

ALAN M. ARAKAWA  
Mayor



DON MEDEIROS  
Director

JOHN L. BUCK III  
Deputy Director

(808) 270-7511

**DEPARTMENT OF TRANSPORTATION**

COUNTY OF MAUI  
2145 Kaohu Street, Suite 102  
Wailuku, Hawaii, USA 96793

December 12, 2018

RECEIVED  
2018 DEC 20 AM 8:57  
OFFICE OF THE  
COUNTY CLERK

Mr. Sandy Baz  
Budget Director, County of Maui  
200 South High Street  
Wailuku, HI 96793

Honorable Alan Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Alan Arakawa 12/18/18  
Mayor Date

For Transmittal to:

Honorable Michael White, Chair  
and Members of Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair White:

**SUBJECT: Kahului Civic Center Mixed Use Project/Central Maui Transit Hub  
State Budget: Capital Improvement Project Item No. A-27.01  
FY 2019 Capital Improvement Project approval**

In accordance with Ordinance No. 4861, Bill 57 (2018) Fiscal Year 2019 Budget, we are hereby transmitting to you a copy of the notice of release of CIP funding from the State of Hawaii for the above mentioned project in the amount of \$2,500,000. These funds will be applied as per the State Capital Improvement Project Item No. A-27.01.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at ext. 7511.

Sincerely,

Don Medeiros, Director

Attachments

COUNTY COMMUNICATION NO. 19-32

## REQUEST FOR GRANT INDEX CODE

County of Maui's Fiscal Year: FY 2019

GRANT/PROJECT TITLE: Kahului Civic Center Mixed Use Project/Central Maui Transit Hub

**390021**  
State Grant

Grant No./Identification No. State Budget Capital Improvement Project Item No. A-27 01

Grant/Performance Period: July 1, 2018 - June 30, 2021

Award Amount: \$ 2,500,000.00

Department's Primary Contact: Diane Yogi

Primary Contact Phone #: 463-3819

<u>Type of Grant:</u>	<u>{Check one}</u>	<u>CFDA # (1)</u>	<u>Agency Name</u>
1 Federal	<input type="checkbox"/>	_____	_____
2 Fed Pass Thru' State (2)	<input type="checkbox"/>	_____	_____
3 State	<input checked="" type="checkbox"/>	n/a	Dept of Business, Economic Development and Tourism
4 Private	<input type="checkbox"/>	n/a	_____
5 Other, please specify	<input type="checkbox"/>	n/a	_____

**Submit the following additional documents:**

- 1) Grant Agreement, or Letter of Intent to Award Funds
- 2) Respective page of the Council Adopted Budget (for original appropriation)  
OR, copy of the Ordinance, if this grant is approved via budget amendment

**For Finance/GL Section:**

Index code: 390021

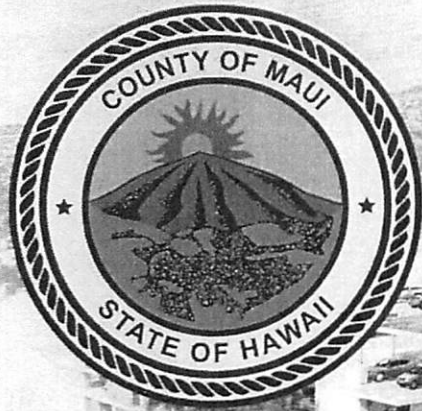
Sub-Object to be used for the receipt of revenue: 3361

*(FOR reimbursement of grant expenditures)*

*Note: This form will be returned to the Department as soon as index code is created.*

*(1) CFDA = Catalog of Federal Domestic Assistance (can be found on the grant application or may be obtained from the grantor (Federal Agency))*

*(2) Federal Pass Through State = The grant was awarded to the State. After receiving the grant, the State then passes the federal money to the county. In this situation, the County becomes a subrecipient.*



TRANSPORTATION

FY 2019

COUNCIL  
ADOPTED  
BUDGET

MAYOR ALAN M. ARAKAWA  
COUNTY OF MAUI



	(1) Provided, that disbursement for salaries and premium pay is limited to 7.0 LTA equivalent personnel.	
i.	Victim/Witness Assistance Program	105,728
	(1) Provided, that disbursement for salaries and premium pay is limited to 1.0 LTA equivalent personnel.	
11.	Department of Public Works	
a.	Federal Highway Administration, Federal-Aid and Other Transportation Grants	12,500,000
b.	Federal Highway Administration, Transportation Alternatives Program Grants	200,000
c.	State of Hawaii Department of Transportation – Safe Routes to School Program Special Fund	275,000
d.	State of Hawaii Department of Transportation – Keanae Road Safety Improvements	2,000,000
12.	Department of Transportation	
a.	Federal Transit Administration (FTA) and Other Transportation Program Grants	722,500
	(1) Provided, that disbursement for salaries and premium pay is limited to 2.0 LTA equivalent personnel.	
b.	Federal Transit Administration (FTA) Section 5311 Rural Transit Assistance Program (RTAP)	20,000
c.	Federal Transit Administration (FTA) Section Rural/5339 Formula Funds Program	420,000
d.	Federal Transit Administration (FTA) Section Small Urban/5339 Formula Funds Program	400,000
e.	Federal Transit Administration (FTA) Section 5311 Non-Urbanized Area Formula Program	600,000
f.	Urbanized Area Formula Program 5307	2,200,000
g.	State of Hawaii, Hawaii Housing Finance and Development Corporation – Kahului Civic Center Mixed Use Project/Central Maui Transit Hub	2,500,000
13.	Additional Revenues Received Pursuant to the Foregoing Grants	500,000
	(1) Provided, that a quarterly report be submitted to the Council on excess grant revenues received by the County.	



EXECUTIVE CHAMBERS  
HONOLULU

DAVID Y. IGE  
GOVERNOR

Oct 8, 2018

The Honorable Gilbert Keith-Agaran  
The Senate  
Twenty-Ninth State Legislature  
State Capitol, Room 221  
Honolulu, Hawai'i 96813

Aloha Senator Keith-Agaran:

I am pleased to let you know that my administration has released funding for the following Capital Improvement Project(s) (CIP):

Name: Kahului Civic Center Mixed Use Project, Maui

Description: This project will provide construction funds for a new bus hub for the Kahului Civic Center Mixed Use Project on Maui.

Amount Released: \$2,500,000 G.O. Bonds

Mahalo for your work on behalf of the residents of your district to secure these funds. Projects such as these are critical components of the public infrastructure and contribute to building a better home for our kupuna, keiki, and all the residents of Hawai'i.

A list of released CIP and CIP Grants-In-Aid (GIA) will be emailed once a month.

By working collaboratively, we can climb the mountains of challenges that face Hawai'i.

