

BFED Committee

From: County Clerk
Sent: Monday, October 30, 2023 9:40 AM
To: BFED Committee
Subject: FW: Maui County Council Tax Bill 102

-----Original Message-----

From: Dave and Susanne Scott <dgsandscs@gmail.com>
Sent: Saturday, October 28, 2023 11:14 AM
To: County Clerk <County.Clerk@mauicounty.us>
Cc: Dave and Susanne Scott Gmail <DGSandSCS@gmail.com>
Subject: Maui County Council Tax Bill 102

[You don't often get email from dgsandscs@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

> Dear Mayor Bissen, Chief of Staff Caires, and Councilmembers:

>

> As owners of a property in Lahaina Shores Beach Resort, we strongly encourage your support for this bill. While the harm that we have suffered as a result of the August 2023 wildfires does not compare with that of many of our neighbors, we, too, are deeply affected, both emotionally and financially. The fire has left our property uninhabitable for the foreseeable future, and the added burden of paying property taxes at a rate that is no longer justifiable by the condition of the property itself, as well as that of the devastated community in which it resides, is untenable over the long term. It is our hope that our property can be rehabilitated, and ultimately become a resource for housing our neighbors who have lost everything. But, as fire victims ourselves, we hope that you will see fit to lift some of the financial burden from us as we endeavor to contribute to Lahaina's recovery.

>

> Respectfully,

>

> Drs. David and Susanne Scott

> Lahaina Shores Beach Resort, unit 505

BFED Committee

From: County Clerk
Sent: Monday, October 30, 2023 9:41 AM
To: BFED Committee
Subject: FW: Bill 95 Support

From: Sandy Pearl <puamana@aol.com>
Sent: Saturday, October 28, 2023 5:26 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Bill 95 Support

You don't often get email from puamana@aol.com. [Learn why this is important](#)

I am the owner of a unit in Puamana that is still standing.

We have no water or sewer, and our properties are covered and filled with toxic smoke and ash. Homes won't be safely habitable until the Lahaina Town toxins have been cleared and removed.

All of Lahaina Town needs Tax Relief including our unsafe uninhabitable homes that are standing.

Property taxes are based on property values. Our property values have been decimated by the destruction of Lahaina Town and our neighborhoods.

Environmental assessments are discovering toxic cancer-causing pollutants that were released throughout Lahaina Town in the fire.

Some have recently been told by experts that because Lahaina homes have been sitting in the heat for months with toxic ash inside and outside, the porous walls and siding could have soaked up toxins, requiring more than just mitigation cleaning. Many will need to replace the insulation and drywall, a potentially lengthy process.

Most insurance companies will only pay once for cleaning, painting, and or replacement of drywall, siding, and insulation, and this should be done once the toxic debris is removed from the neighboring environment.

Cleaning and replacement of siding and drywall can't start until all the hazardous debris and toxins in Lahaina Town are safely removed or we might have to pay twice. Toxic mitigation cleaning estimates are averaging \$35,000 per property.

The clean-up of Lahaina Town will take at least a year once it finally starts.

Once we have water it may be toxic for several months.

Regards,

Sanford Pearl
Unit 226-4 Pualei Drive
Lahaina

BFED Committee

From: County Clerk
Sent: Monday, October 30, 2023 1:04 PM
To: BFED Committee
Subject: FW: BFED Committee Meeting Oct 31 - Support of Bill 95, section 3.48.551

From: dmg@telus.net <dmg@telus.net>
Sent: Monday, October 30, 2023 11:23 AM
To: County Clerk <County.Clerk@mauicounty.us>; Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; Gabe Johnson <Gabe.Johnson@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Shane.Sineci@mauicounty.us; Nohe M. Uu-Hodgins <Nohe.Uu-Hodgins@mauicounty.us>
Subject: BFED Committee Meeting Oct 31 - Support of Bill 95, section 3.48.551

You don't often get email from dmg@telus.net. [Learn why this is important](#)

