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Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

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

August 25, 2025

Mr. Josiah Nishita, Managing Director
Department of Management
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Nishita:

**SUBJECT: BILL 103 (2025) AND BILL 104 (2025), AMENDING
THE FISCAL YEAR 2026 BUDGET: CAPITAL
IMPROVEMENT PROJECTS, DEPARTMENT OF
MANAGEMENT (WAILUKU KAHULUI COMMUNITY
PLAN AREA, 24 NORTH CHURCH STREET BUILDING
ACQUISITION AND RENOVATIONS) (BFED-45)**

The Council's Budget, Finance, and Economic Development Committee is in receipt of Bills 103 and 104.

May I please request your response to the following:

1. What is the itemized breakdown of acquisition and renovation costs?
 - a. How does the proposed acquisition price differ from the appraised value? If the price exceeds the appraisal, please explain the justification given the anticipated renovation costs.
 - b. What is the closing date for the acquisition?
2. Related to the building condition and scope of renovations:
 - a. What assessments have been completed, and what critical repairs are identified beyond the chiller, fresh air intake, and fire alarm panel? Provide a copy of the report.

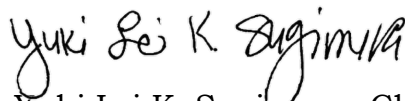
Mr. Josiah Nishita
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- b. Are there other major systems, such as the roof, elevators, plumbing, electrical, compliance with the Americans with Disabilities Act, or environmental hazards, that may significantly increase costs?
 - c. How long will the renovations take and what is the anticipated move in date for the Department?
- 3. Related to building's use:
 - a. How much usable office space will be available? Does the space meet the current and projected needs of the Department of the Prosecuting Attorney?
 - b. Would all of the divisions of the Department of the Prosecuting Attorney be relocated to this facility?
 - i. If the Department relocates from 2103 Wells Street, what is the proposed use of the location? Please explain.
 - c. Would other County departments be relocated to 24 North Church Street location? Please explain.

May I further request you transmit your response to bfed.committee@mauicounty.us by **August 29, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

Should you have any questions, please contact me or the Committee staff (Kirsten Szabo at ext. 7662, or Pauline Martins at ext. 8039).

Sincerely,



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

bfed:ltr:045amd01:kes

cc: Mayor Richard T. Bissen, Jr.

BFED Committee

From: BFED Committee
Sent: Monday, August 25, 2025 11:39 AM
To: Josiah Nishita
Cc: BFED Committee; Cynthia Sasada; Erin Wade; Didi Hamai; John Smith; lynette.kaona@co.maui.hi.us; Michelle Santos; Zeke Kalua
Subject: please read attached letter re: Bills 103 and 104 (BFED-45); reply by 8/29/25. . .
Attachments: 045amd01 revised signed.pdf

Mahalo,
BFED Committee Staff