With warmest regards,

David Y. Ige  
Governor, State of Hawai'i



EXECUTIVE CHAMBERS  
HONOLULU

DAVID Y. IGE  
GOVERNOR

Oct 8, 2018

The Honorable Troy N. Hashimoto  
House of Representatives  
Twenty-Ninth State Legislature  
State Capitol, Room 434  
Honolulu, Hawai'i 96813

Aloha Representative Hashimoto:

I am pleased to let you know that my administration has released funding for the following Capital Improvement Project(s) (CIP):

Name: Kahului Civic Center Mixed Use Project, Maui

Description: This project will provide construction funds for a new bus hub for the Kahului Civic Center Mixed Use Project on Maui.

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With warmest regards,

David Y. Ige  
Governor, State of Hawai'i

c: Wren Fukada

DAVID Y. IGE  
GOVERNOR



CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**

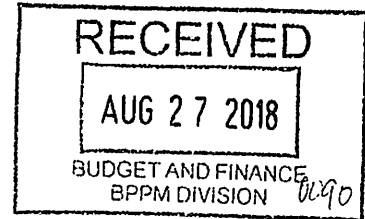
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
FAX: (808) 587-0600

IN REPLY PLEASE REFER TO:

18 : FMO/087

DTS 201808200920TA

August 23, 2018



TO: The Honorable David Y. Ige  
Governor of Hawaii

THRU: Laurel A. Johnston, Director  
Department of Budget and Finance

Luis Salaveria, Director *[Signature]*  
Department of Business, Economic Development and Tourism

FROM: Craig K. Hirai *[Signature]*  
Executive Director

SUBJECT: Request to Allot and Expend Appropriation as well as to Reallot Plans, Land, Design and Equipment Funds to Construction Funds for the Kahului Civic Center Mixed Use Project, Maui, as authorized by Act 053, Session Laws of Hawaii 2018 Relating to the State Budget: Capital Improvement Project Item No. A-27.01

The Hawaii Housing Finance and Development Corporation (HHFDC) requests your approval to allot and expend the \$2,500,000 as well as to reallot \$500,000 from the plans, land, design and equipment elements to the construction element in General Obligation Bond funds appropriated in fiscal year 2018 for Kahului Civic Center Mixed Use Project on Maui.

Authority: The Governor, on June 22, 2018, approved H.B. 1900, H.D. 1, S.D. 2, C.D. 1 relating to the State Budget (Act 053, Session Laws of Hawaii (SLH) 2018).

Amount of Appropriation and MOF:

FY2018	Plans	\$ 1,000 (C)
FY2018	Land	1,000 (C)
FY2018	Design	497,000 (C)
FY2018	Construction	2,000,000 (C)
FY2018	Equipment	1,000 (C)

The Honorable David Y. Ige  
Request to Allot and Expend Appropriation as well as to Reallot Plans, Land, Design and Equipment Funds to Construction Funds for the Kahului Civic Center Mixed Use Project, Maui, as authorized by Act 053, Session Laws of Hawaii 2018 Relating to the State Budget: Capital Improvement Project Item No. A-27.01

Page 2

Need for Funds: The County of Maui has received formal notice from the Queen Kaahumanu Center (QKC) management that they must vacate the current location of the Maui Bus Transit Hub, located in Kahului, by 2020. Per the 2016 Maui Short Range Transit Plan (MSRTP), the new location and concept plan to replace the transfer center located at QKC should be given the highest priority. The County proposes to relocate the transit hub to the new location across Kane Street at the State's Kahului Civic Center along Vevau Street.

The County has considered other locations however, the Vevau Street location was considered to be the best location based on the fact that it is the nearest to the current transit hub. Since the Maui Bus fixed route operates as a hub and spoke system, this allows for riders to transfer between routes when the buses arrive at the transit hub. With the new location being close to the current hub, this will create minimal disruption to the existing bus service's hub and spoke system.

If the project is deferred, bus service to the area will be negatively impacted, requiring riders to walk farther to and from transit stations which will prevent riders from the use of public transportation, decrease ridership on mass transit and encourage vehicular use which is contrary to sustainability and energy conservation policies. The public transit network that links the Wailuku-Kahului region to outlying regions has major implications on commerce and qualitative aspects of the region's urban environment.

Need for Reallotment: This memo also requests the reallotment of a total of \$500,000 from the Plans, Land, Design and Equipment elements to the Construction element. The funding for Plans and Design will be provided by the County of Maui. With regard to the Land, the Department of Accounting and General Services will request that the Board of Land and Natural Resources cancel the existing Executive Order (E.O.) No. 3586 and issue a new E.O. to HHFDC for this project. Please refer to the attached For Action for further detail.

Should you have any questions, please do not hesitate to call Holly Osumi, Chief Financial Officer, at 587-0601. Your favorable consideration of this request is appreciated.

RECOMMEND:

APPROVAL

DISAPPROVAL



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Laurel A. Johnston  
Director of Finance

Sep 28, 2018

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DATE

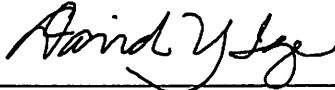


The Honorable David Y. Ige  
Request to Allot and Expend Appropriation as well as to Reallot Plans, Land, Design  
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State Budget: Capital Improvement Project Item No. A-27.01

Page 3

APPROVAL

DISAPPROVAL




Oct 8, 2018

\_\_\_\_\_  
DAVID Y. IGE  
Governor, State of Hawaii

\_\_\_\_\_  
DATE

Attachments:

For Action  
Form PAB  
Tables P, Q, R  
Form A-15  
CIP Form 2

Reviewed and Approved by the Executive Director   
June 14, 2018

## FOR ACTION

### I. REQUEST

Approve: (1) a Memorandum of Understanding Between the Hawaii Housing Finance and Development Corporation, the Department of Accounting and General Services (DAGS) and the County of Maui (County); (2) Request For a Set Aside of the Property; (3) Condominium Property Regime and/or Subdivision; (4) Right-of-Entry to the County; (5) Issuance of Ground Leases; and (6) a Budget from the Dwelling Unit Revolving Fund for the Development of the Kahului Civic Center Mixed-Use Project Located at the Kahului Civic Center Site at 153 West Kaahumanu Avenue, Kahului, Maui, TMK No.: (2) 3-7-004: 003 and at 70 South High Street, Wailuku, Maui, TMK No.: (2) 3-4-013: 014

