



**AUTHORIZING THE MAYOR OF THE COUNTY OF
MAUI TO ENTER INTO AN INTERGOVERNMENTAL
AGREEMENT WITH THE HAWAII HOUSING
FINANCE AND DEVELOPMENT CORPORATION
AND DEPARTMENT OF ACCOUNTING AND
GENERAL SERVICES**

**HOUSING, HUMAN SERVICES AND TRANSPORTATION
COMMITTEE**

HHT-54

November 1, 2018

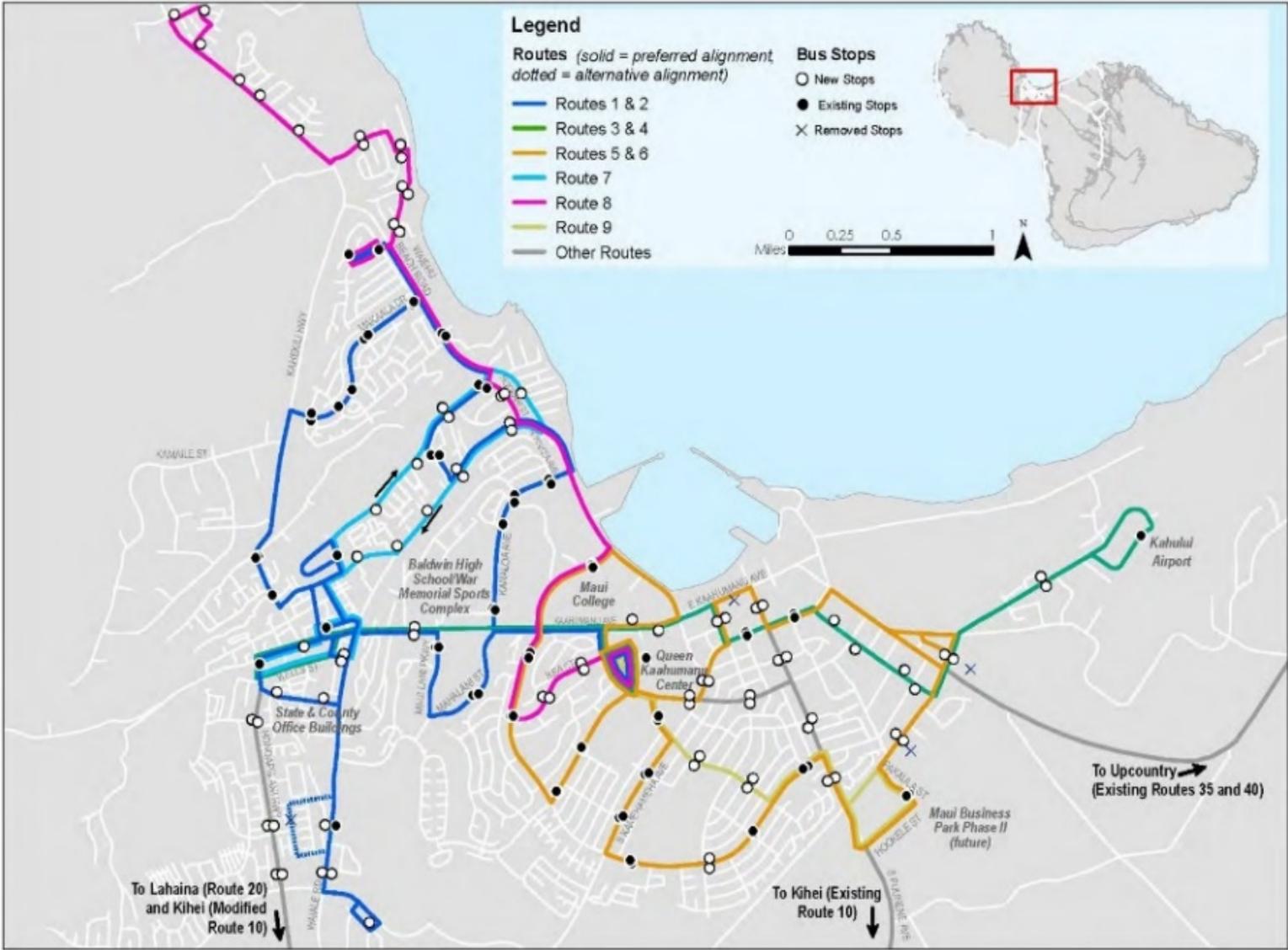
BACKGROUND INFORMATION

- Part of a larger project by State of Hawaii to develop affordable/low income rental units.

