

COUNCIL OF THE COUNTY OF MAUI

DISASTER RECOVERY, INTERNATIONAL AFFAIRS, AND PLANNING COMMITTEE

March 7, 2025

**Committee
Report No. _____**

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Disaster Recovery, International Affairs, and Planning Committee, having met on February 19, 2025, makes reference to Resolution 25-49, entitled "AUTHORIZING THE ACQUISITION OF APPROXIMATELY 24,018 SQUARE FEET IDENTIFIED AS TAX MAP KEY NO. (2) 4-5-007-028 SITUATED AT LAHAINA, MAUI, HAWAII, FOR AN AMOUNT NOT TO EXCEED \$1,700,000.00."

Resolution 25-49's purpose is to authorize the acquisition of land at 968 Limahana Place, Lahaina, Maui, Hawai'i, comprising 24,018 square feet and identified for real property tax purposes as tax map key (2) 4-5-007:028, for an amount not to exceed \$1,700,000, plus closing costs and expenses.

By correspondence dated February 11, 2025, from the Managing Director, your Committee received a copy of the appraisal required by Subsection 3.44.015(B), Maui County Code, and a copy of the preliminary title report for the property.

Your Committee is also in receipt of a proposed CD1 version of Resolution 25-49, approved as to form and legality by the Department of the Corporation Counsel, entitled "AUTHORIZING THE ACQUISITION OF 24,018 SQUARE FEET OF PROPERTY IDENTIFIED AS TAX MAP KEY (2) 4-5-007:028, LAHAINA, MAUI, HAWAII, FOR AN AMOUNT NOT TO EXCEED \$1,700,000." The proposed CD1 version corrects the property owner's name and incorporates nonsubstantive revisions.

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An Office of Recovery representative said a long-term goal for the property would be for transit-oriented development use, such as the West Maui Community Corridor project or the West Maui Greenway.

Your Committee notes that the property is zoned M-1 Light Industrial District and designated Transit Oriented Corridor under the 2022 West Maui Community Plan.

The Managing Director said the property could be used for recovery efforts in Lahaina, such as road extensions and evacuation routes. He added that the Department is considering the property for temporary housing or for storage of equipment or materials on an interim basis. The Office of Recovery representative intends to seek community input to help determine the site's future use.

The Managing Director said Bond funding to acquire the property would come from the \$8 million appropriated in the Department of Management's Capital Improvement Program "Roadway Connectivity for Evacuations – Land Acquisition" (CBS-8407).

Your Committee discussed balancing the County's need for affordable housing and evacuation routes, noting the property's zoning and existing infrastructure would support multi-family units.

Your Committee further notes under Subsection 3.44.015(C), Maui County Code, the Council may authorize the acquisition of real property with a purchase price exceeding \$250,000 by the adoption of a resolution.

Your Committee expressed support for the property's acquisition to assist with Lahaina's short-term and long-term recovery efforts.

Your Committee voted 8-0 to recommend adoption of Resolution 25-49, CD1. Committee Chair Paltin, Vice-Chair U'u-Hodgins, and members Cook, Johnson, Lee, Rawlins-Fernandez, Sinenci, and Sugimura voted "aye." Committee member Kama was excused.

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Your Disaster Recovery, International Affairs, and Planning Committee RECOMMENDS that Resolution 25-49, CD1, attached, entitled “AUTHORIZING THE ACQUISITION OF 24,018 SQUARE FEET OF PROPERTY IDENTIFIED AS TAX MAP KEY (2) 4-5-007:028, LAHAINA, MAUI, HAWAII, FOR AN AMOUNT NOT TO EXCEED \$1,700,000,” be ADOPTED.

This report is submitted in accordance with Rule 3 of the Rules of the Council.



TAMARA PALTIN, Chair

drip:cr:25008aa:jpp

Resolution

No. 25-49, CD1

AUTHORIZING THE ACQUISITION OF 24,018
SQUARE FEET OF PROPERTY IDENTIFIED AS
TAX MAP KEY (2) 4-5-007:028, LAHAINA, MAUI,
HAWAII, FOR AN AMOUNT NOT TO EXCEED
\$1,700,000

WHEREAS, Pamela L. Hall, Trustee of The Jay R. Moore Trust dated June 1, 1995, as amended ("Owner"), is the owner in fee simple of that certain real property located at 968 Limahana Place, Lahaina, Maui, Hawaii, comprising 24,018 square feet, identified for real property tax purposes as tax map key (2) 4-5-007:028 ("Property"), described in the attached Exhibit "A," and depicted in the attached Exhibit "B"; and

WHEREAS, Owner has expressed a desire to sell the Property to the County of Maui, and the parties intend to enter into a Real Property Purchase and Sale Agreement at the agreed-upon price of \$1,700,000, exclusive of closing costs and expenses; and

