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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

April 8, 2025

Director of Council Services
David M. Raatz, Jr., Esq.
Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

RECEIVED
2025 APR -8 PM 1:44
OFFICE OF THE
COUNTY CLERK

Ms. Moana M. Lutey, County Clerk
Office of the County Clerk
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Lutey:

SUBJECT: **AMENDMENT TO RESOLUTION 25-85**
(PAF 25-097)

I am placing the attached proposed amendment to Resolution 25-85, entitled "AMENDING RESOLUTION 22-193, CD1, FD1, TO ALLOW THE DIRECTOR OF HOUSING TO EXTEND TIME DEADLINES FOR COMMENCEMENT OF CONSTRUCTION AND COMPLETION OF KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT," on the next Council meeting agenda.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE
Council Chair

paf:cmn:25-097d

Attachment

COUNTY COMMUNICATION NO. 25-4

April 17, 2025, Council meeting

RESOLUTION 25-85

MAUI COUNTY COUNCIL
Amendment Summary Form

Legislation: Resolution 25-85, on construction deadlines for the Kuikahi Village Workforce Housing Project.

Proposer: Alice L. Lee, Council Chair.

Description: The Resolution's FD1 version proposed in this Amendment Summary Form extends the deadlines to start and complete project construction to May 11, 2027, and May 11, 2029, respectively.

It also revises the Resolution's title and text for clarity, consistency, and style.

Motion: Move to substitute Resolution 25-85 with the attached proposed FD1 version.

Attachment: Proposed FD1 version of Resolution 25-85.

paf:cmn:25-097c

Resolution

No. 25-85, FD1

AMENDING RESOLUTION 22-193, CD1, FD1, TO EXTEND THE DEADLINES FOR THE KUIKAHI VILLAGE WORKFORCE HOUSING PROJECT'S CONSTRUCTION

WHEREAS, on October 7, 2022, the Council adopted Resolution 22-193, CD1, FD1, approving with modifications the workforce housing project known as the Kuikahi Village Workforce Housing Project ("the Project") by Kuikahi Properties, LLC ("the Developer") under Chapter 2.97, Maui County Code, on 14.97 acres located in Wailuku, Maui, Hawaii, identified for Real Property Tax purposes as Tax Map Key (2) 3-5-002:003 (portion); and

WHEREAS, Resolution 22-193, CD1, FD1, required that the Project's construction begin "within two years of enactment of Bill 127 (2022)" and be completed "within five years of enactment of Bill 127 (2022)"; and

WHEREAS, Bill 127, FD2 (2022) was enacted as Ordinance 5518, effective May 11, 2023, granting a State Land Use District reclassification from the Agricultural District to the Urban District; and

WHEREAS, since the Project's initial design in November 2019, supply-chain disruptions, material cost increases, labor shortages, wage increases, inflation, and contractor price jumps have increased the Project's costs by over 20 percent, according to the Developer; and

WHEREAS, in light of these challenges, the Developer has requested until May 11, 2027, to start construction and until May 11, 2029, to complete construction; and

WHEREAS, under Section 2.97.160, Maui County Code, the Council may extend construction deadlines for Chapter 2.97 projects by resolution; now, therefore,

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

1. That under Section 2.97.160, Maui County Code, Resolution 22-193, CD1, FD1, is amended by amending Modification 1 in Exhibit "B" to read as follows, with deleted material in brackets and new material underscored:

Resolution No. 25-85,FD1

- “1. The Developer must [commence] start construction of the Kuikahi Village Workforce Housing Project [within two years of enactment of Bill 127 (2022) and must complete construction within five years of enactment of Bill 127 (2022). Resolution 22-193, inclusive of exhibits, automatically lapses and becomes void if construction has not commenced within two years of enactment of Bill 127 (2022), except that an extension may be granted by Council by resolution.] by May 11, 2027. Starting construction means the visible start of grading under a valid grading permit as needed for the development of the 14.97 acres on which the Project’s 202 residential workforce housing units must be constructed. The Developer must complete construction of the 202 residential workforce housing units, with all related infrastructure, by May 11, 2029.”;
and
2. That certified copies of this Resolution must be transmitted to the Director of Housing, Planning Director, Director of Public Works, and Kuikahi Properties, LLC.

APPROVED AS TO FORM AND LEGALITY:



KRISTINA C. TOSHIKIYO

Department of the Corporation Counsel
County of Maui

paf:cmn:25-097a