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- Maui Bus is a Hub and Spoke System

MAUI BUS IS A HUB AND SPOKE SYSTEM



BACKGROUND INFORMATION

- Part of a larger project by State of Hawaii to develop affordable/low income rental units.
- Maui Bus is a Hub and Spoke System
- Queen Kaahumanu Center Current Hub Location

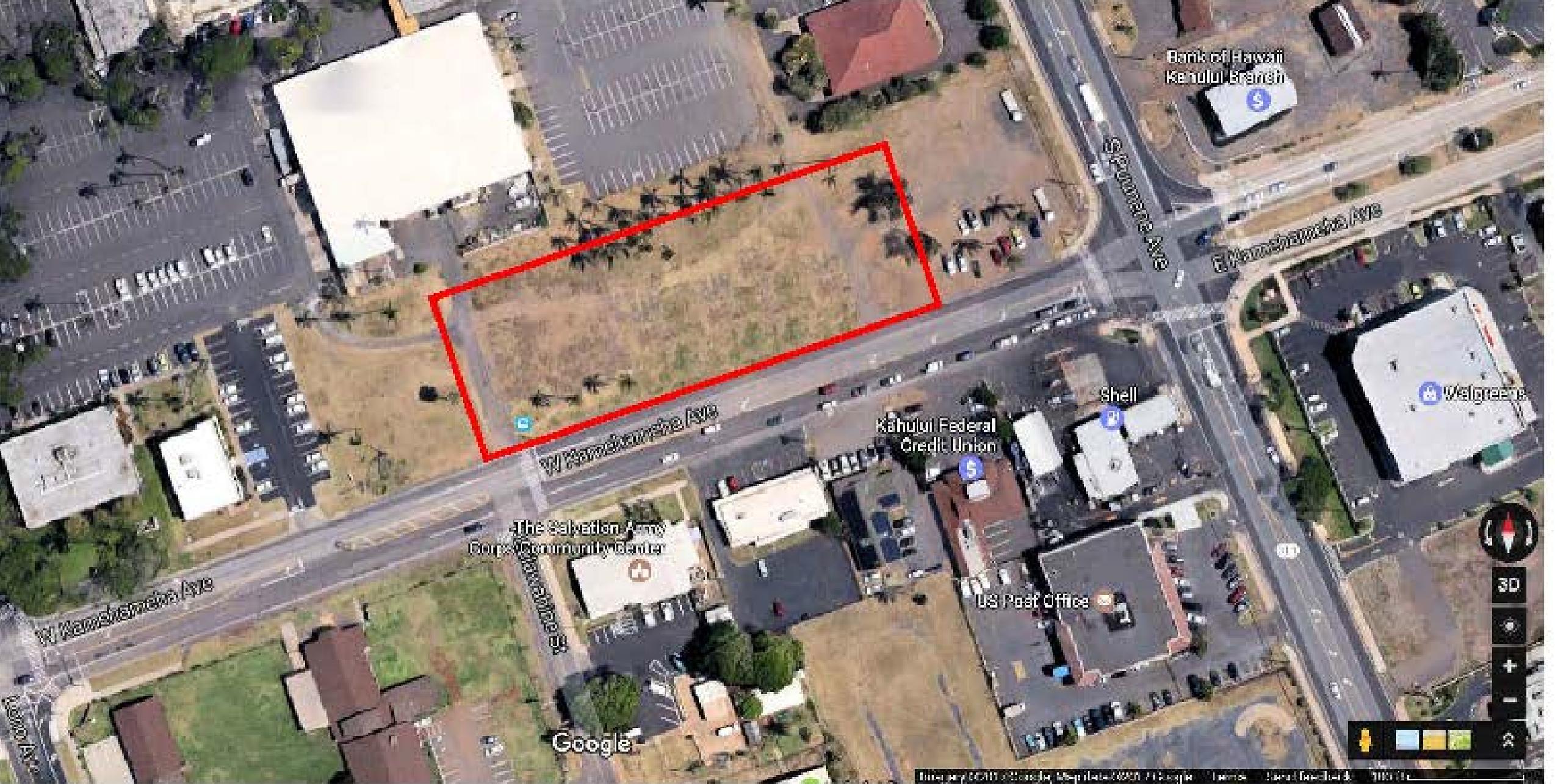


BACKGROUND INFORMATION

- Maui Bus is a Hub and Spoke System
- Queen Kaahumanu Center Current Hub Location
- October 5, 2017—Queen Kaahumanu Center Issued Notice
 - Not Renewing Lease—Need to Vacate
 - Effective January 30, 2020
- 2016--MDOT begins search for suitable sites.
 - Location relative to current Hub Site
 - Location key to prevent changes or disruption of current service
 - Immediate availability of site
 - Financial Impact
 - If land needed to be purchase.
 - What additional infrastructure was needed.

POSSIBLE TRANSIT HUB LOCATIONS

- 40 W. Kamehameha Ave.
 - Parcel located across the street from Salvation Army
 - Parcel owned by Alexander and Baldwin



Bank of Hawaii
Kahului Branch

Waimanalo Ave

W Kamaeha Ave

Walgreens

Shell

Kahului Federal
Credit Union

The Salvation Army
Corps Community Center

US Post Office

Google

POSSIBLE TRANSIT HUB LOCATIONS

- 40 W. Kamehameha Ave.
 - Parcel located across the street from Salvation Army
 - Parcel owned by Alexander and Baldwin
- 11 South Puunene Ave.
 - Old swap meet location
 - Parcel owned by Alexander and Baldwin



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- 40 W. Kamehameha Ave.
 - Parcel located across the street from Salvation Army
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- 11 South Puunene Ave.
 - Old swap meet location
 - Parcel owned by Alexander ad Baldwin
- Vevau Street Location
 - Site formerly was occupied by MEO Human Service Transportation operations.
 - DOE and DAGS operations are also located on the parcel
 - Parcel is under State of Hawaii Department of General Services and Accounting.
 - Transit Oriented Development Initiative

Transit Hub Site



40 W. Kamehameha Ave.

- Part of A & B Overall Master Plan
