe so much in doing rental housing, as opposed to for-sale. Next slide. So, this is some photos of both of those projects. As you can see here, you know, outdoor...indoor/outdoor living, the buildings are three-story garden-style walk-ups, and that is very much our intent for this next project as well. So, you're not going to be driving by, you know, a massive 30...30-foot condo, and we're not going to plop that . . .(laughing) . . . into the community. These are very, very nice walkable communities that we create. The next slide, please. This is a very, very preliminary site plan. But as you can see, we are maintaining the Kokua Pool, we are maintaining the community center, and we will be putting 100 rental units around that, both of those landmarks there. You can see the kind of...the triangle to the bottom is the care-plex site. And if you look at what we would call plan north, so just above the photo, that is the current location of Hale Makua. So, again, this project will be targeted to healthcare and education workers. We think it's a great progression with Hale Makua's Earn-and-Learn Program. And...and really, I mean, in our last two communities, the number one reason for move-outs has been that they are moving to go and buy a home within the area. And so, we...we feel that, you know, our projects serve a very important place in the housing ladder, and providing just a little stop before the next step. And I'll turn it over to Jon now.

MR. WALLENSTROM: Thank you very much. Thank you, Cayenne. Thank you, Wes and Greg. And thank you, County Council. We're so pleased to be here in Maui doing this. It's really a privilege to be bringing something that Cayenne and I feel strongly about. Could we go to the next slide, please? So, Wes had mentioned the 30 percent of...of income. And that is...that's not something that Cayenne and I made up. That is what HUD suggests people spend on their housing. We don't typically do that in Hawai'i, right? So...so, Cayenne and I hold that, which allows people to have...go on vacation, to go out to dinner, to have a life that...that exceeds just paying for their housing. So, our communities are, you know, again, 100 percent of median. We end up housing the workforce here. And we do it in a way that people can live comfortably. So, that is...that's really it. I think, actually, Wes and...is there a next slide? I think that's the last slide. Okay. Okay. Yeah. Actually, that's the summary. But...but we have...we have started the project. We're doing our archeological work right now. We have the engineers and the architects both moving. The architectural plans that you've seen, that we've shown you, are still...they're being massaged a bit, but we're working on that intently. The archeological survey will be the long pole in the tent. That will take the longest time to get done. As we proceed with that, we'll do a 201H approval with HHFDC, who is also...they haven't committed, but they have suggested that...that they will be a large funder of this project. So, by working with them, we can kind of work hand in

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glove with...with another source of money to allow this to go forward. And I think with that, I'll...I'll pause for questions or anything else. But again, I just want to reiterate, it's been wonderful working with Greg, it's been wonderful working with Wes. We really look forward to working well with Maui County, and we're pleased to be here.

CHAIR SINENCI: Okay. Mahalo, team. Members, we also invited Director Nishita here for...to answer any of your questions. We invited Director Mitchell, but he...he wasn't able to attend this morning. However, we do have Deputy Director Ana Lillis, who is familiar with the...with the...the project. If Deputy Director Lillis has any comments at this time?

MS. LILLIS: Good morning, Chair. Good morning, Members. Thank you for the opportunity to speak. I just want to say on behalf of the Administration, we wholeheartedly support this project. And any sort of land use entitlements or other consultation that this project needs, we are dedicated to provide. Thank you.

CHAIR SINENCI: Okay. Mahalo, Deputy Director Lillis. Before we begin our discussion, Members, we'll take testimony for WASSP-8. *(pause)*

MS. DEL CASTILLO: Chair, there's currently no one who has signed up to testify. If somebody would like to testify in the Chamber, please let the Staff know, or on Microsoft Teams, please raise your hand. Want to do final call?

CHAIR SINENCI: Yes, please.

MS. DEL CASTILLO: This is final call...three, two, one. Chair, it appears that no one wishes to testify. Oh, I'm sorry, someone just --

CHAIR SINENCI: Did someone raise their hand?

MS. DEL CASTILLO: -- raised their hand.

CHAIR SINENCI: Mr. Lall, go ahead.

. . . BEGIN PUBLIC TESTIMONY FOR WASSP-8. . .

MR. LALL: Aloha. Johann Lall, testifying on behalf of myself. I just wanted to comment in favor of this development. And the big picture, I think, is this...is the kind of thing that Maui needs more of, affordable rental housing. And so, I'm in full support of anything that can create more of that. And also, I just want to say that the example they showed in Kapolei is really well-designed. I've seen it, drove around. It's...I think it's really important for people who are working class, like, I guess, most of us, to have housing that is walkable, well-designed...where we can have communities, where we see our neighbors, stuff like that. So, I'm in full support. Mahalo.

CHAIR SINENCI: Mahalo, Mr. Lall. Members, any questions for the testifier this morning? *(echoing)* Seeing none. Thank you for your testimony. Staff?

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MS. DEL CASTILLO: Chair, there is no one else signed up to testify. If anyone would like to testify in the Chamber, please let the Staff know, or on Microsoft Teams, please raise your hand. This is final call...three, two, one. It appears that no one wishes to testify.

CHAIR SINENCI: Thank you. Members, any objections to closing public testimony for this item?

COUNCILMEMBERS: No objections.

. . . END PUBLIC TESTIMONY FOR WASSP-8. . .

CHAIR SINENCI: Thank you. Okay. Members, I'd like to open the floor for questions and comments. Each Member will have three minutes for the first round, and then another three minutes for additional rounds, as needed. And we'll go ahead and start with Committee Vice-Chair Johnson for your three minutes.

VICE-CHAIR JOHNSON: Thank you, Chair. And thank you, Mr. Lo, and your team for your presentation. Really appreciate it. I only have three minutes, so I'm just going to jump right into the questions. So, I...I was looking today for the...the ask for the...the Committee. Is there...are you guys going to try to apply for affordable housing funds? Are you looking at a partnership with the County? You know...like let's start with that. Mr. Lo?

MR. LO: Mr. Chair? Thank you, Councilmember Johnson. Right now, we are not quite ready for the ask, but we will be asking for the land once we are able to identify the exact metes and bounds and the easements required to maintain the pool and the community center. As you know, that's pretty complex in doing that, and it'll probably take some time, and we will need to negotiate as we get through the various processes. Also, I think that at this point in time, and I will turn over to Ms. Pe'a and Mr. Wallenstrom. Right now, we have a preliminary capital stack, and if we are able to obtain the land, and...and because of the philanthropic thing, and we are able to secure funding from HHFDC under the Dwelling Unit Revolving Fund, we are probably close, but last I checked, there's cost escalations going on right now, so I'll pass...if I may, Mr. Chair, I'll pass it on to Mr. Wallenstrom.

MR. WALLENSTROM: Okay. Am I on? There we go. Yeah. I...I would say for those of you who have been to the site and...and understand the topography of that site, we will be coming in and...and asking for something. We're...we're very fortunate to have a significant grant right now from the large philanthropic organization. The HHFDC, it's really a loan, is very significant as well, but there's a gap, and we'll be defining that here as we proceed with our engineering and our architecture.

MS. PE'A: I would just add --

VICE-CHAIR JOHNSON: Okay.

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MS. PE'A: -- we will be going through a 201H process, so we'll...we will be --

VICE-CHAIR JOHNSON: Yeah.

MS. PE'A: -- coming back in front of the Council for...through that. I think we are, at this time, not looking to partner per se with the County. You know, we have Hale Makua and Alaka'i Development. Typically, we...we would find financing sort of on our own through relationship with local banks, HHFDC, so that's...that's about it for now.

VICE-CHAIR JOHNSON: Well, you know, I just want to applaud this kind of thinking outside the box, you know, giving it for the...the specific needs of our community, the...the teachers and the education. I will always hope it for-sale, and I also...I was a little bit jealous of the Honolulu [sic] examples because they're 499 and 318. And this one's only 100, and that might be the size . . .(timer sounds). . . of the lots, but I sure would like...maybe my next round, you could expand it, but I'm really just...we need...we need so much housing, and 100 is small, a drop in a bucket compared to the demand, but right now, we're so thirsty, we'll take that drop. Thank you, Chair.

CHAIR SINENCI: Mahalo, Vice-Chair Johnson. Next, we have Member Cook, followed by Pro Tem Kama.

COUNCILMEMBER COOK: Thank you, Chair. My comment is...wonderful project. I think this is...it reflects well, the County working with your organization collaboratively. The land is a significant cost to many projects. The other aspect, the 201H, as far as the...facilitating the project and enabling the project, is something that I think is sometimes underestimated as far as the benefit to not like do a bunch of conditions, and to enable the project. So, my question is, from your experience, because you've done a lot of development, what type of cost escalation ballpark have you seen like in the last ten years? And what do you expect...is this like four years until you basically would be complete, potentially, for this...this project?

MR. WALLENSTROM: I think we...we hope to beat four years.

COUNCILMEMBER COOK: Okay.

MR. WALLENSTROM: So, it...it...if we...let's...the first cost escalation we've seen, consistent, significant cost escalation. And so, I've been developing here for about 18 years, and it's been consistent and...and...and significant. Maui is...is...is experiencing a lot of cost escalation right now. And then the...the second question, if we can move through the process...and, you know, the 201H is a terrific tool. There's a lot of requirements in order to do the 201H. So, it takes us a long time to get the archeological study done. That's our longest item. And so, that's started. So, the good news is, that's going, and then we'll fit everything else in while that's happening. But let's say that that was done, and we had building permits today. Cayenne and I will build the housing in about a year, and we will start leasing it immediately. And we know what the demand is, so it will lease up as quickly as we turn a unit...or turn a building, essentially. We'll turn a

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building, people will be leasing into that building as it's getting ready to be turned over and occupied within 30 days after it's been delivered.

COUNCILMEMBER COOK: Well, Chair? Thank you for that answer. I'm...I'm hoping that we, the Council, and this...with this meeting here, we can clarify to the public that projects...it's not the building part that takes a lot of time, it's basically the reviews and approvals. And the reviews and approvals are important, but also for people to understand, it might cost 20 percent more if it's delayed three years. And that's a real unpredictable variable. You don't know how much materials are going to go up. You don't know the various obstacles that are going to materialize . . .*(timer sounds)*. . . and...and occur. So, anyway, I'm a big advocate of enabling projects like yours. Thank you, Chair.

