

COUNCIL OF THE COUNTY OF MAUI
BUDGET, FINANCE, AND ECONOMIC
DEVELOPMENT COMMITTEE

November 21, 2025

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Budget, Finance, and Economic Development Committee,
having met on October 21, 2025, makes reference to the following:

1. Bill 136 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET, INCREASING ESTIMATED REVENUES, BOND/LAPSED BOND BY \$1,100,000, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, NEW APPROPRIATION FOR 60 SOUTH CHURCH STREET BUILDING RENOVATIONS OF \$1,100,000.”

Bill 136’s purpose is to amend the Fiscal Year 2026 Budget, by: 1) increasing Estimated Revenues for Bond/Lapsed Bond by \$1,100,000; 2) adding a new Capital Improvement Project appropriation, entitled “60 South Church Street Building Renovations,” in the amount of \$1,100,000; 3) adding the project and description to Appendix C; and 4) adjusting the totals accordingly.

2. Bill 137 (2025), entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5818 (2025), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT).”

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Bill 137's purpose is to amend the Fiscal Year 2026 general obligation bond authorization ordinance by adding an appropriation for the Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, entitled "60 South Church Street Building Renovations," in the amount of \$1,100,000.

Your Committee notes the County purchased 60 South Church Street from Hawaiian Telcom in FY 2021 for \$3.8 million. The property's condition was not assessed before the purchase. During the renovation design in 2022, a waterproofing assessment identified building-envelope leaks, and a rooftop assessment in September 2025 documented additional roof issues. Project appropriations, including the acquisition cost, total \$22.3 million, including \$1.7 million of grant funding from the Department of Homeland Security and Federal Emergency Management Agency.

Your Committee noted Hawaiian Telcom occupies the building under a lease that runs through December 2025, and has reported water leaks. Further assessment is needed to minimize landlord risk.

A representative from the Department of Management summarized the project schedule, costs, and scope. The contractor is expected to reach substantial completion in December 2025, with furniture and technology installation in December 2025 and January 2026, and move-in by February 2026. The funding includes the following:

- Retrofitting the main electrical distribution switchboard.
- Design and construction of a steel rack for transformer stacking.
- Leveling on the second and third floors.
- Roofing modifications to add gutters and two-way drainage.

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- Extension of the temporary emergency-generator rental.
- Installation of a property-line sewer hole to meet permit conditions.
- Replacement of window gaskets and tint for elevator lobbies.
- Exterior painting and annex roof work, including roof-drain replacement.
- Replacing the backflow preventer and upgrading the water-meter box's cover.
- Landscaping, added design services, and extended overhead in January–February 2026.
- Contingency for pending and future change orders.

The Department representative said there are no anticipated additional costs before County occupancy, although future costs may include tenant and other building maintenance.

Your Committee discussed the risk of extended-overhead charges because of additional delay. The delay would also impact the Maui County Emergency Management Agency's move to the building.

Your Committee finds that Bills 136 and 137 provide the needed appropriation and bond authority to complete the project. These measures address life-safety and reliability issues and support consolidated public-safety operations at 60 South Church Street.

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Your Committee voted 7-0 to recommend passage of Bills 136 and 137 (2025), on first reading. Committee Chair Sugimura and members Cook, Johnson, Paltin, Rawlins-Fernandez, Sinenci, and U‘u-Hodgins voted “aye.” Committee Vice-Chair Kama and member Lee were excused.

Your Committee is in receipt of Bill 136, CD1 (2025) and Bill 137, CD1 (2025), approved as to form and legality by the Department of the Corporation Counsel, incorporating nonsubstantive revisions, including adjustments to reflect the expected passage of other pending legislation.

Your Budget, Finance, and Economic Development Committee RECOMMENDS the following:

1. Bill 136, CD1 (2025), attached, entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET, INCREASING ESTIMATED REVENUES, BOND/LAPSED BOND BY \$1,100,000, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, NEW APPROPRIATION FOR 60 SOUTH CHURCH STREET BUILDING RENOVATIONS OF \$1,100,000,” be PASSED ON FIRST READING and be ORDERED TO PRINT; and
2. Bill 137, CD1 (2025), attached, entitled “A BILL FOR AN ORDINANCE AMENDING ORDINANCE 5818 (2025), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT),” be PASSED ON FIRST READING and be ORDERED TO PRINT.