 - Transit Hub is not part of the plan
- Elimination of Lahaina Islander's Waikapu and Wailuku stops
 - Due to time constraints
- Require two (2) additional Wailuku routes
 - Due to current time constraints
 - Cost and additional \$ 1.0 million
- \$ 1.5 million to purchase the land
- \$ 2.5 million in construction funding
- Estimated Total Cost to County of Maui: \$ 5.0 million dollars.

11 South Puunene Ave.

- Site is slated for low-income rentals
- Elimination of Lahaina Islander's Waikapu and Wailuku Stops
 - Due to time constraints.
- Require two (2) additional Wailuku routes.
 - Due to time constraints on existing routes
 - Cost and additional \$ 1.0 million dollars
- \$ 1.5 million to purchase the land
- \$ 2.5 million in construction funding.
- Estimated cost to the County of Maui: \$ 5.0 million dollars.

WHY VEAU STREET SITE AS FINAL CHOICE?

- Approximate location to current transit hub site.
 - No Disruption or changes to Service.
- Location of Various Services
 - Places of employment
 - Library
 - Groceries
 - Shopping Centers
- Affordable Housing
 - Waterfront Apartments—Adjacent to transit hub.
 - Kahului Lani Senior Housing—Catholic Charities Project
 - 150 units
 - HHFDC proposing rental units on remaining parcel
 - Approximately 400 units.

WHY VEVAU STREET SITE AS FINAL CHOICE

- State of Hawaii Strategic Plan for Transit-Oriented Development
 - December 2017

State of Hawaii

Strategic Plan for Transit-Oriented Development



Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by
Office of Planning
and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017



WHY VEVAU STREET SITE AS FINAL CHOICE

- State of Hawaii Strategic Plan for Transit-Oriented Development
 - December 2017
- State Legislature has committed \$ 2.5 million dollars
 - Construction of Facility
- No land purchase by County
 - Approximate value of land is \$ 1.4 million
- HHFDC has another \$ 1.5 million in DURF available for project.

CONCERNS REGARDING RISING SEA LEVELS



Figure 1. Elevations of TMK: (2) 3-7-004:003. Data Source: US Army Corps of Engineers LIDAR, 2013.