MR. WALLENSTROM: I mean those are pretty good numbers because with...that's about the escalation we'll see as we...from today until we start construction, just given the way costs are going.

CHAIR SINENCI: Okay. Mahalo, Member Cook. Next, we have Pro Tem Kama, followed by Chair Lee.

COUNCILMEMBER KAMA: Thank you, Chair. So, my question is, you know the...the rents that you showed on the PowerPoint presentation, will those rents hold until the project is completed? And that's what you anticipate the rent being per unit for the two- and one-bedrooms?

MS. PE'A: So, that's today's rent. And as we were discussing, you know, it will be several years before we open. So, things could change, but we hope to kind of keep it within that neighborhood, I would say.

COUNCILMEMBER KAMA: Okay. So...

MR. WALLENSTROM: They'll escalate, though. Just like the cost, they will...they too will escalate with inflation.

COUNCILMEMBER KAMA: Right. Okay.

MR. LO: Mr. Chair? Mr. Chair? Councilmember Kama, again, it is our intent to...although you may see some escalations in the rent, we are pretty --

COUNCILMEMBER KAMA: Yeah.

MR. LO: -- passionate about the entry-level salary also, which you'll see some --

COUNCILMEMBER KAMA: Yes.

MR. LO: -- escalation in that too. So --

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COUNCILMEMBER KAMA: Yeah.

MR. LO: -- we'll be watching --

COUNCILMEMBER KAMA: Yeah.

MR. LO: -- that. Obviously, we'll see --

COUNCILMEMBER KAMA: Good.

MR. LO: -- as things develop, et cetera, though. But we...our...the goal is to get more people into the workforce with a career ladder --

COUNCILMEMBER KAMA: Right.

MR. LO: -- so they could get into housing. So, that...that's ultimately the goal.

COUNCILMEMBER KAMA: Okay. So...so, my next question is, you know the pool? So, the pool...who's going to be the...the owner of the pool? Or who's going to be able to decide how often that pool is used by the project or by the public...or I mean, is that a public pool, or...or will that be?

MR. WALLENSTROM: The pool and the community center will remain with the County. We'll carve those out --

COUNCILMEMBER KAMA: Okay.

MR. WALLENSTROM: -- and those will remain with the County.

COUNCILMEMBER KAMA: Okay. Okay. Okay. Good to know. And...okay. So...so most of your...so your...your sweet spot is your 201H with HHFDC, and that is a loan, you said?

MR. WALLENSTROM: HHFDC...sorry. Why don't you take it?

MS. PE'A: No, it's okay. We will need to go through 201H, yes, and that we are looking to have it sponsored by HHFDC. The process for that 201H through HHFDC is very similar to the application for, as Wes mentioned, the DURF loan. So, we do intend to apply for that as well.

COUNCILMEMBER KAMA: Okay. Okay. Good. That's important to do.

MS. PE'A: Thank you.

COUNCILMEMBER KAMA: Okay. Chair, I have no other questions. Thank you.

CHAIR SINENCI: Mahalo, Pro Tem Kama. Next, we have Chair Lee, followed by Member Paltin.

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COUNCILMEMBER LEE: Thank you, Chair. Aloha, everyone, and thank you for your presentation. I did meet with Mr. Lo previously, so I know, I think, all the basics about the project. Plus, I'm a former member of the Board of Directors of Hale Makua, so that's how long it started. Anyway, regarding the 201H, due to recent legislation passed, is the process going to be expedited? And I think one of the measures that passed recently at the State Legislature is that the Council is not allowed to add conditions?

MR. WALLENSTROM: That...that...I...I understand that that's the case. The Council still gives a thumbs up, thumbs down. As...as I understand, and you...you folks probably know this better than I, but the Council still --

COUNCILMEMBER LEE: Yeah.

MR. WALLENSTROM: -- gives a thumbs up, thumbs down --

COUNCILMEMBER LEE: Right.

MR. WALLENSTROM: -- but doesn't have...

COUNCILMEMBER LEE: Okay. I just asked about conditions. Yeah, we have to give it our approval, but it makes a big difference if we don't add conditions. So, I just wanted to verify that. Okay. Thank you very much. So, nodding is yes. Okay. Thank you. That's all the questions I have, Chair Sinenci.

CHAIR SINENCI: Okay. Mahalo, Chair Lee. Next, we have Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Did you say Mr. Nishita is a resource as well for this item?

CHAIR SINENCI: Yes, he's here in the Chambers. Did you have a question for him?

COUNCILMEMBER PALTIN: Yes.

CHAIR SINENCI: Okay. He's making his way down to the rostrum.

COUNCILMEMBER PALTIN: Can you start my time when he starts talking?

CHAIR SINENCI: Staff?

MR. NISHITA: Aloha, Councilmember Paltin. I'm here.

COUNCILMEMBER PALTIN: Thank you, Mr. Nishita. Long time no see. I just wanted to recollect that you said we purchased the Kupuohi [*sic*] parcel so that it would be affordable in perpetuity, that it wouldn't come back in 50 years or 25 years, like Lahaina Front Street Apartment, and we're grappling with affordability all over again. Our kids are the next generation. But in this case, we're being asked to do the opposite of it. Is

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there any restriction that it would be affordable in perpetuity? I did hear Mr. Lo said that rents would escalate.

MR. NISHITA: Thank you, Chair. Yeah, I think there's, you know, continued discussions between developer Hale Makua and...and us. I'll ultimately defer to them to, I guess, make comments on that, although the County's preference would be to maintain affordability into perpetuity. Thank you.

MR. LO: Mr. Chair?

COUNCILMEMBER PALTIN: If...if...I just was wondering, if the County's preference is to maintain affordability in perpetuity, why are we conveying the title to the land? Because didn't we acquire title to Kupuohi in order to maintain perpetuity in afford...or affordability in perpetuity? And now, we're saying our preference is to maintain affordability in perpetuity, but we're giving away that by giving away the land?

MR. LO: Mr. Chair? Thank you, Councilmember Paltin. Obviously, we don't have a deed in front of you at this point in time. It's just moving forward on the project. I think in our...our last...the conveyance of the gateball field, there were deed restrictions and CC&Rs which required us to be providing healthcare on the site. I would imagine in our negotiations, there would be the appropriate deed restriction, the covenants and conditions, restrictions on the deed that could probably have some of those requirements in there.

COUNCILMEMBER PALTIN: So, you're open...

MR. WALLENSTROM: If I could just follow on that, we...we're absolutely committed to 30 percent of income, right? And so, let's hope...let's hope that the people in Maui make more money in the future than they are right now, you know. And in that case, they will still have a housing option where they'll be making 30 percent of income, and it will be...

COUNCILMEMBER PALTIN: I guess, I mean, I just would say that hopes and prayers hasn't . . .(timer sounds) . . . done a lot for us, you know? Hoping is not the same as it happening.

MR. WALLENSTROM: And if they make less money in the future, they'll be paying 30 percent of the income.

MR. NISHITA: And Chair...Chair, if I may, just for clarification for Councilmember Paltin too. This isn't the actual, I guess, conveyance happening today or anything like that which, you know, we're continuing to discuss and...and work through details with them. So, we'll come forward to you guys at a later date with actual...you know, with actual deed restrictions and requirements will be as a part of a potential conveyance. But, you know, right now, we're just trying to ascertain whether there's Council support to...to move forward with it. And I think it's duly noted that your comments are in line with

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maintaining the property in affordability in whatever model that we end up bringing back before Council too.

COUNCILMEMBER PALTIN: Thank you. For my next round, I'll be asking what is included, as we've seen with the, I think, Kaulana Mahina project. Although it's workforce housing, they have to pay for parking, and a host of other things. So, I...I just want to be sure that, you know, there's laundry. It's not paid parking. Yeah, are the utilities included in that 30 percent as, you know, most...that would be my next round. As well as, you know, partnering with the kūpuna housing on evacuation needs. Because, you know, as we saw during the tsunami evacuation, we don't really have a plan for elderly and disabled to be taken cared [sic] of. And as we've seen with Hale Mahaolu Eono, about two-thirds of the people didn't make it out.

CHAIR SINENCI: Okay. Mahalo, Member Paltin. Next, Chair would like to recognize and welcome Member Yuki Lei Sugimura for her opportunity. Aloha.

COUNCILMEMBER SUGIMURA: Thank you. Aloha. Thank you. And sorry for my tardiness.

CHAIR SINENCI: Did you have any --

COUNCILMEMBER SUGIMURA: Thank you, Chair.

CHAIR SINENCI: -- questions for the Hale Makua project --

COUNCILMEMBER SUGIMURA: I'll...

CHAIR SINENCI: -- at this time?

COUNCILMEMBER SUGIMURA: I'll...I'll wait, since I didn't hear all that has transpired so far, so...

CHAIR SINENCI: Okay. Miss...I...I had a couple questions. I...I did attend, again, as I mentioned, a graduation party at the community center. Is there any concerns? The question was about concerns about the proximity to the project, and if noise, or music, or those types of things would...would affect the project. Are there any concerns, or any measures to mitigate that?

MR. WALLENSTROM: I don't know that there...I think the community center is and can be an incredible benefit to the...to the new housing. You know, I see the...the new housing being people from Maui, largely, I'm sure. And that's just a facility that would be beneficial. When Cayenne and I build the...the...the homes and communities that we have in West O'ahu, we build our own community center. So, in this case, it's sort of a benefit. Now, I will tell you, you know, it needs some help. It's...it's...it's seen better days, but it, you know, can be something that would be hugely beneficial. It maybe isn't quite what we would hope it is right now.

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MS. PE'A: Yeah. I mean, I'll just add that, as Jon mentioned, we have community centers in our...in our other projects as well. And, you know, they become a great place for our residents to actually meet each other, and really find that true community, right? So, we're not just all going into our own box at the end of the day, but we're meeting each other, and we're making new friends, and...and really, building relationships. So, we definitely see it as an asset for the...for the homes surrounding.

