

EAR Committee

From: tanhendrickson@aol.com
Sent: Monday, November 14, 2016 7:53 PM
To: EAR Committee
Subject: Hana highway and traffic light.

I tanner Hendrickson a born a raised member of the community of Maui, am against any building and developing of the land around hookipa. I believe if a traffic light was placed there it would only worsen traffic.

Sent from AOL Mobile Mail

EAR Committee

From: Wailani Stoner <stonerwailani5@gmail.com>
Sent: Monday, November 14, 2016 8:06 PM
To: EAR Committee

Aloha Economic Development, Energy, Agriculture, and Recreation Committee,

Please defer this item, regarding Old Maui High & TEACH LLC. as there has NOT been any community outreach regarding this huge project that will affect all parties of Hāmakuapoko & Hāna Highway.

EAR Committee

From: Michael Newbro <makaiprop@gmail.com>
Sent: Monday, November 14, 2016 8:13 PM
To: EAR Committee; Donald S. Guzman
Subject: EAR 63 TEACH Development, LLC

To whom it concerns,

I cordially request that you defer approval on the proposed lease of the Old Maui High site. As an 18 year resident of Paia, a fifth generation resident of Hawaii, and former commercial real estate developer, having built over 1 million sq.ft. of commercial properties, I strongly encourage the County of Maui to not lease this historic site to a for-profit business enterprise, for free. At a time when our County is in desperate need to improve our infrastructure and generate revenue, I encourage you to please, at a minimum, defer approval until further review.

Michael Newbro
Makai Development, LLC
117 Kuau Beach Place
Paia, Hi 96779
M (808) 264-6678
F (808) 579-9722
makaiprop@gmail.com

EAR Committee

From: MarQ Morrison Digital Media <marqmorrison@gmail.com>
Sent: Monday, November 14, 2016 8:18 PM
To: EAR Committee
Subject: Teach Development LLC, EAR-63

Aloha council 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.

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 truly public purposed social services.

Many developments have made promises to our community. Since these promises were not in the lease, many have gone unfulfilled. No obligations and no commitment to fulfill those promises if not stated in the lease.

I respectfully urge your committee to defer further action on EAR-63 and ask the Administration to reconsider this private commercial land development proposal of our treasured Hamakuapoko.

Mahalo,
Mark Morrison
www.MightyMovies.org

Sent from Master Control Center

EAR Committee

From: paulalee <paulalee@hawaii.rr.com>
Sent: Monday, November 14, 2016 8:36 PM
To: EAR Committee
Cc: Donald S. Guzman; Mike White
Subject: TEACH

Aloha EAR Committee and Council Members,

Please do not make any decisions on the TEACH LLC land lease until the community is given more time to learn more about it and comment on the issue. This could have drastic effects on the North Shore. Traffic is already jammed up. I live in Haiku and work at Hale Makua 5 days a week. I have to drive along the Hana Highway on my way to work and some days the traffic going to work can back up to the Kuau Store ...and we already know how bad the traffic is coming from Kahului to Haiku going through Paia on the way home.

Please consider how many local people this lease permit will affect before approving this lease to TEACH LLC.

Mahalo for your time,

Paula Phillips

28 Laupapa Place
Haiku, HI 96708

EAR Committee

From: Lisa Morrison <lamorrison17@gmail.com>
Sent: Monday, November 14, 2016 9:05 PM
To: EAR Committee
Subject: EAR-63

Aloha EAR committee,

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. Teach LLC has made wonderful verbal promises to farmers and non profits, but unless their promises are written into the lease, TEACH LLC is not required to fulfill those commitments. Teach LLC should be required to pay market rent, at the very least after 10 years. Their projected profit after 5 years is estimated at \$17 million. There is no need to give the land for next to nothing.

Long-term investment horizons usually have to phase out in 10-20 years, or sooner, and rarely go over 30. This is a 60-year lease. Certainly no one believes it will take 60 years to make the investment worthwhileyy. At some point in the future there should be a catch-up and/or correction of lease terms to approximate market pricing.

Please defer further action on EAR-63 and ask the Administration to reconsider this private commercial land development proposal.