Maui County Council Members,
Budget, Finance & Economic Development Committee,

We are writing in support of Bill 95, specifically section 3.48.551. We are the owners of a property located in the Lahaina burn zone. Our property was not destroyed but is located next to an enormous burn zone of toxic unstable rubble. We still have no water or sewer services and estimates say it could be many months until those are restored. Our home will require extensive cleaning/remediation to remove the ash and toxins but this cannot be done until the toxic debris has been removed from the surrounding burn zone which may take up to a year to complete. Our home is uninhabitable and there is no timeline as to when it will be safe to live in.

In addition to property taxes, we are also still responsible for paying our monthly HOA fees and other expenses. Property taxes are based on property values which have been decimated by the destruction of Lahaina Town. It is unfair that owners of still-standing but uninhabitable properties be required to pay their property taxes during a time when basic infrastructure (water, sewer) is not available, the property itself is uninhabitable, and surrounded by toxic debris which may not be removed for many months.

We ask that you support Bill 95 and specifically the new section 3.48.551 which provides a 2-year property tax exemption for all properties in Lahaina Tax Zone 4, sections 5 and 6.

PLEASE NOTE: It has been very difficult to communicate with our neighbors/other Lahaina residents in order to convey information regarding Bill 95 due to our neighborhoods being uninhabitable. I believe there would be great support for this Bill due to the financial hardship we all find ourselves in but unfortunately it is very hard to contact people to let them know about it in order that they too may convey their support.

Respectfully submitted,

Peter and Donna Gibson

BFED Committee

From: County Clerk
Sent: Monday, October 30, 2023 1:04 PM
To: BFED Committee
Subject: FW: Bill 95 and bill 102

-----Original Message-----

From: Lisa Stansfield <808lahainashores@gmail.com>
Sent: Monday, October 30, 2023 12:28 PM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Bill 95 and bill 102

[You don't often get email from 808lahainashores@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

> Dear Council,

>

> My name is Lisa Stansfield and I am a property owner at Lahaina Shores Beach Resort, 475 Front St, located in tax zone 4. I am writing to you today to request that you reconsider the restriction that Bill 95 (2023) will place on the Lahaina Shores property and allow for property tax exemption as a damaged property, the same as how it is specified for a residential property in Zones 4, 5 and 6

>

> Lahaina Shores is classified as TVR-STRH, however due to the county restrictions of the property being located in fire zone 13A, neither owners or our managing representatives have had the opportunity to clean out and remediate our building from fire and smoke damage, have it assessed for structural soundness, or to take measures to secure the property from elements, intrusion and further damages. Additionally, neither electricity or water utilities are currently available for our location. As a result the building is currently uninhabitable and is expected to take months to restore and based on county officials statements, potentially up to 18 months to restore water service.

>

> Bill 95 proposes to exempt real property taxes for properties within the Lahaina wildfire zone, however as I currently understand the language proposed for STRH, property tax exemption for our structure/individual units may only be applied if we can provide sufficient proof that a displaced resident is being housed there. While I am very much in favor of providing such a space once the building can safely house occupants and all utilities are restored, we are months if not years away from the ability to offer this option.

>

> The effects of the fire have rendered our building unusable for the foreseeable future. I respectfully request that you and the council amend this bill to allow for property tax exemption for all damaged properties in the Lahaina wildfire zone, regardless of zoning classification. This would be an equitable and fair solution for all property owners affected by the Lahaina wildfire.

>

- > Mahalo for your time and consideration.
- >
- > Lisa Stansfield

Sent from my iPhone

BFED Committee

From: Maui_County Council_mailbox
Sent: Monday, October 30, 2023 1:27 PM
To: EA; District Office Staff; BFED Committee
Cc: David M. Raatz; Richelle K. Kawasaki
Subject: FW: BFED-35 and Tax bill 95

Aloha Councilmembers, Staff, and BFED Committee,

The following email is being forward to you from the county.council@mauicounty.us inbox.