### II. FACTS

- A. The State of Hawaii owns the fee simple property at 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii, TMK No. (2) 3-7-004: 003, totaling approximately 5.572 acres (Property), as shown on the attached Exhibit A.
- B. The Property was set aside to the Department of Accounting and General Services (DAGS) by Executive Order (E.O.) No. 3586 dated May 20, 1993 for Kahului Civic Center purposes.
- C. The Property is NOT ceded land.
- D. The Property is zoned B-2 and is currently being utilized for Department of Education's adult education and lawnmower operations.
- E. The County of Maui (County) Department of Transportation is required to vacate the Maui Bus transit hub at Queen Kaahumanu Center by January 31, 2020 and would like to relocate the transit hub to a new location on approximately 0.5 acre at the Property along Vevau Street (New Maui Bus Hub).
- F. The County owns a parcel of land at 70 South High Street, Wailuku, Maui, Hawaii, 96793, adjacent to DAGS' Wailuku Civic Center, also known as the State Office Building (SOB), totaling approximately 18,502 square feet, 0.425 acre, TMK (2) 3-4-013: 014 (County Wailuku Parcel), which the County has indicated may be available for long-term lease to DAGS at \$1/year for 65 years in exchange for a long-term lease to the County for the portion of the Property for the New Maui Bus Hub. See attached Exhibit B.
- G. By Senate Concurrent Resolution No. 145, S.D. 1, the Senate of the Twenty-ninth Legislature of the State of Hawaii, Regular Session of 2017, has requested that HHFDC, DAGS and the County work together to:
  1. Explore the feasibility of transferring the Property to HHFDC for the purpose of developing a mixed-use rental housing project that includes consideration of DAGS' civic center needs in Kahului and Wailuku, Hawaii; and

2. Enter into a memorandum of understanding, if appropriate, to execute the transfer.
- H. On February 1, 2018, HHFDC and DAGS entered into a Memorandum of Understanding (HHFDC-DAGS MOU) to optimize development of the Property with a mixed-use project consisting of multi-family affordable rental housing, office space/civic center, parking, the New Maui Bus Hub, and other incidental uses, which may include the County Wailuku Parcel as part of the office space/civic center portion of the project (Project).
- I. In 2018, the Hawaii State Legislature appropriated \$2.5 million of Capital Improvement Program (CIP) funds to HHFDC for the Project, including the New Maui Bus Hub<sup>1</sup>.
- J. In 2018, the Hawaii State Legislature also appropriated \$10 million in Dwelling Unit Revolving Fund (DURF)<sup>2</sup>, which includes, subject to HHFDC Board of Directors' approval, \$1.5 million for the Project.

### III. DISCUSSION

- A. This For Action seeks approval of a Memorandum of Understanding (MOU) between DAGS, the County and HHFDC which is proposed to include the following major terms:
1. HHFDC obligations:
    - a. Administration and disbursement of the CIP funds
      - (1) Funds may be used for any Project related expense as approved by HHFDC;
      - (2) Payment requests shall be submitted to HHFDC together with supporting material justifying payment;
      - (3) Payments shall be made payable to the County, for payment to its vendor;
      - (4) HHFDC may also withdraw funds for Project related expenses;
      - (5) All contracts shall name the State of Hawaii, Department of Land and Natural Resources (DLNR), DAGS, and HHFDC as additional indemnitees and additional insured parties;
    - b. Seek HHFDC Board approval of up to \$1.5 million in DURF funds appropriated by the 2018 Legislature for the Project, and release of funds by the Governor;
    - c. Seek approval from the HHFDC Board for a set aside of the Property to HHFDC for the Project, subject to approval by the Board of Land and Natural Resources (BLNR) of the cancellation of the existing E.O. No. 3586;
    - d. Subject to BLNR approval of the cancellation of E.O. No. 3586, issuance of an E.O. of the Property to HHFDC, and completion of construction of the New Maui Bus Hub, issue a ground lease to the

<sup>1</sup> H.B. No. 1900, H.D. 1, S.D. 2, C.D. 1, Twenty-Ninth Legislature, 2018, Item No. 27.01, at page 95.

<sup>2</sup> H.B. No. 2748, H.D. 2, S.D. 2, C.D. 1, Twenty-Ninth Legislature, 2018.

County for 65 years at \$1/year for the portion of the Property for the New Maui Bus Hub (Bus Hub Ground Lease);

- e. Procure a consultant for hazardous materials assessment, master plan and HRS Chapter 343 Environmental Assessments and Special Management Area Use Permit for the Project;
  - f. Procure a developer under a request for proposals (RFP) process for development of the Project in accordance with the HHFDC-DAGS MOU;
2. DAGS obligations:
- a. Request BLNR for a cancellation of the existing E.O. No. 3586 and issuance of a new E.O. to HHFDC for the Project;
  - b. Until cancellation of the E.O. No. 3586, issue rights-of-entry less than 14 days per entry<sup>3</sup> to the County for the planning, design, construction and/or operation of the New Maui Bus Hub;
  - c. Accept a 65-year, \$1/year ground lease of the County Wailuku Parcel from the County in a form acceptable to DAGS and the County for the development and operation of an office building with ancillary parking;
  - d. Provide the program requirements for the office space/civic center uses and parking for the Project;
3. County obligations:
- a. Provide and authorize use of studies relating to the County Wailuku Parcel;
  - b. Authorize rights-of-entry to HHFDC's consultant(s) to the County Wailuku Parcel for the planning and design of the Project;
  - c. Issue a 65-year ground lease of the County Wailuku Parcel at \$1/year to DAGS for development and operation of an office building with ancillary parking;
  - d. Until E.O. No. 3586 is cancelled, obtain rights-of-entry to the Property less than 14 days per entry from DAGS; after a management right-of-entry or a new E.O. is issued to HHFDC, obtain any rights-of-entry to the Property from HHFDC;
  - e. Complete an Environmental Assessment (EA) for the New Maui Bus Hub pursuant to Chapter 343, HRS, in accordance with a plan approved by DAGS and HHFDC;
  - f. Be the proposing and accepting agency for the EA for the New Maui Bus Hub;

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<sup>3</sup> Rights-of-entry longer than 14 days requires BLNR approval.

