

HOUSING AND LAND USE COMMITTEE

Council of the County of Maui

MINUTES

August 5, 2025

Online Only via Teams

CONVENE: 1:34 p.m.

PRESENT: Councilmember Tasha Kama, Chair
Councilmember Tom Cook, Member
Councilmember Gabe Johnson, Member
Councilmember Alice L. Lee, Member (Out 2:10 p.m.)
Councilmember Tamara Paltin, Member
Councilmember Shane M. Sinenci, Member
Councilmember Yuki Lei K. Sugimura, Member

EXCUSED: Councilmember Nohelani U‘u-Hodgins, Vice-Chair
Councilmember Keani N.W. Rawlins-Fernandez, Member

STAFF: James Krueger, Senior Legislative Analyst
Ellen McKinley, Legislative Analyst
Carla Nakata, Legislative Attorney
Jennifer Yamashita, Committee Secretary
Jean Pokipala, Council Services Assistant Clerk
Ryan Martins, Council Ambassador

Residency Area Office (RAO):

Zhantell Lindo, Council Aide, Moloka‘i Residency Area Office
Roxanne Morita, Council Aide, Lāna‘i Residency Area Office
Mavis Oliveira, Council Aide, East Maui Residency Area Office
Bill Snipes, Council Aide, South Maui Residency Area Office
Clyde “Buddy” Almeida, Council Aide, Makawao-Ha‘ikū-Pā‘ia Residency Area Office

ADMIN.: Chris Nāhulu Nunokawa, Deputy Corporation Counsel, Department of the Corporation Counsel
Marcy Martin, Director, Department of Finance
Conrad Guerrero, Lieutenant, Fire and Public Safety
Saumalu Mataafa, Deputy Director, Department of Housing
Kaponō‘ai Molitau, Director, Department of ‘Ōiwi Resources (on-call)
Kate Blystone, Director, Department of Planning
Kurt Wollenhaupt, Planner Supervisor, Department of Planning
Laury Sanger, Planner, Department of Planning
Jordan Molina, Director, Department of Public Works
Marc Takamori, Director, Department of Transportation (on-call)
John Stufflebean, Director, Department of Water Supply
James Jensen, Engineering Program Manager, Department of Water Supply
Shayne Agawa, Director, Department of Environmental Management (on-call)

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

Peter Davis, Assistant Emergency Management Administrator, Maui Emergency Management Agency (on-call)

OTHERS:

Resource Personnel

Karen Seddon, Regional Vice President, EAH Housing
Questor Lau, Senior Project Manager, EAH Housing
Janice Y.K. Li, Studio Director, Lowney Architecture
Tom Schnell, Vice President, PBR Hawai'i & Associates, Inc.
Bradley Furuya, Associate, PBR Hawai'i & Associates, Inc.
Randy Chu, Development Section Chief, Hawai'i Housing Finance & Development Corporation
Stan Fujimoto, Project Manager, Hawai'i Housing Finance & Development Corporation
Si Kim, Architects Hawai'i

Testifiers

Jeff Pearson, Consultant Representative, Department of Accounting and General Services
Royal House of Hawai'i
Jim Langford
Tom Croly
Si Kim
Jasee Law
Andrew Pereira
Others (61)

PRESS:

Akakū: Maui Community Television, Inc.

CHAIR KAMA: . . .*(gavel)*. . . Will the Housing and Land Use Committee meeting of August 5th, 2025, come to order. It is 1:34 p.m. I'm Tasha Kama, Chair of the Housing and Land Use Committee. This online meeting is being conducted in accordance with the Sunshine Law. Members, when your name is called, if you are not with me in the Council Chamber, please identify by name who, if anyone, is in your workspace with you today, and minors do not need to be identified. I want to say good afternoon to our Council Chair, Alice Lee.

COUNCILMEMBER LEE: Mālō e lelei, Chair.

CHAIR KAMA: Okay. Morning and afternoon, it's still the same. Mālō e lelei. Okay. Committee Vice-Chair Nohe U'u-Hodges [*sic*] is excused. I want to say good afternoon and malo o [*sic*] lelei to Council Vice-Chair Yuki Lei Sugimura.

COUNCILMEMBER SUGIMURA: Mālō o [*sic*] lelei --

CHAIR KAMA: Mālō o [*sic*] lelei, yes.

COUNCILMEMBER SUGIMURA: -- Chair, nice to see you. And looking forward to a productive

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

meeting. Thank you.

CHAIR KAMA: Thank you. I want to say mālō o [sic] lelei and good afternoon to Councilmember Tamara Paltin.

COUNCILMEMBER PALTIN: Aloha ‘auinalā and mālō e lelei kākou.

CHAIR KAMA: I want to say good afternoon and mālō o [sic] lelei to Councilmember Gabe Johnson. Thank you for being here today.

COUNCILMEMBER JOHNSON: Mālō e lelei, Chair, Councilmembers, community members. There’s no testifiers at the Lāna‘i District Office, and I’m here and ready to work. Thank you.

CHAIR KAMA: I want to say good afternoon and mālō o [sic] lelei to Councilmember Tom Cook.

VICE-CHAIR COOK: . . .(inaudible). . . and good afternoon. There’s nobody in the Kīhei Office to give testimony today, but we have Staff on standby. Thanks.

CHAIR KAMA: Thank you. I think Member Keani Rawlins-Fernandez is excused for today, too. Thank you. And I want to say good afternoon and mālō o [sic] lelei to Councilmember Shane Sinenci.

COUNCILMEMBER SINENCI: Hey. Aloha ‘auinalā, Chair, and mālō e lelei from my home office. I’m here by myself, and there are no testifiers in Hāna, Chair.

CHAIR KAMA: Thank you. So, we have with us this afternoon from the Department of the Corporation Counsel the Deputy Counsel, Mr. Nāhulu Nunokawa. Good afternoon. To my left.

MR. NUNOKAWA: Good afternoon and mālō e lelei, Chair and Councilmembers.

CHAIR KAMA: Thank you. And we also have from the Administration the Planning Director, Kate Blystone. I saw you earlier.

MS. BLYSTONE: I’m here, Chair.

CHAIR KAMA: Oh, there you are. Okay. I keep looking down here, but okay. Thank you. We also have with us Kurt Wollenhaupt from...the...the Planner Supervisor, the Department of Planning, too. Is he here? He’s online? Okay. Thank you. Oh, okay. And we also have Laury Sanger, Planner V of the Department of Planning, online, and Conrad Guerrero, who’s the Lieutenant with the Department of Fire and Public Safety, also online. And we have with us Marcy Martin, the Director of Finance. Good afternoon. It’s nice to see you. And we have Saumalu Mataafa, the Deputy Director of Housing. Aloha. And we have with us Jordan Molina, the Director of Public Works. I think he’s online. Is that correct, James? Or would be. Okay. Thank you. And we have Mr. John Stufflebean, Director of Water. I thought I saw him earlier but...

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. STUFFLEBEAN: Aloha. Yeah, I'm online.

CHAIR KAMA: Okay. There you are. Okay. Thank you for being here. And we have on call with us from the Emergency Management Administrator, Amos Lonokailua-Hewett. We also have the Director of Environmental Management, Shayne Agawa, and the Director of 'Ōiwi Resources, Kapono'ai Molitau, and the Chief of Planning and Development, Parks...Department of Parks and Recreation, Sam Marvel, and Director of Transportation, Marc Takamori. So, these are all of our peeps online. And so, we all have...we also have with us representatives of the Kahului Kaiahale LLC, Karen Seddon from EAH Housing, the Regional Vice President. I saw her, there you go. And Questor Lau, he's to my right, with EAH Housing, who's the Senior Project Manager. And we have Janice Y.K. Li with Lowney Architecture, Studio Director of Hawai'i. Aloha, thank you. And we have with us Tom Schnell with PBR Hawai'i, and we have Bradley Furuya with PBR Hawai'i also. Thank you for being with us today. We also have representatives of the Hawai'i Housing Finance & Development Corporation, Randy Chu. Aloha, thank you for being with us. And Stan Fujimoto, Housing Development [sic] with HHFDC. Aloha, thank you for being here. So, Members, if there are no objections, I'd like to designate the representatives of the Kahului Kaiahale LLC and HHFDC as resource persons under Rule 18(A) of the Rules of the Council --

COUNCILMEMBERS: No objections.

CHAIR KAMA: -- because of the expertise they possess. Thank you very much. And we have also with us our Committee Staff. We have our Senior Legislative Analyst, James Krueger. Aloha.

MR. KRUEGER: Good afternoon, Chair and Members.

CHAIR KAMA: We have our Legislative Analyst, Ellen McKinley. Good afternoon.

MS. MCKINLEY: Good afternoon, Chair and Members.

CHAIR KAMA: And we have our Committee Secretary, Jennifer Yamashita.

MS. YAMASHITA: Good afternoon, Chair and Members.

CHAIR KAMA: And we have our Legislative Attorney, Carla Nakata.

MS. NAKATA: Aloha, Chair and Members.

CHAIR KAMA: And we have our Assistant Clerk, Jean Pokipala. And one person I always...who's always in the Chamber and never gets recognized, but he's here all the time, right, is our Ambassador, Ryan Martins. So thank you for being here and for being a presence in this place. I appreciate you.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

**HOUSING PROJECTS UNDER CHAPTER 201H, HAWAI'I REVISED
STATUTES: KAIAHALE 'O KAHILUHILU AFFORDABLE HOUSING
PROJECT (HLU-1(1))**

CHAIR KAMA: So, thank you, Members, for attending today's HLU Committee meeting. And we have a single item on the agenda today, and it's HLU-1(1), Housing Projects Under Chapter 201H, Hawai'i Revised Statutes, Kaiahaale 'O Kahiluhilu, Affordable Housing Project. So, in accordance with the Sunshine Law, as Chair, I will be calling for testimony for a single item after we receive a presentation from the project proponents. After the presentation, I'll be asking the Administration to comment, and then we will receive testimony. Members, I ask that...that you hold all of your questions for the presenters and the Administration until after testimony has been closed. So Members, we have before us an affordable housing project seeking approval under the State's 201H process. That process only gives us 45 days from the...from the receipt of the application to decide on the project, and our choices are to approve the project as proposed, approve the project with modification, or disapprove the project. You will find three resolutions for this project matching those actions posted on Granicus. They are Granicus item number 2, Resolution 25-160; Granicus item number 3, Resolution 25-161; and Granicus item number 4, Resolution 25-162, respectively. So, Members, in the WASSP Committee yesterday meeting...at yesterday's meeting, we discussed the potential constraints placed on the counties in the 201H process by Act 294. OCS legal Staff have taken a look at the issue and prepared their analysis of what the act means with respect to what we can and what we can't do in our review of this and other 201H process projects. So, I'm going to ask the Staff to please distribute the...that memo at this time. Thank you very much, I appreciate that. So, while that's being distributed, I'd like to invite Mr. Tom Schnell of PBR Hawai'i to provide us a presentation on the project.

MR. SCHNELL: Good afternoon, Chair Kama and Councilmembers. It's been a while since I've been before the Council.

CHAIR KAMA: Wait.

MR. SCHNELL: Can you hear me?

CHAIR KAMA: Nope, can't hear you.

MR. SCHNELL: You can't hear me? Okay. All right. Good afternoon, Chair Kama and Councilmembers. I'm Tom Schnell with PBR Hawai'i. It's been some time since I've been before the Council here. Nice to see you folks. Thank you very much for meeting on Tuesday. I understand this is not your regular day. I'm here to provide a short presentation of the project, 201H project subject matter. And I'm not going to pronounce the name correctly, but it's Kaiahaale Kahiluhilu [*sic*]. Questor on my side could say that a little bit better, I'm sorry about that. I'm going to switch slides. And Councilmember Kama has introduced most people that are here, but so I'll just summarize. The landowner is HHFDC, Hawai'i Housing Finance & Development Corporation. The applicant is HKI Kahului Kaiahaale LLC, and that's an entity of EAH Housing, who's the developer. Lowney Architecture is here if we have questions about architecture. And

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

I'm with PBR Hawai'i. Also with me today is Bradley Furuya from our office. I'm going to call Karen Seddon up from EAH Housing to say a few words about EAH.

MS. SEDDON: That was loud enough, I hope. Thank you. My name is Karen Seddon. I'm the Regional Vice President of EAH Housing. Good afternoon, Chair and Members. I'm going to make this fairly short because there's a lot to go through today. So, EAH Housing was founded in 1968 through grassroots efforts to address the needs of low-income families in California. Originally named the Ecumenical Association for Housing, the organization expanded to Hawai'i in 1996 when it was invited to help preserve several affordable housing communities at risk of conversion to market-rate condominiums, including Kahului Town Terrace. Fast forward to today, EAH Housing manages almost 4,000 affordable rental units across 42 properties throughout O'ahu, Hawai'i Island, Kaua'i, Maui. Of these 20 properties we developed or preserve by...that were developed or preserved by EAH, including Kahului Town Terrace and Imi Ikena on Maui, and an additional 22 properties, including Kenolio Apartments in Kihei, are managed on behalf of mission-aligned (*phonetic*) owners. As a nonprofit developer, owner, and manager, EAH Housing is deeply committed to long-term stewardship, community partnership, and expanding access to quality housing for local residents. Our work is rooted in service, equity, and the belief that everyone deserves a place to call home. Thank you.