CHAIR SINENCI: Oh, great. Mahalo for helping us fix it up. And then the other question we've been getting is the parks. And I'm looking at the picture on your screen, Ms. Pe'a. The park...you're not taking away any of the park space? It looks like the project is --

MS. PE'A: So...

CHAIR SINENCI: -- in between the...the center and the...and the pool --

MS. PE'A: Yes.

CHAIR SINENCI: -- and alongside the road?

MS. PE'A: There is that little kind of, I'll call it a pocket park, yeah, right up here. Sorry, I'm pointing where not everyone can see, which...we're still in preliminary site planning. But the gateball down here will become the careplex. We're not touching the soccer fields at all. So, those will be maintained. So, we're just kind of infilling throughout...you know, in between the pool and the community center.

CHAIR SINENCI: Oh, okay. So, you're...you're trying to keep as much park space open...open space for the surrounding community?

MS. PE'A: Yeah. Um-hum.

CHAIR SINENCI: Okay. Great. They'll be happy to hear that. And then my apologies, I did want to circle back to Member Rawlins-Fernandez. And it looks like she's still on the meeting. And I can give her her opportunity for her three minutes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I turned my video off because I know the Internet isn't very strong, and I didn't want my audio to break up. Can you hear me okay?

CHAIR SINENCI: Yes, we can hear you.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, great. Okay. So, two sets of questions. One, to follow up on your previous question, which it didn't sound like they answered. And aloha to all the presenters. Mahalo for being with us today and answering our questions. So, your question was, are there any concerns about potential late-night noise? While we recognize that there is a benefit to being close to a community center, there's also, you know, parties that can happen there, and it come with noise that could go late into the night. So, the question was, if there are any concerns, if there was

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anything shared about that, that's my first question. And then my second question is regarding what Chair Lee and Member Paltin asked. One is, through the 201H project, the State has consistently tried to undermine and remove power from the community, local level, so the County, from approving and providing home rule power for our community in adding conditions. And so, my question is, why are you choosing to go through 201H project when we have 2.97, which is kind of similar to a 201H? And with...and since we're indicating whether we support the direction that you're taking, or, you know, we have concerns, today's meeting is...is for that purpose. And so, that we can understand the rationale behind the direction that you intend to take, and communicate to the Administration how they can negotiate on the County's behalf as far as the Council's concerns and ideas are. Member Paltin's concern was about conveying title, and then not getting affordability in perpetuity. And so, I...I share that concern if that's not going to be the intention. I feel like this project, in both ways--taking title and going through the State's 201H process--is kind of tying Council's hands a little more, and not giving us the ability to advocate for our community members by adding conditions if they deem that a project...this project would be better with those conditions. Those are the questions. Thanks.

MS. PE'A: I'll start. I think...I think answering your middle question first, but . . . *(timer sounds)* . . . the 201H process, in tandem with the DURF loan, like I mentioned, they're both similar applications. So, it kind of allows us to...to kill two birds with one stone. So, it's just the efficiency of it, and helping us to move forward with the project quicker than...than had we needed to fill that gap otherwise and...and find another funding source. I...I do think that there...there always are going to be noise concerns, and we're hoping that we can work with the County on that with...with regards to the community center. I think your third question was with regards to perpetuity. You know, our intent is to have the affordable housing requirements go as long as, you know, allowable by the agency that will be...we'll work with to get that program done. I did mention, and that's why I kind of did...in our...in our other communities, we had varying levels of requirements. But remember, both of those communities ended up being 100 percent of median income. So, without even...without doing that intentionally, that's just who ended up coming and living with us. Jon?

MR. WALLENSTROM: And just to...just to...just to follow on Cayenne, the DURF loan is far and away the largest piece of money in our capital stack...far and away. The County...you know, I don't believe the County has as many tens of millions of dollars that allows this project to happen. Without the DURF loan, this project won't happen. So, it's...it's critically important to the...to the project and its feasibility.

MR. LO: Member Rawlins-Fernandez, just a quick comment. You know, we've...we've been looking at this parcel and the community center for some time. And I think it was back under Don Guzman that we originally came up with this...some of the notions around this. At the time, there was talk about relocating the community center. I think at that point in time, it was down by Pomaikai High School, about a mile down the road, et cetera. But we actually think that the community center will be worthwhile. I think that it could be turned into, actually, a lot of different things, including a community center, including meeting room space, et cetera, to support sort of the healthcare and

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the educational perspective there. But again, we're...we're happy to talk about the affordability once we start looking at the conveyance documents. And we will continue to...hopefully, in the presentation...you know, we've been at this for a long time, and we've been trying to work with the County Council, Administration, and the community as best we can, and we will continue to do so. You know, we'll use our best efforts. Thank you.

COUNCILMEMBER RAWLINS-FERNANDEZ: I appreciate all of your responses. Mahalo, Chair.

CHAIR SINENCI: Mahalo, Member Rawlins-Fernandez. We'll circle back to Member Sugimura, just to clarify that she's alone in her office.

COUNCILMEMBER SUGIMURA: I am alone in my office. I have Staff in the next room, which is...but they're not in my office. Yeah.

CHAIR SINENCI: Okay.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR SINENCI: And then we can circle back to you for any more questions. If not, we'll continue back to Committee Vice-Chair Johnson for his second round.

VICE-CHAIR JOHNSON: Thank you, Chair. As we all know, H...HHFDC money is competitive. So, you guys aren't guaranteed the money, but it is competitive.

COUNCILMEMBER LEE: It's a loan.

VICE-CHAIR JOHNSON: And scoring...one of the...the ways to score is if the County owns the land that you guys will be building on. Now, this...this is something I'm curious on timing. Are you guys going to...you're going to get the land and then apply for HHFDC money. Does that lower your score? Are you guys confident you're...you're going to be high on the list of folks getting the money? Well, I'll ask you guys first, and then the next one is going to be for Director Nishita.

MS. PE'A: Sure. Sorry, I totally just blanked out. So, actually, we're not applying for the LIHTC, Low-Income Housing Tax Credits, which would be scored. We would be applying for DURF --

VICE-CHAIR JOHNSON: Okay.

MS. PE'A: -- which is just an open application. Of course, it does still need to go to the board. In order for that to be approved, we would need to have the land subdivided and...and under control.

VICE-CHAIR JOHNSON: Okay. All right. Thanks for that clarification.

MS. PE'A: Thank you.

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VICE-CHAIR JOHNSON: Managing Director Nishita...oh, he's coming to the podium. I'll give him a minute.

MR. NISHITA: Yeah. Go ahead, Councilmember Johnson.

VICE-CHAIR JOHNSON: So, why are we...why are we not leasing, and...why aren't we leasing land for this project?

MR. NISHITA: Well, I think ultimately, one of the purposes of coming here today is to get the Council's feedback as to, you know, what the Council is feeling, and concerned about, and questions on, and ultimately, support. You know, in any type of development project, in terms of balancing out, you know, investment into the project and...and things like that, there's different types of models that could be used, you know, to...to be able to make it pencil out, so to say. So, you know, we...like I said, before we come to the Council with a final determination as to what the ultimate agreement and/or arrangement is, we will have, you know, continued discussions with the developer and Hale Makua on that. And I think, you know, the feedback that we're getting here today for all of our partners is...is important to consider as we kind of hammer out those details. Thank you.

VICE-CHAIR JOHNSON: Yeah. Thank you, Managing Director Nishita. You make a valid point that, you know, you're...if you guys are going to come to this Council and speak on...you know, and hear some of our concerns, I mean, you've heard some legitimate concerns. You know, I personally would prefer to keep the land. The ideas of affordability, the ideas of deed restrictions, the ideas of the piling on extra costs, like parking, like what Councilmember Paltin was adding too, these are all things that can make immediate...you know . . . *(timer sounds)*. . . it...it can...you can have a good project that doesn't have these prices, or you can have some not-so-good projects that nickel and dime our...our residents. And that's really some...I'm...I'm glad you guys are saying that you're coming here to hear our concerns because I think I share that concern. I don't want these to say these are 30 percent of your income, and yet you've got to pay for all these extra things. It ends up adding a lot. So, I...I...I echo some of that sentiment, and I appreciate you guys being here before us. Just to let you know that's how I feel. And I heard my time. Thank you, Chair.

CHAIR SINENCI: Mahalo, Committee Vice-Chair Johnson. Next we have Member Cook for his second round.

COUNCILMEMBER COOK: Thank you. Thank you, Chair. I'll get my camera to stay on. Nope. There we go. So, how long have you been working on the project? I mean, as far as like what we see, what's the time, money invested, the description of the program...because it is a complete comprehensive program as far as the...the employment, the ladder, something that is very...I haven't seen any other developers coming with this type of program. It is really a collaborative effort with the nonprofit, with the developer, with the Administration, potentially, for the land. So, I just want to

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like emphasize what I see, and what I'm hearing. Ballpark, what does it cost to get it to this point? Real general.

MR. WALLENSTROM: We are...I mean, and...and we are very fortunate to have the support of the...the...I can't...I can't use the name. Well, Hale Makua certainly, but also of...of...the...the...the benefactor, right? We have this grant.

MR. LO: Foundation.

MR. WALLENSTROM: The foundation. Thank you for getting that word. But gosh, I don't know if we're 200, \$300,000 in, maybe, right now. Something like that.

MS. PE'A: And that's just us and our time on it, right? Hale Makua has been . . .*(laughing)*. . . working on it for...for much longer. But that's it so far.

COUNCILMEMBER COOK: So, anyway, I...I hear my colleagues' concerns. I, for one, are [*sic*] hoping that we, as a Council, can start focusing on what we hope to achieve and want to accomplish instead of what we're afraid of happening. And I think there's a lack of trust that needs to be developed over time. Projects like yours, I see as one...as a good opportunity to collaboratively work with and monitor along the way. But the Council keeping this ultimate authority impacts the ability and the surety of financing, of basically being able to move forward...not aggressively in a bad way, but aggressively in that like we really want people in these units, and we really want this to be established, and we really want to be able to have this workforce program. And like these are the things we're trying to do. We really want to do these things, and focusing on them, and monitoring it along the way, but enabling it to happen. So, that's...that's my word for the day, enable. Cultivate, enable, support. And it isn't just...it isn't without expectations. There's a very heavy expectation from me, as supportive as I am, that you're going to do what you're saying, that you're going to project what it is. But also, recognizing in my past experience as far as on building projects, there's a gazillion variables. . . .*(timer sounds)*. . . And to have predict...to be able to predict exactly how it's going to go doesn't occur with something like this. So, anyway, thank you, Chair. And thank you for what you're doing.

