

**MAUI COUNTY COUNCIL
REAL PROPERTY TAX PUBLIC MEETING MINUTES**

**June 3, 2025
9:00 A.M.**

Pursuant to §92-3.7, Hawaii Revised Statutes, the meeting was conducted as a remote meeting by interactive conference technology, via Microsoft Teams, <http://tinyurl.com/2p9zhjr2>.

In person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 S. High Street, Wailuku, Hawaii.

Video recording of meeting available at: www.mauicounty.legistar.com

TIME MEETING CALLED TO ORDER: 9:03 a.m.

ROLL CALL

Councilmember	Pres.	Abs.	Exc.	Time(s) In/Out (during meeting)
CM Pro Tempore Tasha Kama			√	
Vice Chair Yuki Lei Sugimura	√			
CM Tamara Paltin	√			
CM Gabe Johnson	√			
CM Keani Rawlins-Fernandez	√			
CM Tom Cook	√			
CM Nohelani U‘u-Hodgins	√			
CM Shane Sinenci	√			
Chair Alice L. Lee	√			
TOTAL PRESENT	8		1	

Resolution No. 25-88, FD2 "ADOPTING THE REAL PROPERTY TAX RATES FOR THE COUNTY OF MAUI, EFFECTIVE JULY 1, 2025"

	AYE	NO	EXC	Time Deliberations Began	9:36 a.m.
Pro Tem Kama			√	Time Motion Made	9:36
VC Sugimura	√			Motion	ADOPT
CM Paltin	√			Maker	Sugimura
CM Johnson	√			Seconder	U‘u-Hodgins

CM Rawlins-Fernandez	√			Time Vote Taken	9:37 a.m.
CM Cook	√				
CM U'u-Hodgins	√				
CM Sinenci	√				
Chair Lee	√				
TOTAL VOTES	8		1	MOTION PASSED	

TIME MEETING ADJOURNED: 9:38 a.m.

TRANSCRIPTION

Council of the County of Maui on 2025-06-03 9:00 AM - Public Meeting

Meeting of JUNE 3rd, 2025. Maui County Council Special Council Meeting of JUNE 3rd, 2025. Members, okay, I see -- good morning Nohe. Let's see, okay, I see good morning Tamara. What about Keani, anybody see Keani online? Oh, she is here? She is in the office. Now we have everybody. Hi Sarah.\r\n\r\nMS. Clerk, are we ready to go? Members, counting down, 5, 4, 3, 2, 1. [Gavel] MS. Clerk, roll call, but before we do that, in case any of you want to do the greeting from Nepal. It's namaste, because after this, we're going to start our yoga classes, okay? Namaste everybody. >> Thank you, Chair.\r\n\r\n\r\nSo confirming the meeting has been called to order at 9:03 A.M. Proceeding with roll call. Any Members participating from non-gaap public locations should state who if anyone except minors is present with them as part of roll call. Council Member Pro Tempore Tasha Kama. >> Excused. >> Vice-Chair Yuki Lei Sugimura. >> Namaste, and good morning, looking forward to a productive meeting. >> Council Member Tamara Paltin . >> Aloha Kakahiaka, and namaste, kakou, streaming live and direct from Napili.\r\n\r\n\r\nI have three unnamed minors with me, two humans and one k-9. >> Council Member Gabe Johnson? >> Aloha, Chair, Council Members, community Members. Namaste to everyone and I'm here and ready to workment Moalee. >> Council Member Keani Rawlins-Fernandez. >> Aloha Kakahiaka Kakou and nice to be here in person and we have no testifiers at the Moloka'I District office. >> Council Member Tom Cook. >> Namaste, there's currently no testifiers in the Kihei office, but we have people on standby and looking forward to today's meeting.\r\n\r\n\r\nThank you. >> Council Member Noelani Uu-Hodgins. >> Good morning everyone, namaste, Chair and everyone at the chambers. I'm at my private residence with three minors running around. >> Council Member Shane Sinenci. >> Aloha Kakahiaka, Chair, and namaste, kakou. No testifiers in Hana.\r\n\r\n\r\n>> Council Chair Alice Lee. >> Namaste everyone. >> Chair, eight Members are presenting one Member excused. A quorum can present to con cuck the business of the Council, for the record, I'm the Deputy County Clerk Richelle Thomson and also present is the County Clerk Moana Lutey and from the Office of the County CerK we have Legislative Division Staff Joyce Murashige, Lauren Saldana, Dell Yoshida and Arthur Suyama and joining from the Office of Council Services is Director David Raatz and legislative minona and Deputy Corporation Counsel Kristina Toshikiyo. >> Also with us we have Budget Director Leslie Milner, for the record. Members, on the 27 the Council convened a public meeting on the proposed. Real property taxes rates for the County of Maui and now reconvene the meeting to fix the real property taxes rates for fy'2026. We'll tke the public testimony on on resolution 25-88, Council will consider an and vote on the Resolution.\r\n\r\n\r\nWhen you sign up to testifier, please let staph know if you are testifying on the real property taxes, which we will consider during this initial meeting, or the subsequent meetings of the budget-related Bills for celebing and final reading. Once Council's consideration of the Real Property Tax rates is completed, we will convene the JUNE 3rd Special Council Meeting. However, we will need to give Akaku five minutes to set up in between. All right? MS. Clerk, do we have any testifiers? >> Yes, MADAM Chair.\r\n\r\n\r\nWe have currently just one person signed up to testify on the Real Property Tax Resolution that is millie King, please, go ahead. >> Could you repeat? >> Melie King, you are unmuted on our end. We see your hand raised and we'll circle back to you. Looks like Royal House of Hawai'I wishes to testify, please, go ahead. >> Aloha this is the Royal House of Hawai'I. And I'm testifying -- >> Aloha, can you speak a little louder? So we can hear