MR. SCHNELL: Thank you, Karen. I'll proceed with the rest of the presentation. So, just to introduce you to the location, the location is along West Kaahumanu Avenue at the corner of Kaahumanu and Kane Street. It's across the street from where Sears used to be in the Kaahumanu Shopping Center. There's a Foodland across the street on Kane Street also, and the Maui Beach Hotel is directly across the street. This is a map of the tax map key. The parcel is actually one TMK parcel. It's owned by HHFDC, and it was set aside by the Governor for HHFDC for three uses, for a transit center, for affordable housing, and for a State civic center building. So the yellow portion you see outlined here is the area for the affordable housing. The blue area is reserved for the State civic center property...or project, and the area that's not outlined is where the Kahului civic center...or civic...sorry, Kahului Transit Center currently is. On the Maui Island Plan, the entire area is within the urban growth boundary. The Wailuku-Kahului Community Plan from 2002 designates the property as Business/Commercial. The zoning is B-2, Business Community. The zoning height limit is 90 feet. The project itself is about 74 point...or 74 feet, 6 inches. We're under the...under the zoning. It's within the SMA, and so we will be...we've also prepared an application for an SMA that's at the Planning Department now. We need to move forward with the 201H approval before we can move forward with the SMA. Here's some photographs of the property. They'll come up in a minute. Okay. On the left is the corner of Kane Street and Kaahumanu. You'll notice a stone wall around the property. That's a WPA Public Works-era stone wall. And then along Kaahumanu is also the stone wall. The wall will be left in place, and it'll be preserved. Okay. This is a...there's a gate to the property along Kane Street, and there's a large parking structure, or parking building there, a parking lot. There's what's called an administration building there that was part of the old school that was on the site. I'm waiting for the next slide. All right. I'm going to give you a brief timeline, and this is very condensed. But in July 29th...on July 29th, 2019, Governor's executive order designated the project for the affordable rental project. That's the current 201H

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

application. A civic center, and that's a future State project, and a transit hub. That's the Kahului Transit Center. It's already there. In May 2022, an EA was prepared, and HHFDC accepted the final EA. And then, in September 2023, HHFDC selected EAH Housing to lease the affordable housing site, develop it, and operate it. There were archeological inventory surveys done and a historic architecture report, and those were submitted to SHPD and have been accepted with conditions to prepare a historic landscape survey, which has been done. And an American...historic American building survey, that's been done. Preserve the stone and mortar wall, and submit as a resource to HICRIS, that's been done. And a preservation plan was submitted to SHPD, and an archeological monitoring plan has also been submitted to SHPD. In December 2024, HHFDC determined that the previous EA that was done in 2002 was still applicable to the project, so a new EA was not needed. In February 2025, PBR Hawai'i submitted the 201H application on behalf of EH...EAH Housing to HHFDC. And also, we submitted a Governor's emergency proclamation application for the project. In March 2025, HH...HHFDC approved the project as a certified affordable housing project under the Governor's 11th proclamation relating to affordable housing. In May...April and May of 2025, there was a comment period, and comments were received on the 201H application. On June 12th, 2025, the HHFDC board accepts the project, the 201H application, and proposed transmitting it to the Council. It was transmitted to the Council, I think, July 28th, and that brings us to today, Housing and Land Use Committee. Some project information. So the project site is about 3.4 acres. This is just a project site for the affordable housing, not the entire TMK. It's about 148,000 square feet. It's just a portion of the TMK. In total, we're proposing 301 affordable rental apartments plus two manager's units. Those are more of administrative...administrative uses, and we...they should not be counted towards the total amount of affordable housing. 301 would be the amount of affordable housing, but I would call it a 100 percent affordable housing project. The AMI range for the renters is between 30 to 60 percent of the average median income for Maui. The floor area is about 375,000. The B-2 Commercial District...Business Commercial District, allows for an FAR of 2. We are at an FAR of 2.2, so we are asking for an exemption for a slight increase in FAR. The project will provide 298 vehicle stalls. Oops. Per the Maui County Code, I think around 600 would be required. We're providing about half of the amount of parking stalls to save costs to keep parking on the ground, not build structure parking. And also, each unit will still have one parking space. EAH will also provide 196 long-term bike parking stalls and 22 short-term parking spaces. The project itself is two buildings. One is U-shaped, and one is L-shaped. And it's six floors in total with parking on the first floor and residential on the five floors above. Amenities include...let me get to the next slide. All right. A lobby, multipurpose room. There's work/study areas, laundry rooms, common laundry facilities, bicycle parking, mailroom, fitness center, management offices, social services, a recreation deck, which I'll point out in a minute, a keiki play area, and dog park on site. This is the site plan. Okay. You can see on the right is a U-shaped building. The...the portion in the front on Kaahumanu Avenue is a second-floor recreation deck, so that area is...you know, folks in the back have a view out towards the ocean, and there's a recreation deck in the front. The building on the right is the L-shaped building. In the center of that, you'll see the blue area. That's the Keiki play area. The landscape plan includes large canopy trees within the property, but along the...the perimeters of the...of the property along the streets. This is a rendering looking over the top of the project towards Kahului Harbor. Another

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

view looking towards Haleakala. This is more of a street-level view along Kaahumanu. If you see the...the deck area and the trellis in the center of the two buildings there, that's the second-floor recreation area. And I have just one more slide that's going to come up. All right. This is a view from the interior looking, if you were in a unit, let's say towards the back where you would look out, and you would still have an ocean view through the corridor. And with that, I'll...I'll end the presentation and ready for questions when...when folks are ready.

CHAIR KAMA: Thank you, Mr. Schnell, for that presentation. So, at this time, I want to ask the Administration if they have any comments. And I see Kate walking in...walking down. You can start forming a line, everybody, if you'd like.

MS. BLYSTONE: I apologize, Chair. I was ready to settle in for the long haul on a presentation.

CHAIR KAMA: Well, you're going to...

MS. BLYSTONE: So, I apologize. That was nice and...nice and short and sweet. So, mahalo for the opportunity to speak to this a little bit. So there are three exemptions proposed for this. I don't have them right in front of me, but I have them in my head. And we support all three of the exemptions requested for Title 19. Given the location, this project is appropriately higher density. So the FAR issue is...is not one we're concerned about. The parking reduction is not something we're concerned about at all since residents will be able to walk and bike for most of their needs and take public transit for others. Also, this is targeted at 60 percent and below AMI, which is incredible, the type of thing that we need. And a lot of those people, a car is a very serious financial burden. So to be able to put them in a place where they can walk is...is wonderful. So we support that. The concerns that we've had, we've expressed to the applicant in one-on-one...not one-on-one, there was, like, 1,000 of them in, like, two-of-us meetings discussing our concerns with the connectivity and pedestrian connectivity. So we've shared those with them. And they're very similar to the concerns expressed by Director Molina in his letter to the applicant. And so, I leave that to him to discuss. But we support him in that. And then there was a request that came through earlier today from Staff. And I just want to say it out loud for the benefit of the group. There was a question on clarification about whether or not this project is consistent with the Wailuku-Kahului Community Plan designation of Business Commercial. And I took a look at that. But it's very...it's...as a community plan designation should be, it's vague. And so, the uses are determined by the zoning. The zoning allows us as...housing as an accessory use. And so, the community plan designation says a few things, and then it says, "or related accessory uses". So, this...this counts. So like I said, governing...zoning governs the use. Use is not community plan designations. And so, since those dwelling units are an accessory use, this is all perfectly fine. And I look forward to your questions later on.

CHAIR KAMA: Thank you.

MS. BLYSTONE: Mahalo.

CHAIR KAMA: Thank you. Okay. Housing?

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. MATAAFA: Thank you, Chair Kama, and thank you, Councilmembers, for having the Department of Housing here today. I wanted to speak in support on behalf of the Department for this project. If you guys recall, you approved \$10 million for this project in FY 2026 for new construction. The Department has met with the developers a couple weeks ago to discuss other potential funding options through project-based vouchers and then also looking at requirements in their residential workforce housing agreement. Again, the Department is in support of this project. And I can be here as a resource if anything comes up during your discussions to answer any questions. Thank you.

CHAIR KAMA: Thank you. All right. Finance?

MS. MARTIN: Hello. Thank you. I'm Marcy Martin, Director of Finance. So I reviewed the resolution and the Exhibit A exemptions, which includes Chapter 3.48, Real Property Taxation. And I recommend that that section be removed from Exhibit A. It is not recommended to deviate from the County Code, which provides generous tax relief to qualifying properties. So currently, the property is government-owned and therefore is completely exempt from taxation, zero taxes. Should the property be leased or sold to a nonprofit, it should be subject to the same taxes and Code requirements as other similar nonprofit entities, which often pay the minimum tax of \$300 a year. And that's subject to Maui County Code 3.48.495. If the entity is not a nonprofit, they will have the opportunity to apply for an exemption under Maui County Code 3.48.496, which is effective at qualification, which is once the property becomes restricted for affordable use. This exemption has qualifying criteria for deserving developments, and to preserve transparency and fairness, the County should not...the County Code should not be circumvented. This property should be able to operate effectively being taxed like its competitive set. If totally qualified, this exemption would put their taxes at the \$300 minimum tax. Thank you.

CHAIR KAMA: Public Works, are you on the line? Mr. Molina?

MR. MOLINA: Hi, Chair. Good afternoon.

CHAIR KAMA: Yes.

MR. MOLINA: Thank you. Jordan Molina, Director with Public Works. We did provide comments in writing to the applicant and did also receive their response. I'm not clear which Granicus item contains them, but I did find our letter in your guys' files. So I'm going to highlight the main areas of concern for the Department. So one...one issue is their driveway access onto Vevau Street. Basically, they want their driveway pretty much abutting the driveway at the bus hub. And so, we do have some concerns about the traffic safety risk that poses, just not having the adequate spacing for sight distance for vehicles to navigate between those two driveways effectively. There's also some lack of clarity on how that driveway is intended to function. As I understand it, the project before you, which is just the housing component, represents that this is going to be their emergency access and that their residents would not use it primarily. However, with the accompanying development of the DAGS facility, we understand that is intended to function as a primary driveway, servicing both employees of the State and

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

community or public that is serviced. So we do expect that to be operated as a full driveway. So there is some concern about that condition being proposed by the project. Also to note, that technically right now, Vevau Street is private property and that the project should be prepared to navigate that with the landowner, which is Catholic Charities. Moving on, the project asks for an exemption from street trees. We oppose that. We...we think that street trees are an essential element to making communities walkable. And there was not sufficient clarity in the application to determine the extent to which street trees would...would or would not be provided. And so, we would recommend against that exemption without further clarification. Moving on, various exemptions to the Subdivision Code relating to street improvements. Again, we oppose these. The project should provide these facilities for the residents and not use, you know, low income as an excuse to not provide these facilities for our residents. So all the street improvements, as would be typically required by the Department, should be provided by the project. And then the last issue, which I'm not sure if it got cleaned up, but there was a question about fast-track permitting and eligibility requirements. And we just directed that the appropriate sections of Code be amended to address the fast-track housing requirements, which are set out in Maui County Code 2.96. And that summarizes the Department's comments. Otherwise, the other exemptions we take no exception to. Thank you, Chair.

CHAIR KAMA: Okay. Thank you. So, Members, the Public Works' comments are in Granicus case number 18, in case you want to go look for it. Thank you. Any other departments would like to comment on...on the project?

COUNCILMEMBER PALTIN: Chair, do you have Water here?

CHAIR KAMA: I thought I saw him earlier.

MR. KRUEGER: Chair?

CHAIR KAMA: Yes.

MR. STUFFLEBEAN: Yes, I'm here.

CHAIR KAMA: Oh, okay. Go ahead. Yeah.

MR. STUFFLEBEAN: Here. Yeah, yeah. John Stufflebean, the Water Director. So, yeah, Water is supportive of the project. Our only comment is that somehow the water development fee should be paid. Other than that, we're supportive of the project and the exemptions. Thank you.

CHAIR KAMA: You support it as long as they pay their fees? Is that what you're saying, Mr. Stufflebean?

MR. STUFFLEBEAN: Exactly.

CHAIR KAMA: Okay.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. STUFFLEBEAN: As long as the fees get...as long as the fees get paid, yes.

CHAIR KAMA: Okay. Thank you.

COUNCILMEMBER PALTIN: Not necessarily by them.

CHAIR KAMA: Definitely not necessarily by them. Any other departments, peeps that you want to hear from? Okay. Yes.

MR. KRUEGER: The Director of Environmental Management just turned on his camera.

CHAIR KAMA: Oh, okay. Okay. Go ahead. DEM?

MR. AGAWA: Thank you, Chair Kama. We are supportive of the project. We do have one request regarding exemption B, item 1. We...DEM would like to remove the portion that says, "and the requirement of acquiring a disposal permit". The reason being is that our Central Maritime Landfill needs this permit to account for the tonnages and volume going over our scales. However, the permit is only \$25. So per the applicant's request, we can waive that \$25 permit fee. However, they need the permit to haul C&D to our landfill. Other than that, we are agreeable to the other exemption for wastewater. Thank you, Chair.

CHAIR KAMA: Okay. Thank you so much, Mr. Agawa. Let me see, who else? Oh, Mr. Takamori, are you on...are you online? Hey, Marc.

MR. TAKAMORI: Good afternoon.

CHAIR KAMA: Hi.

MR. TAKAMORI: Hi. Good afternoon, Committee Chair Kama and Committee Members. Thank you. I guess the Transportation Department, we're supportive of the project. We do realize that, as Director Molina mentioned, that our driveways would be abutting each other. We do note that the driveway on the side closest to where the State plans to build their driveway will be next to our entrance driveway. So that somewhat minimizes our traffic in the sense that our buses will be just turning into our driveway. We wouldn't be exiting at that same driveway. As our...as we...because of our transit hub, we have one entrance driveway, and then on the side that's closest to the Waterfront Apartments, that's our exit driveway. So just wanted to note that. I know that Director Molina brought that up as one of their concerns. So I just wanted to further explain how our buses are maneuvering through our transit hub. And then we're here to answer any questions that --

CHAIR KAMA: Okay.

MR. TAKAMORI: -- the Committee may have. Thank you.

CHAIR KAMA: Okay. Thank you. I think we have Office [sic] of 'Ōiwi Resources.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. MOLITAU: Aloha mai, Chair --

CHAIR KAMA: Aloha.

MR. MOLITAU: -- Kama. Hello. Aloha mai, Members of the Committee. Thank you very much for having me. This is Kaponou'ai Molitau, Director of 'Ōiwi Resources. We are in support of this project. However, we would like to make sure that we speak on behalf of the 'Ōiwi Resources that are those that don't have the ability to speak for themselves and those that are of the iwi kūpuna realm within...within project scope area. So just inquiring about monitoring systems, cultural monitoring or archeological monitoring that will be part of this project moving forward. A very sensitive subject area but want to be mindful that we speak on their behalf. Thank you, Chair.

CHAIR KAMA: Thank you very much. And I think Fire? The Fire Department.

MR. GUERRERO: Hi. Good afternoon, Council Chair and Councilmembers. My name is Conrad Guerrero; I'm a lieutenant with the Maui Fire Department.

CHAIR KAMA: Aloha.

MR. GUERRERO: We're supportive of this housing, and we provided our comments in a letter.

CHAIR KAMA: Thank you. I think that's all the...okay. Oh, is Emergency Management on? Amos?

MR. KRUEGER: Chair?

CHAIR KAMA: Yeah.

MR. KRUEGER: We don't currently see a representative --

CHAIR KAMA: Okay.

MR. KRUEGER: -- from MEMA online, but we'll be on the lookout --

CHAIR KAMA: Okay.

MR. KRUEGER: -- for them.

CHAIR KAMA: Okay. Thank you. Okay. So I don't have any more to call upon, but not to say we can't call them later on. Okay. So, do we have any testifiers? Okay. Let me read the testifier notes. Okay. So for individuals wishing to testify in person, you can sign up to testify with a Staff member in the 8th Floor lobby. For Microsoft Teams participants logged in via web or the Teams app, please indicate that you would like to testify by clicking the raise-your-hand icon in the top right of your window. Staff will add your name to the testifier list. If you're joined by telephone, star-5 will raise your virtual hand and Staff will put your name on the testifier list. Please keep your audio and video muted until you're called to testify. Written testimony is encouraged and can

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

be submitted via the eComment link at mauicounty.us/agendas. Oral testimony is limited to three minutes per item. When you reach the two-minute mark, you will hear an audible notice. If you're still testifying when the notice sounds, please complete your testimony within the remaining minute. For those on Microsoft Teams, please ensure your name appears in Teams as the name you prefer to be referred to or as to anonymous if you wish to testify anonymously. If you're in person, please notify Staff if you'd like to testify anonymously. Otherwise, please state your full name for the record at the beginning of your testimony. Decorum will be maintained throughout this meeting. Violation of decorum may result in being removed from the Chamber or the online meeting. You can also view the meeting on Akakū Channel 53, Facebook Live, or mauicounty.us/agendas. Thank you all for your cooperation. So at this time, we're going to call on our first testifier.

MS. MCKINLEY: Chair, the first testifier is Jeff Pearson, to be followed by the Royal House of Hawai'i.

. . . BEGIN PUBLIC TESTIMONY FOR ITEM HLU-1(1) . . .

MR. PEARSON: Good afternoon, Committee Chair --

CHAIR KAMA: Aloha.