CHAIR SINENCI: Mahalo, Member Cook. Next, we have Pro Tem Kama, followed by Chair Lee, for their second round opportunity. *(pause)* Pro Tem Kama?

COUNCILMEMBER KAMA: Thank you, Chair. Thank you, Chair. I have...I just have one last question. You know, the...the...the rents that are quoted here, and at some future date too, are those inclusive of utilities and Wi-Fi?

CHAIR SINENCI: Mr. Wallenstrom?

MR. WALLENSTROM: 30...the 30 percent would be inclusive of utilities. So, when...when someone comes in and we say 30 percent, that's rent and utilities. I don't know if the rent quoted in there includes utilities or not. I'm not certain if...if it does. But again, I think it would be helpful to think of the people. You know, these are...these are...the

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people that we're trying to serve, we all know who they are, right? They're having a very difficult time, more difficult time in Maui than they are in O'ahu. And they're having a heck of a difficult time in O'ahu, but more difficult here. And when we say we will charge them 30 percent, it is 30 percent inclusive of utilities. They don't get to have ten parking spaces, you know? And...and they can't park their...their...their five vehicles there. There are...there are rules around it. But, you know, utilities, rent, they're...they're...that is important to us that we allow them to live a good life and pay 30 percent of their income.

MS. PE'A: And I would just add that our program with HHFDC would require us to include the utilities in the rent amount. We can...there is an option to charge them separately. And if we would do that, then we would reduce the asking rent to accommodate.

COUNCILMEMBER KAMA: Right. So, I think at some point in time, if that happens, that your preliminary pro forma would be able to reflect that --

MS. PE'A: Yes.

COUNCILMEMBER KAMA: -- so that it's transparent.

MS. PE'A: Yes.

MR. WALLENSTROM: It does, it does. What we're...what we're using, I just can't remember if those rents that we --

COUNCILMEMBER KAMA: Yeah.

MR. WALLENSTROM: -- used...they do. Okay. Actually . . .*(inaudible)*. . .

COUNCILMEMBER KAMA: Okay. Well, thank you. Thank you, Chair.

CHAIR SINENCI: Mahalo, Pro Tem Kama. Next, we have Chair Lee, followed by Member Paltin.

COUNCILMEMBER LEE: Thank you, Chair. I have no further questions.

CHAIR SINENCI: Okay. Thank you. Member Paltin, followed by Member Rawlins-Fernandez.

COUNCILMEMBER PALTIN: Thank you, Chair. Can you...you know, in...in asking for a resolution to generally support it, I...I would generally support it. But when the time comes for us to convey the land, I would hope that there is a lot more detail. You know, like when you say utilities are included, and Member Kama asked Wi-Fi, I'd like to know exactly what utilities, and what will be charged. You know, if there's laundry facilities in unit, if they're going to be charged per pet, if they're going to be charged per parking...you know, these are things with the Linda Schatz project that people are...are complaining to us on the daily about. You know, some people...that's workforce housing, and some people are paying way over \$4,000 a month with all the add-ons. And this is supposed to be workforce housing as well. I was shamed for not supporting

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that project, and now I'm the one listening to the complaints. So, I'd like to know exactly what is included in utilities. Are we talking about water, electric, sewer, rubbish, Wi-Fi? Is it going to be...I'm not asking for ten parking spaces, but are they going to be charged for parking? Are they going to have laundry in the unit? Is there going to be a ratio of like, you know, laundry facilities, 1 to 12? Like we're...we're not desperate that we'll accept anything that turns out of affordability in like five, ten years. We're trying to make good decisions with public assets, public money. And so, I...I just want the details. I see the presentation, but it's...it's short on details. So, if you're . . .*(inaudible)*. . . the presentation, generally I'm supportive, but the devil is always in the details. The Kaulana Mahina, Linda Schatz project got built, and...and now we're hearing the backlash of people saying, this is what workforce housing is? You know, who makes \$4,500 a month? And they're...they're paying for like, you know, a multifamily unit where they can have one parking stall if they pay for it, you know? So, I'm not trying to be like I'm not supportive, but there's not very much details to go on.

MS. PE'A: If I may...I totally understand your concerns. And I think we definitely want to bring forth those details so that everyone sort of understands what we'll...what we'll be doing. It's just that we're not that far along yet. These aren't... . . .*(laughing)*. . . these aren't things that we can determine at this point when we don't even have surety of . . .*(timer sounds)*. . . of land, but we would love to. We hear your concerns, and we want to provide that information.

COUNCILMEMBER PALTIN: Yeah, sorry. And I didn't get to the...you know, part of Lahaina burning down was lack of infrastructure, and lack of coordination for elderly and disabled evacuation. So, I guess if...if you'll allow a next round, that would be where I'd go for on that one.

CHAIR SINENCI: Mr. Lo, go ahead. . . .*(inaudible)*. . .

MR. LO: Mr. Chair...thank you, Member Paltin. So, the independent living, you're correct. I know Hale Mahaolu had some issues in Eono that burned over there. For facilities like Hale Makua, we're required by Federal and State regulations to have evacuation plans. And, you know, we would certainly be providing all those services, et cetera. Frankly, we think that the...the synergies between the two would be helpful. Frankly, in the fires, we were actually preparing to take care of Kula when the fire was heading down in that direction toward Kula Hospital. So, we have pretty thorough disaster mitigation plans. I'm happy to share them. We have to have all the water. We have to have...be able to move residents, et cetera. And I think for any...you know, we have hardened facilities. We have, you know, just a litany of things, and we actually do drills for all of that. And we'd be happy to, you know, work with the workforce housing on that.

CHAIR SINENCI: Okay. Mahalo.

COUNCILMEMBER PALTIN: Thank you.

CHAIR SINENCI: Next, we have Member Rawlins-Fernandez, followed by Member Sugimura.

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COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. I guess what Managing Director stated is like what we're...you know, we're sharing the things that we are, our, you know, our concerns, the direction that, you know, individual Councilmembers hope we take. Especially if going through the 201H project or negotiating the conveyance of title, that, you know, I'm...I'm grateful that the Administration has come to us before making these decisions and not, you know, just like after the fact. So, I think this is, you know, collaboration. This is what it looks like. So, I know, you know, Member Cook is hearing all the concerns, and feeling alarmed and defensive. And the word of the day is enable. Yes to all of that. But that's the point of today's meeting, is to share the things that we hope to avoid. So, you know, it's...it's not going to all be praise, otherwise we're not going to get our concerns on the record. So, that's...that's the point of today's meeting. Because, you know, I...I was here when it was...what Mr. Lo was talking about with the earlier version of this project, and...and I supported it then. And, you know, I'm supportive of the concept now. The devil's in the details. And, you know, what they say with good intentions. And . . .*(inaudible)*. . . So, in order to avoid the direction of where good intentions can go without sharing the concerns, that's the point of today's meeting. I don't...I don't really have any further questions, but I think a lot of our concerns have been put on the record for the Administration, and for the developers to consider. I know that's, you know, not...the State removed, you know, some of the requirements and some of the powers from the Council. I guess my final question is, while it's not required, you know, I think the Councilmembers are...at least myself and some of the Councilmembers would appreciate, you know, that...that collaboration *(audio interference)* represent ourselves. It's not like, you know, Keani's opinion, it's comments that we receive from the community, and we're representatives of the community. And as Member Paltin shared with the Kaulana Mahina project, these are things that the community reaches out to us as their elected officials to ensure is represented in, and included in discussions and decision-making. So . . .*(timer sounds)*. . . so, that's my question. Mahalo, Chair.

CHAIR SINENCI: Mahalo, Member Rawlins-Fernandez, for your mana'o. Next, we have Member Sugimura.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, Chair, that was . . .*(inaudible)*. . .

CHAIR SINENCI: Oh, did you want your...was there a question you wanted answered?

COUNCILMEMBER RAWLINS-FERNANDEZ: Yeah.

CHAIR SINENCI: Oh.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. It's not required, but I'm asking if they're going to come to us anyway.

CHAIR SINENCI: Did you want anyone to--specific? Mr. Lo? She didn't have a question.

COUNCILMEMBER RAWLINS-FERNANDEZ: Sure. 201H doesn't require Council's approval or conditions. Will they come to us anyway?

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CHAIR SINENCI: For the 201H.

MR. LO: Mr. Chair, I...I...that's what I understand passed. You know, I'm...you know, I don't think that's our intent. I mean, I think we want to work collaboratively with the Council and the Administration as we move through this. I don't...I think, again, hopeful that we're showing that we want to work with you guys step-by-step the entire way, irrespective of the...what I understand the State passed this year. I mean, we want this to be a project that we all support. This is driven by the community, the need for housing, and the need for healthcare. So, you know, we're not...we're not trying to push any, you know, for-profit type of development. So, we...we will...we will use our best efforts, and to continue to work with the Council and the Administration to address all the items prior to us coming through with the 201H. Thank you, Mr. Chair.

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo. *(Audio interference)* I really appreciate that commitment. Mahalo, Chair.

CHAIR SINENCI: Okay. Mahalo, Member Rawlins-Fernandez. Next, we have Member Sugimura.

COUNCILMEMBER SUGIMURA: Yeah, thanks. So, listening to this discussion, I want to first start off with saying that this project...I was part of the Economic Recovery Commission, and this particular project was the committee that I was on. So, I...I was not sure at what part of all this information that I have was...you know, was part of this. But...but I want to say that this Kahului Community Center parcel, which is significantly part of everything else that could...you know, that we need for the project to happen. So, I support this resolution. And that I do know what Hale Makua, Mr. Lo and the developers are trying to achieve is to create this housing project for work...workforce housing for workers within the healthcare industry, and as well as kūpuna. And it's really situated exactly where it should be because of our aging Kahului community from the early days when it was first built, right? So, we have this aging community, perfect place for it, like Hale Mahaolu, Hale Makua to work together to come up with this workforce housing for 100-unit rental community. And it's targeted for entry-level or mid-level healthcare and education workers, and those displaced by the Maui wildfire. So, that's the concept of this committee that I was part of. And I really, truly believe that what...what will be taken away from today's discussion will be the development project, as well as Hale Makua to work towards achieving some of the concerns expressed today. So, I support this 100 percent. It is an amazing project to me, trying to develop exactly what we as Councilmembers talk about in terms of workforce housing, but really, targeting those that highly in need in terms of healthcare and the kūpuna, and to be situated exactly where it should be. And I look forward to working with this project further, and I commend them for all the achievements that they have so far.