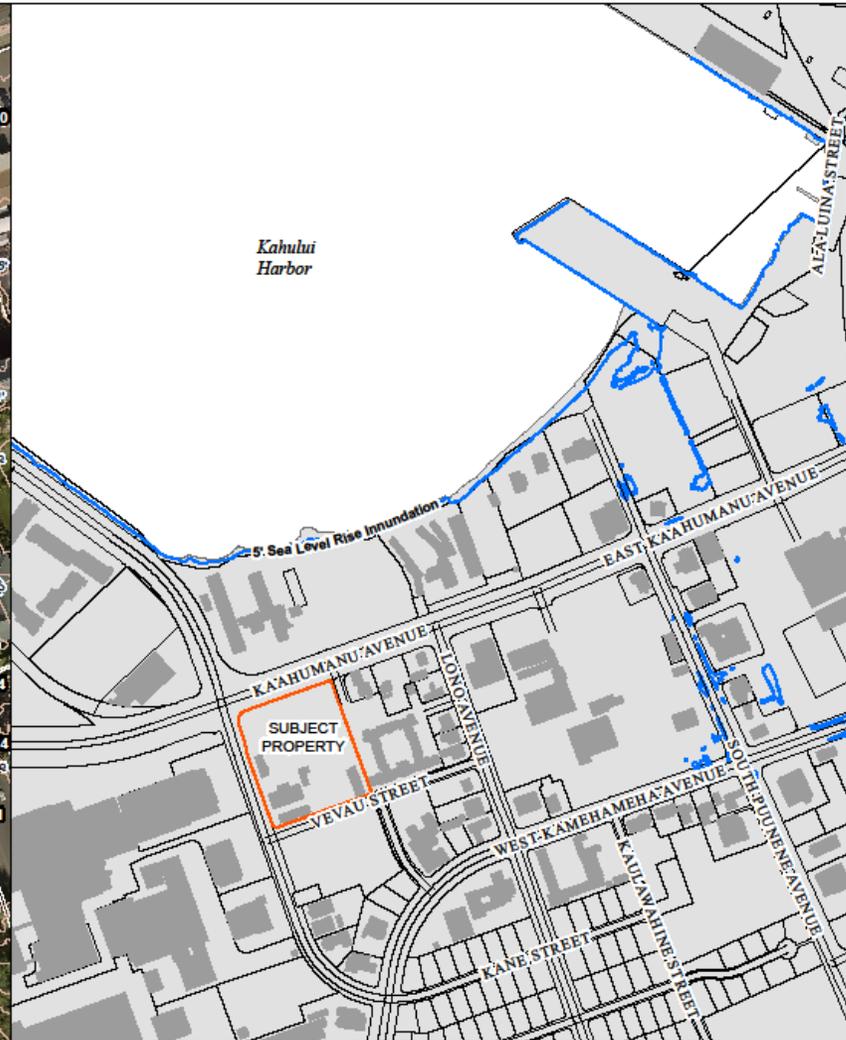


Figure 2. Inundation Limits with 5' of Sea Level Rise with Respect to Subject Property.



Figure 1. Elevations of TMK: (2) 3-7-004:003. Data Source: US Army Corps of Engineers LIDAR, 2013.