MR. PEARSON: -- and Housing and Human Concerns [sic] Committee. Long time no see. My role here...well, as you know, I was deputy at one time and then director of Water Supply. Then I left, the end of Mr. Victorino's term, to work for DAGS, and I worked there in the Maui office for a little over two years. I retired in December, got my...my consulting firm, so I'm here to represent DAGS, Pearson Consulting LLC, so this is, like, my first official thing. First of all, DAGS and...supports this project 100 percent. There's no issues there. We're neighbors. We're working together. I saw these guys on the Teams meeting yesterday, so it's all support. I want to make that the first item. The second item is that the reason I'm here is for that driveway, and you've...the one on Vevau, and you've already heard concerns from Public Works and from DOT with the buses. In the 201H exemptions, DPW requested that that driveway only be used for emergency access. If that's the case, when the...the Kahului Civic Center project comes forward, it's like a deal killer because we need that access for...for...not only for DAGS and the civic center, but for the entire project because without that access, there's only one access for the entire HHFDC project, and then there'll be no additional access for that Kahului Community [sic] Center. So I'm not just testifying on DAGS' behalf of the Kahului Community [sic] Center, but as a...as a whole, that access should be not just dedicated to the emergency access. So that's the big thing. I can go on and on, but you don't need to hear all of this because this...we're here for . . .(timer sounds). . . HHFDC and 201H, so I'll stop there.

CHAIR KAMA: Thank you. Members, questions for our testifier? Mr. Cook?

COUNCILMEMBER COOK: Thank you, sir. So, is there a...what's the solution to meet Public Works' concerns and the access requirements for all the projects? Can it be improved? Can there be some lot lines tweaked, or it's just sort of this is what it is, accept it?

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. PEARSON: Well, it isn't what it is because the final design isn't even in front of you. The schedule is funding by January 2026, permitting by October '27, so there's a lot of time to come up with a resolution to this, hopefully to satisfy Public Works and DOT. But right now, I'm not going to give you that answer because I honestly don't have it.

COUNCILMEMBER COOK: So, not having that answer now, but you believe...you're an engineer, you believe that basically this can be addressed to meet the safety requirements that the County's requesting and still get full utilization of the property?

MR. PEARSON: Well, you know, it's better to be honest, and it's not going to be the best driveway in the world. There's going to be other issues that are on Maui that are maybe as bad or so, but it's...it's not going to be the best driveway in the world, but I think it can be worked out to be adequate and to provide safety. Again, with that driveway there, it's going to add safety by not having just a single driveway on Kane. So yeah, I think it can be resolved. Anything can be resolved, you know that.

COUNCILMEMBER COOK: Thank you, Chair.

CHAIR KAMA: You're welcome. Any other questions? Member Paltin?

COUNCILMEMBER PALTIN: Thank you. Can you repeat or clarify what you said was the deal killer?

MR. PEARSON: Deal killer?

COUNCILMEMBER PALTIN: For the civic center, you said something, if we make something.

MR. PEARSON: Well, again, the access is used for both projects, the two access. But if there's no access off of Vevau for the Kahului Community [sic] Center, there'll be very difficult for anyone public or the employees to access that building, the Kahului Community [sic] Center because they'd have to come...civic center because they'd have to come in through the HHFD...the only access on Kane.

COUNCILMEMBER PALTIN: And...and what is the purpose and intent of the civic center, just to add to the Velma McWayne and like that because we need more?

MR. PEARSON: It's going to be mostly offices.

COUNCILMEMBER PALTIN: Oh, it's offices?

MR. PEARSON: Offices, yeah.

CHAIR KAMA: Complex.

MR. PEARSON: They're calling it the civic center. You're right, it kind of sounds like it should be --

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: It's a complex.

MR. PEARSON: -- but it's offices. DOE is going to be in there, from what I understand. I'm not sure who...well, State office employees are going to be there. It's like a four-story building, I think, right now, but still, it's in design.

COUNCILMEMBER PALTIN: Oh, okay. And if it was built someplace else, then it could have access into it, like this...this EAH people are not building the office building, the...or is...are they?

MR. PEARSON: Well, these are separate projects, that's true, and that's why I wanted to start...say out front, that my...my testimony has nothing to do with...it's complete support of HHFDC, but we're the neighbor there, that's the civic center, and with that neighbor, the access from Vevau is important to allow access to that civic center.

COUNCILMEMBER PALTIN: So...so we don't have a timeline on when that offices will be built, or anything?

MR. PEARSON: Generally, I just got one by email this morning, it's a funding request, according to the architects, January 2026, permitting October 2027. He didn't even give me a construction date, but occupancy, June 2030. So there's a lot of time to work these things out.

COUNCILMEMBER PALTIN: So in the diagram, I seen a parking structure for the office building; is that correct?

MR. PEARSON: And where did you see that? It shouldn't be in any of HHFDC's application because they're coming in separately, and that's why I'm trying to be concise because I don't want to turn this into a discussion about something that it should not be.

COUNCILMEMBER PALTIN: On page G04, number 6, final design, it says five-level civic center building with a civic center parking structure.

MR. PEARSON: That sounds right.

COUNCILMEMBER PALTIN: Okay. So, I guess, I don't know if this is more for...for who it's for, but is the office building intended for night use?

MR. PEARSON: Likely no.

COUNCILMEMBER PALTIN: Oh, okay. So, I just was wondering if the residents can use that parking structure at night.

MR. PEARSON: That's been discussed. I don't want to get too deep into that either, but I know that it's been discussed that that parking structure will be allowed to be used by the HHFDC renters.

COUNCILMEMBER PALTIN: So...so you're saying that the entrance can be from Kane Street,

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

or the entrance can be from Vevau Street, but if they don't allow an entrance from Vevau Street, then you're not going to build the civic center?

MR. PEARSON: Oh, no, I didn't say that, I can't. That's too...maybe I shouldn't have said deal killer. Maybe that was a little bit too --

COUNCILMEMBER PALTIN: Yeah. I'm just trying to --

MR. PEARSON: -- emotional.

COUNCILMEMBER PALTIN: -- clarify what...what...what you said.

MR. PEARSON: I don't have a script.

CHAIR KAMA: Member Paltin, I think, you know, when you start a discussion like that, you can ask all these wonderful people all your questions.

COUNCILMEMBER PALTIN: Yeah. I guess I'm just trying to say what you --

CHAIR KAMA: Yeah. who's...who...who's...

COUNCILMEMBER PALTIN: -- meant, clarify what you meant by deal killer.

MR. PEARSON: Well, thanks for catching that. That's...that's...yeah, I got a little bit too...

COUNCILMEMBER PALTIN: So when...when you said that, you said that what you mean is you really want entrance from Vevau Street?

MR. PEARSON: Yeah. How did...how did the architect put it? Critical for site circulation beyond fire access. One access point to the project would be insufficient to support vehicular traffic, drop-offs, ADA accessibility, and loading delivery operations for both the housing development and the civic center project, all of which are essential for safe and efficient site logistics.

COUNCILMEMBER PALTIN: So you want people to go in and out from Vevau Street and in and out from Kane Street?

MR. PEARSON: Correct. Thank you very much. If I would have said that it might have been a shorter discussion.

COUNCILMEMBER PALTIN: Okay. Thank you. Yeah, probably. Thanks.

CHAIR KAMA: Any other questions for our testifier? Thank you.

MR. PEARSON: Thank you.

CHAIR KAMA: Thank you so much, Ms. Pearson. Okay. Next testifier?

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MS. MCKINLEY: Chair, the next testifier is the Royal House of Hawai'i, to be followed by Jim Langford.

TESTIFIER 1: Aloha, this is the Royal House of Hawai'i and an allodial land tenant under Hewahewa, royal patent, Real Property 7447, Land Commission Award 3237. And I seem to notice that the real property for this property that is going to be developed is Spreckels (*phonetic*), right? I'm pretty sure, but he wasn't Kānaka blood, so those quiet titles couldn't be claimed after he passed, for example, with allodial titles, royal patents. So the land is supposed to revert to all the people of Hawai'i, and I'm pretty sure every single individual person in Hawai'i weren't contacted about any of this. I do support affordable housing, of course, but this is not a good way for affordable housing, I'd say, to stuff everybody in a building. You know what I mean? For...maybe like land, I'd say, because all those lands that all those sugar people have, and that they have fee-hold, fee-simple royal patents too, which they actually cross the queen's name out of the royal patent, and they just put it with their names. And you can find this at the museum also to find the actual factual evidence. And yeah, all those lands, pretty much anyway, is frauded. And I was just trying to see if, like, there's any discussion with any of us or the royal patent descendants and the people of Hawai'i and what solutions there could be. And yeah, and for...and for further development, if any of the royal patent descendants were contacted. Mahalo.

CHAIR KAMA: Thank you so much. Members, questions for the testifier? Seeing none. Thank you. Next testifier?

TESTIFIER 1: And by the way, royal patents, royal patents Kānaka blood got, but the non-Kānaka, they did get land by the Kingdom, but they got fee-hold, fee-simple, so it's supposed to revert back to the people. E kala mai.

MS. MCKINLEY: Chair, the next testifier is Jim Langford, to be followed by Tom Croly.

MR. LANGFORD: Aloha.

CHAIR KAMA: Aloha.

MR. LANGFORD: Aloha. My name is James Langford. I'm testifying today about the agenda, the HHFDC, and what happened to me at 175 Lipoa. That should never happen to anyone in the housing system that this Council helps to fund or approve. I lived at that property tied to HHFDC and managed by Paramount Hotels. My time there . . . (*inaudible*). . . One of the contractors working under HHFDC for Paramount Hotels trusted me enough to come forward. I did the right thing. I filed a whistleblower protection request to make sure that the person was safe. But instead of protecting me, the system and the lawyers over there with HHFDC closed in. They drugged me, literally, threatened me, issued false notices, evicted me. And then just today, they even told me to stay quiet. The contractor that I tried to...

CHAIR KAMA: Mr. Langford, are you testifying on the project before you?

MR. LANGFORD: Yes, the agenda item managed by HHFDC, pursuant to HRS 93.4. Do you

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

need to ask the lawyer what that means?

CHAIR KAMA: No. I just want you to go ahead and give us your testimony on the project.

MR. LANGFORD: Yes, I am. The retaliation of the...it's not a fit organization to work with. And here, you're faced to approve another housing deal, same structure, same risks. This...the lawyers of this HHFDC are actively targeting and pursuing me, violating my rights. I have an open case with them. And I'm informing you that it is not in good faith to go forward with . . .*(timer sounds)*. . . their trafficking cover-up exposure operation at 175 East Lipoa. Now, these other projects may be separate, but if the legal team is behaving in this way, it does put you all under personal liability after this notice.

CHAIR KAMA: Thank you.

MR. LANGFORD: I reserve my time.

CHAIR KAMA: Thank you, Mr. Langford. Was that two or three? Was that his second?

UNIDENTIFIED SPEAKER: . . .*(inaudible)*. . .

CHAIR KAMA: Did you want to conclude, Mr. Langford?

MR. LANGFORD: Oh, I stopped.

CHAIR KAMA: Okay. Thank you.

MR. LANGFORD: So, in conclusion, moving forward, in order to reduce liability to our community, it's imperative that we audit. And...and I filed a lien against these folks. They threatened me not to today, so I have to. These folks are violating the law, and they're the ones who are putting you in harm's way, legally. So I advise against working with HHFDC at this point in time until we can perform a full audit under Rome Statute 7 and under Federal statutes . . .*(timer sounds)*. . . that are currently being . . .*(inaudible)*. . .

CHAIR KAMA: Thank you, Mr. Langford.

MR. LANGFORD: Yes, ma'am.

CHAIR KAMA: Members, questions for your...our testifier? Seeing none. Thank you.

MR. LANGFORD: God bless.

MS. MCKINLEY: Chair, the next testifier is Tom Croly, to be followed by Si Kim.

MR. CROLY: Aloha, Chair. Aloha, Council.

CHAIR KAMA: Aloha.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. CROLY: Tom Croly speaking on my own behalf. What is there to dislike about 301 affordable housing units that have been...that are promised here? I mean, obviously, a lot of work has gone into this project, and...and we all support that. But it does raise some questions for me that I hope the...the Council will dig into deeply. This is a low-income housing tax credit project. What we all know is that means that anyone can become a resident of that. It's not going to be exclusively Maui people. It's not going to be exclusively Hawai'i people. And I don't know the answer to this question, but I really hope that you ferret it out with...with our Housing Department, and that is, in the projects that we have out there, do we know how many people that are living in those projects moved here directly from the mainland to move into that project? That's a big question for me as to whether we go forward with more of these LIHTC projects. So I don't know the answer. It might be...it might be a very low percentage, but...but I really would like to...to hear you ask that question. Who will the residents be in this project five years from now? The second is there's...they're requesting a lot less parking than would be required for this many units. And our...our Planning Director said she had no problem with that. It appears that they are...are planning for most of the people to ride bicycles or use public transportation. It's great. Public transportation is right there. The...the hub is there. That's great. But I do wonder, they have 200 parking spaces for bicycles. Is this a safe place to be putting people on bicycles? Again, I don't know the answer to this, but I'd like you to...to look into it. When somebody leaves there on a bicycle and maybe is trying to get into Wailuku or trying to get somewhere else in Kahului, do we have the proper bike lanes and so forth to keep those . . . *(timer sounds)*. . . those folks safe? Because it does appear that's what they want here. And then with respect to the cars, can we limit the number of...of cars that the people who...who live there are allowed to have? Because we don't even have one parking space for each unit. So...so, if there's somebody with two cars, maybe that's no good, but they're taking away a spot from somebody else. So I'd like to know that. And then in the bigger picture, the traffic flow in that area. For all of you folks who come out of Wailuku and head to Ha'ikū at the end of the day, you know just how much it backs up because of that intersection and a few more. So I would have liked to have heard a whole lot more about what the traffic flow impacts would be. You just heard about, you know, turning out onto Kane Street. And to me, it looks like there is not enough access to this rather large project to have everyone turning out on that one street. I got a feeling traffic's going to back up all the way to Kaahumanu there. And one more thing . . . *(timer sounds)*. . . and that is the total cost per unit, I want to point out, is \$803,000 per unit for one- and two-bedroom low-income housing. Wow, and that's without land cost. So it seems that they should be able to build you the Taj Mahal for...for...for that kind of money. They shouldn't be asking for...to...to get out of requirements that would otherwise be there. Again, I support the project. I support affordable housing. But I really hope that you'll ferret out some of these...the answers to some of these questions and perhaps condition it in some way, shape, or form. Thank you, Chair.

CHAIR KAMA: Thank you. Members, questions for Mr. Croly? Ms. Paltin has a question for you.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Croly for your testimony. I just wanted to clarify what you were saying on your first point about out-of-County, out-

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

of-State people. I did have an opportunity to speak with some of the folks from the development team before and what I've seen other LIHTC folks do for Lahaina. And I just was wondering if, to your point about...your first point about as a LIHTC project, it's open to anyone from the continent and the State and beyond...maybe not beyond. But not advertising online, would that satisfy? Because the Ikaka Ohana do things in person. And so, you have to fill out your application in person. You have to hand it in in person. And they announce when that will be. And would that address that concern for you?