CHAIR SINENCI: Okay.

COUNCILMEMBER SUGIMURA: Mr. Lo, you have anything to add?

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MR. LO: Thank you, Councilmember Sugimura. Yeah, I...I thank the opportunity to basically say...is that we need to do something about our workforce for our aging community. And we talked about this a lot in the Economic Recovery Commission. If we do workforce development and we don't provide housing, the people will leave. We need to find a way to keep them. And the goal is to provide healthcare for our community. The addition of the workforce housing is...is super important, but also the fact that . . .*(timer sounds)*. . . we have the largest deficit of physicians in the State of Hawai'i on Maui. And part of this goal is to find a place and...with HMSA to start bringing additional practitioners onto the island to take care of our community which is...is vital to the survival of our community. Thank you.

CHAIR SINENCI: Okay. Mahalo, Mr. Lo. Members, any need for a third round of questions? You can just go ahead and raise your hand. Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. And thank you, Mr. Lo, for answering the disaster evacuation component. I wanted to build off of what Member Sugimura said, and if you guys could clarify how we're able to target entry- and mid-level healthcare and education workers. And I'm assuming that's like public school education, or medical healthcare education because that...if you are able to like guarantee or do, I would love to see us replicate because...you know, for essential...essential workers, but I understand you're...you work in the healthcare field in Hale Makua, so that is a good fit. But I'd like to learn more on how we can make that happen rather than, you know, just use the words target. How...how do we make that become a reality?

MR. LO: Mr. Chair?

CHAIR SINENCI: Go ahead.

MR. LO: Thank you, Councilmember Paltin. We do have to deal with the Fair Housing Act. And we are...been very careful in the types of funding that we get, but we are going to be providing preference to healthcare workers, education workers. I know we do need to still continue to work through some of the nuances of that. I think you were at the Economic Recovery Commission that...that the question came up. So, that...that's one thing. The other thing is targeted marketing towards this. We...we are actually looking for people that want to find a way to improve their lives. We are starting to work with various community groups, to start having them find a career that can progress them, and use our earn-and-learn and training program, where we fund them actually, during that. And we have started working with the Department of Education. You know, we're...again, we're surrounded by Maui High and, you know, Maui Waena, et cetera. So, we have talked to them. And again, UH Maui College has been a fabulous partner for this. But I think that that's the main things that we're going to do is preference. We are going to look at a little bit more in-depth on what kinds of preference. But...yeah.

COUNCILMEMBER PALTIN: If...if I can stop you there, like Member Johnson's preference for local residents based on the length of residency. His plan, I guess, to get around the equal opportunity was to pick like five or six people per lottery, and choose the person who's...four per lottery, and choose the person who's lived here the longest. Would that

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be something you could do? Like if you choose four names per lottery, and if one of the names are a teacher, or a nurse, or healthcare, that would be the preference? Or...because I mean, other than that, it's...just seems like it's advertising, which...I mean, we...we need 75 percent to 80 percent AMI, or maybe that wasn't what it was, 75 percent...something. But other than that, it seems just words, which, you know, is not a deal breaker for me, but I . . . *(timer sounds)*. . . I would like to see the intention that you're proposing come to fruition.

CHAIR SINENCI: Mr. Lo?

MR. LO: Mr. Chair, Councilmember Paltin, I think, you know, in my heart of hearts, you know, that would be great if we could do that. I think we're going to have some legal issues around that. I did...I hate to admit this, I did ChatGPT this question, and there are some risks involving that. I think our idea is to give preference for a specific period of time for educators and teachers, and because they would be employed here, would be potentially a requirement. Therein lies that it would be less restrictive, and so that it would be...pass some of the muster of the Fair Housing Act. But I love all these ideas. We just need to develop it a little bit more while we're going through the process, I think. But yeah, we...we just need to make sure that they don't come with handcuffs for me from the feds, et cetera, on...on the Fair Housing Act.

COUNCILMEMBER PALTIN: And...and no judgment on the ChatGPT-ing from me.

CHAIR SINENCI: Director?

MR. NISHITA: Chair, if I may, just for, you know, what it's worth. And I think the sentiment is...is definitely shared, Councilmember Paltin, and we'll do whatever we can to help protect it for, you know, our local residents. I think in the past when we've, you know, looked at this issue, I think the general advice has been that, you know, like occupational, I guess...I don't want to call it segregation, but almost like prioritization is not like a fair housing, you know, related issue. It's not like a protected class or anything like that. And then my understanding on the...the residency requirements is not necessarily a fair housing issue as it is a U.S. Constitution issue about, you know, residents of the United States having essentially equal opportunity between states. So, you know, we'll continue to look at this as...as much as we can. But, you know, just providing that for context of, you know, discussions that have been in the past. Thank you.

COUNCILMEMBER PALTIN: Okay. And then if I...if I could just add, since, you know, it's the case that that's our preference and whatnot. I know that I met with the developers for the next housing situation that we're dealing with in Member Kama's Committee. And if...if we're conveying the land, my preference is majority of it be done in-person on Maui, with kind of, you know, longer signup periods and off work hours that can accommodate people. Like, you know, do your standard whatever it is, Monday through Friday or whatever, but also have night and weekend hours on island as opposed to online. Don't advertise necessarily in *Honolulu Star Bulletin* or whatever, but keeping all the advertisement local, keeping all the things in-person. And...and, you know, if you get

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the word out in advance, get it out in...if it's possible to get the word out in advance to like schools, the university, the health institutions, and not...not necessarily social media until like right before. If those things are legal. Like everything that we can do in our power to ensure that local people have the best chance, and that people on social media from wherever want to move to Maui and scuba dive instructor has the leaser [sic] chance.

MR. WALLENSTROM: And this isn't Maui, this is on O'ahu, but the 800 homes that we did on O'ahu, and I'm going to get this slightly wrong, but 75 percent of those residents worked within a...maybe a three-, four-mile radius of the...the...of the site. So, it...you have such a need on Maui, you have such an enormous need on Maui. If we...and...and, you know, we have...you can go, please, we'd love to tour you. We build terrific product. We build very, very, very nice product. It's going...and it's 100 units. It really isn't all that big. Somebody said that. I mean, it's really just not that big. It's going to be Maui people. I mean, there's no...there's no doubt that it will be filled up by Maui people, that that's who will be there, just practically.

MS. PE'A: I think, you know, in this day and age...

COUNCILMEMBER PALTIN: I know...I know you said we had...we have a great need. When...when are you planning to break ground, and when are you planning to finish? Because we have so much in the pipeline in...far in the future that if it all comes to fruition at the same time...that's kind of my concern about keeping the advertisement local. I think the next one isn't going to break ground until like '27, and anticipate to finish '29. We have a lot of things we're doing in the pipeline. The need is great now. If you're breaking ground right now, what you're saying is true. But if this is two to four years out, you know, we don't...we're...we're...this isn't the only show that we're working on two to four years out.

CHAIR SINENCI: Ms. Pe'a?

MS. PE'A: Yeah. So, I mean, unfortunately, we do have the 201H process, right? Which takes a while. So, as much as we would love to break ground the second we walk out of this building, that's probably going to be impossible at this point. But, you know, in this day...I was going to say, in this day and age, it's impossible not to market online, right? But what's going to happen is everyone driving to work, driving past this site or, you know, visiting family is going to see of something coming up. So, they...the locals will know that this is happening, right? And that they'll be keeping an eye out for it. And...and that has happened in our last two communities. You know, everyone came from the area. You know, a lot of folks living multi-generationally can now have the promise of not doing that, you know, and potentially getting their own home later. So, I think, you know, word of mouth will happen just via, you know, active construction on the site.

MR. LO: Mr. Chair?

CHAIR SINENCI: Mr. Lo?

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MR. LO: Member Paltin, also, you know, one thing I agree with you, 100 percent, is that we do need to get a little bit deeper into the community. Again, this is not only a housing project, this is a workforce development project for us. We're actually planning right now with the Kaibigan folks a special fair to go meet with them. And we are doing it several times a day so that they can make it there also. Our idea is to attract people that may not have known that they have an opportunity to become a nurse with a much higher paying salary, and pull them in to be part of this. So, we are trying to capitalize. Again, workforce housing is just part of this, but we need to do this all together for this to be successful. So, our hope is actually, frankly, out of this Council meeting, we are going to be talking to many of the community groups to start saying is that, hey, if you want an opportunity at this, you know, if you don't have a job or you want to get this thing, let's start working on the workforce development and everything. So, I...I...I hear exactly what you're saying is, we do need to make it available in various different methodologies. Yes, online is critical, but we also need to reach out into the community. Otherwise, we're not going to solve the workforce issue. It's not only the housing issue, but the workforce issue. So, I agree with you 100 percent.

COUNCILMEMBER PALTIN: Thank you. And...and mahalo for reaching out to Kaibigan. That was another question I had for clarification. When you say...I think that when you say workforce development, is it the same workforce development as in construction housing? Because I see on your slide, proposed pro forma, you're targeting 75 percent of AMI and 80 percent . . .(timer sounds). . . of AMI. And Linda Schatz's project on workforce development project is, I think, 120 percent AMI to 140 percent AMI, or something like that. So, I may have been confused. Like when you say workforce development, you're talking about healthcare workforce development, and not the AMI associated with a workforce development project? I mean, we're using the same words, but it seems that they may have different meanings in terms of area median income.

