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January 8, 2026

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MEMO TO: BFED-20(23) File

FROM: Yuki Lei K. Sugimura, Chair *Yuki Lei K. Sugimura*
Budget, Finance, and Economic Development Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENTS RELATING
TO DISCUSSION ON BILL 3 (2026), AMENDING FISCAL YEAR
2026 BUDGET: DEPARTMENT OF HOUSING; HOUSING,
INTERIM FINANCING, AND BUY-BACK REVOLVING FUND;
KOMOHANA HALE APARTMENTS REBUILD (BFED-20(23))**

The attached informational documents pertain to Item 20(23) on the Committee's agenda.

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Attachments

ORDINANCE NO. _____

BILL NO. 3 (2026)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS, HOUSING, INTERIM FINANCING, AND BUY-BACK REVOLVING FUND, KOMOHANA HALE APARTMENTS REBUILD; AND APPENDIX C, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE APARTMENTS REBUILD

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5816, as amended, "Fiscal Year 2026 Budget", Section 2, Estimated Revenues, is amended to increase Carryover/Savings, Housing, Interim Financing, and Buy-Back Revolving Fund in the amount of \$2,000,000, and increase the total accordingly, to read as follows:

ESTIMATED REVENUES

FROM TAXES, FEES AND ASSESSMENTS:

Real Property Taxes	660,572,668
Circuit Breaker Adjustment	(385,718)
Transient Accommodations Tax	65,000,000
General Excise Tax	70,000,000
Charges for Current Services	187,942,380
Public Service Company Tax	8,000,000
Licenses/Permits/Others	75,388,402
Fuel and Franchise Taxes	25,500,000
Special Assessments	17,300,000
Other Intergovernmental	80,169,830

FROM OTHER SOURCES:

Interfund Transfers	110,107,913
Bond/Lapsed Bond	179,226,268
Carryover/Savings:	
General Fund	143,940,156
Sewer Fund	10,239,592
Highway Fund	11,292,761
Solid Waste Management Fund	3,867,796
Environmental Protection and Sustainability Fund	984,524
Liquor Fund	816,172
<u>Housing, Interim Financing, and Buy-Back Revolving Fund</u>	<u>2,000,000</u>
Water Fund	17,480,318

TOTAL ESTIMATED REVENUES

[1,667,443,062]

1,669,443,062"

SECTION 2. Fiscal Year 2025 Budget, Section 4, is amended by adding L. Department of Housing, West Maui Community Plan Area, Other Projects, General Fund, and a project entitled "Komohana Hale Apartments Rebuild" in the amount of \$2,000,000, to read as follows:

<u>PROJECT TITLE</u>	<u>APPROPRIATION</u>
<u>L. Department of Housing</u>	
1. <u>West Maui Community Plan Area</u>	
a. <u>Other Projects</u>	
(1) <u>Housing, Interim Financing, and Buy-Back Revolving Fund</u>	
(i) <u>Komohana Hale Apartments Rebuild</u>	<u>2,000,000"</u>

SECTION 3. Fiscal Year 2026 Budget, Total Capital Improvement Project Appropriations, is amended to reflect an increase of \$2,000,000, to read as follows:

"TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS	<u>[405,531,067]</u>	<u>407,531,067"</u>
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SECTION 4. Fiscal Year 2026 Budget, Total Appropriations (Operating and Capital Improvement Projects), is amended to reflect an increase of \$2,000,000, to read as follows:

"TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS)	<u>[1,667,443,062]</u>	<u>1,669,443,062"</u>
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SECTION 5. Fiscal Year 2026 Budget, "Appendix C – Capital Improvement Projects", is amended by adding Department of Housing, West Maui Community Plan Area, project and project description for the Komohana Hale Apartments Rebuild in the amount of \$2,000,000, to read as follows:

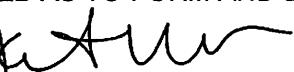
"APPENDIX C – Capital Improvement Projects

CBS NO.	PROJECT TITLE/DESCRIPTION	APPROPRIATION
	<u>Department of Housing</u>	
	<u>1. West Maui Community Plan Area</u>	
CBS-XXXX	<u>a. Komohana Hale Apartments Rebuild</u>	<u>2,000,000"</u>
	<u>Pre-development costs including project design, planning, and site work to rebuild Komohana Hale Apartments.</u>	

SECTION 6. Material to be repealed is bracketed. New material is underscored.