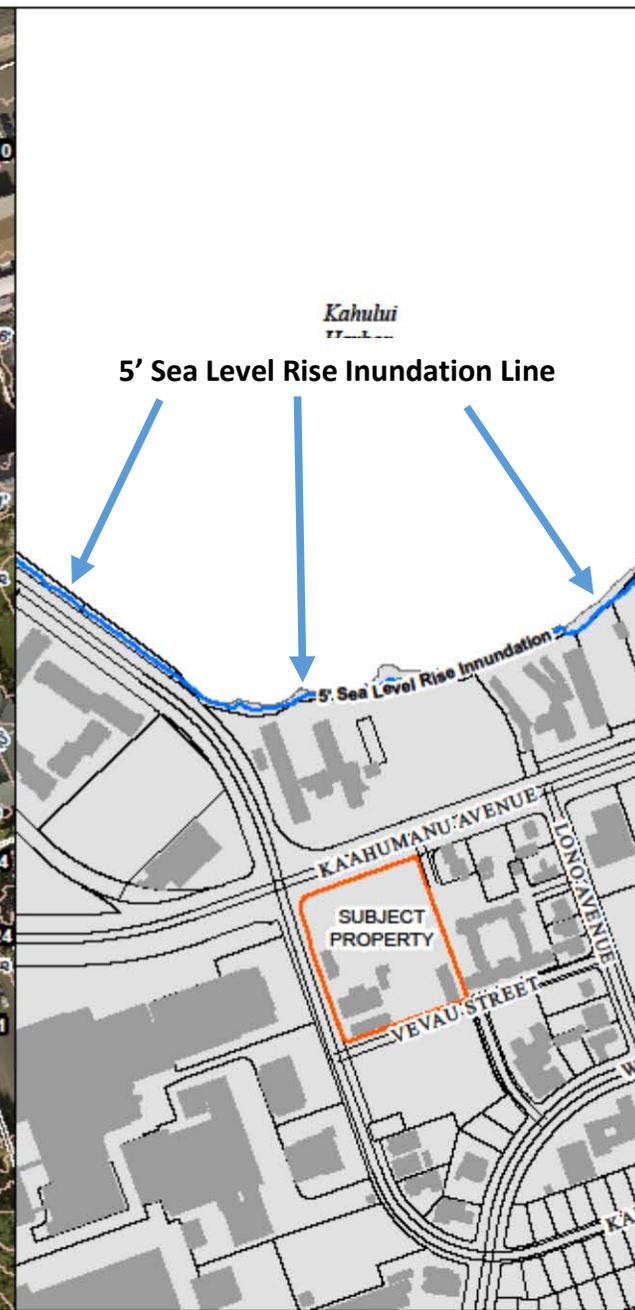


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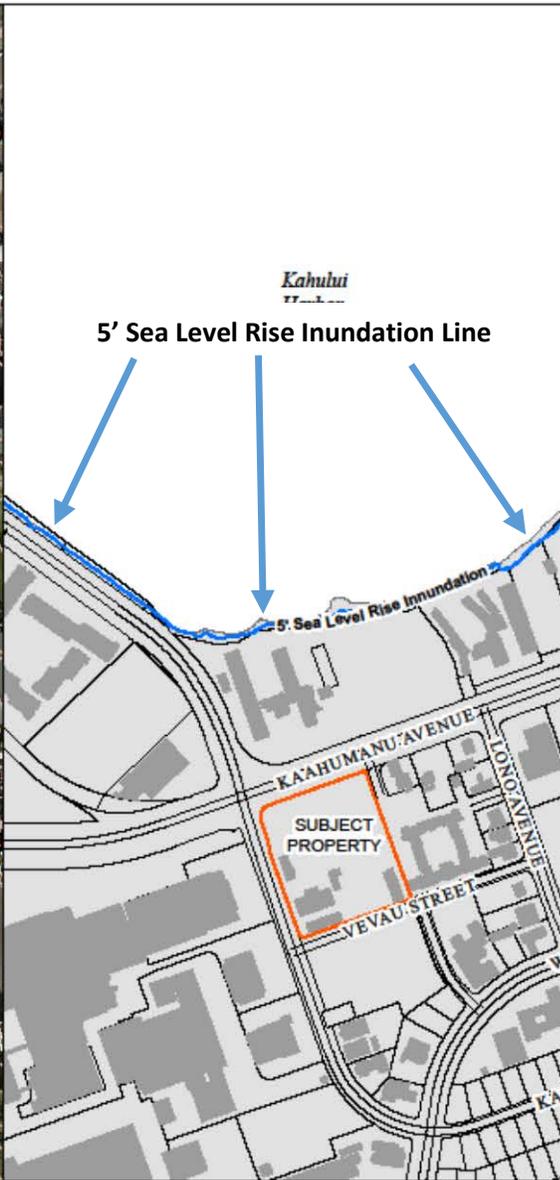


Figure 2. Inundation Limits with 5' of Sea Level Rise with Respect to Subject Property

POTENTIAL TSUNAMI DANGER

- Wave did send water up Puunene Ave. reaching Wakea Street. (Christ the King)
- Transit Hub location—Across the street from Maui Beach Hotel
- MDOT did follow up with Maui Beach Hotel regarding the event.
 - General Manger said no impact to hotel.
- MDOT Protocol for Tsunami
 - All buses are moved to War Memorial Stadium Parking Lot
 - No Services until warning lifted roads are cleared.
 - No one should be at Transit Hub
 - No danger to the bus riders.