MR. LO: I...I hope I'm going to answer this question right. I...I apologize if I get it wrong. But my greatest need right now are people like kitchen helpers, CNAs, nurse aides. They're all making around \$22 per hour. That is my goal, is to start hiring them and creating a pipeline so that they can get up to 35, \$40 per hour. That's why, as we develop the units with Ms. Pe'a and Mr. Wallenstrom, we...we actually had the ability to move up from a two-bedroom/two-bath to a one-bedroom/one-bath, and...and...and mirror it. So, I think that, you know, again, in the whole big scheme of things is, we need to find a way to take care of a kūpuna...my biggest needs are going to be down in this entry-level thing. But, you know, people don't aspire just to get to an entry-level job. They aspire to get a better life. And we...we want to provide that. So, again, I'm not sure if I'm answering your question, but that's the goal of this project. And so, the housing needs to be part of it. And if it's not, then I think then...and we're not able to fill because we're offering too high, then it's kind of...I mean to me, is not...not accomplishing what the intent was. Again, I'm sorry if I didn't answer your question.

COUNCILMEMBER PALTIN: I...yeah. I guess maybe for Mr. Nishita, if...if we can clarify, when it comes to the actual conveyance of the land, what...what the relationship to Mr. Lo saying this is for workforce development versus like Linda Schatz's project saying

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workforce development...the AMIs are not the same, correct? He's...he's targeting 75 to 80 percent, at least in the first iteration. But that's not what Kaulana Mahina was, right?

CHAIR SINENCI: Director?

MR. NISHITA: Yeah, Chair. Off the top of my head anyway, yes, they were different. I'd have to...think our either Director or Deputy Director might be on from Housing to clarify. But yes, I do believe it was different. And I think point well taken, that we'll make sure to have that clarified when a conveyance or other types of Council action may be needed for this property. Thank you.

COUNCILMEMBER PALTIN: Thank you. Sorry to give you guys a hard time. I just like to do my hard times in the beginning rather the back end.

MR. NISHITA: Well, thank you, Chair. And if I can just comment on that too. I think that's...you know, there's been a lot of hard work and effort put into this over years. And we just want to make sure that, you know, we are staying in alignment with the community, with the Council. We're getting kind of feedback upfront so that we know, in continued negotiations and dialogue about how this project would best to come to fruition, that, you know, we have all that information in mind and in hand so that we come to you with a great solution. Thank you.

CHAIR SINENCI: Okay. Mahalo. Mahalo, Director Nishita. And just as a reminder, Members, today's consideration is Resolution 25-139, stating the County's intent to convey a portion of the Kahului Community Center Park site to Hale Makua Health Services to support the development of a workforce rental housing project. And it sounds like, from Director, that we'll be at a future meeting bringing up the...the details in the conveyance. Okay. So, if there are no more...any more questions for our resources? The Chair will entertain a motion to recommend adoption of Resolution 25-138, including any nonsubstantive revisions.

COUNCILMEMBER COOK: So move.

VICE-CHAIR JOHNSON: So moved.

COUNCILMEMBER SUGIMURA: So move.

COUNCILMEMBER KAMA: Second.

COUNCILMEMBER SUGIMURA: Second.

CHAIR SINENCI: Okay. It's been moved by Committee Vice-Chair Johnson, and seconded by Pro Tem Kama. Discussion. Member Paltin?

COUNCILMEMBER PALTIN: Oh, thank you. I'll...I'll yield to the motion maker and the seconder or if they wanted to go first. But if not, then I'll go.

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CHAIR SINENCI: You can go ahead.

COUNCILMEMBER PALTIN: Okay. I just wanted to thank you folks, Mr. Lo, for all your hard work over the decades on this, as well as to the, I guess, Alaka'i team developers. And just clarify, you know, given the general gist of information, I'm generally supportive. I would like us to clarify, you know, what we mean by workforce development is more in the terms of actual workers and developing them, rather than the traditional workforce development AMI, which means something different, as well as, you know, protections that this was County land, and if it had remained County land, we'd like it to be affordable in perpetuity. Partnerships in moving forward and communication, I think, would help us. You know, it may be slower in the front end, but hopefully, when all the approvals and money comes through, it will go faster on the back end. And I hear we're already have plans to fix the community center roof. I'm not sure about the Shiraishi Pool. It's one of our only saltwater pools, and it's...it's very cold and refreshing in the summer. It's a gem in the middle of Kahului, as was Spencer Shiraishi for the Island of Maui. And so, you know, with that legacy of the community center and the Shiraishi Pool, I wish you folks the best of luck, and I hope that we can continue working to make it be the things that were represented. I really would love to target healthcare workers, mid- and entry-level, and see them be able to move up the chain, and make more money, and own a home eventually. And, you know, we can't ever have enough educators because that's what sustains people being able to reach for their dreams. Thank you.

CHAIR SINENCI: Mahalo, Member Paltin. Next, we have Committee Vice-Chair Johnson.

VICE-CHAIR JOHNSON: Thank you, Chair. And thank you, Mr. Lo and his team, for coming and presenting your project. Of course, we...you know, the body has questions. We want to, you know, sharpen the knife to make it really...and hit its mark. So, you know, hopefully don't take any offense to some of our recommendations, considerations. I'll tell you a quick story about my own mother. She was a construction worker for many years, and then...then she wanted to get into nursing. So, she quit construction and went to work at the Cleveland Clinic, where they had a program where any person who worked in the hospital could go to night school as a nurse because there was such a high need. So, she was a...a painter. She just painted the...the hospital. But at night school, she went to nursing. And that...they paid for them...for her night school nursing classes. She retired as a nurse. She had a bigger salary because of it. And she was 50 years old when she went back to college. So, when you guys have these kinds of programs that help people increase their wages, and you guys help support them, that...that...you know, that lifts a lot of boats. So, I really appreciate you guys doing that. There's still more work to be done. And please, you know, keep us at the table. And...and I...I thank you guys for your efforts. Thank you, Chair.

CHAIR SINENCI: Mahalo, Member Johnson. Any other discussion? Pro Tem Kama, go ahead.

COUNCILMEMBER KAMA: Thank you, Chair. I just want to thank Mr. Lo, and Mr. Nishita, and the Alaka'i team for being here. It's really exciting when the Councilmembers can come and present all of their concerns, you know, to the developers, and be able to have

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a dialogue back and forth, and not just one-way, but a two-way conversation that says, we can look into that. Yes, I'm sure we'll clarify that. And I think as we get closer, we're going to get better answers for you as we go along. So, I'm very grateful for that. And I just thank you, Chair, for bringing this forward. Thank you.

CHAIR SINENCI: Mahalo, Pro Tem Kama. Anyone else before we take the vote? Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you. Thank you, Chair. I...I too wholeheartedly support this. And I love the concept about bringing in workforce. And as they develop and grow, and the way that it's structured from the ERC, the things that I've learned about this, is, I commend Hale Makua for figuring out what the problems are in the community, and...and...and his community, especially with healthcare, and figuring out solutions. I just...I wish we can use it, you know, in other professions because there's this need in general. And a lot of times, the fear is that a person then will not want to improve their lives because they're going to be...they may lose their housing, or they may lose, you know, whatever benefits that they get from the Federal Government. So, they keep themselves down. But what...what...I really like what Mr. Lo has created, is an opportunity for people to grow, get better, and not lose their housing. But he has this different grade. So, I...I...I believe that you are the first person I ever heard of thinking about it, and being able to figure out how to do it. And I look forward to doing more of this, and seeing the success of this. So, I hundred percent support this resolution. Thank you, Mr. Nishita. Thank you, Administration. And thank you, Mr. Lo and Alaka'i Development, for walking alongside and figuring out how we can make this happen. Thank you.

CHAIR SINENCI: Mahalo, Member Sugimura. Anyone else? Okay. For a voice vote? All those in favor of the motion, raise your hand and say "aye."

COUNCILMEMBERS: Aye.

MS. MACDONALD: Chair, that's seven "ayes," zero "noes," two excused, Councilmember Rawlins-Fernandez and U'u-Hodgins. Motion passes.

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Nomination Board transmitted an applicant list for the East Maui Regional Community Board. The list was transmitted to the Council because the vacancy on the board is a Council-appointed seat. The Council's 30-day deadline to approve a nominee is August 17th, 2025, and the application is available on Granicus. As our deadline to approve a nominee is August 17th, I ask to post a resolution approving Mr. Pahia as a Member to the East Maui Regional Community Board on the August 12th Council meeting agenda for consideration. Today is our opportunity to hear from the applicant and ask questions so we're prepared for the August 12th Council meeting. If there are no objections, I would like to designate the applicant, Robert Hale Pahia, as a resource person under Rule 18(A) of the Rules of the Council.

COUNCILMEMBERS: No objections.

CHAIR SINENCI: Thank you, Members. I'll now turn the floor over to Mr. Pahia for some...oh, to Ms. Ryssa with the Independent Nomination Board for some opening comments.

MS. TAM HO: Aloha mai kākou. Robert Bobby Pahia is the owner and manager of Hawai'i Taro Farm in the heart of Waikapū. He is well-respected, not just within the farming community, but throughout Maui and the outer islands. He prides himself on growing culturally-appropriate nutrient-rich foods, such as taro, coconut, mango, 'ulu. Bobby cultivates 'āina-loving regenerative practices that build biology, using no plastics or poison. He stands in solidarity, growing community kinship that enables residents and visitors to reverse food insecurity on Maui collectively. He believes that educational experiences empower farmers and residents to regenerate their local food system. Bobby welcomes a multicultural community of stewards to join him in nurturing and fulfilling his passion. He is passionate about nurturing the land, ensuring that it flourishes for generations to come.

CHAIR SINENCI: Mahalo. And I did want to introduce Ms. Ryssa Tam Ho and Ms. Jody Yoshida from the Administration. Welcome. Mr. Pahia? *(pause)*

MR. PAHIA: Good day, Chair Sinenci --

CHAIR SINENCI: Aloha.

MR. PAHIA: -- Members of the Council. Mahalo for having me here to share my mana'ō with you, and why I think it's important for me to take a seat on the...the East Maui Water Authority Board [sic]. Number one, I think that it is my kuleana, and my responsibility as a Kānaka Maoli, to...to represent my community in making wise decisions on creating a path forward on management of our most precious resource, the water. I have years of experience in agriculture...40 years of experience. And the other day when I was looking at my financials for the past three years, I noticed that I didn't make a lot of profit. But I did bring up a point to the rest of my...my board members--because I...I do have a nonprofit also--but I did make a point to them that, although in the bottom line, which many businesses really analyze...