MR. CROLY: I like that as one of the conditions. But I am concerned not just of who moves in initially, but who is going to be the second resident in one of these units when somebody moves out. Okay? Smart people who are retiring from the mainland want to come to Maui. Okay. As we...as we all know, the ones with a lot of money can buy the very nice developments that we...we come here. But some...this says to me, someone living on Social Security who...who can figure out the way, can make their way into one of these affordable housing units. And I'm...I'm concerned about that. I mean, it's...it would be --

COUNCILMEMBER PALTIN: So, continue --

MR. CROLY: -- unconstitutional --

COUNCILMEMBER PALTIN: -- continue to make...

MR. CROLY: -- to say no, but I'm still concerned.

COUNCILMEMBER PALTIN: What if you continue to make the process for application in person with, like, the resident managers or something like that?

MR. CROLY: Good idea. Good idea. Yeah.

COUNCILMEMBER PALTIN: Okay.

MR. CROLY: Thank you.

COUNCILMEMBER PALTIN: Thank you. And then to your point about the bicycles, did...was chargers a concern? Because so much...there's so much electric bicycles.

MR. CROLY: You know, I jumped... I...I...I kind of skipped over that, but that is a great concern that I have, is that these bicycles now, these electric bicycles, are really fast and really dangerous, you know, compared to someone riding a motorcycle who has a license and so forth. And I do have a grave concern that...that...that many of the residents, particularly the children who might be staying in this place, are going to have electric bikes. And that just makes it just that much more dangerous. You bring up another point, which is if you're going to have 198 bicycles out there, how are they going to charge up these and make it safe? Because that's a fire hazard in some cases with these electric bikes.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER PALTIN: Or maybe if the electric bikes aren't safe, then don't provide chargers. I don't know.

MR. CROLY: Maybe. Maybe that's an answer.

COUNCILMEMBER PALTIN: Okay. Thank you. That concludes my opportunity.

CHAIR KAMA: Thank you, Ms. Paltin. Members, any other questions? Seeing none. Thank you, Mr. Croly. Staff?

MS. MCKINLEY: Chair, the next and currently last person we have signed up to testify is Si Kim.

MR. KIM: Hello, everyone. My name is Si Kim from Architects Hawai'i, representing DAGS. We just wanted to add to what Jeff Pearson had added earlier that the driveway and the layout was approved by the environmental assessment that was done. And that was kind of the planning for the project, kind of relating back to what this gentleman before me had mentioned as well. The circulation for the site beyond the fire access for this one project, maybe perhaps just even for, you know, as a whole, will be really difficult to support the vehicle traffic, whether it's drop-offs, ADA accessibility, loading, et cetera. So I just wanted to point out that the EA was already approved and was already settled. And with that, yeah, that's the only testimony I'll give. Thank you.

CHAIR KAMA: Thank you, Mr. Kim. Member Paltin has a question for you.

MR. KIM: Yes.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Kim, for your testimony. Are we going to have access to him if other questions come up later on, or should I ask the questions now?

CHAIR KAMA: You want to ask him to be a resource now? Is that what you're asking?

COUNCILMEMBER PALTIN: Would you be available to be a resource when we get into discussions, Mr. Kim?

MR. KIM: Absolutely.

CHAIR KAMA: . . .*(inaudible)*. . .

COUNCILMEMBER PALTIN: Oh, okay. Yeah, then I don't need to --

CHAIR KAMA: Okay.

COUNCILMEMBER PALTIN: -- ask right now.

CHAIR KAMA: Okay. Okay. Okay. So hang out with us for another hour or so, Mr. Kim. Thank you. Staff?

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. KIM: Aloha. Mahalo.

MS. MCKINLEY: Chair, I do see a testifier approaching the podium.

MR. LAW: Aloha awakea. Yeah. Jasee Law. Kula uka, Waiakoa ahupua'a. Okay. I'll stick to the script here. Property, I heard that word thrown around here a lot. Y'all get...I'm going to try to keep you straight on that. He ali'i ka 'āina, he kauwā ke kānaka. The land is --

CHAIR KAMA: The land is chief --

MR. LAW: -- chief and man --

CHAIR KAMA: -- and man is the servant.

MR. LAW: -- is the servant. So when you use the word property, I heard one guy say property already. There is some property over there. I don't know who owns the stone wall, but that's the only...and there's, like, a building, I guess the DAGS guys own that. But I'll get to that in a minute. In the dictionary I have, which is the white one, Pukui, the famous big dictionary of the Hawaiians, says land and then the ground definition, the Hawaiian words, 'āina, honua, one, and that's a poetic word, one. And puluwai (*phonetic*), which is a rare use of the word land. I'm happy that they're using the land over there or planning to use it. It's been vacant for a long time, and I kind of like the open space. And I wish they would have done something with that. Mahalo to the Royal House of Hawai'i for keeping us grounded. I like what he says about the titles and stuff. I think sometimes the guys that took over Queen Liliuokalani's palace, you know, that's kind of like, reminds me of Star Wars. That's the best way I can explain it. The dark side, and then the Skywalker side. So yeah, I don't know who's got the title to that land. State of Hawai'i, what is that? It's confusing. And so, when I...usually I don't cross...cross...go across that land, but I'm pretty sure that Keith Regan . . . (*timer sounds*) . . . would tell me that I was trespassing if I went over there. Okay. I'll skip that part where it's...I was on the Catholic Charities land, and some wahine over there said she doesn't want me there. I don't think she was Hawaiian. So my main concern is the...the waste disposal. I'll make sure you guys, have, like a recycle area and try not to put any...I appreciate Mr. Agawa chipping in. And the bicycles is a big one too. The...going with waste disposal, I think the lithium-ion batteries is actually a hazardous substance. So that's going to be...we're going to have to do something new with that. You can ask Mr. Agawa about that. And it looks like the County guys, you guys all did your homework on this one. You're doing a good job. It's a very smooth operation you got going here. And now, Luna Ho'omalū, I turn it over to you and your people here to work this whole thing out. And hopefully we'll get some people in housing pretty soon.

CHAIR KAMA: Questions for the testifier? Seeing none. Thank you, Mr. Law. Staff?

MS. MCKINLEY: Chair, the next testifier is Andrew Pereira.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

MR. PEREIRA: Hey, good afternoon, Councilmembers. Thank you for this opportunity to allowing me to testify. I represent Pacific Resource Partnership, and we represent 6,000 union carpenters throughout the State, approximately 640 on Maui Island, as well as 250 contractors throughout Hawai'i. Just wanted to point out that countervailing duties on Canadian lumber are set to rise from 7.66 percent to more than 20.5 percent following a determination by Department of Commerce. And so, this could increase costs for the developer. And so, I think as you consider the...the exemptions that have been outlined in Resolution 25-161, I would urge you to keep those exemptions in place. For example, the exemption for 12.24(A), the landscape planting and beautification exemption, as this could add to the cost of the project and...and perhaps not allow it to pencil out. So I think all of these exemptions are important for this project to pencil out, especially in the light of Canadian lumber and other materials, raw materials going up in price. Thank you very much.

CHAIR KAMA: Thank you. Member Paltin has a question for you, Mr. Pereira.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Pereira, for your testimony. I just wanted to clarify what you said, Canadian lumber going up 20-ish percent due to a determination from the Department of Commerce. What was that determination?

MR. PEREIRA: It's basically a countervailing duty. So, this...these duties are meant to counter the...the anti-dumping practices of Canadian lumber manufacturers. So the increase in duties would go up from 7.66 percent currently to 20.56 percent. This is following an annual review that the Department of Commerce does on these types of duties. And so, these duties are meant to prevent Canadian lumber from being dumped into the U.S. market at cheaper prices, threatening the viability of U.S. lumber. So the bottom line is, depending where the lumber for this project is sourced from, it could...it could cause a rise in the cost of the raw materials.

COUNCILMEMBER PALTIN: And...and by duties, you mean, like, tariffs?

MR. PEREIRA: Yeah. These are basically tariffs or taxes on any Canadian lumber coming into the U.S. market. So it's quite a shift from 7.66 percent to more than 20.5 percent following this...this annual review by the U.S. Department of Commerce.

COUNCILMEMBER PALTIN: And if...

MR. PEREIRA: I could send you an article on this if you'd like.

COUNCILMEMBER PALTIN: If they use the American lumber, which is the point of the duties, it would...would...would the...is there...there's no duties on American lumber?

MR. PEREIRA: No, no. So these...these duties, these taxes would only be paid on lumber coming in from Canada.

COUNCILMEMBER PALTIN: So...

MR. PEREIRA: And I do understand that some of our home builders do get...do get lumber

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

from Canada. I'm not sure where, you know, the lumber for this project would be sourced, but I just wanted to point out that that could be a possibility.

COUNCILMEMBER PALTIN: Okay. Why...why wouldn't they buy the American lumber with no duties?

MR. PEREIRA: Well, you know, before these duties increase, they...they might as well...you know, they might have purchased from, you know, Canadian sources, but with these duties in place, they...they possibly might look for American-sourced lumber that might be cheaper. So I know that for...for home builders, you know, every added cost adds up in penciling out a project. And...and we've seen some projects not be able to pencil out because of an increase in raw materials. For example, pre-COVID to now, construction costs have gone up 30 percent or more. So that...that is a significant cost for home builders such as EAH.

COUNCILMEMBER PALTIN: Thank you. I guess Congress shouldn't have raised those duties for us.

CHAIR KAMA: Yeah.

MR. PEREIRA: Yeah, it's a Catch-22. You're trying to protect the American lumber market, but at the same time, you know, if...if manufacturers of homes are...are building with this type of lumber, then it could make it more expensive if they haven't identified other sources. And hopefully, you know, American lumber comes online more vigorously in the coming years.

COUNCILMEMBER PALTIN: Especially if those lumber workers need homes.

MR. PEREIRA: Yes, especially so. Yes. I can provide a link to this article from the *National Association of Home Builders* to the chat if anybody wants to check it out.

COUNCILMEMBER PALTIN: You can certainly try. Thank you.

MR. PEREIRA: Okay.

CHAIR KAMA: Thank you, Member Paltin.

MR. PEREIRA: Thanks, Councilmember.

CHAIR KAMA: Thank you. Staff?

MS. MCKINLEY: Chair, no one else has signed up to testify. Proceeding with last call. If anyone in the audience or on Teams would like to testify, please come up to the mic and begin your testimony, or use the raise-your-hand function on Teams and Staff will unmute you. I'll provide a brief countdown. Three...two...one. Seeing none. Chair, no one has indicated that they wish to testify.

CHAIR KAMA: Thank you. Members, seeing as there are no more individuals wishing to testify,

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

without objection, I would like to close oral testimony. But also, as a reminder, written testimony will continue to be accepted into the record.

COUNCILMEMBERS: No objections.

. . . CLOSE PUBLIC TESTIMONY FOR ITEM HLU-1(1) . . .

CHAIR KAMA: Thank you. Okay. So now we're going to proceed with our discussion, Members. I'm going to call upon you for questions you may have for the project proponents, Administration, or even I think we have to make Mr. Kim, right, a resource, right, Ms. Paltin, so that you can ask him your questions. So I'd like to acknowledge that besides the department reps that we have in person, there are several departments who are online or they're on call. So I want to know if Members have questions for the departments that are on call, if we could...if you could ask them their questions and then let them go and we'll just talk with those who are in the room here. So, on call, we have Maui County Emergency Management Agency. We have the Department of Environmental Management, Department of 'Ōiwi Resources Director, Department of Parks and Recreation, Department of Transportation. So, Members --

COUNCILMEMBER PALTIN: Chair?

CHAIR KAMA: -- do you have any questions? Yes?

COUNCILMEMBER PALTIN: Point of information. If MEMA is on, we didn't hear their opening remarks.

CHAIR KAMA: Yeah, comments, right, yeah.

COUNCILMEMBER PALTIN: Yeah. So if...if they are on, can we hear them?

CHAIR KAMA: Sure.

MR. KRUEGER: Chair --

CHAIR KAMA: Yeah.

MR. KRUEGER: -- we'll reach out to them to --

CHAIR KAMA: Okay.

MR. KRUEGER: -- and ask for a representative.

COUNCILMEMBER PALTIN: Oh, they're...they're not on.

CHAIR KAMA: Well, they're supposed to be on, but I guess they will if we ask them.

COUNCILMEMBER PALTIN: Okay.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: But these are the ones that are here now and available if you'd like. If you don't have any questions for them, we can let them go.

COUNCILMEMBER PALTIN: Can you repeat that --

CHAIR KAMA: Sure.

COUNCILMEMBER PALTIN: -- that are actually here?

CHAIR KAMA: Okay. Department of Transportation, Department of Parks and Recreation, Department of 'Ōiwi Resources, Department of Environmental Management, and then we're going to try to call MEMA. So, Members...yes, Member Paltin?

COUNCILMEMBER PALTIN: I do have a question for Environmental Management. I...I don't think I have questions for the rest. I mean, maybe Parks and Rec.

CHAIR KAMA: Okay.

COUNCILMEMBER PALTIN: But not for...not necessary...oh, maybe DOT. No questions for Department of 'Ōiwi Resources.

CHAIR KAMA: Okay. Any other? Okay. So we can let the Department of 'Ōiwi Resources . . . *(inaudible)*. . . But still looking for DEM and Parks and Rec, and Environmental Management. I mean, MEMA, so. And not in any specific order. But definitely Ms. Paltin wants to speak with them.

MR. KRUEGER: So Chair, we do have, I believe, Director Agawa is still on from DEM.

CHAIR KAMA: Okay.

MR. KRUEGER: But I think we'll need to reach out to MEMA --

CHAIR KAMA: Okay.

MR. KRUEGER: -- as well as Parks for their representative.

CHAIR KAMA: Okay.

MR. KRUEGER: Thank you.

CHAIR KAMA: Shayne's here, so you want to ask your question, Ms. Paltin?

COUNCILMEMBER PALTIN: Yeah. Hey, Shayne, you know when you were saying that you still wanted them to get a permit, but you could waive the fee. I was wondering if you had any language prepared for that?

MR. AGAWA: Thank you for that question, Member Paltin. Actually, we do not have any

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

language prepared. The request was to eliminate that verbiage from the exemption, if possible.

COUNCILMEMBER PALTIN: I'm on Exhibit B, page 1. Is that where the verbiage was?

MS. NAKATA: Chair?

CHAIR KAMA: Yes.

MS. NAKATA: It appears that that is exemption B1. And it sounds like what DEM is requesting is that that last phrase, "and the requirement of acquiring a disposal permit," be removed. So it would be granted to exempt the project from disposal permit fees and special handling fees. Thank you, Chair.

CHAIR KAMA: Is that what you're referring to?

COUNCILMEMBER PALTIN: Sorry, Ms. Nakata, did you say B1?

MS. NAKATA: Yes, that's correct. This is on Resolution 25-161.

COUNCILMEMBER PALTIN: Oh, sorry, I was looking on Exhibit B. So, resolution...

MS. NAKATA: Exhibit B, exemption B1.

CHAIR KAMA: An exemption from . . . *(inaudible)*. . . section?

COUNCILMEMBER PALTIN: On Exhibit B, B1, it says an exemption from Chapter 12.08, MCC, driveways, is requested to exempt the project from driveway permit and --

CHAIR KAMA: Inspection fees.

COUNCILMEMBER PALTIN: -- inspection fees. That's what I have on B1.

CHAIR KAMA: That's C, isn't that...

MR. KRUEGER: Chair?

CHAIR KAMA: Yeah.