Thank you.

From: Greg R <greg@puamana.net>
Sent: Monday, October 30, 2023 11:48 AM
To: Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: BFED-35 and Tax bill 95

You don't often get email from greg@puamana.net. [Learn why this is important](#)

Aloha Maui County Council,

Please consider Bill 95, tax credit for Lahaina standing properties. If this is a residents property or if the property is willing to provide displaced Lahaina residents a reasonable rate long term lease, please consider suspending the tax to allow the residents to stay near home.

For non-resident property, TVR and investments, there is no need to suspend their tax burden. For years they have had the opportunity to have their businesses insured property and it is not even their home. We know investors that have multiple properties in Lahaina, and they are safe and sound on the mainland.

Please approve waiving the tax only for property that will house existing or displaced Lahaina residents. There is no need for tax breaks for the non-resident investors.

It is very important to also specify tax breaks are only if reasonable rents are charged. How silly would it be to waive taxes just for a TVR property to charge \$6,000 a month rent. Plus leases should be for the entirety of the tax break, maybe even one (1) year more. Perhaps consider a two (2) year tax free period only if a three (3) year lease is in effect.

Mahalo and thank you for all the hard work you do.

Greg
40 Puakukui Pl
Lahaina HI 96761

BFED Committee

From: Jan Hendrix <jhendrix@maui.net>
Sent: Monday, October 30, 2023 2:16 PM
To: BFED Committee
Cc: Alice L. Lee; Tamara A. Paltin; Keani N. Rawlins; Mayors Office
Subject: In support of Bill 91 and 102 - Comprehensive Tax Relief for ALL homeowners in Lahaina

Some people who received this message don't often get email from jhendrix@maui.net. [Learn why this is important](#)

Aloha Council Members and BFED Committee,

My property at 1403 Front St, #308 is in the "burn zone". That means there is no power, no water, no County services like trash removal, and the sewer integrity is uncertain.

Because my building is standing, it did not qualify for the Mayor Bissen determination that real property taxes would be waived and refunded (that I paid Aug 20, 2023) only for those whose property was completely destroyed. In my mind, there is no difference at the moment between a home that was flattened and my condo. Sure, as the ground is cleaned up and we are allowed back into Lahaina freely and safely, our start up time to become usable will be quicker than so many of my friends whose home was totally destroyed. But we are looking at a year or more likely, almost 2 years before we can get into our condo fully. The AOA has to clean, my insurance company has to clean and repair, so as soon as access is safe and allowed, there will still be some months before the condo is usable.

Right now my property is unsafe (toxins) and unusable. It isn't fair to have us pay RE taxes so long as this is the case. I support Bill 102 and bill 91.

Please help us folks who have nothing left in the wake of the fire.

Me Ke Aloha,

*Jan A Hendrix
PO Box 957
Lahaina, HI 96767
Mobile: 808-281-6715*

BFED Committee

From: Connie Maurer <chm_nm@yahoo.com>
Sent: Tuesday, October 31, 2023 5:06 AM
To: BFED Committee
Subject: Re: bill 102 WE need comprehensive tax relief for ALL properties damaged in the Lahaina fire.

You don't often get email from chm_nm@yahoo.com. [Learn why this is important](#)

RE: Bill 102 WE need comprehensive tax relief for ALL properties owners damaged in the fire.

For our Condo on front street that miraculously remained standing after the fire

- 1) We have no water, sewer, or electricity, and our property is covered and filled with toxic smoke and ash.
- 2) Our homes won't be safely habitable until the Lahaina Town toxins have been cleared and removed, normal clean up completed and utilities etc. re-established for all of Lahaina. (maybe 1-1.5 yr timeline optimistically)
- 3) Numerous toxic cancer-causing pollutants were released throughout Lahaina Town in the fire. Recently we have been told by experts in toxic cleanup that because our homes have been sitting in the Lahaina heat for months with toxic ash inside, walls have soaked up the toxins requiring more than just mitigation cleaning.
- 4) Although standing, our home's property values have been decimated.
- 5) ALL HOME OWNERS of Lahaina Town needs Tax Relief including our unsafe uninhabitable toxic filled homes.