- g. Be responsible for procuring all consultants and contractors for the planning, design and construction of the New Maui Bus Hub in compliance with Chapter 103D, HRS;
  - h. The County shall not commence construction of the New Maui Bus Hub at the Property until a Notice to Proceed has been issued by HHFDC and a right-of-entry for construction has been issued by DAGS or HHFDC, as applicable;
  - i. Accept the Bus Hub Ground Lease after completion of construction when offered by HHFDC;
  - j. Agree to a conversion of the Bus Hub Ground Lease to a condominium conveyance document when a condominium property regime is created for the Project;
  - k. Maintain insurance acceptable to HHFDC in full force and effect throughout the term of this MOU;
  - l. Indemnify, defend and hold the State of Hawaii, DLNR, DAGS and HHFDC harmless against any losses arising out of any act or omission of the County under this MOU;
4. This MOU shall continue until the earliest to occur of the following:
- a. Any party may terminate this MOU with sixty (60) days' prior written notice to the other parties; or
  - b. Fulfillment of the objectives of this MOU.
5. The MOU shall not be binding unless approved by the County Council (if required).
- B. HHFDC contemplates that development of the New Maui Bus Hub will occur as follows:
- 1. Planning, design and construction under a right-of-entry from DAGS or HHFDC, as applicable;
  - 2. After completion of construction, HHFDC will issue the Bus Hub Ground Lease to the County; and
  - 3. After a condominium property regime is created for the Project, the Bus Hub Ground Lease shall be converted to an appropriate condominium conveyance document.
- C. The HHFDC-DAGS MOU indicates that HHFDC will procure a consultant to complete hazardous materials assessments, a master plan and certain land use approvals, and procure a developer for the Project through an RFP process. HHFDC contemplates that development of the Property will require a condominium property regime to legally separate the separate ownership and mixed-uses of the office space/civic center, affordable rental housing, and the New Maui Bus Hub, and the issuance of 65-year ground leases to DAGS and the County for their respective components, and 75-year ground leases to the HHFDC affordable rental developer.

D. The County is desirous of expediting the planning, design, and construction of the New Maui Bus Hub. At a meeting with the Mayor of the County of Maui, County staff, DAGS and HHFDC on May 10, 2018, DAGS indicated that to facilitate development of the Project, they will seek BLNR approval to cancel the existing E.O. No. 3586 and issue a new E.O. to HHFDC for the Project. Based on this meeting and the HHFDC-DAGS MOU, this For Action also seeks approval of the following:

1. Request for a Set Aside of the Property to HHFDC for the Project;
4. Creation of, and amendments to a condominium property regime, and/or subdivision, as necessary, for the legal separation of the New Maui Bus Hub, office space/civic center uses, and affordable rental housing components at the Property;
5. Right-of-Entry to the County in the event that BLNR cancels the existing E.O. No. 3586 and issues HHFDC a management right-of-entry pending the issuance of the set aside to HHFDC;
6. After completion of construction of the New Maui Bus Hub; issuance of a ground lease of the New Maui Bus Hub property to the County for 65 years<sup>4</sup> at \$1/year in a form acceptable to HHFDC;
7. Issuance of a ground lease of the office space/civic center uses at the Property to DAGS for 65 years<sup>5</sup> at \$1/year in a form acceptable to HHFDC and DAGS; and
8. Issuance of ground leases of the affordable rental component to a designee of HHFDC as approved by the Executive Director, for 75 years<sup>6</sup> at \$1/year.

E. The County's proposed budget for the New Maui Bus Hub is as follows:

	County Funds	CIP Funds	Total
Planning	\$280,000	\$0	\$280,000
Design	\$370,000	\$0	\$370,000
Construction	\$0	\$2,000,000	\$2,000,000
Construction Management, Contingencies, Permits, Utilities' Connection Fees	\$0	\$500,000	\$500,000
Total	\$650,000	\$2,500,000	\$3,150,000

F. This For Action also seeks approval of a budget of up to \$1.5 million for the planning of the Project from the DURF funds appropriated by the 2018 Legislature, subject to Governor's approval of the appropriation.

1. On June 1, 2018, HHFDC received proposals from G70 which includes the following community planning services for the Project:

<sup>4</sup> Leases to governments and agencies limited to 65 years. Section 171-95(a)(2), HRS.

<sup>5</sup> Ibid.

<sup>6</sup> Exemptions for leases for low and moderate income projects. Section 171-84, HRS.

- a. Phase 1 hazardous waste site assessment for the County Wailuku Parcel and sampling and testing at the Property to determine the presence of lead and asbestos, and need for supplemental investigations to address abatement, based on findings;
  - b. Conduct workshop meeting with HHFDC and DAGS to verify program and range of alternatives to evaluate; confirm program and development strategy in meetings with HHFDC, DAGS, and County agencies;
  - c. Prepare up to three alternative master plan concepts for the County Wailuku Parcel and the Property;
  - d. Prepare a preliminary engineering report to investigate on-site/off-site utility requirements to support each of alternative master plan concepts, with a projection of costs;
  - e. Topographic survey;
  - f. Update geotechnical report done for County of Maui office building project at the County Wailuku Parcel and conduct soils borings at four representative locations at the Property to provide conclusions and recommendations regarding foundation conditions and mass grading;
  - g. Conduct two community meetings for each of the County Wailuku Parcel and the Property during the Environmental Assessment (EA) process;
  - h. Update the EA done for County of Maui office building project at the County Wailuku Parcel and complete an EA for the Property;
  - i. Presentations at up to two meetings of the Urban Design Review Board for each of the County Wailuku Parcel and the Property;
  - j. Obtain Special Management Area Use Permit for the Property; and
  - k. Processing of plans for subdivision approval for the Property.
2. Based on the G70 proposals received, the proposed DURF budget for planning for the Project is as follows:

County Wailuku Parcel	\$ 450,000
Property	900,000
Contingency	<u>150,000</u>
Total	\$1,500,000

3. As of April 30, 2018, the balance of net available DURF funds is approximately \$12.5 million.<sup>7</sup>

<sup>7</sup> On July 13, 2017, the HHFDC Board approved a preliminary commitment of funds up to \$15 million from DURF to finance the development of Phase 1 of the Alder Street project. The Legislature (SLH 2017) appropriated \$25 million for FY 2018 and (SLH 2018) appropriated \$10 million for FY 2019 to DURF. These appropriations have not been included in the total cash available.

#### IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the development of the Kahului Civic Center Mixed-Use Project at 153 West Kaahumanu Avenue, Kahului, Maui, TMK No.: (2) 3-7-004: 003 and at 70 South High Street, Wailuku, Maui, TMK No.: (2) 3-4-013: 014, substantially as described in this For Action:

- A. A Memorandum of Understanding between the Hawaii Housing Finance and Development Corporation, the Department of Accounting and General Services, and the County of Maui;
- B. Request for a set aside of the Property at 153 West Kaahumanu Avenue to HHFDC for the Project;
- C. Creation of, and amendments to a condominium property regime, and/or subdivision, as necessary, of the Property at 153 West Kaahumanu Avenue for legal separation of the mixed-uses, including the New Maui Bus Hub;
- D. Right-of-Entry to the County for the New Maui Bus Hub;
- E. Issuance of ground leases at the Property for the New Maui Bus Hub to the County, and for the office space/civic center use to DAGS, for 65 years at \$1/year, and for the affordable rental component(s) to designee(s) of HHFDC as approved by the Executive Director, for 75 years at \$1/year;
- F. Approval of a budget of up to \$1.5 million from the DURF funds appropriated by the 2018 Legislature for the Project, as such budget may be amended by the Executive Director; and
- G. The Executive Director shall be authorized to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following (as applicable):