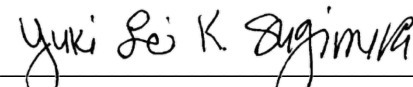
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This report is submitted in accordance with Rule 3 of the Rules of the Council.



YUKI LEI K. SUGIMURA, Chair

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ORDINANCE NO. _____

BILL NO. 136, CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET, INCREASING ESTIMATED REVENUES, BOND/LAPSED BOND BY \$1,100,000, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, AND APPENDIX C, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, NEW APPROPRIATION FOR 60 SOUTH CHURCH STREET BUILDING RENOVATIONS OF \$1,100,000

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5816, as amended, "Fiscal Year 2026 Budget," Section 2, Estimated Revenues, is amended to increase Bond/Lapsed Bond in the amount of \$1,100,000, and increase the total accordingly, to read as follows:

"ESTIMATED REVENUES"

FROM TAXES, FEES AND ASSESSMENTS:

Real Property Taxes		660,572,668
Circuit Breaker Adjustment		(385,718)
Transient Accommodations Tax		65,000,000
General Excise Tax		70,000,000
Charges for Current Services		187,942,380
Public Service Company Tax		8,000,000
Licenses/Permits/Others		75,388,402
Fuel and Franchise Taxes		25,500,000
Special Assessments		17,300,000
Other Intergovernmental		15,700,000

FROM OTHER SOURCES:

Interfund Transfers		110,107,913
Bond/Lapsed Bond	[178,126,268]	<u>179,226,268</u>
Carryover/Savings:		
General Fund		137,640,156
Sewer Fund		10,239,592
Highway Fund		11,217,761
Solid Waste Management Fund		3,867,796
Environmental Protection and Sustainability Fund		984,524
Liquor Fund		816,172
Water Fund		<u>17,480,318</u>

TOTAL ESTIMATED REVENUES	[1,595,498,232]	<u>1,596,598,232"</u>
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SECTION 2. Fiscal Year 2026 Budget, Section 4.D.2.a.(1), Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, Bond Fund, is amended to add an appropriation for 60 South Church Street Building Renovations in the amount of \$1,100,000, to read as follows:

"PROJECT TITLE

APPROPRIATION

D. Department of Management

2. Wailuku-Kahului Community Plan Area

a. Government Facilities

(1) Bond Fund

(i) New County Service Center, Phase II	5,000,000
(ii) 24 North Church Street Building Acquisition and Renovations	10,000,000
<u>(iii) 60 South Church Street Building Renovations</u>	<u>1,100,000"</u>

SECTION 3. Fiscal Year 2026 Budget, Total Capital Improvement Project Appropriations, is amended to reflect an increase of \$1,100,000, to read as follows:

"TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS [333,311,237] 334,411,237"

SECTION 4. Fiscal Year 2026 Budget, Total Appropriations (Operating and Capital Improvement Projects), is amended to reflect an increase of \$1,100,000 to read as follows:

"TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS) [1,595,148,232] 1,596,248,232"

SECTION 5. Fiscal Year 2026 Budget, Appendix C – Capital Improvement Projects, Department of Management, Wailuku-Kahului Community Plan Area, is amended to add a project and project description for 60 South Church Street Building Renovations, in the amount of \$1,100,000, to read as follows:

"APPENDIX C – Capital Improvement Projects		
CBS NO.	PROJECT TITLE/DESCRIPTION	APPROPRIATION
	<u>Department of Management</u>	
	<u>2. Wailuku-Kahului Community Plan Area</u>	
CBS-8937	<u>a. Kalana O Maui 6th Floor Renovations</u>	120,000
	Interior renovation of Department of Management's 6th floor area, to include: installation of entrance partition at elevator lobby with access-controlled entry, repair of damaged or removed drywall in several offices, repainting and carpeting for office spaces, and other miscellaneous improvements.	
CBS-8938	<u>b. 251 Napua Street Structure Demolition</u>	50,000
	Demolition of "yellow house" and existing rock wall at 251 Napua Street.	
CBS-8942	<u>c. New County Service Center, Phase II</u>	5,000,000
	Construction of a second building at the new service center site situated at the Maui Business Park Phase II. FY 2026 funding will consist of planning, design, and permitting.	
CBS-8940	<u>d. Central Maui Landfill Phase VII Part 1 Closure</u>	4,000,000
	This project will provide the necessary closure infrastructure for	

