

EAR Committee

From: Tiare lawrence <tiare4maui@gmail.com>
Sent: Monday, November 14, 2016 12:15 PM
To: EAR Committee
Cc: Donald S. Guzman
Subject: EAR-63
Attachments: EAR-63.pdf

November 14, 2016

to: EAR Committee Chair Guzman and Committee Members

re: EAR-63

Dear Chair Guzman:

I am writing in opposition to the proposed resolution to authorize Maui County to lease the Old Maui High School Site (Hamakuapoko) to Teach Development LLC. Maui has seen plenty of developers proposing and promising to protect and preserve the local culture and environment.

After doing much research this past week, I would like to request the county defer this proposed resolution. I believe TEACH LLC has not done their due diligence to host community meetings and outreach since the last committee meeting in September. I attended thursday's meeting and I can tell you that there was much concern about the lack of engagement, meetings, and community outreach. OED mentioned community meetings were held, but those meetings she referred to were held during the Friends of Old Maui High School masterplan process back in 2007/2008. Almost 10 years ago and far before TEACH LLC was a concept or idea.

Let's put this development into perspective. TEACH LLC proposes to develop 206,000 sq. ft. of developed space. Paia town today has roughly 140,000 sq. ft. pre Paia 2020 development. You are looking at a potential development that's 1.5 times the size of Paia Town on 22 acres for a price tag of \$60. With this magnitude and size of development, there is no doubt this will have impacts to traffic and nearby public beaches. Now let's assume their return on investment is 10-15% and a stated \$60 million dollar investment. Based on their projected calculations for profit with earnings at \$17 million by year 5, there is no reason why TEACH LLC should not be paying fair market rate after 10 years. For instance, to rent a space out at Helene Hall in Hana Bay it costs Barefoot Cafe and Bakery \$60,084 a year for their lease.

Other 60 or more year leases include Hale Mahaolu, Hale Makua, and Hana Cultural Center. All of which serve a public purpose and needs in our community. And now the county is considering giving TEACH LLC, a for profit entity a lease for 60 years at \$1 a year. In comparison to the other leases I listed, this is by far a type of lease unheard of. With Maui's current affordable housing crisis, the county should focus on generating revenue flow so we can buy more land, to build affordable homes and provide social services.

Maui is not lacking spas, health centers, retreat centers, restaurant, and gift shops in the paia/haiku area. This area is lacking charter schools and social services. I believe TEACH LLC looks more like a privatization entity and not a public/private partnership. We've seen projects like this in the past resulting in owners doing the buildout, receiving tax credits, and then selling it for profit. For instance, Lumeria is a prime example. I seem to recall seeing a connection to

the developers of Lumeria, who also promised educational programs. They have since bailed, the property operates at a loss, and very few Maui residents can actually afford the 1% tiered yoga and writing retreats that are keeping them afloat - for the time being.

Charter schools and various non profits have reached out to the county over the years to use this place. Charter schools and social services are needed in this district and Maui in general. Perhaps this place could be a collaboration of non-profits? Maui only has one charter school on island. It's unfortunate the county decided to turn down the RFP from the

charter school. In all honesty, I would rather see my tax dollars funding the infrastructure costs rather than give it away to a for profit entity for 60 years. TEACH LLC and their AWE centers are a new age money maker, pure and simple. Lots of buzzwords for luxury retreats that very few on Maui could ever afford.

During the tour on Thursday evening, there was a moment when I clearly visualized our young local children running across the field and utilizing this beautiful campus. Please don't give up on this property just yet. I think the county will benefit 10x more by investing into the infrastructure needed and will maintain and preserve this beautiful timeless property.

Mahalo nui, Tiare Lawrence