Mahalo,

Lisa Morrison
Wailuku

EAR Committee

From: Lia Mickey <lialia.mickey@gmail.com>
Sent: Monday, November 14, 2016 9:39 PM
To: EAR Committee; Donald S. Guzman
Subject: No to ho'okipa development

Aloha Economic development, energy, agriculture, and recreation committee, Please defer this item, regarding old Maui high and teach llc, as there has NOT been any community outreach regarding this huge project that will affect all parties of Hamakuapoko and Hana highway.

Sent from my iPhone

EAR Committee

From: Tyler Larronde <tylerlarronde@yahoo.com>
Sent: Monday, November 14, 2016 9:36 PM
To: EAR Committee
Subject: Ho'okipa

Aloha Economic Development, Energy, Agriculture, and Recreation Committee,

Please defer this item, regarding Old Maui High & TEACH LLC. as there has NOT been any community outreach regarding this huge project that will affect all parties of Hāmakuapoko & Hāna Highway.

Old Maui High School Land Proposal Updates (If anything should be at Old Maui High it should be a full-time Charter School & Resource Center for our keiki, & kūpuna) -my mana'o

<https://www.facebook.com/MauiIAM/>

Sent from my iPhone

EAR Committee

From: Kualono Harvey <kuaharvey@gmail.com>
Sent: Monday, November 14, 2016 9:43 PM
To: EAR Committee
Subject: Hamakuapoko Lease

To whom it may concern,

As a lifelong Maui resident, I've been fortunate to enjoy beautiful Hookipa in and out of the water since I was a kid. I strongly oppose the proposal being discussed. The Old Maui High location represents a great opportunity to provide something truly meaningful for community togetherness and cultural enrichment. Not more luxuries for the wealthy. Take the Paia Youth Center as an example of a very positive contribution to the community. There is the potential to add further opportunities for Maui folks. Mahalo for your help in this matter,
Kualono Harvey

Sent from my iPhone

EAR Committee

From: Shauna Dukes <shaunastravels@gmail.com>
Sent: Monday, November 14, 2016 9:59 PM
To: EAR Committee; Donald S. Guzman
Subject: Proposes land deal

Aloha Economic Development, Energy, Agriculture and Recreation Committee,

Please defer this agenda item regarding Old Maui High & TEACH LLC until more public meetings have been held and input has been received as there has not been any community outreach regarding this huge project at all. This will affect all parties of Maui County, especially Hamakuapoko and Hana highway. This is a weighty and lengthy project and the people of Maui need more information and discussion before a final decision is made.

Mahalo for your time and consideration,
Shauna Dukes

EAR Committee

From: Martin Brass <mail@martinbrass.com>
Sent: Monday, November 14, 2016 10:32 PM
To: EAR Committee; Donald S. Guzman
Subject: EAR-63 Testimony - 15 Nov 2016

Aloha and Good Afternoon Chair Guzman and Councilmembers,

My name is Martin Brass. I am a Paia business and property owner. I would like to first commend the efforts of this Committee, the Mayor's office and the various County departments involved in the efforts to redevelop the Old Maui High School property. I preface my following comments by stating I do not stand here today to question the County's intentions. However, I am gravely concerned with the financial terms of the lease being offered to Teach Development.

In my reading of EAR 63, I see a gross inequity between risk and return to Maui County in the proposed lease. Typical Public/Private Partnerships have a sharing of risk. One partner (typically the public sector) bears a disproportionate share of risk to allow the other partner (typically the private sector) to earn an accelerated return. At some point in the future an allowance is made for the public sector to earn its share of return.

In this case, the lease proposes a flat rent of \$1/year for 23 acres of prime land for sixty years. There is no catchup for the County. Given the scope and cost of the proposed project, I don't see any participation in the project's returns, at all.