Thank you
Connie Maurer
1304 Front St
Lahaina Town

BFED Committee

From: Yukilei Sugimura
Sent: Tuesday, October 31, 2023 9:31 AM
To: BFED Committee
Subject: FW: Real Property tax relief bills

FYI

From: Peter Horovitz <pah@mhmaui.com>
Sent: Sunday, October 29, 2023 10:40 AM
To: Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>
Subject: Real Property tax relief bills

You don't often get email from pah@mhmaui.com. [Learn why this is important](#)

Council Member Sugimura,

Thank you for bringing real property tax relief to the Council for consideration.

I've read the three pending tax relief bills, 91, 95, and 102, and think that they each have something to offer. My thoughts would be to combine them along the following lines:

1. I would start with the bill 91 language. That encompasses all properties, regardless of zoning, and includes properties that may still be standing but can't be used.
2. I'm not sure how B(1) of bill 91 works - I know that County has a "Destroyed" designation, but they would need to create an "uninhabitable" designation.
3. I would then add subsection (b) from Bill 102. I like the sunset provision in the event someone sells to a speculator, etc.
4. I would add sections C and D from Section 2 of bill 95. That provides reasonable and appropriate tax incentive for properties that have opened themselves up to disaster victims - many of which are condos taxed at the STRH or Hotel rates. Again, appropriate and necessary.

The reasons I suggest the above approach is that many of our businesses were small, local business that may have been fortunate to own (or obtain a leasehold interest in) property will struggle, just as homeowners, to find a path forward. I think at the policy level we simply need to recognize that this tragedy impacted people across the spectrum - renters, residents, businesses, etc.

I do agree that any tax benefit should sunset upon a sale. Some will choose to sell their properties for their own reasons (hopefully not many, and I don't encourage it). The tax rebate should benefit those directly impacted, not a speculator.

Finally, I feel paragraphs C and D from bill 95 are spot on. We should absolutely encourage TVR, STRH's and Hotels to continue to open their doors to those in need. I would also suggest that the Council add a provision

that says in doing so it will not negatively impact the longer-term status of those TVRs, STRHs and Hotels. I suggest this last point merely in recognition that some permits or permissions contain "use it or lose it" provisions and "converting" to long term use could theoretically terminate the ability to use a property as a TVR, STRH or Hotel in the future. I don't want to see someone who would otherwise open their property up to those in need hold it back simply because they fear losing some other vested right - I know that isn't the intent, but I can see it would be a concern for some.

Again, I thank you for bringing this important issue to the Council floor and hope I can offer a helpful perspective on this and other legislation. I will plan on offering testimony on the 31st, but those are my thoughts.

Sent from my iPad

BFED Committee

From: County Clerk
Sent: Tuesday, October 31, 2023 9:59 AM
To: BFED Committee
Subject: FW: Lahaina roads property taxes

From: STEPHEN Bowman <stephen37b@comcast.net>
Sent: Tuesday, October 31, 2023 8:12 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: Lahaina roads property taxes

You don't often get email from stephen37b@comcast.net. [Learn why this is important](#)

To Whom It May Concern,

I am a 34 year owner at Lahaina Roads condo, 1403 Front St. I support bill 102 to abate property taxes for damaged, unusable properties! Our building is not inhabitable at this time due to no power, water or sewer! This is because of the fact that the county won't allow us to enter the property and have repairs done! Not only is the amount of tax way too high for non renters, we can't even use the things we are paying for with these inflated prices!

It's one or the other. Let us do the repairs and give us the utilities or stop charging us. I paid in august but will be hard pressed to do so in February.

Mahalo for your immediate attention to this matter!

Stephen G. Bowman
206-390-4008