- H. Cancellation of the existing Executive Order No. 3586 and receipt of a set aside of the Property;
- I. Governor's approval of the 2018 Legislative appropriation and allotment of \$2.5 million in CIP funds to HHFDC for the Project, including the New Maui Bus Hub;
- J. Governor's approval of the 2018 Legislative appropriation of \$10 million in DURF funds to HHFDC;
- K. Availability of DURF funds;
- L. Approval of release of DURF funds by the Governor;
- M. Approval of ground leases at the Property by the Board of Land and Natural Resources;
- N. Approval as to form of applicable documents by the Department of Attorney General and execution by the Executive Director; and



- O. Compliance with all laws and rules, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map of Property  
Exhibit B – Location Map of County Wailuku Property

Prepared by: Stan S. Fujimoto, Project Manager SE

Reviewed by: Rick Prahler, Development Branch Chief WP

Approved by The Board of Directors at its meeting  
on JUN 14 2018  
DEVELOPMENT BRANCH

Please take necessary action.

  
EXECUTIVE DIRECTOR

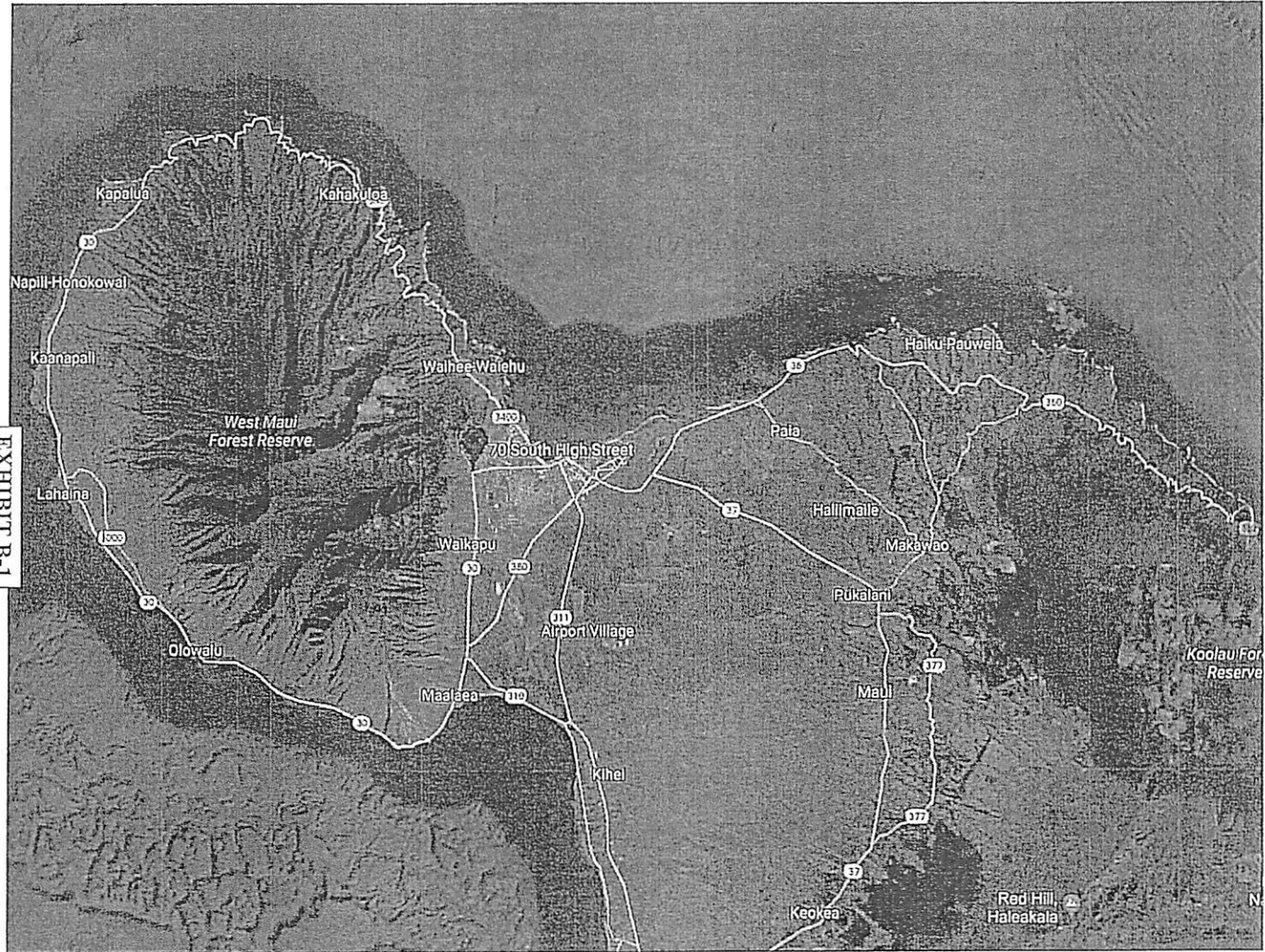
EXHIBIT A-1

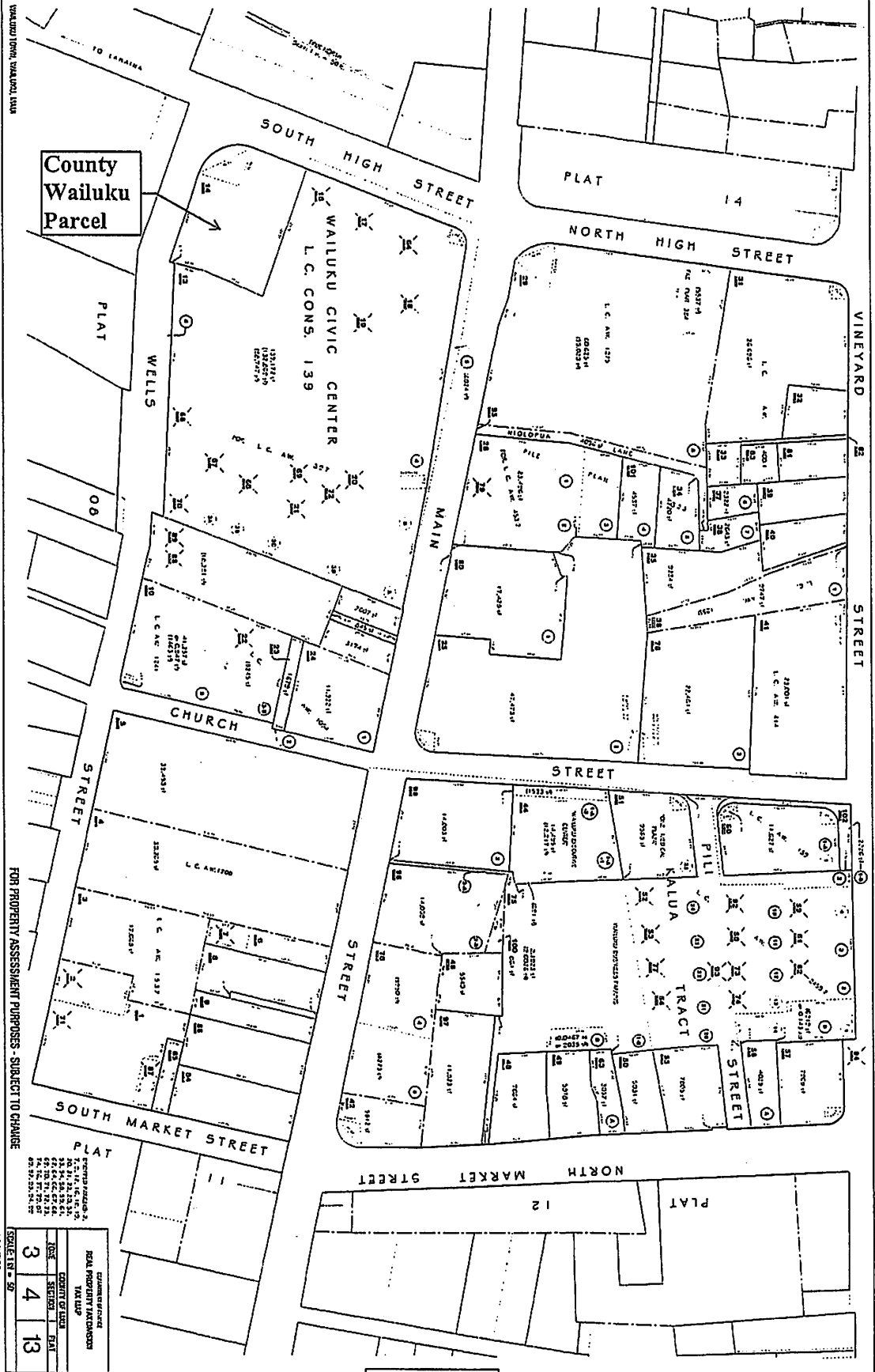


<https://www.google.com/maps/place/153+W+Kaahumanu+Ave,+Kahului,+HI+96732/@20.8310836,-156.3921926,66351m/data=!3m1!1e3!4m5!3m4!1s0x7954d2dee200e941:0xb0e897e39dbb75a2!8m2!3d20.8895595>



EXHIBIT B-1





**County  
Wailuku  
Parcel**

COUNTY OF HAWAII	
REAL PROPERTY TAX DIVISION	
TAX MAP	
DATE	SECTION
3	4
13	

**EXHIBIT B-2**

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

3-4-13 2:00 PM 051

CIP PROJECT SUMMARY OF PROPOSED EXPENDITURES

PROJECT: KAHULUI CIVIC CENTER MIXED USE PROJECT, MAUI  
 TITLE: KAHULUI CIVIC CENTER MIXED USE PROJECT, MAUI

DATE: \_\_\_\_\_  
 DEPARTMENTAL PRIORITY NO. \_\_\_\_\_  
 CAPITAL PROJECT NO. P19015

SOURCE OF FUNDS (ACT/ITEM, ACCOUNT NUMBER, FEDERAL, COUNTY, PRIVATE)							
COST ELEMENTS	Act 053/2018 A-27.01	Request to Reallot					TOTAL
LAND ACQUISITION	1,000	(1,000)					-
Land							
Consultant Services							
Staff Support							
PLANS	1,000	(1,000)					-
Consultant Services							
Staff Support							