MR. KRUEGER: I think it...I think the...the issue might be that Ms. Nakata might be referencing one of the resolutions we've posted. Councilmember Paltin, you might be referencing, perhaps, the draft resolution that was provided in the...in the packet.

COUNCILMEMBER PALTIN: Oh. What...what item on Granicus are you looking at, Ms. Nakata?

MS. NAKATA: Granicus number 3, Councilmember.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Okay, let's go to Granicus 3.

COUNCILMEMBER PALTIN: Okay. I see it. Thank you. So you just want that removed. How would we indicate that you would waive the fees, and how hard is it to get a permit? Like, do they need a consultant to fill out all the papers and stuff? And how...would...would it be acceptable to say something like a waiver from something? For Mr. Agawa.

MR. AGAWA: Thank you, Member Paltin. So the developer could just send in a request in writing to our office and I would notify our accounts at Solid Waste to waive the \$25 fee for the permit. I would like to make a point that most of the commercial haulers already have that permit. So if they hire a commercial hauler that has a permit, then it's a non-issue with the disposal permit fee. It's only if they hire a hauler that does not have that permit fee.

COUNCILMEMBER PALTIN: Oh, okay. And...and we can trust you because you're good for that \$30 [sic] and we know where you live, right?

MR. AGAWA: Sure.

COUNCILMEMBER PALTIN: Okay.

MR. AGAWA: I'm good for that.

COUNCILMEMBER PALTIN: Okay. And then all the wastewater assessment fees and impact fees, you got no problems with those?

MR. AGAWA: Thank you, Member Paltin. That is correct. Chair, if I may be allowed, I forgot to mention something on the wastewater --

CHAIR KAMA: Yes.

MR. AGAWA: -- side. I do want to reference that comments were provided to the developer's consultant from our Wastewater Division back on July 25th, '24. In there, the intent was to hook up to our wastewater collection system via a neighboring parcel on Vevau Street. We still hold to that letter...or it's not a letter, it's an email from Wastewater to the consultant. However, my understanding is since then, the developer is intending to tie into our wastewater system on Kane Street and not directly to the neighboring parcel along Vevau. That being said, based on future development of affordable housing project, I believe on Pu'unēnē Ave next to the post office, I think it's Hale Pilina.

CHAIR KAMA: Yes.

MR. AGAWA: And there's also a proposed development with the hotels by Maui Beach. We need to monitor the flows based on when these developments come online for sewer service. There is a 800-foot stretch of sewer line on Pu'unēnē Ave that we need to monitor. Currently, they do have capacity but based on future flows when these other developments come online, that 800-foot stretch of line on Pu'unēnē may have to be

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

upsized to accommodate capacity.

CHAIR KAMA: Yeah.

MR. AGAWA: Thank you, Chair.

COUNCILMEMBER PALTIN: Okay. Then I guess to follow up, maybe with Mr. Schnell, is it still your . . .(timer sounds). . . intention to connect on Vevau, and do you have any problem using a commercial hauler that already has a permit and getting the fee waived? Do you have any problems with those things that the Director said?

MR. SCHNELL: Yeah. I'm...I'm not that familiar with the issues that were raised. I would have to ask our civil engineer, or perhaps Questor Lau from EAH Housing could respond.

COUNCILMEMBER PALTIN: He seemed to indicate it was still Vevau.

MR. LAU: Yeah. We're still looking at Vevau for the sewer connection. I understand there was an inquiry to see if Kane Street was an option, but we haven't heard back from...from that yet.

COUNCILMEMBER PALTIN: Okay. So, it's still Vevau, and you can use a permitted commercial hauler. That's no problem?

MR. LAU: Correct.

COUNCILMEMBER PALTIN: And...and you guys trust Mr. Agawa too, to waive that 30 [sic] bucks?

MR. LAU: We do.

COUNCILMEMBER PALTIN: Okay. So, I guess that...that's all my...I don't...personally, I don't need Mr. Agawa anymore.

CHAIR KAMA: Okay. Okay. Okay. Thank you. Okay. Thanks, Shayne. So I think what we're saying is to all of our...to the resources online, thank you very much, and thank you for being with us. Oh, Mr. Johnson.

COUNCILMEMBER JOHNSON: I'm sorry, Chair.

CHAIR KAMA: Yes.

COUNCILMEMBER JOHNSON: I do have a question for Director Stufflebean, and I know he is online. Would you --

CHAIR KAMA: Yes.

COUNCILMEMBER JOHNSON: -- allow me to kind of...

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Yes. Okay. Yes. By all means, please.

COUNCILMEMBER JOHNSON: All right. Director Stufflebean, are...are you on the call still?

VICE-CHAIR COOK: James is here.

COUNCILMEMBER JOHNSON: Okay.

CHAIR KAMA: Oh, there.

UNIDENTIFIED SPEAKER: The water guy.

COUNCILMEMBER JOHNSON: Hey.

CHAIR KAMA: The water guy.

COUNCILMEMBER JOHNSON: I get...I get a choice. Will --

CHAIR KAMA: . . .*(inaudible)*. . .

COUNCILMEMBER JOHNSON: -- you still allow me to ask my question, Chair?

CHAIR KAMA: Yeah.

COUNCILMEMBER JOHNSON: Great.

MR. JENSEN: I'll try to answer your question.

COUNCILMEMBER JOHNSON: Okay. Thank you. Thank you. I have two questions for you, and I'll wait for you to grab the mic, and we can get started. So basically, I read...I...I heard Director's support as long as the, you know, the...the fees aren't...you know, I get the fees. I understand that part. But in...in the letter that was received, you guys...the Department had concerns over water availability in that area. Why...why the change in...in...in opinion?

MR. JENSEN: Okay. Microphone works, great. So from a water availability standpoint, the way that the Department interprets that exemption is an affordable or a workforce housing project is exempt from the admin rules-based restrictions on the water availability limitations on what we can approve for one project at a time. I'm sure everyone's familiar with the memorandum we published on our website in March. For market-rate projects, we currently can approve a 1,200-gallon-a-day-or-less new water connection. We do have water for this project. We have a handful of projects that are affordable and workforce, and we've been optimizing operations at our Īao Treatment Plant, looking at some valving and some configuration to just optimize water availability.

COUNCILMEMBER JOHNSON: That really was my question, is do you have the availability? And now hearing that you do, and the way you're going to do it with the valves and all

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

that, now I understand. Thank you for that clarification. My second question...and I'm on a limited time, I don't mean to be rushing.

MR. JENSEN: Sure.

COUNCILMEMBER JOHNSON: So, how has coordination been in incorporating this project into the County's Water Use and Development Plan?

MR. JENSEN: I'm...I'm sorry, Councilmember, that's probably a better question for our Water Resources and Planning Chief, Eva.

COUNCILMEMBER JOHNSON: Yeah.

MR. JENSEN: My understanding is that there's no inconsistencies with land use. So it's...our...our...the WUDP is aligned with the island plan, so there's no issues, that I understand.

COUNCILMEMBER JOHNSON: Okay. I...I just want to make sure we're following the WUDP, and if...if you...you know, let us know with a letter if you need to, but this really was my major...major question for that. Thank you.

MR. JENSEN: Okay.

COUNCILMEMBER JOHNSON: Thank you, Chair. Those are my two questions for the Water Department. I didn't mean to jump the line, guys. Thank you.

CHAIR KAMA: Member Cook?

VICE-CHAIR COOK: Thank you, Chair. Since we have the Water Department representative here, I believe I heard the Director say that it was the water use, the fees. We've had this before in other projects. When they're waived, and since you're a restricted fund, somebody has to pay the fees, and nobody's paying into...into the system. And it was recommended before, if...if the County Council wants to waive the fees, then somehow they determine a way to pay the fees. If we're...we're making this...we're not putting the burden on this project, but the Water Department still needs fees to expand the system; is that correct?

MR. JENSEN: That's correct. The development fee, it's...it's an impact fee. It's based on new development or, you know, projects that exert growth on the system. So there's a source component, a transmission component, and a storage component, and if we do not collect those fees, then that burden goes somewhere else. It is...it is essential that those fees are collected somehow.

VICE-CHAIR COOK: And is that per unit? I mean, for a project like this, thumbnail, what's the order of magnitude for that? One, I just want to say, like, I'm supportive of the project. I don't want to burden the project with extra conditions because that's the nature of this exemption. But I want to support the Water Department and the community in general, so, like, supporting it with a caveat that the Council's going to

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

acknowledge the Administration/Council's going to come up with this money for this in another way instead of just expect you to grow without growing.

MR. JENSEN: Yeah. So can...can you clarify the...the question?

VICE-CHAIR COOK: Order of magnitude of this fee that is being asked to be waived.

MR. JENSEN: It's...I mean, it's...I think it's on the order of a couple hundred thousand, and I think it's a...a two- or a three-inch meter, and the number of units is commensurate with the meter size.

VICE-CHAIR COOK: So ballpark, a quarter million dollars?

MR. JENSEN: I think so.

VICE-CHAIR COOK: Okay.

MR. JENSEN: Yeah.

VICE-CHAIR COOK: Thank you, Chair. That answers my question because it's part of what my support will be. Thank you.

CHAIR KAMA: Thank you. Okay. So Members, just so that we all know that I...I released the Maui County Emergency...Department of Environmental Management, 'Ōiwi Resources, Parks and Rec, and Transportation. We're still waiting for MEMA to come on, but those are the departments that we're just letting go.

COUNCILMEMBER PALTIN: Oh, shoot.

CHAIR KAMA: Only MEMA's we're still waiting for.

COUNCILMEMBER PALTIN: I...I had a question for Department of Transportation. Is he gone already?

CHAIR KAMA: Is Marc still on, DOT? Yes, he's still on. Member Paltin, yeah. And then we'll go back to Member Sugimura.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Takamori. My question is in relationship to the transit hub, and if you shared Mr. Molina's safety concerns about utilizing that entrance as an exit and entrance. First question.

MR. TAKAMORI: Okay. Thank you for the question, Member Paltin.

COUNCILMEMBER PALTIN: Anytime.

MR. TAKAMORI: I guess with regards to Dr. Molina's concerns, I think his concern was the fact that...that there would be a lot of conflict points if our transit hub's entrance was being used as the entrance and exit. So basically, you would have cars entering and

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

exiting both driveways that are basically side by side. So at least from...from our standpoint, we're just using that side as an entrance. So basically, cars that would be entering and exiting the State side, at least they would be able to see when our buses are going to be coming due to the fact that we're only entering our driveway on...on our side. So I think it kind of brings down some concern for access for our side, just because we are only using our side as an entrance, and we wouldn't be exiting from that side.

COUNCILMEMBER PALTIN: So your driveway that is adjacent to or abutting of their driveway, you enter from there and then you exit like kind of like a porte-cochère or something like that?

MR. TAKAMORI: Yes, that is correct.

COUNCILMEMBER PALTIN: And do they stick pretty true to the schedule, the...the bus schedule?

MR. TAKAMORI: Yes. As long as buses are able to...as long as there isn't heavy traffic and routes falling behind schedule, our buses do have time in it to...to get to the hub. So, usually our buses would be entering the hub maybe between ten to...five to ten minutes before the top or the bottom of the hour, but our buses would be departing from the hub at the top or the bottom of the hour.

COUNCILMEMBER PALTIN: And...and do you think it would be helpful to post that all around the residence and...and mention, like, entry and exit during the entrance of the bus is discouraged or something? Would that help?

MR. TAKAMORI: I mean, I think...I think we could...we could probably work with, I guess, EAH when they do have the housing be coming online, that we can share information about our bus service with the residents, so they understand how we function within that area.

COUNCILMEMBER PALTIN: Or, like, have, like, a meeting or something. Would signalization help? Like, you know how they have those flashing crosswalks? . . .*(timer sounds)*. . . Like, when the bus is coming in, just have, like, a flasher and be, like, you know, extra caution or something.

MR. TAKAMORI: I...I guess I wouldn't know specifically where...where we would have something...something like that.

COUNCILMEMBER PALTIN: Okay. Thank you. That...I don't...I don't...that concludes my questions for DOT if they need to leave.

CHAIR KAMA: Okay. Thank you, Marc. Appreciate it. So we have MEMA with us, but the person with us is Peter Davis. So...okay. So let's go to Member Sugimura, and we'll come back, yeah. Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you. So I don't have a question for MEMA. I want just clarification. So I'm looking at...the project gave us this wonderful folder with all

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

the documents. And this is Exhibit B, and it has all the exemptions. But then now we're talking from the resolutions. So can you have us all talk from the same document? If it's Exhibit A --

CHAIR KAMA: Okay. Just --

COUNCILMEMBER SUGIMURA: -- in the...

CHAIR KAMA: -- let us know what document you're in, so we can all go there.

COUNCILMEMBER SUGIMURA: Okay. Of we can all then...

CHAIR KAMA: If...if it's easier for everybody.

COUNCILMEMBER SUGIMURA: I've now converted to the resolution.

CHAIR KAMA: You're at the resolution?

COUNCILMEMBER SUGIMURA: Yeah.

CHAIR KAMA: And I just went to the exhibit.

COUNCILMEMBER SUGIMURA: Oh, well, let's decide which one.

CHAIR KAMA: I started that.

COUNCILMEMBER SUGIMURA: Because they're different.

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: They're different. So, which one do you want us to use? You're the boss.

CHAIR KAMA: Mr. Schnell, which one? Because we're looking at a couple of different things here. We're looking at it from the exhibit and we're looking at it from the reso.

COUNCILMEMBER SUGIMURA: The reso.

CHAIR KAMA: Which would you rather let us look at, the reso or the --

COUNCILMEMBER SUGIMURA: Probably the reso.

CHAIR KAMA: -- the document?

MS. NAKATA: Excuse me, Chair.

MR. SCHNELL: So I understand...

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Yeah, go ahead.

MR. SCHNELL: I...I can understand the confusion.

MS. NAKATA: Staff would recommend that...Staff would recommend that the body refer to the posted resolutions.

CHAIR KAMA: Oh, the posted reso.

MS. NAKATA: The resolution approving with modification is Resolution 25-161, and it's Granicus number 3.

CHAIR KAMA: Okay.

MS. NAKATA: The list of exemptions attached to that is Exhibit B.

CHAIR KAMA: Okay. So, Resolution 161 [sic].

COUNCILMEMBER SUGIMURA: Oh, okay. With modifications.

CHAIR KAMA: That's what she was looking at it. That's what I'm looking at too.

COUNCILMEMBER SUGIMURA: Okay.

CHAIR KAMA: I just got it.

COUNCILMEMBER SUGIMURA: So, I'll use this, and I will put away --

CHAIR KAMA: Okay.

COUNCILMEMBER SUGIMURA: -- the fancy...

CHAIR KAMA: On Exhibit B.

COUNCILMEMBER SUGIMURA: Thank you for that. Yeah.

CHAIR KAMA: Okay. That's where we're at.

COUNCILMEMBER SUGIMURA: Okay. So...

CHAIR KAMA: Sorry.

COUNCILMEMBER SUGIMURA: No, no. As long as we all speak the same language. And then, so going back to Mr. Jensen with Water, right? And that basically what you're saying is about the fees. And that this has come up before, like Member Cook has said. And so, therefore, we want to make the Department whole. And then we go back to the new executive order or act that the Governor signed into law where we're not supposed to make changes or add to...add costs to the project. So, to either Nāhulu or Carla,

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

what does that mean if we try to fix this problem so that the Department remains whole? It doesn't...I don't know where the cost is...

