

RICHARD T. BISSEN, JR.
Mayor

JOSIAH NISHITA
Managing Director



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

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COUNTY CLERK

REFERENCE NO. BD-BA 26-12

August 4, 2025

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

APPROVED FOR TRANSMITTAL

Richard T. Bissen 8-4-25
Mayor Date

For Transmittal to:

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

Dear Chair Lee and Members:

**SUBJECT: AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET
(ESTIMATED REVENUES, BOND/LAPSED BOND; CAPITAL
IMPROVEMENT PROJECTS, DEPARTMENT OF
MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN
AREA, AND APPENDIX C, DEPARTMENT OF
MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN
AREA)**

On behalf of the Department of Management, I am transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET FOR THE COUNTY OF MAUI, INCREASE ESTIMATED REVENUES, BOND/LAPSED BOND BY \$10,000,000; CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY

PLAN AREA, APPROPRIATION FOR \$10,000,000 FOR 24 NORTH CHURCH STREET BUILDING ACQUISITION AND RENOVATION.”

The purpose of the proposed bill is to amend the Fiscal Year 2026 Budget to: (1) increase Estimated Revenues for Bond/Lapsed Bond in the amount of \$10,000,000 and adjusting the total accordingly; (2) add an appropriation to Capital Improvement Projects, Department of Management, Wailuku-Kahului Community Plan Area, for 24 North Church Street Building Acquisition and Renovations in the amount of \$10,000,000; (3) increase Total Capital Improvement Project Appropriation and Total Appropriations (Operating and Capital Improvement Projects) accordingly; and (4) add a project and project description to Appendix C – Capital Improvement Projects, Department of Management, Wailuku-Kahului Community Plan Area, for 24 North Church Street Building Acquisition and Renovations, in the amount of \$10,000,000.

2. A proposed bill, entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 5818, BILL 43, CD 1 (2025), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT).”

The purpose of the proposed bill is to amend Ordinance No. 5818, Bill No. 43, CD1 (2025), to add a new appropriation under the Department of Management, Wailuku-Kahului Community Plan Area for 24 North Church Street Building Acquisition and Renovations in the amount of \$10,000,000 and to increase the total by the same amount.

A proposed resolution authorizing acquisition of the property along with associated property documentation will be transmitted to the Council for consideration at a future meeting.

Alice L. Lee, Chair
August 4, 2025
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The current intent of the administration is to house the Department of the Prosecuting Attorney at this property after acquisition and renovations.

Thank you for your attention in this matter. Should you have any questions, please contact me at ext. 8239.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lesley', with a stylized flourish extending to the right.

LESLEY MILNER
Budget Director

Attachments

cc: Joshia Nishita, Managing Director

ORDINANCE NO. _____

BILL NO. _____ (2025)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET; INCREASE ESTIMATED REVENUES, BOND/LAPSED BOND BY \$10,000,000; CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, APPROPRIATION FOR \$10,000,000 FOR 24 NORTH CHURCH STREET BUILDING ACQUISITION AND RENOVATIONS

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

SECTION 1. Ordinance 5816, "Fiscal Year 2026 Budget," Section 2, Estimated Revenues, is amended to increase Bond/Lapsed Bond in the amount of \$10,000,000, 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 | | 75,038,402 |
| Fuel and Franchise Taxes | | 25,500,000 |
| Special Assessments | | 17,300,000 |
| Other Intergovernmental | | 14,950,000 |

FROM OTHER SOURCES:

| | | |
|--|---------------|--------------------|
| Interfund Transfers | | 110,107,913 |
| Bond/Lapsed Bond | [142,114,145] | <u>152,114,145</u> |
| Carryover/Savings: | | |
| General Fund | | 137,640,156 |
| Sewer Fund | | 10,239,592 |
| Highway Fund | | 11,217,761 |
| Solid Waste Management Fund | | 3,867,796 |
| Environmental Protection and Sustainability Fund | | 984,524 |
| Liquor Fund | | 816,172 |
| Water Fund | | <u>17,480,318</u> |

| | | |
|--------------------------|-----------------|-----------------------|
| TOTAL ESTIMATED REVENUES | [1,558,386,109] | <u>1,568,386,109"</u> |
|--------------------------|-----------------|-----------------------|

SECTION 2. Fiscal Year 2026 Budget, Section 4.D.2.a.(1), Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, Bond Fund, is amended to add an appropriation for 24 North Church Street Building Acquisition and Renovations in the amount of \$10,000,000, to read as follows:

"PROJECT TITLE

APPROPRIATION

D. Department of Management

2. Wailuku-Kahului Community Plan Area

a. Government Facilities

(1) Bond Fund

(i) New County Service Center, Phase II

5,000,000

(ii) 24 North Church Street Building Acquisition and Renovations

10,000,000"

SECTION 3. Fiscal Year 2026 Budget, Total Capital Improvement Project Appropriations, is amended to reflect an increase of \$10,000,000, to read as follows:

"TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS

[296,549,114] 306,549,114"

SECTION 4. Fiscal Year 2026 Budget, Total Appropriations (Operating and Capital Improvement Projects), is amended to reflect an increase of \$10,000,000, to read as follows:

"TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS)

[1,558,386,109]

1,568,386,109"

SECTION 5. Fiscal Year 2026 Budget, "Appendix C – Capital Improvement Projects", Department of Management, Wailuku-Kahului Community Plan Area, is amended to add a project and project description for 24 North Church Street Building Acquisition and Renovations, in the amount of \$10,000,000, to read as follows:

| "APPENDIX C – Capital Improvement Projects | | |
|---|---|----------------------|
| CBS NO. | PROJECT TITLE/DESCRIPTION | APPROPRIATION |
| | <u>Department of Management</u> | |
| | <u>2. Wailuku-Kahului Community Plan Area</u> | |
| CBS-8937 | <u>a. Kalana O Maui 6th Floor Renovations</u> | 120,000 |
| | Interior renovation of Department of Management's 6th floor area, to include: installation of entrance partition at elevator lobby with access-controlled entry, repair of damaged or removed drywall in several offices, repainting and carpeting for office spaces, and other miscellaneous improvements. | |
| CBS-8939 | <u>b. 251 Napua Street Structure Demolition</u> | 50,000 |
| | Demolition of "yellow house" and existing rock wall at 251 Napua Street. | |
| CBS-8942 | <u>c. New County Service Center, Phase II</u> | 5,000,000 |
| | Construction of a second building at the new service center site situated at the Maui Business Park Phase II. FY 2026 funding will consist of planning, design, and permitting. | |

| | | |
|----------|---|--------------------|
| CBS-8940 | d. Central Maui Landfill Phase VII Part 1 Closure | 4,000,000 |
| | This project will provide the necessary closure infrastructure for wildfire debris landfilled at the Central Maui Landfill in accordance with state and federal regulations. | |
| CBS-8944 | e. Iao Theater Roof Restoration | 1,200,000 |
| | The Iao Theater Roof Replacement and Structural Rebuild Project encompasses the complete removal, structural rehabilitation, and replacement of the deteriorating roof system on the historic Iao Theater in Wailuku, Maui. Phase 1 in FY 2026 includes a structural assessment, design and permitting services, and contracting of a construction manager. Phase 2 in FY 2027 includes renovation work and installation of a new, rooftop photovoltaic system. | |
| CBS-XXXX | f. <u>24 North Church Street Building Acquisition and Renovations</u> | <u>10,000,000"</u> |
| | <u>Acquisition and related costs of 24 North Church Street Wailuku, Hawai'i and renovations including chiller replacement, replacement of the fresh air intake system, and replacing the main fire alarm panel.</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:



KRISTINA C. TOSHIKIYO
Deputy Corporation Counsel

ORDINANCE NO. _____

BILL NO. ____ (2025)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5818,
BILL 43, CD 1 (2025), RELATING TO THE ISSUANCE
OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI
ISSUANCE, SALE AND DELIVERY OF SAID BONDS
(DEPARTMENT OF MANAGEMENT)

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

SECTION 1. Ordinance 5818, Bill 43, CD1 (2025), is amended by amending Section 1

to read as follows:

“SECTION 1. Authorization of General Obligation Bonds. Pursuant to Chapter 47, Hawaii Revised Statutes, as amended, and particularly Part I thereof, there are hereby authorized to be issued and sold from time to time general obligation bonds of the County of Maui, State of Hawaii (the "County") in an aggregate principal amount not to exceed [~~\$138,187,284~~] \$148,187,284 (the "Bonds"), the proceeds derived from the sale of which shall be used to pay all or part of the cost of appropriations for the public improvements of the County described in Section 2 hereof.”

SECTION 2. Ordinance 5818, Bill 43, CD1 (2025), is amended by amending Section 2

to read as follows:

“SECTION 2. Disposition of Bond Proceeds. All or any portion of the proceeds derived from the sale of the Bonds or any notes issued in anticipation of the Bonds shall be used to pay all or part of the cost of any of the public improvements listed below in accordance with appropriations contained in the Fiscal Year 2026 Budget, including amendments and supplements thereto, duly approved by the Council of the County (the "Council") for the fiscal year ending June 30, 2026 (the "Fiscal Year 2026 Budget"); provided, however, that pursuant to Section 47-5, Hawaii Revised Statutes, the part of such proceeds which is in excess of the amounts required for the purposes for which the Bonds are initially issued from time to time, or which may not be applied to such purposes, or which the Council deems should not be applied to such purposes, may be applied to finance such other public improvements of the County as the Council shall, by ordinance approved by an affirmative vote of two-thirds of all of its members, determine; and provided further that the actual use and application of the proceeds of Bonds issued pursuant to this ordinance shall not in any way affect the validity or legality of such Bonds. No proceeds of the Bonds shall be applied to any public improvement listed in this section unless and until there shall be a valid appropriation of general obligation bond proceeds in effect for such public improvement. The public improvements provided for or to be provided for in the Fiscal Year 2026 Budget, to be financed with proceeds from the sale of the Bonds, are as follows:

Public Improvements:

Estimated Project Cost

| <u>PROJECT TITLE</u> | <u>APPROPRIATION</u> |
|---|----------------------|
| A. Department of Environmental Management | |
| 1. Countywide | |
| a. Sewer | |
| (1) Countywide Environmental Protection Agency (EPA) Compliance Wastewater Reclamation Facility Renovation Projects | 2,000,000 |
| (2) Countywide Wastewater System Modifications | 2,500,000 |
| 2. Kihei-Makena Community Plan Area | |
| a. Sewer | |
| (1) Kaiola Place Sewer Extension | 1,000,000 |
| (2) Kihei Wastewater Pump Station No. 4 Modification/Upgrade | 2,000,000 |
| 3. Lānaʻi Community Plan Area | |
| a. Sewer | |
| (1) Lānaʻi Wastewater Treatment Pond Renovations | 1,500,000 |
| 4. Wailuku-Kahului Community Plan Area | |
| a. Sanitation | |
| (1) Central Maui Landfill Gas System Expansion | 1,000,000 |
| (2) Central Maui Landfill Phase II/III Interface Development | 1,500,000 |
| b. Sewer | |
| (1) Waiehu Kou Wastewater Pump Station Modifications | 3,500,000 |
| 5. West Maui Community Plan Area | |
| a. Sewer | |
| (1) Lahaina Wastewater Reclamation Facility Returned Activated Sludge (RAS)/Dewatering Upgrades | 6,593,103 |
| (2) Nāpili No. 1 Force Main Replacement | 4,500,000 |
| (3) Nāpili No. 2 Force Main Replacement | 1,500,000 |
| B. Department of Fire and Public Safety | |
| 1. Makawao-Pukalani-Kula Community Plan Area | |
| a. Government Facilities | |
| (1) Kula Fire Station Apparatus Bay | 3,080,000 |
| 2. Pāʻia-Haʻikū Community Plan Area | |

| | |
|---|-------------------|
| a. Government Facilities | |
| (1) Ha'ikū Fire Station | 3,400,000 |
| C. Department of Management | |
| 1. Wailuku-Kahului Community Plan Area | |
| a. Government Facilities | |
| (1) New County Service Center, Phase II | 5,000,000 |
| (2) <u>24 North Church Street Building Acquisition and Renovations</u> | <u>10,000,000</u> |
| b. Sanitation | |
| (1) Central Maui Landfill Phase VII Part 1 Closure | 800,000 |
| D. Department of Parks and Recreation | |
| 1. Pā'ia-Ha'ikū Community Plan Area | |
| a. Parks and Recreation | |
| (1) Alfred "Flako" Boteilho Sr. Gym Improvements | 1,000,000 |
| 2. Wailuku-Kahului Community Plan Area | |
| a. Parks and Recreation | |
| (2) Kanahā Beach Park Restroom Replacement | 1,000,000 |
| E. Department of Police | |
| 1. Countywide | |
| a. Government Facilities | |
| (1) Radiosystem Facility Upgrades | 3,600,000 |
| F. Department of Public Works | |
| 1. Countywide | |
| a. Drainage | |
| (1) Countywide Bridge and Drainage Program | 3,500,000 |
| (2) Countywide Drainline Replacement Program | 13,300,000 |
| b. Other Projects | |
| (1) Countywide Rockfall and Embankment Repairs | 20,450,000 |
| c. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance, safety and utilities, accessibility for persons with disabilities) including: | |
| (1) Countywide Federal Aid Program | 18,604,461 |
| (2) Countywide Road Resurfacing and Pavement Preservation | 3,000,000 |
| 2. Wailuku-Kahului Community Plan Area | |
| a. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance, | |

safety and utilities, accessibility for persons with disabilities)
including:

(1) Waiale Road Extension 33,259,720

G. Department of Transportation

1. Countywide

a. Other Projects

(1) Bus Stops and Shelters 600,000

TOTAL

[138,187,284] 148,187,284

The cost of issuance of the Bonds or any series thereof, including without limitation, the initial fee of paying agents and registrars, the fees of financial consultants and bond counsel, the cost of preparation of any Official Statement relating to the Bonds, any notices of sale and forms of bid and the definitive Bonds, and the costs of publication of any notices of sale, may be paid from the proceeds of the Bonds or any series thereof and such costs shall be allocated pro rata to each of the foregoing projects financed from such proceeds.”

SECTION 3. Material to be repealed is bracketed. New material is underscored.

SECTION 4. This ordinance takes effect on approval.

APPROVED AS TO FORM
AND LEGALITY:



KRISTINA C. TOSHIKIYO

Deputy Corporation Counsel

County of Maui

LF 2024-0140

2025-08-05 Bond Authorization 24 North Church Street