	wildfire debris landfilled at the Central Maui Landfill in accordance with state and federal regulations.	
CBS-8944	e. Iao Theater Roof Restoration	1,200,000
	The Iao Theater Roof Replacement and Structural Rebuild Project encompasses the complete removal, structural rehabilitation, and replacement of the deteriorating roof system on the historic Iao Theater in Wailuku, Maui. Phase 1 in FY 2026 includes a structural assessment, design and permitting services, and contracting of a construction manager. Phase 2 in FY 2027 includes renovation work and installation of a new, rooftop photovoltaic system.	
CBS-XXXX	f. 24 North Church Street Building Acquisition and Renovations	10,000,000
	Acquisition and related costs of 24 North Church Street Wailuku, Hawai'i and renovations including chiller replacement, replacement of the fresh air intake system, and replacing the main fire alarm panel.	
CBS-6651	g. 60 South Church Street Building Renovations	1,100,000"
	<u>Design and construction of interior and exterior building improvements at 60 South Church Street in Wailuku.</u>	

SECTION 6. Material to be repealed is bracketed. New material is underscored.

SECTION 7. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTIE M. WRIGGLESWORTH FOR
KRISTINA C. TOSHIKIYO
Deputy Corporation Counsel

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE

Upon the request of the Mayor.

ORDINANCE NO. _____

BILL NO. 137, CD1 (2025)

A BILL FOR AN ORDINANCE AMENDING
ORDINANCE 5818 (2025), RELATING TO THE ISSUANCE
OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI
ISSUANCE, SALE AND DELIVERY OF SAID BONDS
(DEPARTMENT OF MANAGEMENT)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5818 (2025), is amended by amending Section 1 to read as follows:

“SECTION 1. Authorization of General Obligation Bonds. Pursuant to Chapter 47, Hawaii Revised Statutes, as amended, and particularly Part I thereof, there are hereby authorized to be issued and sold from time to time general obligation bonds of the County of Maui, State of Hawaii (the "County") in an aggregate principal amount not to exceed ~~[\$170,242,113]~~ \$171,342,113 (the "Bonds"), the proceeds derived from the sale of which shall be used to pay all or part of the cost of appropriations for the public improvements of the County described in Section 2 hereof.”

SECTION 2. Ordinance 5818 (2025), is amended by amending Section 2 to read as follows:

“SECTION 2. Disposition of Bond Proceeds. All or any portion of the proceeds derived from the sale of the Bonds or any notes issued in anticipation of the Bonds shall be used to pay all or part of the cost of any of the public improvements listed below in accordance with appropriations contained in the Fiscal Year 2026 Budget, including amendments and supplements thereto, duly approved by the Council of the County (the "Council") for the fiscal year ending June 30, 2026 (the "Fiscal Year 2026 Budget"); provided, however, that pursuant to Section 47-5, Hawaii Revised Statutes, the part of such proceeds which is in excess of the amounts required for the purposes for which the Bonds are initially issued from time to time, or which may not be applied to such purposes, or which the Council deems should not be applied to such purposes, may be applied to finance such other public improvements of the County as the Council shall, by ordinance approved by an affirmative vote of two-thirds of all of its members, determine; and provided further that the actual use and application of the proceeds of Bonds issued pursuant to this ordinance shall not in any way affect the validity or legality of such Bonds. No proceeds of the Bonds shall be applied to any public improvement listed in this section unless and until there shall be a valid appropriation of general obligation bond proceeds in effect for such public improvement. The public improvements provided for or to be provided for in the Fiscal Year 2026 Budget, to be financed with proceeds from the sale of the Bonds, are as follows:

Public Improvements:

Estimated Project Cost

<u>PROJECT TITLE</u>	<u>APPROPRIATION</u>
A. Department of Environmental Management	
1. Countywide	
a. Sewer	
(1) Countywide Environmental Protection Agency (EPA) Compliance Wastewater Reclamation Facility Renovation Projects	2,000,000
(2) Countywide Wastewater System Modifications	2,500,000
2. Kihei-Makena Community Plan Area	
a. Sewer	
(1) Kaiola Place Sewer Extension	1,000,000
(2) Kihei Wastewater Pump Station No. 4 Modification/Upgrade	2,000,000
3. Lānaʻi Community Plan Area	
a. Sewer	
(1) Lānaʻi Wastewater Treatment Pond Renovations	1,500,000
4. Wailuku-Kahului Community Plan Area	
a. Sanitation	
(1) Central Maui Landfill Gas System Expansion	1,000,000
(2) Central Maui Landfill Phase II/III Interface Development	1,500,000
b. Sewer	
(1) Waiehu Kou Wastewater Pump Station Modifications	3,500,000
5. West Maui Community Plan Area	
a. Sewer	
(1) Lahaina Wastewater Reclamation Facility Returned Activated Sludge (RAS)/Dewatering Upgrades	6,593,103
(2) Nāpili No. 1 Force Main Replacement	4,500,000
(3) Nāpili No. 2 Force Main Replacement	1,500,000
B. Department of Fire and Public Safety	
1. Makawao-Pukalani-Kula Community Plan Area	
a. Government Facilities	
(1) Kula Fire Station Apparatus Bay	3,080,000

2. Pā‘ia-Ha‘ikū Community Plan Area	
a. Government Facilities	
(1) Ha‘ikū Fire Station	3,400,000
C. Department of Management	
1. Wailuku-Kahului Community Plan Area	
a. Government Facilities	
(1) New County Service Center, Phase II	5,000,000
(2) 24 North Church Street Building Acquisition and Renovations	10,000,000
(3) <u>60 South Church Street Building Renovations</u>	<u>1,100,000</u>
b. Sanitation	
(1) Central Maui Landfill Phase VII Part 1 Closure	800,000
D. Department of Parks and Recreation	
1. Pā‘ia-Ha‘ikū Community Plan Area	
a. Parks and Recreation	
(1) Alfred “Flako” Boteilho Sr. Gym Improvements	1,000,000
2. Wailuku-Kahului Community Plan Area	
a. Parks and Recreation	
(2) Kanahā Beach Park Restroom Replacement	1,000,000
E. Department of Police	
1. Countywide	
a. Government Facilities	
(1) Radiosystem Facility Upgrades	3,600,000
F. Department of Public Works	
1. Countywide	
a. Drainage	
(1) Countywide Bridge and Drainage Program	3,500,000
(2) Countywide Drainline Replacement Program	13,300,000
b. Other Projects	
(1) Countywide Rockfall and Embankment Repairs	20,450,000
c. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance, safety and utilities, accessibility for persons with disabilities) including:	
(1) Countywide Federal Aid Program	18,604,461
(2) Countywide Road Resurfacing and Pavement Preservation	3,000,000

2. Wailuku-Kahului Community Plan Area

- a. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance, safety and utilities, accessibility for persons with disabilities) including:

(1) Waiale Road Extension 33,259,720

3. West Maui Community Plan Area

- a. Other Projects

(1) West Maui Land Acquisitions 16,192,706

G. Department of Transportation

1. Countywide

- a. Other Projects

(1) Bus Stops and Shelters 600,000

H. Department of Agriculture

1. Makawao-Pukalani-Kula Community Plan Area

- a. Other Projects

(1) Kula Agricultural Park Phase 1 Expansion - Upcountry Maui Ag Park 5,862,123

TOTAL [170,242,113] 171,342,113

The cost of issuance of the Bonds or any series thereof, including without limitation, the initial fee of paying agents and registrars, the fees of financial consultants and bond counsel, the cost of preparation of any Official Statement relating to the Bonds, any notices of sale and forms of bid and the definitive Bonds, and the costs of publication of any notices of sale, may be paid from the proceeds of the Bonds or any series thereof and such costs shall be allocated pro rata to each of the foregoing projects financed from such proceeds.”

SECTION 3. Material to be repealed is bracketed. New material is underscored.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



Kristie M. Wrigglesworth for
Kristina C. Toshikiyo

Department of the Corporation Counsel
County of Maui

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INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE

Upon the request of the Mayor.