Let's put this in perspective:

- 1) Teach Development proposes developing 200,000 sf. That is roughly 1.5x the size of Paia's current commercial square footage.
- 2) Long term Investment horizons usually have to pencil out in 5-7 years, and typically have to generate cash flow sooner than that. Investment horizons rarely exceed 15-20 years. This is a 60 year lease. Certainly no one believes it will take 60 years to make this investment worthwhile.
- 3) Approximately \$60 million of investment is anticipated being made. Given that typical baseline ROIs (Return on Investments) are 10-15% and assuming the low end of 10%, implied annual returns would be \$6MM/yr. That is a 10 year payback on the \$60 million in capital invested. The County meanwhile has earned only \$10. You can make the same assumption with a 5% ROI with a 20 year breakeven on the same \$60 million investment. The County still has only collected \$20 in rent.
- 4) Another way to look at this. Consider that the proposed lease is effectively a 60 year land lease. Based on the stated \$1/year rent, a 5% cap rate could be applied that would give a \$20 valuation. Effectively the County has sold 23 acres for a \$20 bill with this lease.
- 5) A better structure is to have market rate catch-ups on the rent for the County. Let the Developer have preferred returns, for a period of time but the County and the community should benefit at some point

too. The current lease seems to have too many unknowns such as subletting the property which I fear will only end up costing the County and its residents lost opportunities and revenue.

I respectfully request the Committee to defer any further action on approving EAR 63 until such time as a careful review is prepared of the financial structure, returns and risks to the County and Public. I believe we can do better, earn more revenue and deploy the monies as needed elsewhere.

Mahalo for your time and consideration,

Martin Brass

EAR Committee

From: tai vandyke <taivandykeimages@gmail.com>
Sent: Monday, November 14, 2016 10:35 PM
To: EAR Committee; don.guzmann@mauicounty.us
Subject: Hamakuapoko and hookipa beach

To whom it may concern..

Aloha! My name is Tai Vandyke, I was born and raised on the island of Maui and have been lucky enough to grow up surfing and enjoying the waves and beaches of Maui and mainly hookipa.. Hookipa beach is a very special place for the people of the north shore! With limited beaches in the area and the recent influx of tourists to see "turtle beach" it has already been way to crowded. Between the windsurfers, kiteboarders, surfers, fishermen and beachgoers it is already at full capacity. Putting anything up in hamakuapoko "old maui high" besides some kind of community center or educational center would be a really bad move for the future generations... just my opinion. Thanks for reading this and please feel free to share.

Aloha!

Tai Vandyke

Sent from my iPhone

EAR Committee

From: Tasha Jahrmarkt <tasha.jahrmarkt@gmail.com>
Sent: Monday, November 14, 2016 11:05 PM
To: EAR Committee; Donald S. Guzman
Subject: Old Maui High School Land Proposal

Aloha,

My name is Tasha Jahrmarkt, I am 20 years old, and I live on the north shore of Maui. Myself and my fellow peers would like more info on the projects currently being proposed on our community by the LLC, Teach Center.

My entire life I have lived within a 5 minute driving distance from Old Maui High and Ho'okipa Beach Park, in fact I currently live under a minute away. Therefore, you should understand why huge changes to this part of our community would effect me and many people around me.

Ho'okipa is a place I am lucky enough to call a second home, a place where most of my friends and memories have been made, and in recent years things have already begun to change. Tourism has increased and traffic has drastically increased. This part of the community thrives on its ability to remain simple, untouched by the ever growing tourism industry that is over taking our island. If we continue at this rate, not only will our locals be effected, but the animals and wildlife in the near areas will be as well.

Please, take the needs and desires of your local residents into consideration, hold more meetings, inform the public to a greater degree, and acknowledge all consequences of the proposed actions.

Ho'okipa means more to me and my peers than a way to bring in tourists and income, it is our home.

Involve the public.

Thank you for your consideration and respect for local opinion.

EAR Committee

From: greatwhiteauto@gmail.com
Sent: Tuesday, November 15, 2016 12:16 AM
To: Donald S. Guzman; EAR Committee
Subject: Maui high land

I am writing this email to voice my opposition of leasing the land for development and tourism industry. Please support your people and those that have voted for you -- we do NOT want this land to be leased and used for these purposes. TEACH LLC does not have my support.