COUNCILMEMBER PALTIN: . . .*(inaudible)*. . . money in the next budget because they're not going to break ground until . . .*(inaudible)*. . .

COUNCILMEMBER SUGIMURA: Oh, that's true.

MS. NAKATA: Chair, under Act 294, Staff interprets the act to prohibit the legislative body here, the Council, from reducing fee waivers that came in along with the project. And from Staff's perspective, the Department of Water Supply's water development or water system development fee would likely fall under that restriction. It is specifically a fee exemption.

COUNCILMEMBER SUGIMURA: Okay. So, as Budget Chair and as my assistant budget chair over here, we're talking about how to solve this problem. And so, can we just deal with this at the next budget cycle, which is for Fiscal Year '27, because the project's not going to build for a little while? Is that allowable? Because we're not going to charge them, we're going to charge...

COUNCILMEMBER PALTIN: She means can we allocate money in the next budget cycle for the water department to make up the shortfall in the fees for this project because they're not going to break down until '27.

COUNCILMEMBER SUGIMURA: Is that allowable? Translator here.

COUNCILMEMBER PALTIN: English to English.

MR. NUNOKAWA: I...I'm not...I don't have the most expertise in our budget cycle. For the purposes of Act 294, it's just a restriction on . . .*(timer sounds)*. . . what we can impose. So the way that we deal with how to adjust for that is still within our purview. I would have to look into it more to figure out what we're allowed to do in our budget cycle to --

COUNCILMEMBER SUGIMURA: The answer is yes.

MR. NUNOKAWA: -- to offset that.

COUNCILMEMBER SUGIMURA: So I guess the answer is yes. Go ahead.

MR. JENSEN: Could I add something real quick? So we have had projects that recently, when the time came for that fee to be collected, we did collect it. If I recall correctly, it might have come from the Affordable Housing Fund. I don't know what the mechanics were to line that up. But typically speaking, when we...the...the reservation process is what we use. We collect a fee, typically well in advance of occupancy, and we book the water. And that's because we do not have an abundance of water to where we say, hey, it doesn't matter when you're going to connect, we know you'll have water. So requests come in, and we do fulfill those requests in line. We...we could potentially book the water in a manner where I don't know if it would be Council saying, hey, we're good for

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

it. We will take this action next year, where we can defer that fee, and we can book the water without collecting the fee. And I'm not sure what the decision mechanic would be for that to happen. But I don't think the Department would be opposed to that, especially for an affordable or workforce housing project. But that could be a way to allow a reservation to be booked with...to...to keep that development's place in line, to keep that water earmarked for it while...while not collecting the fee at that time. Just...just a thought.

COUNCILMEMBER SUGIMURA: So if we...okay. So, somehow, we're going to have to make sure that all of this does happen because we want this project to happen and have water. It is really important. So, we cannot let that...oh, we have...

MR. FUJIMOTO: Good afternoon, Councilmembers --

COUNCILMEMBER SUGIMURA: It's HHFDC.

MR. FUJIMOTO: -- Chair Kama. Unless I'm misunderstanding the question, our board did not approve exemptions for the Board of Water Supply Fees because under Section 38...201H-38, we cannot approve an exemption that contravenes fees subject to the Public Utilities Commission.

COUNCILMEMBER SUGIMURA: Okay. Wait, can I ask...can I ask a question?

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: So I guess we're trying to solve an internal problem that we have with water and that...did...does this say your exemption here on public services, which is D1. It basically says an exemption from Code Chapter 14.07, water...water system development fees, is granted to exempt a project from water system development fees, right?

MR. FUJIMOTO: Yes.

COUNCILMEMBER SUGIMURA: So you're asking for an exemption here, is that correct

MR. FUJIMOTO: No. We...that is an exhibit to our board action, which we did not approve. In other words, the developer asked us for approval of these exemptions, which were attached to a for action, but our approval did not recommend approving or our approval is subject to Board of Water Supply's approval for the Board [sic] of Water Supply fees.

COUNCILMEMBER SUGIMURA: Department of Water Supply fees.

MR. FUJIMOTO: Yes.

COUNCILMEMBER SUGIMURA: Okay. So...

MR. FUJIMOTO: In other words, our request for approval is based upon what our board approved.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER SUGIMURA: Right.

MR. FUJIMOTO: So our board did not approve our recommendation to...I mean, did not...our board went along with staff's recommendation to approve the Board of Water Supply's exemption if the Board of Water Supply, agreed.

COUNCILMEMBER SUGIMURA: Okay. Okay. So you're agreeing, right? Isn't that what you're saying? Just...and then we're saying...

MR. JENSEN: What are we agreeing to?

CHAIR KAMA: Oh, okay.

COUNCILMEMBER SUGIMURA: -- that this project is going to have water, that's the most important thing.

COUNCILMEMBER PALTIN: I think...

CHAIR KAMA: The exemption.

COUNCILMEMBER PALTIN: I think what I heard Mr. Stufflebean say was he's okay with the exemption as long as it gets paid somehow.

COUNCILMEMBER SUGIMURA: Pays the fee.

COUNCILMEMBER PALTIN: He's not saying that they need to pay it. It just needs to get paid. Is that the understanding from everybody? And then I guess the follow-up question is the \$10 million that the County's fronting you, can the water fees be paid out of that? And it's the County paying it. Or since we already gave it to you, we got to allocate different money for the water fees. Right?

COUNCILMEMBER SUGIMURA: Yes. We just want it covered.

COUNCILMEMBER PALTIN: Okay.

CHAIR KAMA: Saumalu's coming up.

COUNCILMEMBER PALTIN: Saumalu, you got all the answers?

CHAIR KAMA: And he's going to --

COUNCILMEMBER JOHNSON: This conversations getting good --

CHAIR KAMA: -- he's going to...

COUNCILMEMBER JOHNSON: -- we got all the people.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER SUGIMURA: Yeah. And we need HHFDC's approval, right? They're like --

CHAIR KAMA: Right.

COUNCILMEMBER SUGIMURA: -- they're like the overall land developer.

MR. MATAAFA: Thank you, Chair.

CHAIR KAMA: Go ahead, Mr. Mataafa.

MR. MATAAFA: And I think I'm following the discussion here, Councilmember Kama...I mean, sorry, Councilmember Paltin. The \$10 million that were appropriated in the FY '26 Budget, the Department broadly reads that language to cover the expenses for the project. It wasn't specifically restricted for new construction, but in their application, that was the intent of the funding, was to go towards new construction. So we would need to first confirm with the Corporation Counsel that the Department's reading of the budget language is broad enough so that if the developer agrees to use some of that funding to go towards some of these fee waivers, that it can be done. And then we'd also have the...have the developer agree to shifting around and adjusting that \$10 million to pay for some of these development fees.

COUNCILMEMBER PALTIN: And are you talking about Mr. Nunokawa, Corporation Counsel, or some different corporation counsel?

MR. MATAAFA: Thank you for that question. Just somebody from Corporation Counsel to just agree with us that the way we're reading the budget ordinance is broad and it doesn't restrict us to what the developers submitted in their application. So he might need some time to look this up, but we can get back to you.

COUNCILMEMBER PALTIN: Thank you.

MS. NAKATA: Chair?

CHAIR KAMA: Yes.

MS. NAKATA: It sounded to Staff as though HHFDC was saying that they do not need this exemption D1. Is...is that correct?

CHAIR KAMA: . . .*(inaudible)*. . . HHFDC.

MR. FUJIMOTO: That's...that's correct. Basically, what we approved was if the board does not agree, or the board still needs to charge the facility charge, they can charge it to the developer. The developer just has to pay it as part of his costs. In other words, it's up to the Board of Water Supply whether they want to waive it or not. If they don't agree to waive the fee, then the developer still has to pay it as a cost.

COUNCILMEMBER SUGIMURA: Saumalu.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Mr. Johnson?

COUNCILMEMBER SUGIMURA: Oh.

COUNCILMEMBER JOHNSON: Unless Department, Deputy Director, do...I can...okay. Real quick point of information. Remember, a few years ago, we amended the uses of the Affordable Housing Fund to allow as long as the...the end product is an affordable housing unit, you can use it for...so, do fees fall under that? I mean, waiving of fees? I think it might, but maybe the lawyers can speak on that. But I always assumed we made it broad specifically so that we could use those affordable housing funds. But I see, Deputy Director Saumalu, you want to speak on more of that?

MR. MATAAFA: Thank you, Chair Kama. And thank you, Councilmember Johnson, for that question. And as it was alluded to by Mr. Jensen earlier, this isn't new for the Department. We have waived the water development fee for projects in the past. So if it's the intent from the Administration and if the Council agrees to using the Affordable Housing Fund to pay for that, we have had past...past instances where we have used the Affordable Housing Fund to pay for that water system development fee.

COUNCILMEMBER JOHNSON: So, I guess the ball's in the Department's court.

COUNCILMEMBER PALTIN: Let's do that.

UNIDENTIFIED SPEAKER: Yeah, let's do that.

COUNCILMEMBER JOHNSON: Okay.

COUNCILMEMBER SINENCI: Chair?

CHAIR KAMA: Mr. Cook?

VICE-CHAIR COOK: Thank...thank you, Chair.

COUNCILMEMBER SINENCI: Chair?

VICE-CHAIR COOK: I mean, in-depth conversation, trying to simplify it. Supportive of the project, not wanting the project to have to pay additional funds, trying to keep it as cost-effective as possible, recognizing the Water Department needs and deserves the water development fees, the fact that the Affordable Housing Fund would potentially be a mechanism and a way to pay that bill, and we will continue to fund the Affordable Housing Fund with the understanding that it's broad. Does that kind of get us past this?

CHAIR KAMA: Go ahead, Mr. Mataafa.

MR. MATAAFA: Thank you, Chair Kama. And thank you for that question, Councilmember Cook. Generally, yes, and there's a couple of different potential pathways to get us to where we need to go. So one of the pathways, as I mentioned earlier, is to work

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

administratively on the FY 2026 Budget item to see if the developer agreed to having some of that funding go towards the water system development fees. I...I believe we could do that administratively if we can get that confirmed by Corporation Counsel. The other potential pathway is we're going to be shortly opening up our Affordable Housing Fund applications in FY '27 within the next month or so. So there's an opportunity there for the developer to also apply and compete for those funds to pay for the water system development fee there as well. So, a couple of different pathways. I think generally, yes, we can get to where we want to go. It just depends on the upcoming discussions that we'll need to have with the developer and then which pathway they intend to go, whether it's looking at FY '27 or trying to adjust their \$10 million that they received recently to fit what we're trying to do here, which is to pay the water system development fee.

CHAIR KAMA: Member Sugimura, then Member Johnson.

COUNCILMEMBER JOHNSON: I just wanted to let you know that Councilmember Sinenci had his hand raised for quite some time.

CHAIR KAMA: Oh, I'm so sorry.

COUNCILMEMBER JOHNSON: That's all.

CHAIR KAMA: Let's go to Mr. Sinenci. Thank you, Mr. Johnson.

COUNCILMEMBER SINENCI: Thank you, Chair. And thank you, Member Johnson. So, just jumping in on the conversation. So Mr. Mataafa, will the...and I had this question for all the exemptions. What were the costs for all of the exemptions to the Department? So would the 10 million from the Affordable Housing Fund pay for all of the exemptions or just the water fee?

MR. MATAAFA: Thank you, Chair Kama. And thank you for the question, Councilmember Sinenci. I don't have that information. I think that information can be received from the developer and then also the departments where they're requesting those exemptions from that have more detail on the nature of those fees.

COUNCILMEMBER SINENCI: That would be my request, Chair. Thank you.

CHAIR KAMA: Okay. We're going to go back to Member Sugimura.

COUNCILMEMBER SUGIMURA: I love the discussion because it's telling me we need to fix this, and it's not going to happen today. But if the Department, if we can work together to get a policy change so that we don't always have this come up because we want to help the project, we want to help Department of Water Supply not be short, and we're right now talking about a possible \$250,000 in relationship to the whole project. It's really small, but it's important. So can the Department help us with this?

MR. MATAAFA: Thank you, Chair Kama. And thank you for that question. So while you were talking, I thought of a potential third pathway, which I haven't really got too far down

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

the rabbit hole yet with. But the departments have the ability to issue demands as well. I don't know where a department, such as Department of Water Supply, where a fee is required to be paid to them, but there's no funding in place to pay that fee. Internally and administratively, there might be a process that I haven't explored too much in detail, which I might need a little help with, with Corp. Counsel, where we can issue demands between the Department, where the Council may not have to step in to solve this issue but have to have subsequent discussions with our counterparts to understand if that's available. But to answer your general question, yes, we'll continue to work with you to figure out how to fix the issues with specifically the water system development fee and other issues that may arise.

COUNCILMEMBER SUGIMURA: Okay. And appreciate that. And then I also agree with Member Sinenci in that it would be nice, when we receive other projects, we would have, like, a spreadsheet that basically says what the costs are for all the permit exemptions or all the exemptions that are being requested so that we have a general idea. So would that be something, Chair, could you ask the developers to do?

CHAIR KAMA: Yeah. Yeah, we'll ask them.

COUNCILMEMBER PALTIN: Usually, part of the packet also has the correspondence to the various departments also, and usually it reads like a book instead of a...I mean, this...this --

COUNCILMEMBER SUGIMURA: I took mine apart.

COUNCILMEMBER PALTIN: -- it's weird. I don't know why deviation was from the standard 201H packet, like, stuff.

COUNCILMEMBER SUGIMURA: They just used long...long paper.

COUNCILMEMBER PALTIN: Oh, okay. But, I mean, for future 201H projects, usually there's a format, and this is not the exact format that we're used to.

COUNCILMEMBER SUGIMURA: We're so spoiled.

COUNCILMEMBER PALTIN: Just that's just a side, an aside, because...yeah.

COUNCILMEMBER SUGIMURA: Okay. Anyway. We solved the problem, right?

CHAIR KAMA: Okay.

COUNCILMEMBER SUGIMURA: Good.

CHAIR KAMA: Okay.

UNIDENTIFIED SPEAKER: Chair, recess.

CHAIR KAMA: Oh, I'm sorry, yes. Okay. It is now 3:28. We're going to take a...28...38...3:40,

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

recess until 3:40. . . .(gavel). . .

RECESS: 3:28 p.m.

RECONVENE: 3:47 p.m.

CHAIR KAMA: . . .(gavel). . . Will the HLU Committee meeting of August 5th, 2025, please reconvene. It is now 3:47 p.m. And I think we left off a while back with Member Paltin wanting to speak with the Department of Emergency Management. I think...

COUNCILMEMBER PALTIN: Oh, I just wanted to hear their opening remarks, because --

CHAIR KAMA: Okay.

COUNCILMEMBER PALTIN: -- they were...they're...

CHAIR KAMA: Mr. Peter Davis? Mr. Davis, I know you've been hanging out over there. Okay. Hi. So, I'm hoping --

MR. DAVIS: Hi, hi.

CHAIR KAMA: -- that you have familiarized yourself with today's project, and I think we just needed comments from Emergency Management regarding that.

MR. DAVIS: I'm so sorry. I...I just was brought on to the...the meeting because Chief Amos got pulled away to O'ahu, at a last-minute trip to O'ahu. So I'm actually unfamiliar with the project.

CHAIR KAMA: Okay.