you?\r\n\r\n>> Okay. I am testifying on the real properties, and this is -- the Royal House of Hawai'I and as a Native Hawaiian and Royal Patent heir with in Kihei, and no one has had any discussion with any of us heirs and descendants that are the beneficiaris to the undivided family lifetime estate which was government property on the entire Ahupua'a, and these are being passed without letting us the descendants know when you are all supposed to do due diligence to find the descendants and return them to their land that they have Royal Patents which are Allodial titles that are pretty much a family lifetime warranty deed for their land. And correct me if I'm wrong, but I'm pretty sure all Hawai'I is Allodial title patenting and making each person sapphire unto ourselves forever making all the people their own Kings and queens made by Kamehameha iii and my right by law for the Ryal Patent descendants to govern and decide what is happening on their lands. Because I'm pretty sure the heirs and descendants are very much alive, because every single Kanaka 'Ohana guaranteed to have is and connected to a Royal Patent, and haven't even been contacted at all. What is happening to mine and their lands? And how are all these plans being passed without any decision and discussion with the descendants of the royal pantents? We all can confirm they would know what is best to happen, because they have a connection, and know how to take care of the land, and that Kanaka are the highest rates in everything like hmelessness and incarceration.\r\n\r\nAll the landowners are illegal landowners, and I demand a request to round up all the heirs and original holders of that land of the Ahupua'a and moku and by law you need to get every Royal Patent Allodial title beneficiary of that Ahupua'a and moku and if not my papa's kingdom laws and your guys illegal State Laws are all being broken and also being broken on international level. We had electricity before te White House and the most water in the world and we live in Hawai'I and here how our locals especially Kanaka residents move wake from Hawai'I when there are in actual true landowners forever more than 100 years, more than 10,000 years, more than 100,000 years, which are are Royal Patent that are foreign Allodial titles which America does -- which America highly recognizes that they do 23409 have power, authority or jurisdiction on. >> Three minutes. >> Thank you, can you please conclude your testimony. >> Please round up and please contact us Royal Patent descendants, and because we haven't been notified. Please follow the kingdom laws, and mahalo and GOD bless you all. >> Thank you.\r\n\r\nMembers, are there any questions? For the testifier? I see none. MAY we have the next person. >> Chair, next testifier we'll go back to Melie King, please, go ahead and unmute on your end. >> Hi, can you hear me? >> Yes.\r\n\r\n>> Okay. Sorry about that. Aloha m Mai Kakou, Melie King, born and raised on Maui and have been a licensed realtor for over 20 years and I'm testifying regarding a specific Maui County property tax issue that I have personally witnessed become a growing problem. While Hawai'I does have some of the lower property taxes it's counted by the Saturdaying that we have some of the highest priced propertis in the County, currently the average priced condo is over \$1.3 million and just under 2 million homes. I'm concerned about the property taxes on our Seniors, many Maui County Seniors are on fixed incomes and many have owned ad livered in their homes for decades yet in the last few years, have seen their home prices skyrocket and in return they have had their property taxes significantly increased year after year, becoming less and less affordable. This combined with the soaring cost of everything else is making it increasingly harder for them to manage, on their fixed income that this is cause major stress and hardship to many Seniors would are not looking to profit from their property, but instead just want to be able to continue to live in their home, enjoy their later years I the lifestyle that