--Ian Zastrow
Resident of Haiku, HI

Sent from my iPhone

EAR Committee

From: Francine Aarona <mopsaarona@gmail.com>
Sent: Tuesday, November 15, 2016 1:11 AM
To: EAR Committee
Subject: Aloha Chair Guzman and Council members,

Aloha Chair Guzman and Council members,

My name is Francine Kekahuna Aarona. I live at 37 AE Lane where I was brought up by my Grandmother Lily Kekahuna. Our Ohana including myself has lived there for more than 80 years. On the map of Paia Town it shows Kekahuna Subdivision, so it is my Kuleana that I share an interest in helping the community deal with the many changes that they are facing day to day. With those changes SID would be good for Maui, especially in Paia. It would provide funding for a person that would take care of coordinating services, such as rubbish removal and maintenance, working with MPD on safety issues., etc. As a member of the PTA board I know the importance in having a paid person to be available to answer the concerns of the community. Currently the PTA is having to get creative to keep our current programs running. I'm sure that we can fulfill the needs of Maui like Oahu and Kona. Mahalo for your consideration.

Respectfully,
Francine Aarona

Sent from my iPad

EAR Committee

From: Francine Aaronson <mopsaarona@gmail.com>
Sent: Tuesday, November 15, 2016 2:36 AM
To: EAR Committee
Subject: Aloha Chair Guzman and Council members,

Aloha Chair Guzman and Council members,

My name is Francine Kekahuna Aaronson. I live at 37 AE Lane where I was brought up by my Grandmother Lily Kekahuna. Our Ohana including myself has lived there for more than 80 years. On the map of Paia Town it shows Kekahuna Subdivision, so it is my Kuleana that I share an interest in helping the community deal with the many changes that they are facing day to day. With those changes SID would be good for Maui, especially in Paia. It would provide funding for a person that would take care of coordinating services, such as rubbish removal and maintenance, working with MPD on safety issues., etc. It would be nice if the county could purchase the Maui Electric parcel for community use. Our bus stop sits right in front of that parcel. It would create a safe area for people to wait for the bus and also have a dual operation of a farmers market that residents and our visitors could take advantage of. As a member of the PTA board I know the importance in having a paid person to be available to answer the concerns of the community. Currently the PTA is having to get creative to keep our current programs running. I'm sure that we can fulfill the needs of Maui like Oahu and Kona. Mahalo for your consideration.

Respectfully,
Francine Aaronson

Sent from my iPad

EAR Committee

From: Francine Aarona <mopsaarona@gmail.com>
Sent: Tuesday, November 15, 2016 2:24 AM
To: EAR Committee
Subject: To: EAR committee Chair Guzman and Committee Memb

To: EAR committee Chair Guzman and Committee Members
Re: EAR-63

Aloha council 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 a lot of developers proposing and promising to protect and preserve the local culture and environment.

I was disappointed in the community meeting that was held last Thursday (11/10). I feel that Teach Developers did not reach out to the entire community of Hamakuapoko. Most of the people there were hearing their proposal for the first time. A project as important as what they shared had no physical information of handouts for us to look at or digest. As a Kupuna of Maui I felt robbed of what this county can offer to its people, not the world as projected by TEACH. We cannot stop development, but there is such a thing as SMART Development. The people of Maui would love to see the restoration of Maui High School. The Alumni may not be here but their children and grandchildren are.

TEACH spoke of historic grant funding. Why hasn't Maui County or the Friends of Maui High searched out these grants? I'm sure there are millions of historical money out there. Giving away 22 acres for a \$1 a year for 60 years....is much to ask of us. Only our Hawaiian people are given that privilege IF it was seeded lands.

I'm sure that there are others with more detailed information in their testimonies but I respectfully urge your committee to defer further action on EAR - 63 and ask the Administration to reconsider this private commercial land development proposal of Hamakuapoko.

Mahalo,
Francine (Mopsy) Aarona

Sent from my iPad

EAR Committee

From: Dove . <dsifferlen@gmail.com>
Sent: Tuesday, November 15, 2016 6:31 AM
To: Donald S. Guzman; EAR Committee
Subject: Old Maui High

Aloha Economic Development, Energy, Agriculture and Recreation Committee,
Please defer this agenda item regarding Old Maui High & TEACH LLC until more public meetings have been held and input has been received as there has not been any community outreach regarding this huge project at all. This will affect all parties of Maui County, especially Hamakuapoko and Hana highway. This is a weighty and lengthy project and the people of Maui need more information and discussion before a final decision is made.

