

PEA Committee

From: Barbara Barry <begoniabarry@gmail.com>
Sent: Monday, October 15, 2018 8:46 AM
To: PEA Committee
Cc: Elle Cochran; Kelly King; Alika A. Atay
Subject: Kula Ag Park Expansion
Attachments: ofuXbdBJTh6GYDjigafk7w.jpg; wRW7RuU6Ty6BFor%FymIJA.jpg; 5aMSM+GrSaOgCvgwy8I9lw.jpg; LJ5f7bccRRu9DGmKIHzXtA.jpg; e3gtZEU%QKaXjCH9%0YYvA.jpg

Please distribute my email and photos before the meeting this morning at 9:00 am.
Mahalo!

Aloha Chair and Committee Members,

I totally support expansion of Ag parks through Maui County.
Regenerative Agriculture deserves its own separate park, not mixed with chemical farmers.
Organically grown food production is a billion dollar industry and it's an extremely favorable form of Diversified Ag here in Maui County.

The current parcel the County is hoping to purchase is listed as Pasture Land,
Pasture land is not considered prime agricultural land which was noted by the Assessor.

The land is polluted with not only plastic from the lightweight watering system called T tape, it also has 14 large injection tanks for chemical fertilizer plus others and underground pipes that carry it throughout the property. These need to be removed and the soil around these tanks tested by an independent company for contamination before the sale closes. The plastic pollution was not factored into the comparable sales equation. This land will be used for farming, not development.
For organic farmers, this site is completely polluted with plastic that will take decades to remove. The fact that A&B leaves their land in such a polluted state is disgusting.

My second concern is that there is a stone wall on a mound that was human made. This site requires an archeological investigation before a sale is completed. I'd be happy to show the entire Council where this is.
Before a final vote is made for this purchase, a site visit by the Council and general public should be required.

My 3rd concern is not all this land is usable farmland. There is an area that is a push pile in the middle part of this parcel that is not going to grow anything. This area consists of acres and needs to be surveyed as to how much land is a part of this push pile. The Council needs to know that not all this land will be farmable, besides the gulches, which are noted.

The parcel's land market value in 2017 was 3,488,400. One year later, its market value is 6,609,700. That's a huge jump. This is a sweetheart deal for A&B.
The agricultural land value is 27,300 for both years. This information is taken from the County tax records.
Maui County Ag lands should never be sold at that markup if it's going to stay in Ag land, as this County Ag Park would be. It takes a willing buyer and if the County had done their work and really asked these questions at the beginning, possibly a better price could have been negotiated.
Personally I think A&B doesn't really own these Crown lands to begin with. How did that happen, Where is the deed?

Since there is No budget for subdividing, design, infrastructure or a well thought out business plan, I urge the PEA Committee to ask the OED to produce a reasonable budget and business plan before this sale is finalized. This is

taxpayer money that is being spent and its the OED and the County kuiliana to make sure it's being spent wisely. Buying this property and then figuring out what to do is putting the horse before the cart. We are talking about a 6 million dollar land purchase without a clear business plan or budget for improvement? That is fiscally irresponsible. What will be the new property tax on this property if sold for 6 m? Who pays that?

The Kula Ag Park Committee met to discuss this purchase for the 1st time on Friday 10-12 and we were told that we wouldn't have another chance to meet to discuss this purchase. I'd like to see the KAP Advisory Committee tour this property as well as the Ag. Working Group.

Below are photos of the rock wall and irrigation equipment that needs to be removed and plastic pollution.

Mahalo for your consideration,

Barbara Barry

Ha'iku









