

Council Chair
Alice L. Lee

Vice-Chair
Yuki Lei K. Sugimura

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Tom Cook
Gabe Johnson
Tamara Paltin
Keani N.W. Rawlins-Fernandez
Shane M. Sinenci
Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

December 10, 2024

Ms. Pamela W. Bunn, Esq., Partner
Dentons US LLP
1001 Bishop Street, Suite 1800
Honolulu, Hawaii 96813

Via Email: Pam.Bunn@Dentons.com

Dear Ms. Bunn:

SUBJECT: **DISCUSSION ON PROPOSED CHANGE IN ZONING
FOR PULELEHUA** (DRIP-2(24))

Thank you for participating in the October 30, 2024, and November 20, 2024, Disaster, Resilience, International Affairs, and Planning Committee's discussions on the proposed change in zoning for Pulelehua.

May I please request your response to the following:

1. In your presentation, you noted that the housing provider and the State Department of Labor and Industrial Relations are working to bring this project into compliance as it relates to prevailing wages. Please provide a status update and a copy of the certified payroll report, if available.
2. Please provide a financial analysis on the proposed Pulelehua project. Please consider including the following:
 - a. A balance sheet of the housing provider's current assets, liabilities, and equity;
 - b. An income statement, cash flow statement, and pro forma statement;

- c. Loan pre-approvals;
 - d. Equity partnerships;
 - e. Use of government programs to receive State or Federal funding;
 - f. A sensitivity analysis on potential market fluctuations impacting the project's viability; and
 - g. A debt service coverage ratio.
3. Please provide the housing provider's past development history, including:
- a. Project scale and complexity;
 - b. On-time project delivery and adherence to budget; and
 - c. Funding sources used in previous projects.

May I further request you transmit your response to drip.committee@mauicounty.us by **December 27, 2024**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (Jarret Pascual at 808-270-7141, or Maria Leon at ext. 808-270-7866).

Sincerely,



TAMARA PALTIN, Chair
Disaster, Resilience, International
Affairs, and Planning Committee