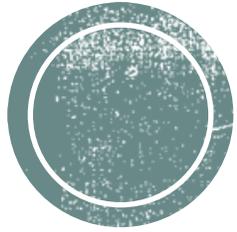


# Waiʻale Proposal





# Proposal:

- 1) Acquire 493 acres for cultural preservation**
- 2) Receive 50 acre dedication for cultural preservation**
- 3) Receive donation for affordable housing**

CONDITIONS  
FROM THE  
STATE LAND  
USE  
COMMISSION  
AND THE  
COUNTY  
COUNCIL

**Maui Business Park Phase 1 = 10 Acres**

- LUC required 10 acres for affordable housing
- A&B will conduct a study to evaluate whether any additional housing needs are generated by employees of the Project.

**Maui Business Park Phase 2 = 23 Acres**

- LUC required 10 acres for affordable housing
- A&B Study revealed the need for 13 more acres for affordable housing

**Maui Business Park Phase 2 = 27 Acres**

- Council required an additional 17 acres for affordable housing, 7 for a community center, and 3 for a park at Wai'ale



CONDITIONS  
FROM THE  
STATE LAND  
USE  
COMMISSION  
AND THE  
COUNTY  
COUNCIL

- **Maui Business Park Phase 1 = 10 Acres**
- LUC required 10 acres for affordable housing
- A&B will conduct a study to evaluate whether any additional housing needs are generated by employees of the Project.





**Maui Business Park  
Phase 1:  
LUC required 10  
acres for AH**

LUC - Maui Business Park  
Phase II. March 18, 2004  
Docket No. A03-739

Condition Satisfied:

- A&B dedicated 12 acres in Pā'ia to the County.
- County granted the 12 acres to La'akea Village.



CONDITIONS  
FROM THE  
STATE LAND  
USE  
COMMISSION  
AND THE  
COUNTY  
COUNCIL

**Maui Business Park Phase 2**

- LUC required 10 acres for affordable housing
- A&B Study revealed the need for 13 more acres for affordable housing

**Maui Business Park Phase 2**

Condition 7 of Ordinance 3559 (2008) states:

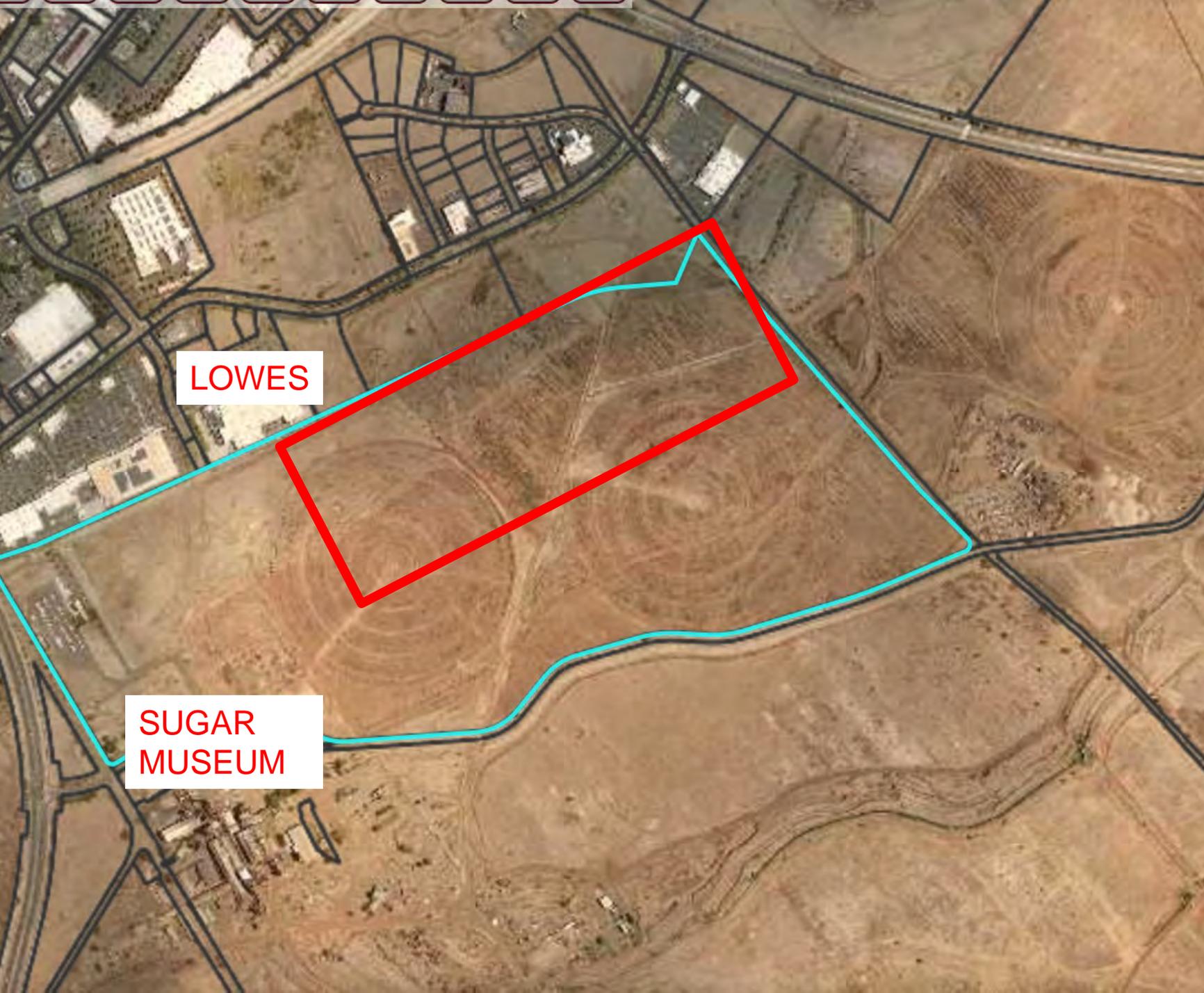
- "That Alexander & Baldwin, Inc. shall provide land for affordable housing, a community multi-purpose center, and park purposes at the approximate location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pōmaika'i Elementary School, as follows:
  - a. Approximately 40 acres for affordable housing purposes;
  - b. Approximately 7 acres for a Kahului community multipurpose center; and
  - c. Approximately 3 acres for park purposes.