Mahalo for your time and consideration,
Dove M. Sifferlen

EAR Committee

From: Jennyleejarnesky@gmail.com
Sent: Tuesday, November 15, 2016 7:40 AM
To: Donald S. Guzman; EAR Committee
Subject: Old Maui High & Teach LLC

"Aloha Economic Development, Energy, Agriculture and Recreation Committee,

Please defer this agenda item regarding Old Maui High & TEACH LLC until more public meetings have been held and input has been received as there has not been any community outreach regarding this huge project at all. This will affect all parties of Maui County, especially Hamakuapoko and Hana highway. This is a weighty and lengthy project and the people of Maui need more information and discussion before a final decision is made.

Mahalo for your time and consideration,

Jennylee Harris

Sent from my iPhone

EAR Committee

From: Lauren Moser <laelauren@gmail.com>
Sent: Tuesday, November 15, 2016 7:50 AM
To: EAR Committee
Subject: Hookipa

Aloha Economic Development, Energy, Agriculture and Recreation Committee,

Please defer this agenda item regarding Old Maui High & TEACH LLC until more public meetings have been held and input has been received, as there has not been any community outreach regarding this huge project that will affect all parties of Maui County, specifically Hamakuapoko and Hana highway. This is a weighty and lengthy project and the people of Maui need more information and discussion before a final decision is made.

Mahalo for your time and consideration Lauren Moser

EAR Committee

From: Jenny Rosenblad <maui_pikake@yahoo.com>
Sent: Tuesday, November 15, 2016 8:09 AM
To: EAR Committee
Subject: Testimony against TEACH LLC

Please defer the TEACH LLC project at H'poko. This huge project will have a negative impact on our rural community and on the already heavily congested Hana Highway. It can take sometimes almost 1 hour to get through Paia into Haiku on which should be a 10-12 minute drive. I have been a Maui resident for 31 years. I would like to see the Old Maui High School area left as is.

Aloha,
Jennifer Rosenblad

EAR Committee

From: Sydney Iaukea <siaukea@hawaii.edu>
Sent: Tuesday, November 15, 2016 8:17 AM
To: EAR Committee
Cc: Donald S. Guzman
Subject: Old Maui High School EAR committee testimony

Dear Members,

Please defer today's agenda item for the Old Maui High School TEACH LLC. proposal until sufficient planning documents have been submitted by TEACH LLC and allowed community review.

These documents include an Environmental Impact Statement that will measure the direct environmental and community impact. Other documentation should include the actual educational framework--including curriculum, ahupua'a training proposals, standards, measures, community educational contacts, and all other guiding documents that are missing and/or not clarified in their master plan at this point. This project should not be allowed to move forward without some of these basic questions addressed and clarified for the community.

Mahalo,

Sydney Iaukea, Ph.D.

EAR Committee

From: K.A. Tracy <kattrackshawaii@aol.com>
Sent: Tuesday, November 15, 2016 8:34 AM
To: EAR Committee; Donald S. Guzman
Subject: Testimony in Opposition of Old Maui High/TEACH LLC Lease

Aloha,

I am writing in opposition to the lease being offered to TEACH LLC for the land and buildings the Old Maui High site. I do not support the County in the endeavor to approve the lease. It is vague without clear obligations. This area sorely lacks infrastructure for something of this scale. I don't trust the intention behind this deal, nor do I see the direct public benefit at this time. I also don't think there has been enough community outreach to move forward...one meeting? There needs more public input, oversight and clear terms for any deal involving this 'place'. Mahalo.

