

## EDB Committee

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EDB-76

**From:** Daralyn Milne <daralyn@mauibiz.com>  
**Sent:** Thursday, September 05, 2019 12:44 PM  
**To:** EDB Committee; Kelly King  
**Cc:** Keani N. Rawlins; Tasha A. Kama; Shane M. Sinenci; Tamara A. Paltin; Alice L. Lee; Mike J. Molina; 'Grant E. Howe'  
**Subject:** Testimony for 8/22 Meeting Re: Wailuku Civic Center  
**Attachments:** Council Wailuku Municipal Parking Testimony 9-6-19.pdf

Grant Howe asked me to send to you the attached testimony for the 9/6 meeting regarding the Wailuku Civic Center defunding.

*Daralyn Milne*

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Sept 6, 2019

Honorable Committee Chair  
Kelly King and County  
Council Members

200 High Street  
Wailuku, HI 96793

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

Dear Honorable Chair Kelly T. King and Council Members:

I believe that there is no argument with all the Council members that there is a dire need for additional parking in Wailuku. Countless studies, community input over 3 decades have culminated in establishing a 200 plus stall deficit to support Wailuku’s current needs. Council woman King’s assessment of the struggle her own staff deals with in regards to trying to find street parking just to get to work says it all.

We now have a window of opportunity to alleviate a problem that has existed for many years and it would be a shame to let the opportunity go to the wayside.

As we are well aware, any development of this magnitude takes time, and tremendous process and effort to culminate to fruition. Three decades, thousands of manhours both voluntary and paid have gone into assessing this need and the fruits of this labor are now at the cusp of becoming reality for the Owners, Employee’s, Residents and Customers of our beloved Wailuku Town.

I have taken the time to review the four hours of the last Council meeting and would like to address my take on some of the key issues presented. First and foremost, I would like to state that I have a lot of respect for all the Council members and know many of you personally. With that said here are my thoughts.

1. We have spent in excess of 10 million dollars to date on studies, plans and working drawings which has allowed for the securitization of bond funding and subsequent request for hard bids for construction, a Herculean effort in its own right. This process does not happen overnight and is a culmination of years of planning and process.
2. There were several comments regarding the fact that State and County workers take a majority of the parking and that we should consider alternative parking options near the County and State Buildings for another parking structure. The reality of this is that there are very limited options if any for this to happen especially if Councilman Hokama's recollection on development deed restriction is true for the Kaohu site. Not to mention the time and cost to go through another study and process that could easily take another 10 years. Wailuku has been and will always be a walking town. State, County, Federal, General office, Medical and Retail uses are all a part of the Wailuku Ohana. The central Municipal lot has proven to be a successful walking distance for all the employees that work in the core area. My question is why are we considering adding additional exponential cost and time which could potentially take another 10 years if not longer when we can alleviate this problem immediately thanks to the arduous efforts of Planning, MRA and community input.
3. Defunding the project by half. The ramifications of cutting the project budget in half does not equate to cost effective money management and overall cost per square foot efficiencies. The exponential cost increase per square foot for a project half the size makes for an expensive project and not an efficient use of taxpayer's dollars. In fact, this new proposal would be a net parking loss from what is currently existing. This makes no sense at all.
4. The comments that the scale of this project is not consistent with keeping the feel of Old Wailuku Town. Wailuku historically has had a variety of building scale intermixed starting from the nine story County Building, six story One Main Plaza, six story Old Wailuku Hotel currently the Maui Medical building, three story Promenade, four story Wailuku Executive Center, six story Maui Realty Suites down to the single story historical Kress Building and other single story postage stamp properties that have added to this diversified mix. This myriad of lot sizes many less than half an acre has limited building density due to on-site parking code requirement. An example I can attest to as owner of 1900 and 1955 Main street is our renting of 23 stalls from Maui Realty Suites four story parking structure in order to meet the needs of our tenants' employees and to supplement additional parking to our onsite parking which even by code is not adequate for running a successful business. It's no wonder that many businesses struggle to make it in Wailuku because of the lack of sufficient parking. Having practiced commercial real estate leasing on Maui over the last 30 plus years, one thing has been a given and that is the success of any business be it retail or office, needs adequate parking.

Wailuku and its constituents deserve and need to have the parking structure as proposed. The scale is within the scope of other structures within the corridor. Adding the much needed additional stalls will not create another Kaakako. By funding now there is the benefit of taking advantage of present value dollars, low interest rate climate and locking in cost which will escalate over time if done piecemeal.

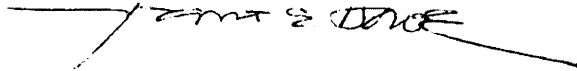
With the population growth of the island of Maui which has more than doubled since my arrival in 1985, and the residential development of the Wailuku corridor and Maui Lani subdivisions we need to have the upgraded infrastructure and parking to allow Wailuku to

keep up with our urban growth and to allow for the amenities to support the same.

Allowing the project to be downgraded does not make economic sense and will be a setback for many years to come depriving Wailuku of the upgrade that has been deserved for Wailuku's future business and residential vitality.

Your decision will affect the success or failure of revitalization for Wailuku.  
Please consider the long-term ramifications of this as it will be your legacy for years to come.

Respectfully,

A handwritten signature in black ink, appearing to read "Grant E. Howe", is written over a horizontal line.

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