

## EDB Committee

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**From:** Daralyn Milne <daralyn@mauibiz.com>  
**Sent:** Tuesday, August 20, 2019 5:03 PM  
**To:** EDB Committee  
**Cc:** Keani N. Rawlins; Kelly King; Tasha A. Kama; Shane M. Sinenci; Tamara A. Paltin; Alice L. Lee; Mike J. Molina; 'Grant E. Howe'  
**Subject:** Testimony for 8/22 Meeting Re: Wailuku Civic Center  
**Attachments:** County Council Testimony 8-21-19.pdf

Grant Howe asked me to send to you the attached testimony for the 8/22 meeting regarding the Wailuku Civic Center defunding.

*Daralyn Milne*

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August 21, 2019

Honorable Committee Chair  
Keani N.W. Rawlings-  
Fernandez Vice Chair T. Kelly  
King and County Council  
Members

200 High Street  
Wailuku, HI 96793

**SUBJECT: Item NO.(EDB-76) for the Wailuku Civic  
Complex “A BILL FOR AN ORDINANCE AMENDING  
ORDINANCE NO. 4858, BILL NO. 54 (2018),  
RELATING TO THE ISSUANCE OF GENERAL  
OBLIGATION BONDS OF THE COUNTY OF MAUI  
ISSUANCE, SALE AND DELIVERY OF SAID BONDS  
(DEPARTMENT OF MANAGEMENT-WAILUKU  
CIVIC COMPLEX)”**

Dear Honorable Chair Keani N.W, Rawlings-Fernandez,

Vice Chair Kelly T. King and Council Members:

It was to my consternation and disappointment that an eleventh hour revised proposed bill was issued for the defunding of the municipal parking structure which will end up costing the Maui taxpayers heavily in penalties and loss of more than \$10 Million already spent to implement this long-needed project. I would like to resubmit this written testimony in opposition for proceeding with approval of the defunding for the Civic Center project and elimination of funding for the parking lot structure and Civic Complex which has been a long time coming.

I have been practicing Commercial Real Estate as a broker since 1985 headquartered in Wailuku, own several properties on Main Street and have also been a past MRA Chairperson.

One thing that has been constant when representing Tenants for property in Wailuku is the importance of parking for the viability of their business success and unfortunately always an issue when trying to accommodate the employee and customer base.

After over 2 decades of studies and community and Wailuku business input not to mention the hundreds of thousands of dollars for these studies and plans, it has been well established that there has been a dire need for a parking structure to revitalize our historical town and allow for property owners to invest to upgrade and create quality development. As it now stands, parking and aging infrastructure which is in need for upgrades are inadequate to support growth needed for such development. Much thought and design has gone into design of a structure that would blend into the surrounding architecture which in itself is a mix of historic and newer buildings.

By funding now there is the benefit of taking advantage of present value dollars, low interest climate and locking in cost which have and will escalate over time if done piecemeal. In addition, the disruption to phase over time will prolong inconvenience to existing businesses. If you are going to fund infrastructure to allow for upgrade and not follow through with the Parking structure and Civic Complex it would be somewhat of a waste not to take advantage of a vision which has been a long time coming.

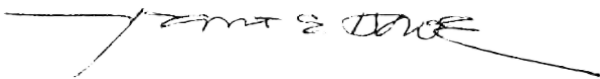
I am hopeful that the new Council members have taken the time to study the (CSG) Goodwin Consulting Group Analysis of Fiscal and Economic Impacts dated April 19, 2018 and the PUMA (Progressive Urban Management Associates) Wailuku Town Survey. Both companies are very well respected in their fields and offer good insight as to the benefits and needs for the proposed development. I would not like to think that decisions will be made based on misinformation or innuendo.

With the population growth of the island of Maui which has more than doubled since my arrival in 1985, and the residential development of the Wailuku corridor and Maui Lani subdivisions we need to have the upgraded infrastructure and parking to allow Wailuku to keep up with our urban growth and to allow for the amenities to support the same.

Defunding the parking structure and civic center will be a setback for many years to come and deprive Wailuku of the upgrade that has been deserved for Wailuku's future business and Residential vitality.

It's time to make smart fiscal decisions and move forward to a great Wailuku future.

Respectfully,



Grant E. Howe, CCIM R(B)  
Commercial Properties of Maui