COUNCILMEMBER PALTIN: Okay. In that case, I guess my question is, with the Genasys Protect Act and app and the evacuations that we've been seeing recently, this is kind of just mauka of Maui Seaside, Maui Beach Hotel. There's a Catholic Charities senior living over there. There's, like, you know, a bunch. And so, this is going to add 303 residents in a six-story building with the ground floor being parking lot. So you don't need to answer now, maybe in writing. I think we're going to continue to tomorrow morning.

CHAIR KAMA: Yes, we will...yes, we will.

COUNCILMEMBER PALTIN: My question is, any concerns about disaster evacuation with the existing Catholic Charities senior housing, I believe, across the street from Maui Beach, Maui Seaside, and in kind of a low-lying area across the harbor? That would be my question. Like, is there any --

MR. DAVIS: Yeah. I mean I...

COUNCILMEMBER PALTIN: -- traffic upgrades or things needed to facilitate a better

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

evacuation plan? It is right near the transit hub, as well as Queen Kaahumanu Center on the...the makai-er side.

MR. DAVIS: Yeah. You know, in general, in town, Kahului, especially off of Kaahumanu Avenue and Lower Beach Road area, we have traffic every day, right? Mornings and night. And, you know, adding the senior [sic] facility to me is essential for our seniors, and the evacuation protocols will just need to be implemented to address those, which we are trying to do right now with other senior living and special needs facilities, how we move people that cannot move themselves or needs assistance in moving. It would just be another plan to implement in the area. I would say that it would probably be a little more difficult, being that it's...it's a real dense area and busy. I...I don't think that would hold too much bearing on if we need a facility or not. We definitely will need one.

COUNCILMEMBER PALTIN: And to clarify, the senior housing is already there. This is adding another 303 units for low-income housing, which, you know, it's 303 units with 298 parking stalls, plenty of bikes parking. So maybe not everyone would have a car, but it's right next to a transit hub.

MR. DAVIS: Yeah. Of course, adding more density will...will prove problematic, or at least a little bit more difficult in evacuations. But that's why we have the software to hopefully accommodate for...for these areas because, you know, like Kihei . . .*(timer sounds)*. . . Kihei has...has probably a worse scenario than Kahului, and...and we have to accommodate for that as well. And so, planning alternate routes, improving the in and out of Kihei outside of the one or two ways that...that...that's going in and out of Kihei, as well as the...the evacuation software that we have. We can model the amount of people in buildings and actually have parameters that will...will provide, you know, different demographics because some people move slower than others. I wouldn't be able to give you a definite number right now without running the model and knowing how many people were in that facility with the senior living nearby, but we definitely can model something like that.

COUNCILMEMBER PALTIN: Okay. Chair, is it okay to request in writing or modeling an additional 303 units, one and two bedrooms at Vevau, Kane, and Kaahumanu Street?

CHAIR KAMA: Sure.

MR. DAVIS: Yeah. We're probably going to need a little bit, maybe we can talk offline --

CHAIR KAMA: More info.

MR. DAVIS: -- to talk a bit more of the parameters, you know, because there's all different --

CHAIR KAMA: Yes.

MR. DAVIS: -- scenarios that could go into that modeling, but we definitely can sit down and figure something out.

COUNCILMEMBER PALTIN: Thank you.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Sure. Thank you. Thank you, Mr. Davis --

MR. DAVIS: You're welcome.

CHAIR KAMA: -- appreciate it. Okay. So now that we have allowed our online members to be dismissed, so we have in the Chamber here our proponents of the project, we still have our Housing and our Planning Director, Deputy Director and Water who's here and Marcy's still here. Any other questions? Let's start with Member Sugimura, then we'll go to Member Johnson.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR KAMA: And I'm watching for your hand, Mr. Sinenci. I see your hand. Okay.

COUNCILMEMBER SUGIMURA: Oh, he can go first. You want him...

CHAIR KAMA: Do you want to go first, Mr. Sinenci?

COUNCILMEMBER SUGIMURA: If he's...his hand has been up. I don't...I didn't see.

CHAIR KAMA: Well, I'm always watching for his hand now.

COUNCILMEMBER SINENCI: Thank you, Member Sugimura. And I'll try and make it tomorrow too. I guess with...if we're bringing on other people, Chair, if we're going to continue the discussion, I would want to maybe invite or...or just send a correspondence to Director Batangan with Maui Metropolitan Organization. I mean, we're talking about maybe traffic. And so, maybe the MPO could help us with future, kind of looking at future models if we're adding more. So that was just one of my suggestions from hearing the discussion from all of you. So that would be my request.

CHAIR KAMA: Okay. Thank you, Mr. Sinenci. Ms. Sugimura?

COUNCILMEMBER SUGIMURA: Yeah, you know, he's on paternity leave or family leave.

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: He just had a baby.

CHAIR KAMA: Maggie just gave birth. Yeah.

COUNCILMEMBER SINENCI: Oh.

COUNCILMEMBER SUGIMURA: Yeah, so he might or might not.

COUNCILMEMBER SINENCI: Oh, okay. So maybe...so maybe just a correspondence.

COUNCILMEMBER SUGIMURA: Yeah, and maybe in the future.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Okay.

COUNCILMEMBER SUGIMURA: So, I have...there's our Finance Director is here.

CHAIR KAMA: Yes.

COUNCILMEMBER SUGIMURA: So maybe if you could ask --

CHAIR KAMA: Yes.

COUNCILMEMBER SUGIMURA: -- Marcy Martin --

CHAIR KAMA: Yes.

COUNCILMEMBER SUGIMURA: -- to come forward.

CHAIR KAMA: Marcy, do you want to come down?

COUNCILMEMBER SUGIMURA: And this is regarding Exhibit A, as she's coming down. Exhibit A and A1, exemption from Code Chapter 3.48, Real Property Tax, is granted to exempt the property from real property taxes during the project construction period without pursuing an application under Section 3.48.496, very low, low, low income, below-moderate, and moderate income housing exemption. So that's the paragraph. And I think we want to know if the...the developers would be able or agree for this exemption. So Marcy is trying to help us rewrite this.

MS. MARTIN: Thank you, Chair. So ideally, could we just remove the word...the wording "without pursuing an application"?

COUNCILMEMBER SUGIMURA: Okay. Where?

MS. MARTIN: Okay. So...

COUNCILMEMBER SUGIMURA: Say it again, what do you want to exempt...delete rather?

CHAIR KAMA: Without pursuing...without pursuing an application.

COUNCILMEMBER SUGIMURA: Without pursuing...

CHAIR KAMA: Third sentence down in the middle.

COUNCILMEMBER PALTIN: What page?

COUNCILMEMBER SUGIMURA: Oh, okay. Page 1.

CHAIR KAMA: Exhibit B --

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER SUGIMURA: Exhibit B.

CHAIR KAMA: -- A1.

COUNCILMEMBER SUGIMURA: A1. So, you want to delete “without pursuing an application”, just that phrase?

MS. MARTIN: Yes, those four words.

COUNCILMEMBER SUGIMURA: Okay. Okay. And that would be...that would satisfy what we need, and hopefully then we need to find out --

CHAIR KAMA: Mr. Schnell?

COUNCILMEMBER SUGIMURA: -- from the developer, and HHFDC, if it's okay.

MR. LAU: If I may answer that, I just wanted to verify that the latest version is what we're looking at. It includes the operations as well during construction, and for the duration of its operation.

COUNCILMEMBER SUGIMURA: Yes.

MR. SCHNELL: Questor is --

CHAIR KAMA: I don't know, where are you reading that from?

MR. SCHNELL: -- referring to...sorry, Questor is referring to the proposed red, or the red line, that it was in my correspondence from yesterday, where we had proposed changes for some of the exemptions.

MS. NAKATA: Chair, that's Granicus number 17.

CHAIR KAMA: Granicus number 17. Okay. Let me go there. Okay. Are there any other pieces of papers floating around that we are all not on the same page with?

COUNCILMEMBER SUGIMURA: Granicus number 17, correspondence from P...

CHAIR KAMA: Granicus 17.

COUNCILMEMBER SUGIMURA: Do you...do you see that, Director?

COUNCILMEMBER PALTIN: Granicus number 17?

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: You want to see it? Oh, okay. Looks like you can just delete that...that one phrase, “without pursuing an application”. Oh, I see, because it's not included in the document we're looking at, right? So this is the document we should

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

delete.

MR. SCHNELL: So the additional wording we were asking for, an exemption from Code Chapter 3.48, real property taxes granted to exempt the project from real property taxes during its construction and for the duration of its operation as an affordable housing project. So the different wording was "for the duration of its operation as an affordable housing project without pursuing an application". Under Section 3.48.9...496, but we're okay with striking out "without pursuing an application", but we would like it to specify for the duration of its operation as an affordable housing project.

COUNCILMEMBER SUGIMURA: And...okay. Director, are you fine with that?

MS. MARTIN: Yes, thank you. That is fine for the duration of its operation as an affordable housing project. . . .*(timer sounds)*. . . I would like to remind everybody that 3.48.496(F) does have an annual filing requirement, and that's a little contradictory because if they have that restriction, that deed restriction or use restriction, you know, they should qualify. So that might be something we want to look at in...in the future. But as for right now, it does require that annual...

COUNCILMEMBER SUGIMURA: Okay. Okay. So, you're going to fix the Code?

MS. MARTIN: It looks like it probably needs a fix.

COUNCILMEMBER PALTIN: For your RPT special task force.

COUNCILMEMBER SUGIMURA: Okay. So...so it looks like it's okay, then. So Chair, it looks like we're going to...we should use this, Granicus 17 --

CHAIR KAMA: It seems...it seems so.

COUNCILMEMBER SUGIMURA: -- so that we can...we...we can see what the developer has recommended.

COUNCILMEMBER PALTIN: Instead of...

MS. NAKATA: So Chair --

COUNCILMEMBER SUGIMURA: Instead of...

CHAIR KAMA: Yes.

MS. NAKATA: -- for the record, then, A1 would read, "An exemption from Code Chapter 3.48, Real Property Tax, is granted to exempt the project from real property taxes during its construction and for the duration of its operation as an affordable housing project under the Section 3.48.496, very low income, low income, below-moderate, and moderate income housing exemption".

COUNCILMEMBER SUGIMURA: Agree. And the...the developer's shaking their head too, and

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

I think this actually...

CHAIR KAMA: Consensus on this?

COUNCILMEMBER SUGIMURA: HHFDC is okay, right?

CHAIR KAMA: Randy? Okay.

UNIDENTIFIED SPEAKER: Yes.

CHAIR KAMA: Okay.

COUNCILMEMBER SUGIMURA: They're okay? Okay.

CHAIR KAMA: Okay. I feel like we only fixed one thing. So I guess...I guess the most...the prudent thing for us to do is to go home and look at Exhibit A, the exemptions on this exhibit, the Kaiahale 'o Kahiluhilu affordable housing rental project on Granicus. I just...

COUNCILMEMBER SUGIMURA: I see Architects Hawai'i wants to say something.

CHAIR KAMA: Oh, I'm sorry, did I miss somebody?

COUNCILMEMBER SUGIMURA: Mr. Kim from Architects Hawai'i.

CHAIR KAMA: Oh, Mr. Kim. Oh, yes, Ms. Paltin, you asked...did you ask for him to be a resource?

COUNCILMEMBER PALTIN: Yeah. I asked him, but I'll yield to him. He can...

CHAIR KAMA: Did we make him a resource, Members?

COUNCILMEMBER SUGIMURA: Uh-huh.

CHAIR KAMA: We did? Okay. Okay. Thank you very much. Mr. Kim?

MR. KIM: I apologize, seems like I'm running out of time here.

CHAIR KAMA: No, no.

MR. KIM: And I do have to leave in about five minutes.

COUNCILMEMBER SUGIMURA: Oh.

CHAIR KAMA: Okay.

MR. KIM: Just, sorry. Sorry about that.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER PALTIN: Okay. I guess...I don't know if you have any comment, but the reason I asked if you could stay, I...I feel that we need to have sidewalks on Kane Street, not necessarily that they need to pay for it. And when they said the reason they're asking for the exemption is that Public Works had three options because of the...the historic nature of the wall, and it's not on the...it's in the right-of-way. And so, I guess the question would be for Director Molina. Of the three options for a sidewalk on Kane Street, what is Public Works' recommendation? And then for Mr. Kim, is there a way that it can be done and the County allocate affordable housing funds to the developer to do it, or something along those lines? Because, I mean, it really...it's not palatable to me to not have a sidewalk next to a public transit, next to low-income housing, next to senior housing. That's just not okay. So Mr. Molina, of the three options, did you know which one the Department of Public Works would like?

MR. MOLINA: Thank you, Chair. And thank you, Member Paltin, for the question. Yeah. I mean, I've...I've stated this previously with other affordable projects that try and pursue these exemptions. You know, we...we want these facilities supporting these projects, and I think it undermines the value of the project and the residents to exempt them. And if funding is the issue, then, you know, it's my opinion that the Affordable Housing Fund, first and foremost, help by paying for these County infrastructure improvements. In part, projects should pencil out on their own. Offsite infrastructure is a wild card, and I think it is appropriate that the County help on that regard as the first tier of assistance from the fund. And so, the other issue is we have our limitations within our...within the Public Works on implementing projects. And so, to expect us to just accommodate projects at their convenience I don't think is practical and undermines the priorities of the County. So when projects do come through, we should hold them responsible for doing all the improvements necessary to support their developments. And where cost becomes a concern, utilizing the Affordable Housing Fund to offset that. So to summarize, you know, my preference would be to require the improvements and final strategy to help offset those costs, one example being the Affordable Housing Fund or other County funding mechanisms. Thank you.

COUNCILMEMBER PALTIN: Okay. And if I can . . . *(timer sounds)* . . . hear the response from Mr. Kim or the consultant or the developer, whoever they think should speak.

MR. LAU: I can respond. Because there's no clear indication of what should be installed, I think that's what the confusion is. There is an existing curb and gutter along a good portion of Kane Street and along Kaahumanu. So we're...we would use that, not...not replace it because it's already there. I think the...the confusion is for the Complete Streets implementation. And because that guidance isn't very clear, that's where we...the project would, you know, would include standard sidewalk improvements along the portion of Kane that doesn't have, it's only dirt, standard sidewalks and curb/gutters there to provide that...that walkability. But the...because the Complete Streets hasn't been selected yet, we...if we were required to comply with that, it would be guessing. And then it could be that when the County does actually work out what should go there, it might have to replace what we've put in, which wouldn't be an efficient use of funds.

COUNCILMEMBER PALTIN: And Chair, can Mr. Molina respond...respond to --

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Sure.

COUNCILMEMBER PALTIN: -- what Mr. Questor...

CHAIR KAMA: Absolutely.

COUNCILMEMBER PALTIN: Okay. Go ahead, Director.

CHAIR KAMA: Molina?

MR. MOLINA: Thank you, Chair and Member Paltin. You know, I guess a couple comments is one, I don't think the application is complete enough for us to discern what the scope of improvement needs to be. Additionally, there has not been a particular focus on resolving this question of what those improvements would be. So I think it's premature to ask for a blanket exemption saying it's unknown when the effort hasn't been made and the detail hasn't been applied to know or to try and scope out what those requirements might be. And so, if I would offer a concession is, you know, find a way to help support that cost, perhaps grant some discretion to talk through the site-specific constraints that might be problematic because those are always common issues we have to navigate with projects and allow for the improvements to be required so that we can get the best project, you know, for everybody. Thank you, Chair.