DESIGN	497,000	(497,000)					-
Consultant Services							
Staff Support							
CONSTRUCTION	2,000,000	500,000					2,500,000
Basic Bid							
Alternatives							
Contingency							
Consultant Services							
Staff Support							
Other Costs							
EQUIPMENT	1,000	(1,000)					
Basic Bid							
Consultant Services							
Staff Support							
WORKS OF ART							-
TOTAL PROJECT COST	2,500,000	-					2,500,000
ALLOTED TO DATE*							-
ALLOTMENT REQUEST	2,500,000	-					2,500,000
BALANCE	2,500,000						2,500,000
FUNDS APPROPRIATED	2,500,000						2,500,000
*(AA# & DATE)		COMPLETION DATE	COMMENTS:				
PLANS:							
LAND:							
DESIGN:							
CONST:							
EQUIP:							

REPORT: TABLE P - CAPITAL PROJECT DETAILS  
 PROGRAM ID: BED-160 CAPITAL PROJECT: P19015

RUN DATE: August 06, 2018

SENATE DISTRICT	PRIORITY NUMBER	ISLAND	REP DISTRICT	PROJECT SCOPE	ITEM NUMBER	EXPENDING AGENCY
05		2 - MAUI	008	N - NEW PROJECT	27.01	BED

**PROJECT TITLE:**

KAHULUI CIVIC CENTER MIXED USE PROJECT, MAUI

**PROJECT DESCRIPTION:**

PLANS, LAND ACQUISITION, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR THE DEVELOPMENT, REFURBISHMENT, ESTABLISHMENT, CREATION, DEMOLITION, AND RENOVATION FOR THE KAHULUI CIVIC CENTER MIXED USE PROJECT; PROJECT TO INCLUDE NEW MAUI BUS HUB; EQUIPMENT AND APPURTENANCES.

PART I: BY ELEMENTS	MOF	PRIOR YR	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	SUCC YR
PLANS	*	0	0	0	0	1	0	0	0	0	0
LAND ACQUISITION	*	0	0	0	0	1	0	0	0	0	0
DESIGN	*	0	0	0	0	497	0	0	0	0	0
CONSTRUCTION	*	0	0	0	0	2,000	0	0	0	0	0
EQUIPMENT	*	0	0	0	0	1	0	0	0	0	0
<b>TOTAL COST</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

PART II: BY MEANS OF FINANCE	MOF	PRIOR YR	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	SUCC YR
G.O. BONDS	C	0	0	0	0	2,500	0	0	0	0	0
<b>TOTAL COST</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

IMPLEMENTATION SCHEDULE

PHASE	START DATES						COMPLETION DATES					
	ORIGINAL MO	YR	CURRENT MO	YR	ACTUAL MO	YR	ORIGINAL MO	YR	CURRENT MO	YR	ACTUAL MO	YR
PLANS	07	18					12	18				
SITE ACQUISITION	07	18					06	19				
DESIGN	07	18					06	19				
CONSTRUCTION	07	19					06	20				
EQUIPMENT	07	19					06	20				