they are accustomed to without the fear of being unable to pay their rising property taxes and possibly losing the very home that they have worked their entire life to acquire. There should be reforms and laws set in place to prevent our Seniors from tax burdens caused by outside developers.

Investors and speculators who are driving up home operations astronomically. These price increases are affecting property taxes for everyone, but especially dire for our most vulnerable and should be property tax cap starting at age 65 for those Seniors would should not be penalized and taxed at higher rates just because the people around them are bionic selling at high prices. Homes that they are purchased at below a million are now being assessed @ or above \$4.5 million. And this is causing them to jump into bracket of 575, this tremendous increase will undoubtedly affect their Daley piece of mind, mental and physical health. I truly hope that something significant can be done to help our Seniors and Kupuna, who are not always able to advocate for themselves, or are even aware of the changes that will negatively affect them until they do. Mahalo for your time, consideration, and attention to this matter. >> Thank you, are there any questions, Members, for the testifier?

I see none. Thank you very much. MAY we have the next testifier, please. >> Chair, the next testifier is Linda Stiles and presently she is the last person signed up to testify. Go ahead and unmute on your end. >> MS. Stiles, could you unmute your microphone?

>> Should be at the top right of your screen, there's a -- well, microphone icon, and just click on it. >> Do you see a microphone on the right-hand side of your screen, the upper right-hand side? Okay, while she is doing that let's take the next testifier, please. >> Chair, J.C. Lau is making his way to the podium. >> Good morning. Namaste, I know that one, I think. Thank you for giving me this opportunity to speak about the real property taxes.

I'm glad that people that don't have property under their name can speak at this meeting. In my hometown, in western Pennsylvania, I went to a meeting and the lawyer said I couldn't talk because I didn't own -- taxpayers are supposed to talk, and then they told me I couldn't say anything, because I wasn't a taxpayer and I said well, I was trying to get them clear on what is tax -- you have property tax, and your income -- your sales tax. And they chased me out of town, yeah, that one, too. So I will stick to what I already know on these tax things. I think this should be on here, I skipped last meeting because I was, like, kind of tired of coming here. Thank you for doing this again, so people have the opportunity to speak. Also I would like to thank the previous testifiers, especially the Royal House of Hawai'i person for keeping us straight on that, because I really Lili'uokalani.

I don't know the exemptions on religious properties, but I would like to see here something for the churches what they are called churches or something like that. I know somebody's trying to boric on that, but I know you guys got a lot of work, but seems like the churches are not carrying their fair share. Some are doing more than others and I won't get into names, but I already you guys already know which ones I'm talking about. Because I have here from bbl State of Hawai'i moku ino, Hawai'i basic business application, and if I go, I'm trying to get an addressing here to fill out so I can send it there wherever I got to go I appreciate that use your office, Chair Lee, but I don't know if that is going to happen. If you guys can suggest any churches that would help me get an address, so I can start a business so that can help me get an address is what I am trying to do. I really appreciate that. So if they are not going to help us like that then start taxing them and get somehow something out of them thank you, any questions?