COUNCILMEMBER PALTIN: I'm down with all of that. I'm just not sure what the verbiage would be.

CHAIR KAMA: Member Sugimura and then Member Johnson.

COUNCILMEMBER SUGIMURA: Okay. Continuing on with this discussion. So my office met with the project, and at that point, I think it was last week, something the Public Works still had not decided the Complete Street selection or something like that. So I said, oh, my God, then that means there's costs that the project doesn't know, but they're waiting on us. So in...and then I did...I did meet recently with Director Molina, and I just...I said, as a side note, whatever, and he said last week Friday, he did tell the project what the selection was. I don't know what that means for Complete Streets. So, that communication did happen. But today, I'm hearing that the Department is saying that the project should include whatever it is that was in that selection, which they just found out last week, Friday. I don't know what the costs are. And I agree, but I think we got to figure out how we can work together on this to make it, you know, a viable project. And I think I got to walk down Vevau and --

UNIDENTIFIED SPEAKER: Kane.

COUNCILMEMBER SUGIMURA: -- and Kane Street just to see what these, you know, sidewalks are. I know there is because I've sign waved there. Yeah. Yeah, yeah, yeah. So there are, but I...if it's not enough for the Department, then Department and the developer, let's get together so that it can be, you know, a viable option. We have gone through projects, and then at the last minute, the community says, oh, we need a street here, and that wasn't part of the project, because they were never told, but we're

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

listening to the community. So, therefore, I don't want us to get into that situation where we're down the...down the path, and all of a sudden, oh, we need to add \$10 million to this for this sidewalk, or whatever. I just want to say that because then let's work together for a solution.

CHAIR KAMA: Feel free to walk anytime.

COUNCILMEMBER SUGIMURA: Yeah, yeah. We're very familiar with this area, so. And I...I hear the Director.

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: Especially with the amount of people that we expect to be --

CHAIR KAMA: Housed.

COUNCILMEMBER SUGIMURA: -- you know, welcoming them to this --

CHAIR KAMA: Yeah.

COUNCILMEMBER SUGIMURA: -- community, so.

CHAIR KAMA: Yeah.

MR. MOLINA: Chair, if I may --

COUNCILMEMBER SUGIMURA: How do we solve that?

CHAIR KAMA: Yes --

MR. MOLINA: -- respond?

CHAIR KAMA: -- Mr. Molina.

MR. MOLINA: To clarify, and as I previously stated, the Complete Streets improvements haven't been scoped because the project has yet to do that homework to take that next level of design on their project to clarify what is that scope. So, typically, when projects come in, they're aware of what our standards are. They'll propose those detailed site plans for our review and comment, and then we can work through. That level of detail has not been reached on this project yet, so we've been unable to engage at that level, because the plans that we need to look at haven't been prepared. Thank you.

COUNCILMEMBER SUGIMURA: Oh, interesting.

CHAIR KAMA: I know.

COUNCILMEMBER SUGIMURA: How do we get there?

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Mr. Johnson?

COUNCILMEMBER JOHNSON: Thank you, Chair. I...I agree with Director Molina, and I also agree what was in the packet by Hawai'i Office of Planning and Sustainable Development. They had a problem also with requesting exemptions for...for...for the construction of sidewalks, curbs, and gutters. So I...I totally hear the idea that we need...that is my...my thinking, and I also think of the folks who are going to be living in there. On one side of this...the coin, you say, we're going to need fewer parking stalls because you can walk to work. Queen Kaahumanu Center has those jobs that are 30 to 60 percent AMI. We know retail is some of the lowest-paying jobs. They can walk right across the street. But you need the sidewalks. So, what, you can't say you don't need...you don't need parking stalls, and then also, we're not going to build you sidewalks. That's...until we build teleport stations, you got to cross the street, you got to use the sidewalks. So I really think that you can't have both is my concern. I just want to let you guys know that I wouldn't support not having sidewalks in there. Funding, we talked about the use of the Affordable Housing Fund among many. There's lots of pots of money, but we want to make walkable streets. We can read in the paper how many pedestrian deaths there are every year in our community, and I don't...I'm not a fan of that. We should do something. Now I'm on a limited time, so I also want to...so I want to explain...can you guys explain the reasoning why you don't want...is it because you just don't know Complete Streets, is that the reason? Or is it financial?

MR. LAU: It's primarily because, I think, as Director Molina was referring to, it sounds like there's a process to go through.

COUNCILMEMBER JOHNSON: Okay.

MR. LAU: And what we're trying to do is pull together our funding and understand what our budget is and complete our drawings so that we can meet the funding deadline at --

COUNCILMEMBER JOHNSON: Okay.

MR. LAU: -- HHFDC in February. And so, to go through that process that I think Director Molina's referring to does...does take time because a portion of Kane Street is State-owned. And so, at this point, we're saying, you know, continue that sidewalk that's there now, pull it up to Kane because that's a standard...old standard Maui detail, not Complete Streets necessarily, but it would provide that sidewalk connectivity that I think, Councilmember Johnson, you're saying is really important.

COUNCILMEMBER JOHNSON: Right.

MR. LAU: So...so, we're...we're prepared to do that. But the problem is we don't know exactly what the Complete Streets is. What we also understand is that there's an 80-foot right-of-way that when we...when we look at our drawings and civil drawings, we see that it's already there, and that it won't change. And so, whatever Complete Streets option is selected in the future, that could be done by the County, and it wouldn't impact the project because that right-of-way won't change. That boundary, it won't come into the project, it won't change what we're doing on-site. It's...it's within the public

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

right-of-way.

COUNCILMEMBER JOHNSON: Yeah. Okay. I...I understand 201H is fast-tracking. You are...you are pushing this pretty quick. But also remember, we can't let that be the reason why we're not doing things, because of deadlines. I'm going to pivot a little bit, real quick, for my second question in regards to ...*(timer sounds)*... the other exemption about the trees. Maybe I should wait for next round, but I just wanted to kind of end on that exemption, that I don't...I don't support the idea of not having trees or not being required to do the trees.

CHAIR KAMA: Members, if you'll allow Mr. Johnson to continue his chain of thought.

COUNCILMEMBER JOHNSON: Thank you, Chair. You know, the streets along the Kaahumanu Avenue, Vevau, and Kane...Kanai [*sic*] Street, I want to hear what you guys...why are you requesting exemptions? And if...well, first, let's hear the reasons.

MR. LAU: It's not because we don't like trees. It's...it's because on Kaahumanu, there's the high-voltage lines, and we understand MECO doesn't want trees or allow trees under there. And so, that's why we're not putting street trees on Kaahumanu. We're putting trees on the project site to...to buffer as required. On Kane Street, it's a similar reason that there's lines above, but...but also because of the uncertainty with Complete Streets because a street tree --

COUNCILMEMBER JOHNSON: Okay.

MR. LAU: -- would be in the right-of-way.

COUNCILMEMBER JOHNSON: So you...but you...see, now there's, again, that double-sided coin. And I'm...I'm getting curious about, you...you also want an exemption to underground power lines, right, so just bury the lines, put trees up, everybody wins. The DLNR has a...has a map for that area, and they recommend 35 percent shade cover in that area. There's a website that shows you how much shade cover you should have. That area, next to Queen Kaahumanu, has three percent shade cover, three, when it's recommended the State, their own land, the very own landowner says you got to have thirty-five percent shade cover. That's a concern I have. And I love trees, too, so I'm glad we got that common ground. So I just really want to...I want to say that, like, some of these exemptions, we...I want to support the project penciling out. I don't want to have...have something kill the project. But I also want to look at this...I want you guys to look at us as investors. We're putting \$10 million down on taxpayer dollars, so some of the concerns we have, some of the things that we don't want to exempt, it's not that, like, we're just trying to make you build this extremely expensive, opulent, affordable housing. We're investors, we're putting \$10 million down. I think we should have a bit of a say on if our people can have shade coverage, especially when we're asking them to walk. So those...those are all things and burying those powerlines for all the reasons that we should bury powerlines. So some of those exemptions I might have...I might not be supportive of, just letting you know. So, thank you, Chair, for allowing me that extra time.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CHAIR KAMA: Sure.

COUNCILMEMBER JOHNSON: Thank you, Members.

CHAIR KAMA: Members, any questions before we end the day and recess? Member Paltin?

COUNCILMEMBER PALTIN: So, I'm not that smart, but I was wondering how we move forward with that. Like, I think we all agree that sidewalks on Kane Street are kind of a necessity, given that the bus hub is there, the senior housing is near there, and we're going to add 303 more units that we're not expecting everyone to have cars on. But how do we move forward with this application, or can we move forward with this application and say that, you know, we don't want to exempt sidewalks on Kane Street or sidewalks, period, but we're willing to pay it because if...if the project doesn't do the sidewalks, and the County has to do the sidewalks, it gets, to me, significantly more expensive. Whereas if the project does the sidewalks, and then we pay for it through the Affordable Housing Fund to the developer, I think it's faster and...and not quite as bad. So how...how would we move forward with that? Like, is there a lawyer or a developer or somebody that knows the answer?

MR. MOLINA: Chair, if I may?

CHAIR KAMA: Yes.

MR. MOLINA: It's Public Works.

CHAIR KAMA: Yes.

MR. MOLINA: Yeah. You know, couple points, if...if you don't mind, is, you know, we...we understand the complications of off-site infrastructure and the complications of project financing and getting things within schedule. And so, we're not opposed to making accommodations and concessions to work around those constraints, but we just don't like these outright exemptions and having no opportunity to provide the facilities we need. And so, additionally, I just want to speak to, like, the issue with the trees and conflicts. Like, that is a common place where we have to work together to figure out how we can accommodate improvements where we have conflicts. And so, we're not opposed to making those concessions either. Now, cost becomes kind of that wild card, but if there's overall, you know, support to helping cover those costs, I think there's a way that we can...probably not through this 201H approval per se, but through an accompanying effort where, like Deputy Director Mataafa mentioned with the upcoming affordable housing request for proposal, that could be one mechanism that helps support the off-site infrastructure. And allowing us the ability to work on the delivery of the off-site and not constrain the schedule for the on-site works to allow the project financing and their schedules to be maintained. I think that's really all we need, at least from, you know, my experience here at Public Works in helping get projects delivered. Having that flexibility between the two, off-site and the on-site work, having the funding support for those projects to...you know, because it can be unknowns, especially if we . . . *(timer sounds)* . . . go to the extent of undergrounding. You know, that can be big costs. And so, I guess that would be my...my suggestion, is in general, you...you

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

maintain the improvement requirements, grant the Department the flexibility to coordinate those requirements, the placement of them with the project team, and support that funding for those costs. Thank you, Chair.

COUNCILMEMBER PALTIN: Was...was the intention for our lawyers to come up with verbiage to describe what you just described? Or...oh, Mr. Lau? Sorry.

MR. LAU: I just wanted to clarify that we're...the sidewalks, if we use the standard detail, which I think is the way the exemptions are written now, is to allow us to use a standard detail, we can provide the sidewalks and curbs, pulling them up from where they stop and all the way up to the project. That's what we could do, and that's what's...that should be what's in the exemptions now. All we're saying is the Complete Streets, because...and when we do that process, it involves us showing on the plans and working closely with Director Molina's Department to make sure that that meets the standards and the requirements that he's talking about. But the Complete Streets, I think, is the one that's difficult because it requires more coordination that...that we...we haven't initiated yet. I mean, that process hasn't started. And so, we're kind of a bit daunted by that, and instead of working all of that and trying to meet a...a timeline, we're trying to wrap up our budget and drawings now. So that's the part we're saying, if we can put that on a separate...you know, separate that from the sidewalk, standard sidewalk improvements.

COUNCILMEMBER PALTIN: What I got from that is Director Molina and Mr. Lau and a few lawyers need to have a conversation. And before you wrap it up, Chair, one last question I had as...as a parting question to the...probably Ms. Karen. How attached are you to the name Kaiahale 'o Kahiluhilu?

MS. SEDDON: Thank you for the question. We went through Karey Kapoi LLC to find someone local that would help us name the project. So Kumu Cody Pata [sic] is the one that helped us come up with the name. So we...we relied on him to --

COUNCILMEMBER PALTIN: Okay.

MS. SEDDON: -- help us with that. So he...he went through and did a history, gave us the background. It's...it's...I know it's long, but...but I like...we like the feel of it and...and we like the way it came across. It is definitely connected, and I can't...it...it...it's a little bit complicated because it has to do with the history of...of the land there and how he interpreted it and how he came up with it. We can...I'll go back and get that information for you because it's been a year and a half or two years since we did that, but I'll find it for you. But the kumu did...did help us with, do the naming, so.

COUNCILMEMBER PALTIN: Yeah. That'd be great if you could --

MS. SEDDON: Okay.

COUNCILMEMBER PALTIN: -- if you could find it.

MS. SEDDON: We'll...we'll get that for you.

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

COUNCILMEMBER PALTIN: Because I just kind of interpret it as the housing development, the excellent, and maybe that's not what it is. If it's...

MS. SEDDON: Questor really reminds us, does this a little bit better than I do. How do you...how do...he...he does a better job of saying what it...what we...what . . .*(inaudible)* . . .

COUNCILMEMBER PALTIN: The kumu said it was.

MR. LAU: So, what...what we understood was kaiahale is like a collection of homes. And then the kahiluhilu refers to bestowing our residents with a sense of dignity and grace.

COUNCILMEMBER PALTIN: Okay. And...and you could transmit that to us by tomorrow morning? Okay. Sweet.

CHAIR KAMA: Oh, good. Since you're transmitting things to us tomorrow morning, Mr. Schnell, could you also transmit to the Committee by tomorrow morning? Because I want to make sure that when they sit, that they have in front of them, or at least at the same time, all the exemptions and the costs.

MR. SCHNELL: Just let me repeat back the request. So request about the naming of the project is one thing. And the other one was cost, about...cost of exemptions.

CHAIR KAMA: The exemptions.

MR. SCHNELL: Yes. We can transmit that by tomorrow.

CHAIR KAMA: Okay. Thank you. And then that's your assignment. Everybody else, your assignment is, if you're in Kahului, drive by Kane and Vevau, and don't just drive once, drive around a couple of times. Watch when the buses come in, the buses go out, you know, and see how other cars go in and out the DOE...the DAG side of things. So get a flavor for things. Anyway, that's your assignment. In the meantime, the HLU Committee meeting is now in recess until tomorrow, August 6th, 9:00 a.m., 9:00 a.m. in the morning. Same time, same place, same Microsoft Teams link. Okay. So other than that, today's meeting is now in recess.

MR. KRUEGER: Oh, Chair? Chair, apologies.

CHAIR KAMA: Yes.

MR. KRUEGER: So...so by same place, we do mean that, like, the in --

CHAIR KAMA: The Chambers.

MR. KRUEGER: -- yeah, the in-person locations here in the chambers.

CHAIR KAMA: In-person location is here. Thank you. . . .*(gavel)* . . .

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

RECESS: 4:26 p.m.

hlu:min:250805:ds

Transcribed by: Daniel Schoenbeck

HOUSING AND LAND USE COMMITTEE MINUTES
Council of the County of Maui

August 5, 2025

CERTIFICATION

I, Daniel Schoenbeck, hereby certify that pages 1 through 58 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 18th day of August 2025, in Wailuku, Hawai'i



Daniel Schoenbeck