Maui Business  
Park Phase 2  
LUC required 10  
acres for AH

- LUC Maui Business Park Phase II. March 18, 2004 Docket No. A03-739
- A&B Study revealed the need for 13 more acres for affordable housing





LOWES

SUGAR  
MUSEUM

# LUC Condition 23 acres for affordable housing

Hansen Road

23 acres for AH



# Accept 50 acres in Wai'ale

Condition 7 specifies: “location of the terminus of Kamehameha Avenue, near the new Maui Lani Park and Pōmaika‘i Elementary School”

Council will forgo the requirement of building AH, community center, and park in lieu of preserving the area and promote healing.



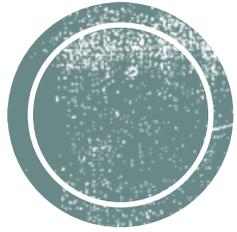


# Purchase 493 acres for cultural preservation

Proposed cost of  
\$10,500,000



# Proposed Covenants:



1) Restrictions on use (no commercial, except small-scale commercial up to 25,000 square feet), no industrial, except a possible County baseyard (for which we have no plans to build).

2) No drilling/development of any additional water wells (A&B has 2 existing wells + 1 planned, with easements related to these wells & access).

3) No infrastructure/improvements/activities that could negatively affect the wells or aquifer.

Review of  
Entire  
Proposal:

**1) ACQUIRE 493 ACRES FOR  
CULTURAL PRESERVATION**

**2) RECEIVE 50 ACRE  
DEDICATION FOR CULTURAL  
PRESERVATION**

**3) RECEIVE 23 ACRE  
DEDICATION FOR  
AFFORDABLE HOUSING IN  
KAHULUI**



# **BFED Committee Actions:**

- 1) Bill to amend the Fiscal Year 2021 general obligation bond authorization ordinance by adding an appropriation for the Wailuku-Kahului Community Plan Area, Other Projects, for a project entitled “Wai‘ale Land Acquisition,” in the amount of \$10,000,000, under the Department of Finance.
- 2) Resolution to authorize the acquisition of 443.393 acres located at Waikapu, Wailuku, Maui, Hawaii, known as Wai‘ale South and Wai‘ale North.
- 3) Bill to amend the FY 2022 Budget by increasing the estimated revenues from the Bond Fund by \$500,000 and appropriating the funds to the Department of Finance for the acquisition.
- 4) Bill to amend Appendix C of the FY 2022 Budget by adding a project and project description for the Department of Finance
- 5) Bill to increase the authorization for general obligation bonds by adding the Wai‘ale Land Acquisition for \$500,000.
- 6) Resolution to accept the donation of three parcels totaling approximately 55.318 acres pursuant to Condition 7 of Ordinance 3559 (2008).



# Council Meeting Action

- October 22: Adopt resolution to accept land at Hansen road

