

Resolution

No. 24-77

AUTHORIZING THE GRANT AND DISPOSITION OF REAL
PROPERTY LOCATED AT 266 DICKENSON STREET,
LAHAINA, HAWAII, TO LAHAINA COMMUNITY LAND TRUST

WHEREAS, the County of Maui (“County”) is the owner of a parcel of undeveloped real property located at 266 Dickenson Street, Lāhainā, Hawaii, 96761, tax map key number 460110110000 (“Property”), comprising 0.2088 acres, shown as Lot 460110110000 in the attached Exhibit “1”; and

WHEREAS, the County purchased the Property with an appropriation from the Affordable Housing Fund in 2021; and

WHEREAS, the County desires to convey the Property to the Lahaina Community Land Trust, whose mission is to protect and perpetuate Lahaina by empowering the community to live, engage, prosper, restore, and care for its ‘āina and ea; and

WHEREAS, the Lahaina Community Land Trust desires to acquire the Property from the County and use the Property to develop affordable housing to keep Lahaina families in Lahaina and ensure Lahaina lands will remain in the hands of the Lahaina community for future generations; and

WHEREAS, in recognition of the urgent need to develop affordable housing in Lahaina, the County finds that it is in the public interest to dispose of the Property and to grant it to the Lahaina Community Land Trust; and

WHEREAS, in accordance with Section 3.36.090, Maui County Code, the Council may authorize the grant of real property by resolution; and

WHEREAS, in accordance with Section 3.44.020, Maui County Code, the Council may dispose of County real property by adoption of a resolution; and

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WHEREAS, in accordance with Section 3.44.030(A), Maui County Code, the Council may waive the requirement of public auction, after public notice, for the disposition of County real property in a manner other than public auction, by adoption of a resolution approved by two-thirds of its members; and

WHEREAS, in accordance with Section 3.44.070(A), Maui County Code, the Council may waive the requirement of appraisal for the disposition of real property in fee simple by adoption of a resolution; now, therefore,

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

1. That the Council finds it is in the public interest to waive the requirements of public auction and appraisal for the disposition of real property in accordance with Sections 3.44.030(A) and 3.44.070(A), Maui County Code;
2. That is authorizes the Mayor, or the County's duly authorized representative, to execute all necessary documents associated with the grant and disposition of the Property; and
3. That certified copies of this Resolution be transmitted to the Mayor, Managing Director, Director of Housing and Human Concerns; Director of Finance, and Lahaina Community Land Trust.

APPROVED AS TO FORM AND LEGALITY:



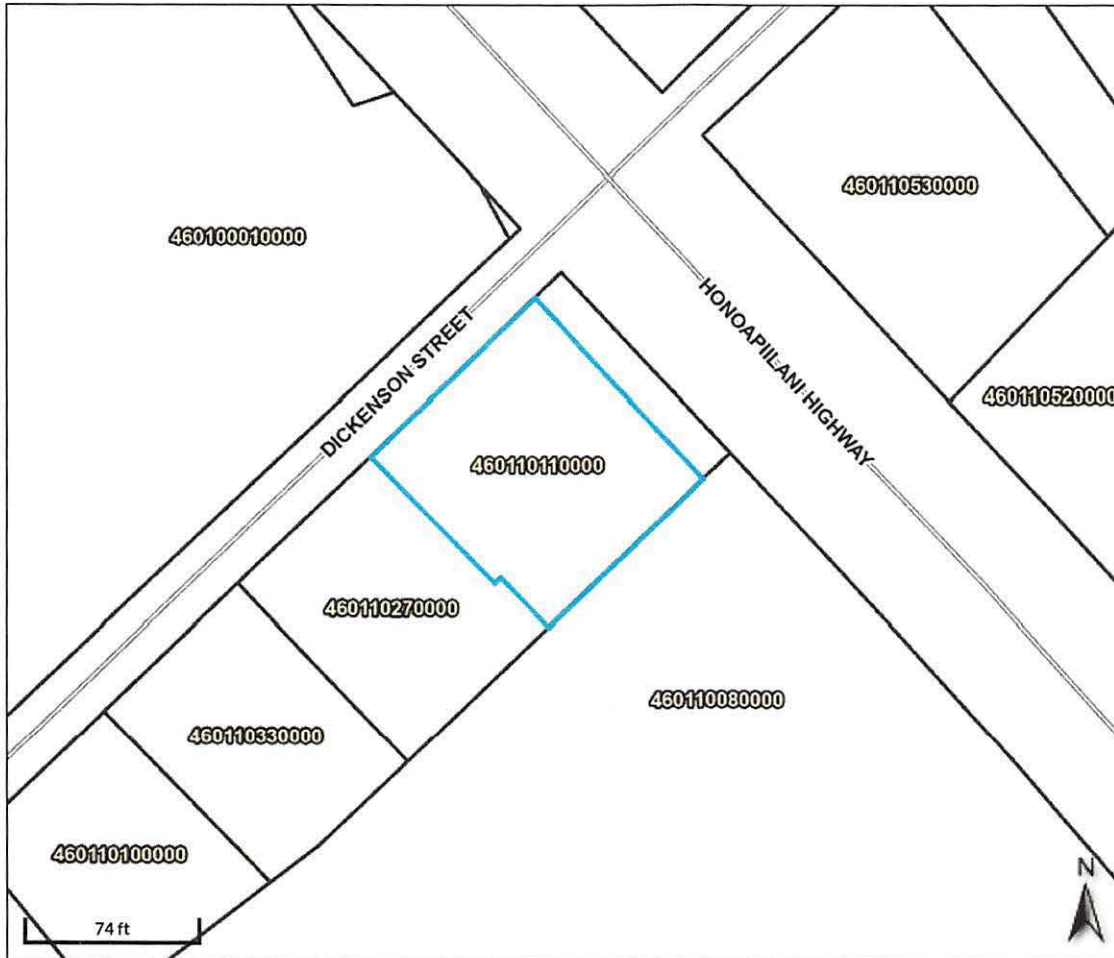
Department of Corporation Counsel
County of Maui

paf:rem:24-069a

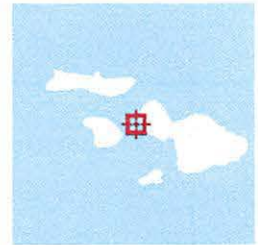
INTRODUCED BY:

Tamara A. M. Paltin

TAMARA PALTIN



Overview



Legend

- Parcels 2024 (temp)
- Roads

Parcel ID	460110110000	Situs/Physical Address	266 DICKENSON ST	Assd Land Value	\$614,000	Last 2 Sales Date	8/12/2021	Price	\$650000	Reason	Other	Qual	U
Acreage	0.2088	Mailing Address	COUNTY OF MAUI	Assd Building Value	\$0	Last 2 Sales Date	10/19/2016	Price	\$435000	Reason	Valid	Qual	Q
Class	NON-OWNER-OCCUPIED/RESIDENTIAL		200 S HIGH ST WAILUKU HI 96793	Total Assd Value	\$614,000					Reason	Sale		
				Exempt Value	\$614,000								
				Taxable Value	\$0								

Brief Tax Description: LOT A ARCANGEL SUBD POR RP 4475 LCAW 7713:26 & RP 5702 LCAW 8542-B:1
9,097 SF DES TOG/ESMT
(Note: Not to be used on legal documents)

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