MAY we have the last testifier, please. >> Chair, we'll go back to Linda Stiles. We can see you are

unmuted on our end. >> You mean muted. Huh? >> You should be able to unmute the button. There's a red button at the far top right, that says "leave the meeting." Two over is a microphone icon and if you click on that icon, you should be able to unmute your microphone on your side. Do you want to try calling in?\r\n\r\nI can give you the phone number if you don't have it. It's 88-977-4067. And then you enter the code 234794559, and then the pound or hashtag sign. >> Can you repeat that for her? >> Sure. It's 808-977-4067, and then you enter the code 23474559 hashtag. And you'll there will be phone prompts and that number is also posted in the meeting chat. Once you're there, you do star 6 to mute and unmute.\r\n\r\nStar 6 is the magic number that gets you to mute and unmute when you call in. We have another testifier signed up. Art Schneider, please, go ahead. >> Can you give him the phone number, please? >> MR. Schneider, looks like you are muted on your side. Would you like to try calling in?\r\n\r\nThat information is posted in the chat. Or I will go ahead and give you the phone number. 808-977- 4067. And then you will enter the Id number 23479559 and hashtag and to mute/unmute, it's star 6. It looks like Linda stiles MAY be on the phone, MS. Stiles, just press star 6 and see if you can unmute your phone this. The person calling in fom the last four digits 9200, >> Now we can hear you. Keep talking. >> Hello, L.A.. Aloha >> Aloha.\r\n\r\n>> This Linda stiles. Thank you, Council, for taking the time to deal with me and other Seniors who have this land tax burden and have just started to really notice it in the last few years. So after being here for 50 years, my children, my grandchildren were born ad still reside here. I am now surrounded by land next door to me that was bought for less than \$2 million divided and sold for more than \$12 million, and done in just the last few years. This has made, let me get a light on -- oh, shucks. That has made this over 70-year-old woman take notice of what could happen if you don't put a pin in it now. And, by the way, behind me the neighbor behind me is Makena resorts, the neighbor on the other side is Makena resorts, used to be ul PulKua ranch land.\r\n\r\nIt's really scary to watch the speculators come in and run off with their bounty and leave me here to wonder why this situation is not being addressed? So now I'm just going to be on a mission to start gathering other Senior stories and situations across Maui. I know there must be a lot of people in [Sph-eufp/]Ation, but maybe mine is somewhat unique, but it's terrifying. So the tax office doesn't help me tell me to move out of my house, go live in the garage or cottage and rent out the House. That [Stkpho-t/]Ing to happen. So we need help. And thank you for listening.\r\n\r\n>> Thank you. Members, questions? Member Paltin and Member Sugimura. >> Did you have the name of who told you to move out of your house? >> No, I went down to find out how to -- it was an appraiser. I went down to see if I could do some kind of, you know, what do they call it? Amendment, you know?\r\n\r\nAnyway, I went down it see how I go about filing paperwork to see if I could somehow, you know, get this to stop? You know. >> So -- you do have the homeowner's exemption, and the circuit breaker tax filled out? >> I get the circuit breaker, because they said my house costs month than 700,000 or 800,000 to build, which wasn't true, but they go by what they appraised it on now, not what I built it for. >> That's what the Real Property Tax office told you that you don't qualify for the circuit breaker? >> Yes. >> Okay, thank you.\r\n\r\n>> 800,000 was the limit. I only spent \$700,000 to build my house 20 something years ago, and they go, well we do it -- what it's worth now. >> And when was that that you inquired? Because we recently changed some of the things with circuit breaker? >> That is when I got my tax Bill this year. So I think it was probably DECEMBER or JANUARY. >> Okay.\r\n\r\nThank you. >> Thank you. >> Vice-Mayor Sugimura. Vice-Chair Sugimura.