CONCERNS REGARDING THE EXCHANGE OF LAND

IS THIS A FAIR DEAL FOR THE COUNTY OF MAUI?

State of Hawaii

Strategic Plan for Transit-Oriented Development



Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by
Office of Planning
and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017



Post Office Site



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05/26/2015



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Owner and Parcel Information

Owner Name	COUNTY OF MAUI Fee Owner	Today's Date	October 18, 2018
Mailing Address		Parcel Number	340130140000
Location Address		Parcel Map	View Parcel Map
Neighborhood Code	3431-3	Land Area	18502 Square Feet
Legal Information		Parcel Note	Non taxable
Generate Owner List by Address			

Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	COMMERCIAL	\$ 808,500	\$ 0	\$ 808,500	\$ 0	\$ 808,500	\$ 808,500	\$ 0

Current Tax Bill Information [2018 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
08/03/2009	\$ 1,540,000	09-122159	Fee conveyance	Not open market	Warranty deed	08/10/2009		
08/07/2000	\$ 750,000	0000111250	Fee conveyance			08/11/2000		
01/08/1998	\$ 0	9800026904	Lease			03/02/1998		

Permit Information

Date	Permit Number	Reason	Permit Amount
01/14/2013	B20130038	Improvement Demolished	\$ 664,000

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The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: October 6, 2018

OLD WAILUKU POST OFFICE SITE

- TMK—34013014
- 18,502 Sq. Feet
- \$ 808,500 Assessed Value
 - \$ 43.70 per sq. foot
- Currently Lot is being used as a parking lot.
- Department of Accounting and General Services (DAGS) would like to lease the land for 65 years at \$ 1.00 per year.
 - DAGS needs additional land for court house expansion and additional office space for State Office functions.
 - DAGS has no additional property in Wailuku
 - State has property in Kahului and Puunene to accommodate their expansion needs.
- Zoning B3—Central Business District
 - Designated Public/Quasi-Public on community plan land use map.

Transit Hub Site





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Owner and Parcel Information

Owner Name	STATE OF HAWAII Fee Owner	Today's Date	October 18, 2018
Mailing Address		Parcel Number	370040030000
Location Address		Parcel Map	Show Parcel Map
Neighborhood Code	3822-4	Land Area	5.572 Acres
Legal Information		Parcel Note	Non taxable
Generate Owner List for Parcel			

Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	COMMERCIAL	\$ 12,524,100	\$ 0	\$ 12,524,100	\$ 152,600	\$ 12,676,700	\$ 12,676,700	\$ 0

Current Tax Bill Information [2018 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Commercial Improvement Information

Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
2	CLASSROOMS	COMMER FRAME C1	1920		100 %	2,780	Sketch Building	\$ 16,600
Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	01	2780	276	SCHOOL	12	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
		420		PORCH, CEIL- RECESSED				

Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
5	OFFICES	COMMER FRAME C1	1920		100 %	7,788	Sketch Building 2	\$ 135,300
Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	01	7068	416	OFFICES	12	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
2	01	720	108	OFFICES	10	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
		624		PORCH, CEIL- RECESSED				

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
6		0x0 200 / 1	1977	100 %	\$ 700

Sales Information

PROPOSED TRANSIT SITE

- TMK—370040030
- 5.572 Acres for the entire parcel
- \$ 12,524,100.00 Assessed Value of Land
 - \$ 2,247,685.00 per acres
 - \$ 51.60 per square foot
- Transit Hub will occupy .657 acres
 - 28,618.92 sq. feet.
- Currently EO to Department of Accounting and General Services (DAGS)
 - EO pending to transfer land to Hawaii Housing Finance Development Corporation (HHFDC)
- Zoning B2 – Community Business District
 - Designated Business/Commercial on the Community Plan Land Use Map

LAND LEASE EXCHANGE COMPARISON

OLD WAILUKU POST OFFICE SITE

70 SOUTH HIGH STREET

- .425 Acres
 - 18,502 sq. Feet
- Assessed Value
 - \$ 43.70 per sq. foot
- Parcel Value
 - \$ 808,500.00
- County Issues Lease to DAGS
 - 65 years at \$ 1.00 per year