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CHAIR SINENCI: Uncle? E kala mai. We just need one more Councilmember. Sorry, Members. We're at bare quorum. Oh, there she is. Okay. If we can keep our cameras on, and then we have quorum to continue the meeting. Is that okay, Staff? Thank you, Members. Continue, Mr. Pahia.

MR. PAHIA: Again, I was saying that it's my kuleana to represent my ancestors who have genealogical ties in Hawai'i. And not only my ancestors, but the rest of the community, as well as stewarding the water, which is probably the most important resource that we have. Again, I...I have a lot of experience in agriculture. But like I said earlier, I was pointing out to my board that, although my business may not have a big profit margin, I told my board that don't only look at the...the bottom line...because what we got to look at is how much people did we feed? How much people did we feed? How much impact did we...as a collective on my farm, how much of an impact did we have in the community? And that's basically the same approach that I want to take being on the board, is that, yes, being a good steward of this resource, but also working with the community, working with stakeholders on how we bring about just and economical welfare for all of our community members and businesses alike. And I take this position...if appointed, I take this position very, very seriously because of the shoulders I stand on, which is my kūpuna who have been here for generations. And thank you for the time. Mahalo.

CHAIR SINENCI: Mahalo, Mr. Pahia. Before we get to questions from the Members, I'll go ahead and ask if there are anyone wanting to testify to the second item.

MS. DEL CASTILLO: Chair, there's currently no one who has signed up to testify. If somebody would like to testify in the Chamber, please let Staff know, or on Microsoft Teams, please raise your hand. Would you like to do final count?

CHAIR SINENCI: We give it a minute. Okay. Go ahead.

MS. DEL CASTILLO: Okay. This is final count...three, two, one. Chair, it appears that no one wishes to testify.

CHAIR SINENCI: Okay. Mahalo. Members, seeing there are no more individuals wishing to testify, any objections to closing oral testimony on WASSP-1(12)?

COUNCILMEMBERS: No objections.

. . . CLOSE PUBLIC TESTIMONY FOR WASSP-1(12). . .

CHAIR SINENCI: Thank you, Members. And if you will allow the Chair's prerogative, I can ask Mr. Pahia his first questions. My first question was, Mr. Pahia, what is your current involvement with the Kula Ag Park, and in what capacity?

MR. PAHIA: Chair Sinenci, Members. I'm a member of the Kula Ag Park Committee, which Member Sugimura is also on. I think I have the background, the experience, and the

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wherewithal to basically...basically be very qualified for that committee. Just my extensive knowledge and experience deems me very qualified for that committee.

CHAIR SINENCI: Okay. Mahalo. And the second question is, I understand you live up at the Waiohuli Hawaiian homestead lots in Kula. What would be your involvement in the Kēōkea farm lots?

MR. PAHIA: Yes, I do live up in Waiohuli on Pueo Drive. If you was to go to my home lot, you see that I grow a lot of food. And I've always grown...I've always grown kalo, especially kalo, mai'a, ōhia 'ai. However, I do act as a resource for the Kēōkea homesteading community just...just because of my...my extensive knowledge in...in agriculture. But also, we...I...we're currently working on a program with Common Ground Collective, where we will be installing orchards for our Hawaiian homesteaders. The first one will be at no cost. And then the...the following installations will be on a sliding scale depending upon their...their income.

CHAIR SINENCI: Okay. Mahalo for that.

MR. PAHIA: You're welcome.

CHAIR SINENCI: Okay. Members, I can...we'll go ahead and start with Committee Vice-Chair Johnson for your first round opportunity.

VICE-CHAIR JOHNSON: Thank you, Chair. Good morning, Mr. Pahia. I appreciate you coming and putting your name forward. I'm really happy, and excited, and honored that you would stand up for this. So, thank you for that. I'm going to ask some quick questions for you. Real simple. What do you feel about water as a public trust? Do you believe in the public trust doctrine? Do you...do you think...we'll start with that.

MR. PAHIA: Yes, Member Johnson. You know, water being a public trust, I feel that decision-making and the responsibility falls within our community. You know, when we look at the stakeholders on the East Side, you know, we all know we're talking about working with Mahi Pono, the Hawaiian Homes, and of course, the County. The deal is, is that we really got to put our hands on truly what our capacity is, and then from that point, dictate what is our priorities. And that should tell us how we're going to justify the allocations of water for whatever we prioritize. In my opinion, I think it's our people first.

VICE-CHAIR JOHNSON: Yeah. Okay. Thank you for that response. You know, I'm...I'm a farmer, my hands are sore from this weekend. . . .*(laughing)*. . . You're a farmer, I've been to your farm. You're...you're doing a lot of good for the community. So, for folks who don't farm, I want you to kind of speak to them on your experience. What happens when farmers don't have water? What happens when there isn't any water to...to use to farm? What are...what do the actual farmers do in that scenario?

MR. PAHIA: Well, it's pretty difficult. If a farmer doesn't have water, it's pretty difficult to raise food. Now, you can use...you can use methods that...that can leverage good practices.

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However, not to have water is not to have life. So, if I can't produce food, if I can't grow food, we can't sustain life. And, you know --

VICE-CHAIR JOHNSON: Yeah.

MR. PAHIA: -- I got to...I got to talk about that, just real quick. You know, the food security issue, right? My main deal as a farmer, and as a...as I feel like a leader in the ag community . . .*(timer sounds)*. . . my main deal is, number one, to support the farmers because it's very tough being a farmer. Margins of profit are very slim. So, in my opinion, water, being at the top of the list as a priority, we need to always remember that.

VICE-CHAIR JOHNSON: Yeah. Okay. Thank you so much for your responses. Thank you, Chair. No further questions.

CHAIR SINENCI: Mahalo, Committee Vice-Chair Johnson. Next, we have Member Cook, followed by Pro Tem Kama.

COUNCILMEMBER COOK: Thank you. Thank you, sir, for your willingness to serve. I think you're totally qualified and your leadership and personality, inspiration to our youth and everybody. What would...what are some of the opportunities and some of the challenges that you see with our water supply? And how much would, like, investing, building reservoirs potentially mitigate some of the supply issues?

MR. PAHIA: A good question. And definitely, creating more capacity to capture water when we have significant rainfall. I know that we need to have sufficient water in our stream flows to maintain the ecological impact. However, I do think that we definitely...we definitely need to create more capacity to capture water when we can. And at the same time, capturing that water, but not hurting our environment in all aspects.

COUNCILMEMBER COOK: So, that's some of the opportunities. What do you see as some of the challenges that we're faced as a community? And I know that's a big question, just highlights.

MR. PAHIA: I think the biggest challenge is...I think the biggest challenge in a lot of issues is getting consensus from the community. In my opinion, we lack civic engagement at the community level. We need to have more of our community at these meetings and giving their mana'o. But it's...again, it's prioritizing. It's about prioritizing. Prioritizing what is the most important resource we need to prioritize. And then, number two, addressing how we utilize that resource. I think that's probably the biggest issues.

COUNCILMEMBER COOK: Thank you, Chair. Thank you.

CHAIR SINENCI: Mahalo, Member Cook. Next, we have Pro Tem Kama, followed by Member Paltin.

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COUNCILMEMBER KAMA: Thank you, Chair. Thank you for being here, Bobby. Thank you for all the work that you've done over the past. I mean, you can only...you look back at 30, I look back at 50 because it...you know, you started with very small, humble beginnings, and now you're farming, and you're adding to the food security of our island. And so, I just have one question for you. What is your...what is your biggest priority for the...for the Water Board [sic]?

MR. PAHIA: Thank you, Member Kama. And I had to go like this for 50 years (*indicates*). . . (*laughing*). . . But --

COUNCILMEMBER KAMA: . . . (*laughing*). . . Yeah.

MR. PAHIA: -- can you pose that question to me one more time so I make sure I got that clear?

COUNCILMEMBER KAMA: What is your priority for the Water Board?

MR. PAHIA: My priority for the Water Board is, number one, taking a look at all the facts. Gathering all the facts, and getting a good grasp on that. And then also, taking a consensus of how our community feels. I also believe that it's going to take collaboration with the County--County officials, collaboration with executive officials from PSB or Mahi Pono, and the shared mana'o from our board members--but I know it's going to take collaboration. And I got...I got to say that's...that's probably the word that I would like to underline. Collaboration for the welfare, number one, for our people in our community, and number two, every other kind of economic endeavor.

COUNCILMEMBER KAMA: I think it's a great answer. I like the idea that you're going to go in and...with no assumptions, but just wanting to gather facts to ensure that...that what you think in your head is what's actually going on. And if it's not, then you're going to be learning a thing or two. But I also like the idea that, you know, once you get it all under your belt, then you can really make some really great decisions as to what direction now you'd like to go into. So, thank you so much for your service. And thank you, Chair, for the opportunity.

MR. PAHIA: Thank you.

CHAIR SINENCI: Mahalo, Pro Tem Kama. Next, we have questions from Member Paltin, followed by Member Sugimura.

COUNCILMEMBER PALTIN: Oh, Chair, I think Member Sugimura is before me in the lineup, unless she didn't want to go.

CHAIR SINENCI: Member Sugimura?

COUNCILMEMBER SUGIMURA: Please proceed, Member...Member Paltin. You can go next.

COUNCILMEMBER PALTIN: Oh, okay. All right. Aloha, Mr. Pahia. Thank you for your willingness to serve. My first question is about the public trust resource, and how you

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prioritize or you would balance the need between people and farming, and then mauka-to-makai stream flow, aquatic life and stream life. Because, you know, I know farming is food. My family is...our food, a lot of it comes from the ocean as well. And...and we need that intermix of freshwater and...in the muliwai to help with the fish spawning. And, you know, I know that it's illegal to eat hihīwai and stuff, but maybe someday if...if there's, you know, a flourishing of stream flow and whatnot. So, I just was wondering, you know, and...and I know you're an excellent farmer. So, how would you balance that need for water between people, farming, mauka-to-makai stream flow, ocean life that also feeds us, and stream flow life that's important for the biodiversity of the ecosystem?