SECTION 7. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTIE M. WRIGGLESWORTH
Deputy Corporation Counsel

INTRODUCED BY:



Upon the request of the Mayor.

RICHARD T. BISSEN, JR.
Mayor

JOSIAH NISHITA
Managing Director



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OFFICE OF THE
COUNTY CLERK

OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.maucounty.gov

REFERENCE NO. BD-BA 26-40

December 29, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Alice L. Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL


Mayor Date 12-29-25

Dear Chair Lee and Members:

**SUBJECT: AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET
(INCREASING ESTIMATED REVENUES, CAPITAL
IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING,
WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS,
HOUSING, INTERIM FINANCING, AND BUY-BACK
REVOLVING FUND, KOMOHANA HALE APARTMENTS
REBUILD, APPENDIX C, DEPARTMENT OF HOUSING,
WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE
APARTMENTS REBUILD)**

On behalf of the Department of Housing, I am transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS, HOUSING, INTERIM FINANCING, AND BUY-BACK REVOLVING FUND, KOMOHANA HALE APARTMENTS REBUILD; AND APPENDIX C, DEPARTMENT OF HOUSING,

Alice L. Lee, Chair
December 29, 2025
Page 2

WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE APARTMENTS REBUILD."

The purpose of the proposed bill is to amend the Fiscal Year (FY) 2026 Budget to 1) increase Estimated Revenues, Housing, Interim Financing, and Buy-Back Revolving Fund by \$2,000,000; 2) amend Capital Improvement Projects to add an appropriation for Department of Housing, West Maui Community Plan Area, Komohana Hale Apartments Rebuild in the amount of \$2,000,000, 3) increase the Total Capital Improvement Project Appropriations and Total Appropriations by the same amount; and 4) add a new Project and project description to Appendix C for the Department of Housing, West Maui Community Plan Area, Komohana Hale Apartments Rebuild in the amount of \$2,000,000.

The Department has received insurance proceeds for the Komohana Hale Apartments damaged in the August 2023 Lahaina wildfires. The funding will be used for pre-development costs including project design, planning, and site work to rebuild Komohana Hale Apartments.

Should you have any questions, please contact me at ext. 8239.

Sincerely,

LESLEY MILNER
Budget Director

Attachments

cc: Richard E. Mitchell, Director of Housing

CERTIFICATION OF ADDITIONAL REVENUES FOR FISCAL YEAR 2026

I, RICHARD T. BISSEN, JR., Mayor of the County of Maui, State of Hawaii, pursuant to Section 9-9.1 of the Revised Charter of the County of Maui (1983), as amended, do hereby certify that there is available for appropriation revenue received from anticipated sources but in excess of the budget estimates for Fiscal Year 2026. The amount available for appropriation is:

From Housing, Interim Financing, and Buyback Fund:

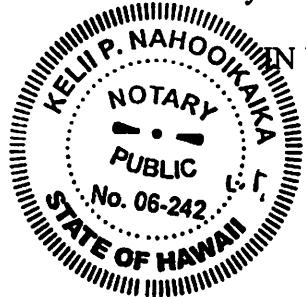
Housing, Interim Financing, and Buyback Fund \$2,000,000

Richard T. Bissen Jr.
RICHARD T. BISSEN, JR.
Mayor, County of Maui

STATE OF HAWAII)
COUNTY OF MAUI) SS.
)

On this 30th day of December, 2025, before me appeared RICHARD T. BISSEN, JR., to me personally known, who being by me duly sworn did say that he is the Mayor of the County of Maui, a political subdivision of the State of Hawaii, and that the seal affixed to the foregoing instrument is the lawful seal of the said County of Maui, and that the said instrument was signed and sealed on behalf of said County of Maui pursuant to Section 9-18 of the Charter of the County of Maui; and the said RICHARD T. BISSEN, JR. acknowledged the said instrument to be the free act and deed of said County of Maui.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Doc. Date: 12-29-15 # Pages: 5
Keli P. Naheoikaika Second Circuit
Doc. Description certification of
additional revenues for fiscal
year 2026

Kelli P. Mahaffie 12-30-25
Notary Signature Date
NOTARY CERTIFICATION

Kelii P. Nahooikaika
Kelii P. Nahooikaika
Notary Public, State of Hawaii
My commission expires: April 30, 2026