WHEREAS, the Director of Finance has determined that the Property's acquisition is in the public interest; and

WHEREAS, Subsection 3.44.015(C), Maui County Code, requires that the Council authorize by resolution an acquisition of real property with a purchase price that exceeds \$250,000; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That the Council finds the Property's acquisition to be in the public interest;
2. That under Subsection 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Property for an amount not to exceed \$1,700,000, exclusive of closing costs and expenses;
3. That it authorizes the Mayor to execute all necessary documents in connection with the Property's acquisition; and

Resolution No. 25-49, CD1

4. That certified copies of this Resolution be transmitted to the Mayor; Director of Finance; and Pamela L. Hall, Trustee of The Jay R. Moore Trust dated June 1, 1995, as amended.

APPROVED AS TO FORM AND LEGALITY:

/s/ MIMI DESJARDINS

Deputy Corporation Counsel
County of Maui

drip:misc:008areso01:jpp

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Charles R. Lee", is written above a horizontal line.

Upon the request of the Mayor.

SCHEDULE C

All of that certain parcel of land situate at Hanakao, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT 15 of the "WILI KO SUBDIVISION", as shown on File Plan Number 1144, filed in the Bureau of Conveyances of the State of Hawaii, and containing an area of 24,018 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : MAUI TRANS-PACIFIC PROPERTIES, INC., a Hawaii corporation

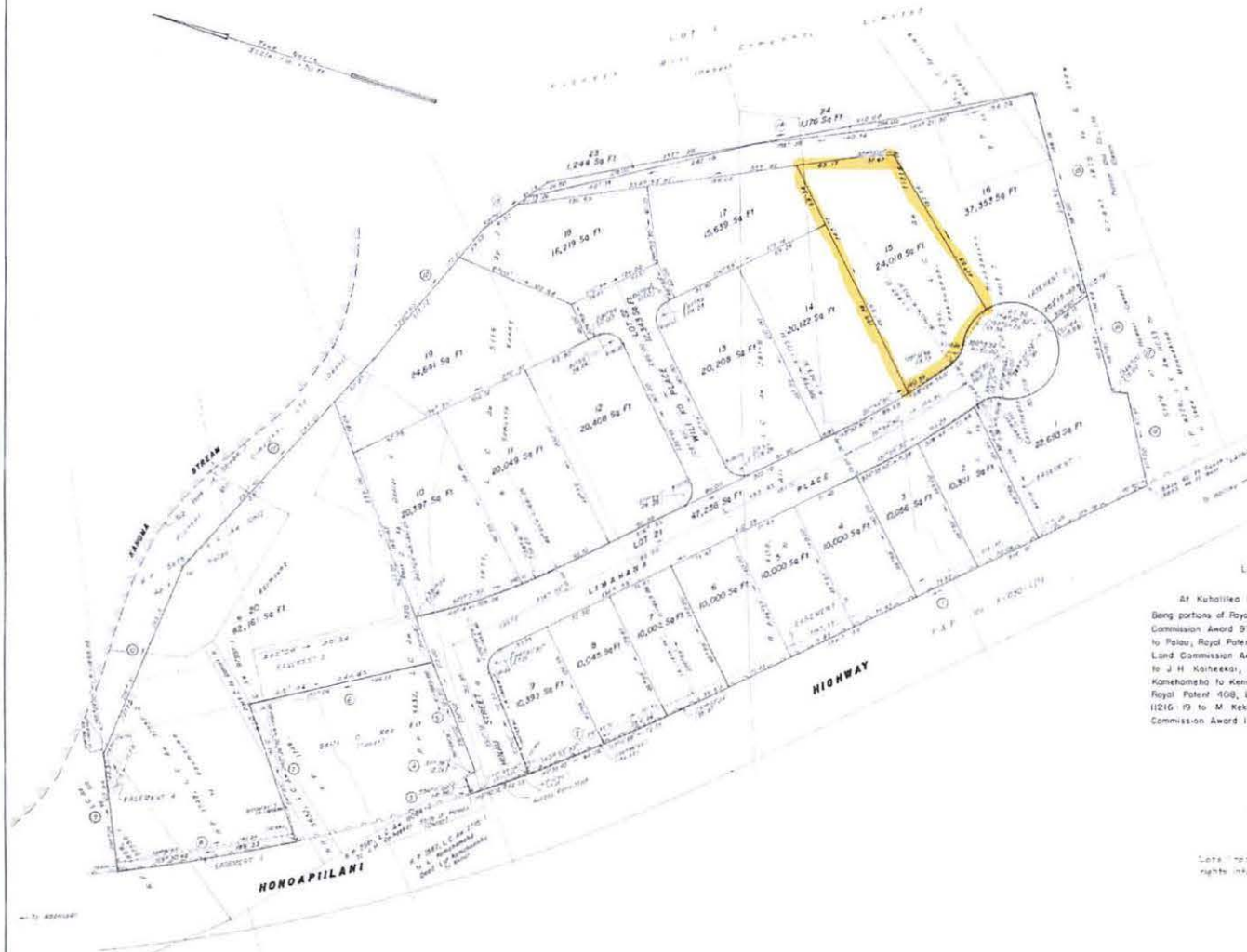
GRANTEE : PAMELA L. HALL, Trustee of The Jay R. Moore Trust dated June 1, 1995, as amended, with full powers to sell, mortgage, lease or otherwise deal with the land