Kristin A. Tracy
Haiku, 96708

EAR Committee

From: Tiareroberson@.ca <tiareroberson@yahoo.ca>
Sent: Tuesday, November 15, 2016 8:40 AM
To: EAR Committee; Donald S. Guzman
Subject: Old Maui High

Please defer this issue based on the following reasons 1. Poor community planning. 2. No public input and any chance for public input was not publicized widely. 3. No study of the area and the impact 4. No Environmental Impact Statement submitted. This one is crazy because they should have completed an EIS prior to submission for consideration. 5. The project has the look of permitting "corporate welfare" by the County. The \$1 a year lease is outrageous for a for-profit enterprise. Ask them to justify the \$1 a year lease. 6. Their overall education plan gives no actual plan as to the educational programs they hope to provide. They don't state the curriculum/lessons/standards/etc that they will use and for which targeted educational groups--all things that educational efforts should have already considered and would need to present in a master plan and or program guide. 7. They say they will use Hawaiian methods and ahupua'a teaching but they they don't say which teachings, how they will teach ahupua'a, and who from the community will teach it. What ahupua'a model are they following? I don't know of any one model and method (and I was the Hawaiian Studies program manager for the DOE). Educational programs have to be explained and they teaching methods and measures (how they will measure educational program outcomes--are missing). 8. The traffic and all the other environmental and community impacts should have been spelled out in the EIS--which they have not done, so there is not way to know of the physical impacts at this point. These are just some thoughts that can be shared. It's a good sign that the County Council hasn't already passed the Resolution that will allow this project.needs to do due diligence. But you can ask them if anything in the actual plan has changed to warrant them passing it now. This is a hot mess for the community--I wish I was there to be there!!

Sent from my iPhone

EAR Committee

From: Tiareroberson@.ca <tiareroberson@yahoo.ca>
Sent: Tuesday, November 15, 2016 8:41 AM
To: EAR Committee; Donald S. Guzman
Subject: Old Maui High

Continued growth, expansion and urbanization into our rural areas is not the long-term solution which the population of Maui County should support. We live on an island where our limited resources confine our ability to expand. Lack of water, land and food constrain our abilities as a community to support our current populations. With that said, we should respect our inability to grow and foster our current population rather than to expand our infrastructure to accommodate more. In a time where long time Maui residents struggle to find homes, jobs and resources, I feel our focus would be better spent nurturing our own rather than the influx of big business, transplants and urban expansion. This opinion is in reference to the Old Maui High School Land Proposal, which I am firmly against.

Infrastructure alone should be reason enough to squash this proposal. The Haiku and Kuau areas are unequipped to manage the influx in commuter traffic caused by this proposal. Even if additional schools and a bypass were created it would still be unable to properly redirect traffic to support the area's needs.

Environmental impact is another major factor which I feel needs to be taken into account. Hookipa and the Kuau area heavily populated with marine life. What reassurance does Maui County's residents have that the most innovative, responsible and environmentally correct procedures will be used to ensure that the reefs of the North Shore aren't degraded by this development. If destruction of these resources does occur will you allow us to hold the party responsible liable for the damages? This is our aina and if you wish to sell it off for profit then perhaps the purchasing party should be responsible for their actions? This just seems like common decency to me.

The proposed increase in jobs is another topic, which I believe is being mistaken in the wrong direction. Are these jobs going to be reserved strictly for long time Maui residents who rightfully deserve them or are they going to be granted to transplants? It is my opinion that the majority of people working in Paia currently are not long time Maui residents. With that said, will this "new Paia" mirror the current by employing newly moved to Maui employees or will it work to support our long time residents who need and rightfully deserve support.

With all this said, I would like for our County, which I love so dearly to support our people. I feel that our aina is what we should value above all else. Our aina will provide if we give it the respect it deserves. I feel that this proposal goes against all that we as Maui County citizens fight so hard for. Lets preserve and respect this island for our keiki so that they can learn from our actions and foster our future.

EAR Committee

From: Tiareroberson@ca <tiareroberson@yahoo.ca>
Sent: Tuesday, November 15, 2016 8:42 AM
To: EAR Committee; Donald S. Guzman
Subject: Old Maui High

Dear Chair Don Guzman,

I am writing in opposition to the proposed resolution to authorize Maui County to lease the Old Maui High School Site (Hāmakuapoko) to Teach Development LLC. Maui has seen plenty of developers proposing and promising to protect and preserve the local culture and environment. Please defer this item, as Teach Development LLC has NOT done enough community outreach for Maui County Council to grant the lease at only \$1/year.

Mahalo Nui,

Tiare Roberson