PROPOSED BUS TRANSIT HUB

VEVAU STREET

- .657 Acres
 - 28,618.92 sq. feet
- Assessed Value
 - \$ 51.60 per sq. foot
- Parcel Value
 - **\$ 1,476,704.00**
- HHFDC Issues Lease to MDOT
 - 65 years at \$ 1.00 per year

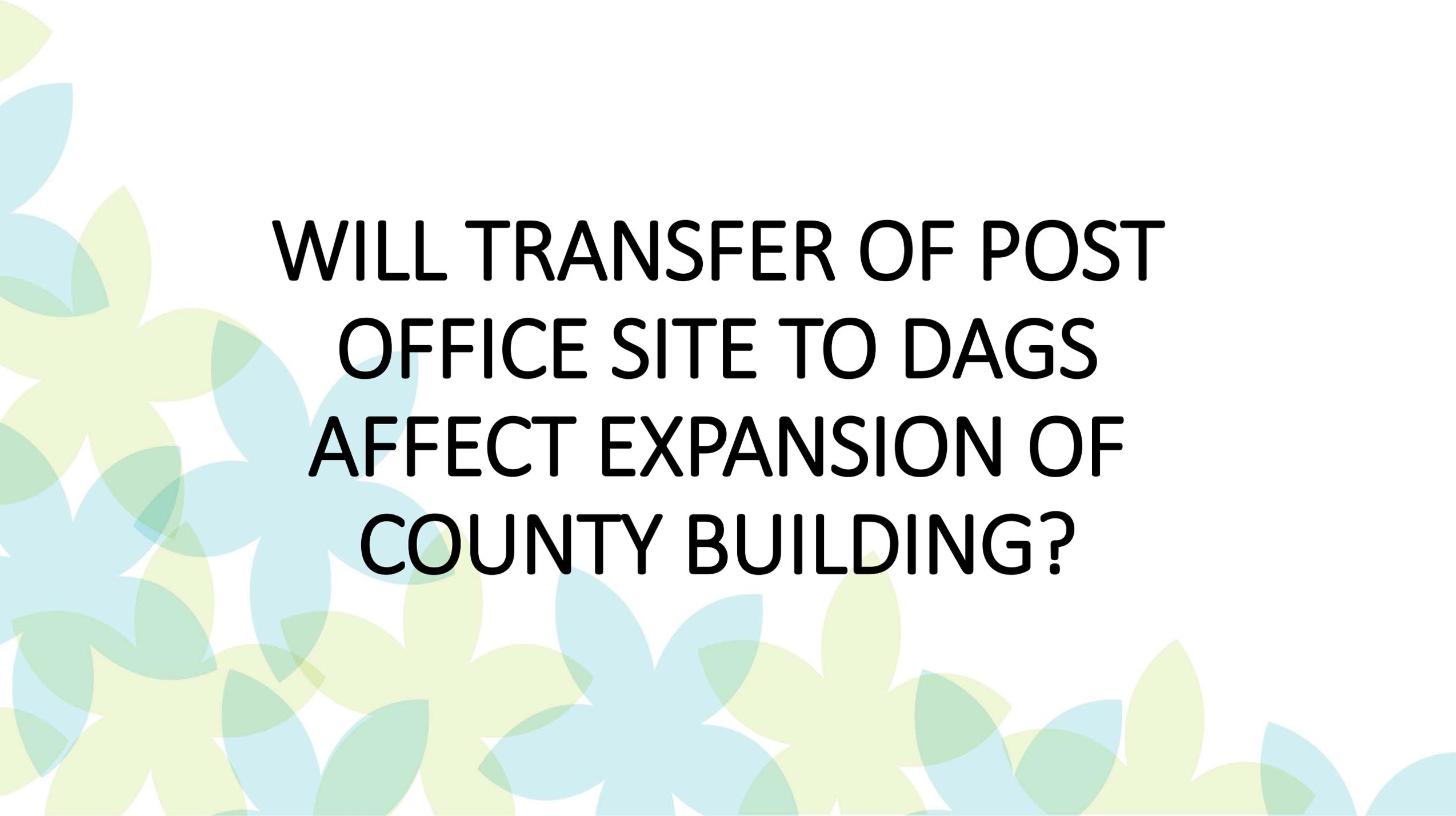
TRANSIT HUB PROJECT COMMITMENT AND INVESTMENT

