

Wailea SF-S Partners, LP
c/o Ledcor Maui
590 Lipoa Parkway, Suite 259
Kihei, HI 96793

Councilman Gabe L. Johnson
Chair Agriculture, Diversification, Environment, and Public Transportation Committee
200 S. High St.
Wailuku, HI 96793

OFFICE OF THE
COUNTY COUNCIL

2024 JAN 23 PM 3:49

RECEIVED

Re: Resolution 23-146, Requesting the Conservation Planning Committee to Review and Provide Recommendations on the Acquisition or Management of Lands for Conservation Purposes (ADEPT-12)

January 23, 2024

Aloha Committee Chair Johnson,

Thank you for your letter of January 8, 2024, which we received via email from A&B, a listed co-owner of the property, on January 18, 2024. We still have not received our hard copy that was sent to our Vancouver, BC main office. Please accept this letter as our reply.

The subject parcel in Wailea, TMK (2) 2-1-008:145 and known as SF-S, is not for sale, and we have no interest in the County acquiring the property, even if the County could afford it.

Consistent with the planning and zoning for the parcel, SF-S will be developed into a residential community. The development will generate significant real property taxes and other benefits for the County.

The parcel was zoned for residential use in 1998 in exchange for the dedication of the Wailea Fire Station property and three acres mauka of the station for park use. The dedication was completed, the fire station built, but the park acreage is still undeveloped. At this point, the parcel cannot be downzoned or otherwise limited for development. Other than a ranching era wall, which was approved by the State Historic Preservation Division for removal following data recovery, SF-S is not archaeologically or culturally significant or used for any such purpose. The parcel is not environmentally sensitive. Nor is the parcel suitable for a park, given its terrain and rocky ground, and it is not used by the public for walking or exploring (unless the person is lost or trespassing).

We ask the Council to remove the parcel from the list of potential acquisition properties and concentrate on properties that are willing to sell to the County. In addition, the County could improve Kilohana Park, which abuts the parcel and is owned by the County. Kilohana Park has a

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dog play area, and a field, but it is sorely lacking in public facilities to make it accessible and attractive for use. For instance, there are no bathrooms, the park lacks a parking lot, and wonderful view opportunities for the public are largely blocked by unkept trees on the unimproved portion of the park parcel.

Thank you for the opportunity to formally respond to the unsolicited offer.

If you have any questions, please contact David Goode, at 808-829-4528.

Sincerely,



Eric Gerlach
Senior Vice President

Cc: A&B Properties
Councilman Tom Cook, South Maui