DATED : November 9, 2024

RECORDED : Document No. A-9088000666

END OF SCHEDULE C

Exhibit "A"



WILI KO SUBDIVISION

Land Grants on the easterly side of Manopulipi Highway
and on the southerly side of Kahuna Stream
At Kahoilikea I, Kahoilikea 2, Aupokopoko, Naelele, Hanalei, Lohaina, Maui, Hawaii
Being portions of Royal Patent 1688, Land Commission Award 59750 1 to 142, Royal Patent 1748, Land
Commission Award 7995F 2 to 2 Kuamaka, Royal Patent 5669, Land Commission Award 80612, Aupokopoko
to Palau, Royal Patent 5632, Land Commission Award 520, Part 2 to Daniel J. Royal Patent 1749,
Land Commission Award 7995F 1 to 141, Aupokopoko, Royal Patent 5668, Land Commission Award 10286 2
to J. H. Kahenaka, Royal Patent 2567, Land Commission Award 771, 1 to Lanahanama, (Dred Log
Kamohemaha to Kanihi, Royal Patent 1871, Land Commission Award 510, Aupoko 2 to Samuele Kane,
Royal Patent 408, Land Commission Award 281-B to Ali, Land Patent 8391, Land Commission Award
11216 19 to M. Kekouenehi, [Certificate of Boundaries No 210 Part V, Royal Patent 1745, Land
Commission Award 11449 to Kahua, and Grant 1875 to G Shaw

Owner: Am-Fac, Inc.
Address: Lahaina, Maui, Hawaii

SUBDIVIDED INTO LOTS 1 TO 24 INCLUSIVE
AND DESIGNATION OF EASEMENTS 1 TO 6 INCLUSIVE

TOTAL AREA=10.714 ACRES

Lots 1 and 2, inclusive, Lots 20 and 21 are subject to restriction of access rights into and from Monzavillani Highway Federal Aid Project No. F-070-10.

This map is now on active survey in the ground under the trust administration of the undersigned between the dates July 1965 to February 1970 and may be checked by the State Surveyor with its folder filed under Will's Subdivision.

206 MAIN STREET
WAILUKU, MAUI, HAWAII
SEPTEMBER 19, 1969

NORMAN M. SAKTO, ENGINEERING CONSULTANTS, INC.

By Richard A. Lippert 12/2/10
Registered Professional Land Surveyor
Certification Number 19812

I hereby certify that the description of birds are
and have been seen, examined and checked by the
Bureau and Mathematical correctness but not on the
ground and the same is approved in accordance with
Sections 882-17 and is in of the name: Eastern Starling
Honolulu, Hawaii
March 20 1955 *Franklin G. Allen*

State of Hawaii

Office of
Bureau of Convalescence
Received for Filing this 20th day of
March, A.D. 1970 at 10:30 A.M.
and filed in File No. 144
Charles F. Neuman
Deputy, Minister of Convalescence

NETS AND BOARD DESCRIPTION
RECORDED IN LIBRARY CARD ON PAGES 269-280

AREA OF EASEMENTS:

EASEMENT 1 (10.00 feet wide) for power purposes over and across Lot 1 = 1,527 Sq Ft

EASEMENT 2 (10.00 feet wide) for water pipeline purposes over and across Lot 6 = 504 Sq Ft

EASEMENT 3 (80.00 feet wide) for road and utility purposes over and across Lot 20 = 16,055 Sq Ft

EASEMENT 4 (20.00 feet wide) for drainage purposes affecting Lot 20 = 805 Sq Ft

EASEMENT 5 (10.00 feet wide) for landscaping purposes over and across Lots 1 to 9 inclusive = 7,105 Sq Ft

EASEMENT 6 (10.00 feet wide) for landscaping purposes over and across Lot 20 = 1,884 Sq Ft

Figures shown have (1) indicates number of counts in description
Counts of adjoining lands at shown in plot are from records in the Tax Maps Bureau
All corners marked by signs unless otherwise noted
all _____ County, Idaho, records permitted
this map is subject to federal record laws

Exhibit "B"