COUNTY OF MAUI

- \$ 650,000.00
 - Planning and Design
- **Total--\$ 650,000.00**

STATE OF HAWAII--HHFDC

- \$ 668,204.00
 - Land Value Difference
- \$ 2,500,000.00
 - Construction of Transit Hub
- \$ 1,500,000.00
 - Additional DURF Monies if needed for additional infrastructure Cost
- **Total---\$ 4,668,204.00**



**WILL TRANSFER OF POST
OFFICE SITE TO DAGS
AFFECT EXPANSION OF
COUNTY BUILDING?**

Additional CofM Property



ADDITIONAL COUNTY OWNED PROPERTY

- **TMK 34008041** .55 Acres Value of \$ 898,500.00 \$ 37.50 sq. ft.
 - Currently used as a parking lot—County Employees Only



Lakes/Rivers from US Census Dept. may not match parcels exactly

Maul County Assessor

Parcel: 340080410000 Acres: 0.55



ADDITIONAL COUNTY OWNED PROPERTY

- **TMK 34008041** .55 acres Valued @ \$ 898,500.00 \$ 37.50 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34008040** .41 acres Valued @ \$ 674,700.00 \$ 37.78 sq. ft.
 - Also referred as the Miyahira Property
 - Used by CDBG Office



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- **TMK 34008040** .41 acres Valued @ \$ 674,700.00 \$ 37.78 sq. ft.
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 - Used by CDBG Office
- **TMK 34008050** .41 acres Valued @ \$ 676,200.00 \$ 37.86 sq. ft.
 - Also referred as the Yellow House and Gravel Parking Lot
 - Building used for Early Childhood Program
 - Parking for County Vehicles

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 - Building used for Early Childhood Program
 - Parking for County Vehicles.
- **TMK 34006029** .40 acres Valued @ \$ 707,300.00 \$ 40.59 sq. ft.
 - Currently used as a parking lot—County Employees Only



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MauI County Assessor

Parcel: 340060290000 Acres: 0.4

Name:	COUNTY OF MAUI	Land Value	\$707,300.00
Site:	311 KIELE ST	Building Value	\$0.00
State:		Misc Value	\$0.00



ADDITIONAL COUNTY OWNED PROPERTY

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 - Parking for County Vehicles.
- **TMK 34006029** .40 acres Valued @ \$ 707,300.00 \$ 40.59 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34006030** .26 acres Valued @ \$ 469,900.00 \$ 41.49 sq. ft.
 - Currently used as a parking lot—County Employees Only



Lakes/Rivers from US Census Dept. may not match parcels exactly

Maul County Assessor

Parcel: 340060300000 Acres: 0.26

Name:	COUNTY OF MAUI	Land Value	\$469,900.00
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ADDITIONAL COUNTY OWNED PROPERTY

- **TMK 34008041** .55 acres Valued @ \$ 898,500.00 \$ 37.50 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34008040** .41 acres Valued @ \$ 674,700.00 \$ 37.78 sq. ft.
 - Also referred as the Miyahira Property
 - CDBG Offices
- **TMK 34008050** .41 acres Valued @ \$ 676,200.00 \$ 37.86 sq. ft.
 - Also referred as the Yellow House and Gravel Parking Lot
 - Building used for Early Childhood Program
 - Parking for County Vehicles
- **TMK 34006029** .40 acres Valued @ \$ 707,300.00 \$ 40.59 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34006030** .26 acres Valued @ \$ 469,900.00 \$ 41.49 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34006031** .26 acres Valued @ \$ 458,700.00 \$ 40.49 sq. ft.
 - Currently used as a parking lot—County Employee Only



Lakes/Rivers from US Census Dept. may not match parcels exactly

Maul County Assessor



ADDITIONAL COUNTY OWNED PROPERTY

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 - Currently used as a parking lot—County Employees Only
- **TMK 34006030** .26 acres Valued @ \$ 469,900.00 \$ 41.49 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TMK 34006031** .26 acres Valued @ \$ 458,700.00 \$ 40.49 sq. ft.
 - Currently used as a parking lot—County Employees Only
- **TOTAL** **2.29 ACRES** **VALUED @ \$ 3,885,300.00** **\$ 38.95 sq. ft.**

A decorative border of overlapping, stylized floral shapes in light blue and light green colors runs along the left and bottom edges of the page. The shapes are semi-transparent and layered, creating a soft, organic feel.

MAHALO