>> Thank you, I wanted to give you the number for the Real Property Tax assessment officer, which is 808-270-78 71, and maybe they could answer some of your questions, but it sounds like I already applied for circuit breaker, because that would be one of the benefits. >> I have been trying I'm up to 20,000 a year in almost in my taxes. I mean, what is going to happen when Makena resorts start building next to me?\r\n\r\nI shouldn't be penalized for what is happening next to me. I just want to live here until I die. >> Thank you. >> Thank you. >> Any more questions, [Stph-ebz/] If not, thank you very much. MS. Clerk.\r\n\r\n>> Thank you, Chair. We'll go to Art Schneider, I believe you are calling it from the last four digits 7345, star 6 to unmute. >> Chair? >> Yes. >> I don't know who is watching, but the thing says that if your real property taxes exceed 2% of your real income, you MAY be eligible for a circuit breaker tax credit, and not how much it was built. You also have to apply -- you also have to have qualified for the homeowner exemption. The criteria is if your Real Property Tax taxes exceed 2% of your income.\r\n\r\n>> So hopefully she jotted down the number that was given to her for the tax Department. Then MR. Schneider , >> It looks like you are still muted on our end on the phone 7345, so you will press star and then 6. And that is mute and unmute. Looks like you are unmuted. Please, go ahead. >> Can you say something? >> Can you hear me?\r\n\r\n>> Yes. >> Hello, can you hear me? >> Yes. >> Thank you. Aloha, my name is Art Schneider and I'm the owner of you a one-bedroom go bath condo at grand champions villas and I'm extremely concerned about the outrageous assessments on the one bedroom would bathroom condos at my [Kh-efpl/]. Ll comparable second floor one bedroom condos with ocean view were assessed at \$1.76 million and the average listing price for the condos at Grand Champion is \$959,000 an outrageous \$800,000 more than what their market value is. The Lahaina Fire had enormous negative affect on tourism, Rendall demand and the Mayor's asexual assault on MAY 2nd, 2024 to do with way 7,000 STRs and the average value of str condos dropped 9.9% in the five weeks following the Mayor's announcement in APRIL. Has continued to this day that property taxes are increasing and property assessments are skyrocketing.\r\n\r\nProperty taxes for one bedroom condos at grand champions have increased \$10,435 in 2023 to an estimated \$23 in 2025, an increase of 130% while owners suffer a loss of rental income and increasing hoa fees and insurance costs. The County software model used to assess property values flawed and that it only takes into account past sales and not the reality of the 2025 real estate market. For 2025 assessments, comparable sales were used from 2022, and 2023 when real estate prices were rising dramatically and comps that were used were two bedroom condos. It did not take into account 2025 prices of condos and real estate market where prices are plummeting the model fails to take into account the negative impacts of the Lahaina Fire hit on tourism. The Mayor's remarks to do away with 7,000 STRs and resulting in dramatic fall in real estate prices. The question I have for the Council is why are STRs taxed at a higher rate than hotels resorts? We both provide the same service, providing accommodations for visitors and why are valuations of STRs almost double what they would sell for?\r\n\r\nIt doesn't make sense to me and it's not fair. In summary, I would ask the Council to investigate the County's flawed software model, as to how it assessed str property at almost double what the real estate market is for 2025? And going forward into the future, and adjust these 2025 and future assessments to true market value and at the same rate as hotels and resorts. Mahalo for listening to me. >> Three minutes. >> Members, do you have any questions? If not, thank you very much. >> Chair, currently there is no one else indicating that they want to testify on the real property taxes resolution 25-88 and so we'll give last call for any testimony

the Real Property Tax rates.\r\n\r\nSeeing no one raising their hands in teams or make their way to the podium, 3, 2, 1, Chair, there's no one else to testify. >> Okay, please call up the item. >> Proceeding with resolution 25-88, fd 2 adopting the rpt rates for the County of Maui effective JULY 1, 2025. >> Vice-Chair Sugimura. >> I move to approve the Real Property Tax rates. Need a second. >> Moved by Vice-Chair Sugimura, seconded by Council Member Nohe Uu-Hodgins to adopt resolution 25-88, fd 2. Discussion? Vice-Chair Sugimura.\r\n\r\n>> These rates were discussed at the Public Hearing, as well as during our first reading, and I approve the changes and I look forward to the Members' support. >> Any more discussion? If not, all those in favor of the motion, please raise your hand, say aye? Eight ayes, zero nos, one excused. Pro Tem Kama, motion carries. Thank you, Members. Now we're going to adjourn this meeting, and convene the Council Meeting, Special Council Meeting in about five minutes.\r\n\r\nOkay? This meeting is in recess until 9:41. >> Chair, please adjourn the meeting. >> I'm sorry, what did you say? >> Please, go ahead and adjourn meeting, not recess. Thanks. >> Okay. This meeting is adjourned and I will convene the Special Council Meeting in five minutes.\r\n\r\nThis meeting of the public meeting is on real property taxes is adjourned.