MR. PAHIA: Thank you for that question. It's a great question. Number one, about the mauka-to-makai stream flows. I think because of the current land divisions that we have now, I think that's going to be very difficult. I think that there's a...there's a...there's a movement right now. There's consensus right now in our community that they want to see that...that model restored because it's a model that worked for thousands of years. However, being realistic, if we're going to pursue that model, it's...number one, we're going to need political will because it's going to take legislation and policy to make a lot of changes for that to happen. I think we already have enough proof that that system, that model, works. It's a very holistic and sustainable system. That is a model that I would always pursue. And to the next point of, how do I balance the water needs of a farmer in connection with an ahupua'a system, or a mauka-to-makai flow, but also as a priority? It's...I think that we have not emphasized--and I'm talking about our whole community--I don't think we've emphasized the importance of food security. As we all know . . . *(timer sounds)*. . . we are in a very insecure place. Because if anything happens in that food chain--whether it be war, a terrorist, dock strikes, union strikes, pandemic, whatever it is--we're going to be in a sore spot. So, it's...again, it's back to our community. It's back to the collective voice of our community. And I think it takes a marketing...it's takes a marketing plan to educate our community, and to make them understand how important that we move towards a more sustainable agriculture model. We need to. It's...I'm...I'm very afraid if something was to happen to our supply in our food chain, we don't have the resources. I mean, the stats say it. Our farmers in Hawai'i, we produce 8 percent of what we consume...8 percent. So, when I...when I look at prioritizing...like let's talk about prioritizing water and housing, for example. Now, yeah, housing is very important, and we need to have that balance, but we cannot forget that the necessity of our...of our water to sustain our security here in the islands is, if not as important, almost equally as important. So, I...I say it's...I view it as almost at the same level, but yet maintaining...maintaining that...that foresight and the...the will to...to move . . . *(timer sounds)*. . . towards a more sustainable ecosystem regarding agriculture and providing water for our community.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair. I heard the bell. If nobody else asks, my next questions will be regarding time commitment and conflict of interest. Thank you.

CHAIR SINENCI: Okay. Mahalo, Member Paltin. Next, we have Member Sugimura.

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COUNCILMEMBER SUGIMURA: Why don't Member Paltin go ahead and ask...ask her question...since you have the floor.

CHAIR SINENCI: She'll...she'll ask it on the second round. Uncle can prep for...for those questions.

COUNCILMEMBER SUGIMURA: . . .*(laughing)*. . . Okay. Okay. So, Bobby, thank you very much for putting your name out there, and for taking on this challenge. I will say that through the years, I've...I've seen you do some amazing things. And what I...really first got my attention was when you were doing the mentoring program, and trying to develop more farmers like you. And congratulations on that. Do you have any successes that you are living with today because of you? I think there must be tons. *(pause)*

CHAIR SINENCI: Did you get her question? Can you repeat your question?

COUNCILMEMBER SUGIMURA: Oh, can you...can you tell us about some of the success stories you've had through the years? I...I...I said that when I first heard about your work was through your mentoring program that you did. I don't know if it was with Hawai'i Farmers Union or what organization it was, but you were the star that I remembered. So, thank you for that. And I also appreciate working with Coach *(phonetic)* and the Waikapū, you know, lands out here. I think you...you also did some of that and developed farmers through that program. And of course, composting is a biggie. Maybe you can talk about that, if you don't mind. I support...I support you, by the way. I --

MR. PAHIA: Thank you.

COUNCILMEMBER SUGIMURA: -- could learn more about you.

MR. PAHIA: The kuleana of a makua and kūpuna, I...I think I'm almost at the kūpuna stage already. But I think our kuleana is really...I mean, that's our kuleana, is to teach, to bring up the next generation. And I've always been a big advocate of filling the pipeline. And...and...and I'm sure that we all know that in the agriculture industry, most of our farmers are, you know, above the age of 60. And it's about incentivizing agriculture for our ōpio. And, you know, this is at the legislative and...and policymaking level, but I think we need to, number one, as we all know, the cost of land, hard for farmers to find land. And then the...the...the opportunity to acquire secure water, another challenge. So, it's just a matter of, when I get a new farmer that comes to me, the first thing I tell them, look, there's a couple of things you got to know. Okay. Number one, you got to know, okay, where are you going to get land? And how are you going to secure water? And then how are you going to secure funding . . .*(timer sounds)*. . . right? And then the other thing is, you better find a mentor, or mentors. And I'm just one of the mentors who's helped the HFU FAM program. I've helped the neighborhood with Georgia Pinsky guys, the neighborhood. I mean, right now, I have like four young farmers who had no farming experience, but if nobody gives them a break, and nobody's there to teach them, then who's going to do it? So...

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COUNCILMEMBER SUGIMURA: Thank you.

MR. PAHIA: Yeah. Thank you.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR SINENCI: Okay. Mahalo, Member Sugimura. Mr. Pahia, I just had one more question for you. And...and I know Member Paltin is going to ask you about your time...time and your commitments to the board, but have you met with any of the current board members? As...as the East Maui representative, you know, a lot of them are from Ke'anae, Nahiku. And if...if you've already established a rapport, or if you've worked with...with any of the current board members prior?

MR. PAHIA: Yes, I...I pretty much know everybody on the...on the board...from Kyle, to Sissy, to Janet, to...to Lynn, to...yeah, pretty much everybody.

CHAIR SINENCI: No problems with the...with fitting right in with the group?

MR. PAHIA: No, no, no, it's...no problem with that.

CHAIR SINENCI: Okay. Mahalo for that. Okay. Members, second round for Mr. Pahia. Oh, okay. We'll do Member Paltin, then Committee Vice-Chair Johnson.

COUNCILMEMBER PALTIN: Oh, thank you, Chair. My first question would be for you. Is it Mr. Quitazol that is terming out or something, or resigned?

CHAIR SINENCI: It was member...oh, Yukari, go ahead.

MS. MURAKAMI: Sorry, Councilmember--

COUNCILMEMBER SUGIMURA: Arakawa.

MS. MURAKAMI: -- Paltin. It was member Arakawa who resigned from the board. So, he's fulfilling member Arakawa's position.

COUNCILMEMBER PALTIN: Oh, okay, thank you. Thank you for that.

CHAIR SINENCI: And that would be...that would be the farming...the farming position.

COUNCILMEMBER PALTIN: Oh, okay. Okay. Thank you. And then...so, the...the other two questions, one of them is usually Member Rawlins-Fernandez's question, but she's not here. But do you foresee any conflicts of interest? And as a farmer...I know you're an excellent farmer. And so, do you have the time to make the meetings? There's some kind of thing, like if you miss 50 percent, then something consequence. But do you foresee to be being able to meet the time commitment, or any conflicts of interest?

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MR. PAHIA: No, I will be able to make the time commitment. I have prioritized this position because of the...just the importance of our...this natural resource that all of us own and manage. Not a problem at all. I've gotten to a point in my operations, my farming operations, where it's basically I cannot manage it, and I have crews that do the daily...the day-to-day operations. But no, I'm totally committed, and I'll definitely make the time. It's the water...very important to me because I know if we don't make wise water decisions, not only for today, but for the future, that's what I'm...I'm very concerned about, capacity for future, and how we manage it today.

COUNCILMEMBER PALTIN: And...and do you see any...do you foresee any conflicts of interest to serve on this board?

MR. PAHIA: No, I don't. I don't...I don't see any conflicts of interest at all.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair.

CHAIR SINENCI: Mahalo, Member Paltin. Committee Vice-Chair Johnson?

VICE-CHAIR JOHNSON: Thank you, Chair. Just a point of information, that this Thursday, in my ADEPT Committee, we will be reviewing the Maui County Food Security Plan and Nutrition Plan on...on Thursday. So, just let you guys know that that's going to be in our agenda. It's something we're going to be talking about, discussing. I know Bobby Pahia brought it up, so I figured I'd just inform the public, point of information. That's all I got. Thank you so much, Chair.

CHAIR SINENCI: Okay. Great. Mahalo, Committee Vice-Chair. Any other questions for Mr. Pahia, Members? Any other questions for Mr. Pahia, Members? Okay. Seeing none. Members, again, mahalo for all your questions and comments. And again, thank you for the INB representatives today for supporting Mr. Pahia today. Members, this item was posted for no legislative action. So, if there are no objections for this one, I'll defer. Any objections?

COUNCILMEMBERS VOICED NO OBJECTIONS (excused: AL, KRF, NUH).

ACTION: DEFER pending further discussion.

COUNCILMEMBER PALTIN: Oh, shoot.

CHAIR SINENCI: Oh, go ahead.

COUNCILMEMBER PALTIN: Chair? I didn't realize it was for no legislative action. I just wanted to allay Mr. Pahia's fears. I offer my full support whenever we do take action. Because I --

COUNCILMEMBER KAMA: Ditto.

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COUNCILMEMBER PALTIN: -- I didn't...I didn't mention it, so I didn't want to cliffhanger him or something.

CHAIR SINENCI: Thank you, Member Paltin. And yes, it...it's scheduled on the Council meeting next week.

COUNCILMEMBER KAMA: Yeah.

CHAIR SINENCI: Okay. Thank you, Members. And again, mahalo, Mr. Pahia, for being here to answer our questions. Thank you. With that, Staff, is there anything else on the agenda?

MS. MACDONALD: Chair, there is nothing else outstanding.

CHAIR SINENCI: Okay. Thank you. And...and Members, this afternoon at 1:30, we do have a WAI Committee under the direction of Mr. Cook. So...at 1:30. With that, Members, this concludes today's Water Authority, Social Services, and Parks Committee meeting. The time now is 11:44, and this meeting is adjourned. . . .*(gavel)*. . .

ADJOURN: 11:44 a.m.

wassp:min:250804:crp:ds

Transcribed by: Daniel Schoenbeck

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CERTIFICATION

I, Daniel Schoenbeck, hereby certify that pages 1 through 45 of the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 2nd day of September 2025, in Wailuku, Hawai'i



Daniel Schoenbeck