EFFECTS ON OPERATING BUDGET (IN THOUSANDS)

TOTAL	SALARIES	MAINTENANCE	OTHER EXPENSES	UTILITIES
0	0	0	0	0

EXPECTED EXPENDITURES (IN THOUSANDS)

PART I: BY ELEMENTS	MOF	PRIOR YR	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	SUCC YR
PLANS	*	0	0	0	0	1	0	0	0	0	0
LAND ACQUISITION	*	0	0	0	0	1	0	0	0	0	0
DESIGN	*	0	0	0	0	497	0	0	0	0	0
CONSTRUCTION	*	0	0	0	0	0	2,000	0	0	0	0
EQUIPMENT	*	0	0	0	0	0	1	0	0	0	0
TOTAL COST		0	0	0	0	499	2,001	0	0	0	0

PART II: BY MEANS OF FINANCE	MOF	PRIOR YR	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	SUCC YR
G.O. BONDS	C	0	0	0	0	499	2,001	0	0	0	0
TOTAL COST		0	0	0	0	499	2,001	0	0	0	0



COST ELEMENTS	COST ESTIMATES		FINAL COST (\$1,000'S)
	ORIGINAL	(\$1,000'S) CURRENT	
PLANS	1	0	0
LAND ACQUISITION	1	0	0
DESIGN	497	0	0
CONSTRUCTION	2,000	0	0
EQUIPMENT	1	0	0
TOTAL	2,500	0	0

STATE APPROPRIATIONS (\$1,000'S)

SLH YR ACT	ITEM	TOTALS	PLANS	LAND ACQUISITION	DESIGN	CONSTRUCTION	EQUIPMENT
TOTAL		0	0	0	0	0	0

SENATE DISTRICT	PRIORITY NUMBER	ISLAND	REP DISTRICT	PROJECT SCOPE	ITEM NUMBER	EXPENDING AGENCY
05		2 - MAUI	008	N - NEW PROJECT	27.01	BED

**PROJECT TITLE:**

KAHULUI CIVIC CENTER MIXED USE PROJECT, MAUI

**PROJECT DESCRIPTION:**

PLANS, LAND ACQUISITION, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR THE DEVELOPMENT, REFURBISHMENT, ESTABLISHMENT, CREATION, DEMOLITION, AND RENOVATION FOR THE KAHULUI CIVIC CENTER MIXED USE PROJECT; PROJECT TO INCLUDE NEW MAUI BUS HUB; EQUIPMENT AND APPURTENANCES.

**TOTAL ESTIMATED PROJECT COST (\$1,000'S):**

PRIOR APPROPRIATIONS:

SLH YR	ACT	ITEM	TOTALS	PLANS	LAND ACQUISITION	DESIGN	CONSTRUCTION	EQUIPMENT
			0	0	0	0	0	0

APPROPRIATIONS:

PART I: BY ELEMENTS	MOF	PRIOR YR	FY 2015-16	FY 2016-17	REQUESTED		FUTURE YEARS	TOTAL PROJ COST
					FY 2017-18	FY 2018-19		
PLANS	*	0	0	0	0	1	0	1
LAND ACQUISITION	*	0	0	0	0	1	0	1
DESIGN	*	0	0	0	0	497	0	497
CONSTRUCTION	*	0	0	0	0	2,000	0	2,000
EQUIPMENT	*	0	0	0	0	1	0	1
<b>TOTAL COST</b>		0	0	0	0	2,500	0	2,500

PART II: BY MEANS OF FINANCE	MOF	PRIOR YR	FY 2015-16	FY 2016-17	REQUESTED		FUTURE YEARS	TOTAL PROJ COST
					FY 2017-18	FY 2018-19		
G.O. BONDS	C	0	0	0	0	2,500	0	2,500
<b>TOTAL COST</b>		0	0	0	0	2,500	0	2,500

**A. TOTAL SCOPE OF PROJECT:**

The project is the design and construction of a new bus hub on Vevau Street in Kahului, Maui, Hawaii, on approximately 0.5 acre at the State's Kahului Civic Center site, TMK (2) 3-7-004: 003 (por.). The proposed bus hub will accommodate six buses and a proposed 150 feet by 30 feet concrete pad for a proposed canopy with a ticket and security office along with ADA accessible restrooms, covered seating, bike racks, trash and recycle cans, and lighting.

**B. IDENTIFICATION OF NEED AND EVALUATION OF EXISTING SOLUTION:**

The County of Maui has received formal notice from the Queen Kaahumanu Center (QKC) management that they must vacate the current location of the Maui Bus Transit Hub, located in Kahului, by 2020. Per the 2016 Maui Short Range Transit Plan (MSRTP), the new location and concept plan to replace the transfer center located at QKC should be given the highest priority. The County proposes to relocate the transit hub to the new location across Kane Street at the State's Kahului Civic Center along Vevau Street.

**C. ALTERNATIVES CONSIDERED AND IMPACT IF PROJECT IS DEFERRED:**

The County has considered other locations however, the Vevau Street location was considered to be the best location based on that it is the nearest to the current transit hub. Since the Maui Bus fixed route operates as a hub and spoke system, this allows for riders to transfer between routes when the buses arrive at the transit hub. With the new location being close to the current hub, this will create minimal disruption to the existing bus service's hub and spoke system. If the project is deferred, bus service to the area will be negatively impacted, requiring riders to walk farther to and from transit stations which will prevent riders from the use of public transportation and decrease ridership on mass transit and encourage vehicular use which is contrary to sustainability and energy conservation policies. The public transit network that links the Wailuku-Kahului region to outlying regions has major implications on commerce and qualitative aspects of the region's urban environment.

**D. DISCUSS WHAT IMPROVEMENTS WILL TAKE PLACE, WHEN PROJECT COMPLETED (INCLUDING BENEFITS TO BE DERIVED AND/OR DEFICIENCIES THIS PROJECT INTENDS TO CORRECT):**

The project will replace an operating transit hub at the Queen Kaahumanu Shopping Center which must be terminated by 2020. The proposed project will enable the County to continue operations and mass transit service with a transit hub in the central district of Kahului, which is critical to the County's transit master plan for the island of Maui.

**E. IMPACT UPON FUTURE OPERATING REQUIREMENTS (SHOW INITIAL AND ONGOING FUNDING REQUIREMENTS BY COST ELEMENT, INCLUDING POSITION COUNT, MEANS OF FINANCING, FISCAL YEAR):**

This is a one-time expenditure by the State. The County will operate the new bus transit hub that is proposed at Vevau Street.

**F. ADDITIONAL INFORMATION:**

The new Central Maui Transit Hub to be located on the land near Kane & Vevau Street in Kahului will be across the street from Catholic Charities affordable senior rental housing project as well as potentially on the same site as a mixed use rental housing project (SCR 145, SLH 2017).

