

# Resolution

**No. 25-233**

AUTHORIZING A GRANT OF GROUND LEASE TO  
A0745 LANAI, L.P., FOR REAL PROPERTY LOCATED ON LĀNAʻI,  
HAWAII, IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS  
TAX MAP KEY (2) 4-9-002:058, UNDER SECTIONS 3.40.200 AND  
3.36.090, MAUI COUNTY CODE

WHEREAS, the County of Maui is the owner in fee simple of certain real property located on Lānaʻi, Maui, Hawaii identified for real property tax purposes as Tax Map Key (2) 4-9-002:058, as described in Exhibit "A"; and

WHEREAS, on March 5, 2010, the Maui County Council adopted Resolution 10-12, entitled "APPROVING WITH MODIFICATION THE LANAI AFFORDABLE HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES," in which the Council approved the Department of Housing and Human Concern's proposed Lānaʻi Affordable Housing Project located at the property; and

WHEREAS, the Lanai 201H Project's master plan consists of approximately 372 residential units, with approximately 199 for sale affordable lots and 173 affordable multi-family rental and for sale units; and

WHEREAS, on June 9, 2011, the State Land Use Commission, in Docket A11-792, granted a District Boundary Amendment from Agricultural District to Urban District of 73 acres at Lānaʻi City, Lānaʻi, Hawaii, identified for real property tax purposes a portion of Tax Map Key (2) 4-9-002:058; and

WHEREAS, in 2016, the County published a request for proposals to develop the Lanai 201H Project and the County did not receive any proposals in response to the request; and

WHEREAS, the County has been considering a variety of development options for the Lanai 201H Project and has determined a partnership with Ikaika Ohana, a Hawaii domestic nonprofit corporation, to develop, operate, and maintain an affordable housing project on County-owned lands would be in the County's best interest; and

WHEREAS, Ikaika Ohana has a long history of developing affordable housing projects in the County, including:

- Kaiwahine Village, consisting of 120 affordable housing rental units in Kihei, Maui;
- Kaiaulu O Halele'a consisting of 64 workforce rental housing and 56 affordable housing units in Kihei, Maui;
- Kaiaulu O Kupuohi consisting of 89 affordable housing units in Lahaina, Maui; and
- Kaiaulu O Kukuia consisting of 200 affordable housing units in Lahaina, Maui; and

WHEREAS, on November 15, 2024, the Council adopted Resolution 24-179, entitled "STATING COUNTY'S INTENT TO ENTER INTO MEMORANDUMS OF UNDERSTANDING WITH IKAIKA OHANA TO DEVELOP AFFORDABLE HOUSING PROJECTS ON COUNTY OWNED PROPERTY ON LANAI AND NAPILI, MAUI"; and

WHEREAS, the County desires to enter into a long-term ground lease for the property with A0745 LANAI, L.P., a Hawaii limited partnership and an affiliate of Ikaika Ohana, to further the goal of developing a long-term affordable housing project on Lanai; and

WHEREAS, the draft ground lease is being finalized and will be submitted to the Council for review and consideration prior to a final action by the Council; and

WHEREAS, the Lease terms will require A0745 LANAI, L.P. to develop, operate, and maintain an affordable housing project in compliance with all applicable county, state, and federal laws, regulations, and affordability requirements; and

WHEREAS, the base rent of the Lease is \$1 per year for the full term, to be satisfied in advance with a lump sum payment of \$75 on execution of the Lease for a period of 75 years from the date of execution; and

WHEREAS, in accordance with Section 3.40.200, Maui County Code, real property to be leased, rented, set aside without any charge, or charged at below fair market value is considered a grant of public property and must be submitted to the Council as an application for a grant award; and

WHEREAS, the application letter for the grant of real property from Ikaika Ohana will be submitted to the Council; and

WHEREAS, in accordance with code section 3.36.090, the Council may authorize the grant of a lease of County real property by resolution; now, therefore,

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

1. That A0745 LANAI, L.P. be granted the right to lease the property in accordance with the terms and conditions of the proposed grant of ground lease, under sections 3.40.200 and 3.36.090, Maui County Code;
2. That it authorizes the Mayor and the Director of Finance to execute the proposed grant of ground lease on behalf of the County; and
3. That certified copies of this Resolution be transmitted to the Mayor, Director of Finance, Managing Director, Director of Housing, Corporation Counsel, and the representative of A0745 Lanai, L.P.

APPROVED AS TO FORM  
AND LEGALITY:

  
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NANCY ZHAO

Deputy Corporation Counsel  
County of Maui

LF2025-2075

Resolution Ikaika Ohana Grant of Ground Lease Lanai Project

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

All of that certain parcel of land situate on the Island of Lanai, State of Hawaii, described as follows:

Lot 13-A-1-C, area 102.234 acres, as shown on Map 15 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation 170 of Castle & Cooke, Inc.

Note: Access across Lots 1141 and 1158 is provided by Land Court Order 132986.

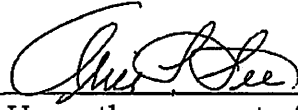
**PARCEL II:**

All of that certain parcel of land situate on the Island of Lanai, State of Hawaii, described as follows:

Lot 1158, area 12.766 acres, as shown on Map 131 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 862 of Hawaiian Pineapple Company, Limited.

Note: Access across Lot 1141 is provided by Land Court Order 132973.

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Chris Lee", is written over a horizontal line.

Upon the request of the Mayor.