

County Clerk

From: Megan Pearl <mauimeg15@gmail.com>
Sent: Thursday, March 21, 2024 1:20 PM
To: County Clerk
Subject: Special Meeting Bill 44

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Aloha, this is Megan Pearl. I would like to submit testimony on Bill 44 to OPPOSE re: the Special Maui County Council Meeting tomorrow at 9AM regarding the Haggai Institute and the fast tracked plans the county has to enter into a ground lease there. As previously discussed, the plans seem to be to turn the Haggai Institute into low income or "affordable/work force" housing, similar to Harbor Lights in Kahului. The county has suggested this would be aimed at aiding Lahaina families relocate, but most Lahaina families have made it very clear they do not want to relocate out of Lahaina. Additionally, if you read the Bill 44 verbiage, it appears that the ground lease will allow for the county and the HI Housing Finance and Development CORPORATION to construct additional buildings on the leased ground, as that is typically how a ground/land lease works. A ground lease is an agreement in which a tenant can develop property during the lease period, after which it is turned over to the property owner. Ground leases commonly take place between commercial landlords, who typically lease land for 50 to 99 years to tenants who construct buildings on the property. Given the long standing housing crisis on Maui and the development plans that have been laid out otherwise by the county, it would be very likely that the county would look to build an additional building on the existing soccer field at the Haggai Institute in the future. There are a number of concerns even if that possibility was not something they would consider. There hasn't been a traffic study done in 25+ years for that intersection or Lipoa/Liloa, the increased vehicle and pedestrian traffic would be concerning given how congested Lipoa/Liloa/Piilani already gets due to various circumstances when South Kihei is closed, or if there is an accident, fire, or even 4th Friday events. This could create a potential disaster for any sort of emergency vehicles that would need to access these roads, let alone residents in the area who may need to vacate the area for any sort of emergency reason. Additionally, the Haggai Institute was never zoned as residential and was zoned as a Hotel. Appreciate your consideration in this very concerning matter.

Mahalo!

Megan Pearl
Kihei, Hawaii

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