FORM PAB

Department of Budget  
and Finance (rev. 9/13)

Questionnaire - General Obligation Bond Fund Appropriations

**PART 1** Department and Project

1 Department Business, Economic Development and Tourism		
2 Project Name Kahului Civic Center Mixed Use Project, Maui		3 Project CIP No. P19015
4 Session Law (act no. and year) Act 053, SLH 2018	5 Program Area Function Economic Development-BED160	6 Item No. 5A2701
7 Project Description and Estimated Useful Life Plans, Land Acquisition, Design, Construction, and Equipment for the development, refurbishment, establishment, creation, demolition, and renovation for the Kahului Civic Center mixed use project; project to include new Maui bus hub, equipment and appurtenances.		


**PART 2** Project Cost and Funding Sources

8 Does this request for funding require general obligation bond fund appropriations? If "no" box is checked, no further information other than signature and date is required.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9 Has any appropriations been made for any portion of project prior to this request?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10 Funding sources for costs of project made by this request			
a	Direct Federal payment for construction and related capital costs		
b	General obligation bond fund appropriations	2,500,000	
c	General fund appropriations		
d	Other State of Hawaii and county funds		
e	Section 501(c)(3) funds		
f	Private funds		
g	Total capital costs made by this request		2,500,000

**PART 3** Use of general obligation bond fund appropriations and use of project

11 Total amount made by this request for each purpose to which general obligation bond fund appropriations will be applied			
a	Total construction and related capital costs	2,500,000	
b	Total nonconstruction and noncapital State of Hawaii costs		
c	Total grants to counties		
d	Total grants to Section 501(c)(3) corporations		
e	Total grants to private persons and organizations and Federal government		
f	Private funds		
g	Total loans to Section 501(c)(3) corporations		
h	Total loans to private persons and organizations and Federal government		
i	Total use of general obligation bond fund appropriations	2,500,000	
12 Total square footage and percentage of use of project for each purpose to which general obligation bond fund appropriations will be applied			
		Square Footage	Percentage of Total
a	Total common area		N/A
b	Total area used by State of Hawaii and counties	28,600	100%
c	Total area used by Section 501(c)(3) corporations		N/A
d	Total area used by private persons and organizations and Federal government in trade or business		N/A
e	Total area	28,600	100%

**PART 4** Payment of operating and debt service costs and management of project

13 Will any lease or contract with a concessionaire or vendor be entered into in respect of any portion of the project? If yes, attach schedule and copy of each contract. <b>Note:</b> Contract not currently available; it will be executed upon completion of construction.		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
14 Will any lease, incentive payment contract or management contract be entered into in respect of any portion of the project? If yes, attach schedule and copy of each contract.		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15 Will any payment be made (directly or indirectly) by the Federal government or any private person or organization pursuant to contract or other arrangement in respect to any portion of the project? If yes, attach schedule and copy of each contract.		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16 Please list the Department staff member(s) assigned to cooperate with the Department of Budget and Finance in its Project monitoring responsibilities, including (i) facilitating prior Department of Budget and Finance review and approval for any contracts with third parties relating to the Project or any transfer or sale of the Project and (ii) assisting with an annual review of the use of the Project. (Attach a separate sheet providing name(s), phone number(s), and email address(es).)			
Name of Signer Craig K. Hirai	Signature 	Date 8/20/18	Telephone Number 587-0641

FORM PAB  
Department of Budget  
and Finance (rev. 9/13)

Questionnaire - General Obligation Bond Fund Appropriations

**PART 1** Department and Project

1 Department  
Business, Economic Development and Tourism

2 Project Name  
Kahului Civic Center Mixed Use Project, Maui

3 Project CIP No.  
P19015

4 Session Law (act no. and year)  
Act 053, SLH 2018

5 Program Area Function  
Economic Development-BED160

6 Item No.  
5A2701

7 Project Description and Estimated Useful Life  
Plans, Land Acquisition, Design, Construction, and Equipment for the development, refurbishment, establishment, creation, demolition, and renovation for the Kahului Civic Center mixed use project; project to include new Maui bus hub, equipment and appurtenances.

**PART 4** Payment of operating and debt service costs and management of project

16 Please list the Department staff member(s) assigned to cooperate with the Department of Budget and Finance in its Project monitoring responsibilities, including (i) facilitating prior Department of Budget and Finance review and approval for any contracts with third parties relating to the Project or any transfer or sale of the Project and (ii) assisting with an annual review of the use of the Project. (Attach a separate sheet providing name(s), phone number(s), and email address(es).)

Name	Phone Number	email address
Lorraine Egusa	587-0622	<a href="mailto:Lorraine.C.Egusa@hawaii.gov">Lorraine.C.Egusa@hawaii.gov</a>
Richard Prahler	587-0527	<a href="mailto:Richard.K.Prahler@hawaii.gov">Richard.K.Prahler@hawaii.gov</a>

STATE OF HAWAII

**ALLOTMENT ADVICE**

TO: Mr. Luis Salaveria, Director

ADVICE NO. 19-0090  
XXXXXXXXXX

Department of Business, Economic Development and Tourism      COMPTROLLER'S NO. XXXXXXXXXX

I have this day approved the following allotment from the general obligation bond fund appropriation authorized by  
Section 5 of Act 53, SLH 2018, and Section 56 of Act 49, SLH 2017, for the purpose indicated.

TC	F	YR	APP	D	ALLOT CAT	SOURCE/ OBJECT	ITEM	TITLE AND PURPOSE OF ALLOTMENT	M O F	AMOUNT	
xxx	x	xx	xxx	xx	xx	xxxx	xxxxxx	(20 x)	x	xxxxxxxxxxxx	xx
<b>TRANSFER AND ALLOTMENT</b>											
473	B	18	414	B			A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Pln	C	1,000	00
473	B	18	415	B			A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Lnd	C	1,000	00
473	B	18	416	B			A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Des	C	497,000	00
473	B	18	418	B			A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Eqp	C	1,000	00
474	B	18	417	B			A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Con	C	500,000	00
531	B	18	417	B	20		A27.01	Kahului Civic Cntr Mix Use Proj, Maui - Con	C	2,500,000	00
Transfer plans, land, design and equipment to construction. Allot all project funding for construction for the development, refurbishment, establishment, creation, demolition, and renovation for the Kahului Civic Center Mixed Use Project; Project to include new Maui Bus Hub.  Total Allotment: \$2,500,000.00											

*Luis Salaveria*

DIRECTOR OF BUDGET AND FINANCE

*David Y. Ige*

GOVERNOR, STATE OF HAWAII

DATE: Sep 28, 2018