AUTHORIZING THE MAYOR OF THE COUNTY OF MAUI TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

HOUSING, HUMAN SERVICES AND TRANSPORTATION COMMITTEE

HHT-54

November 1, 2018

BACKGROUND INFORMATION

- Part of a larger project by State of Hawaii to develop affordable/low income rental units.

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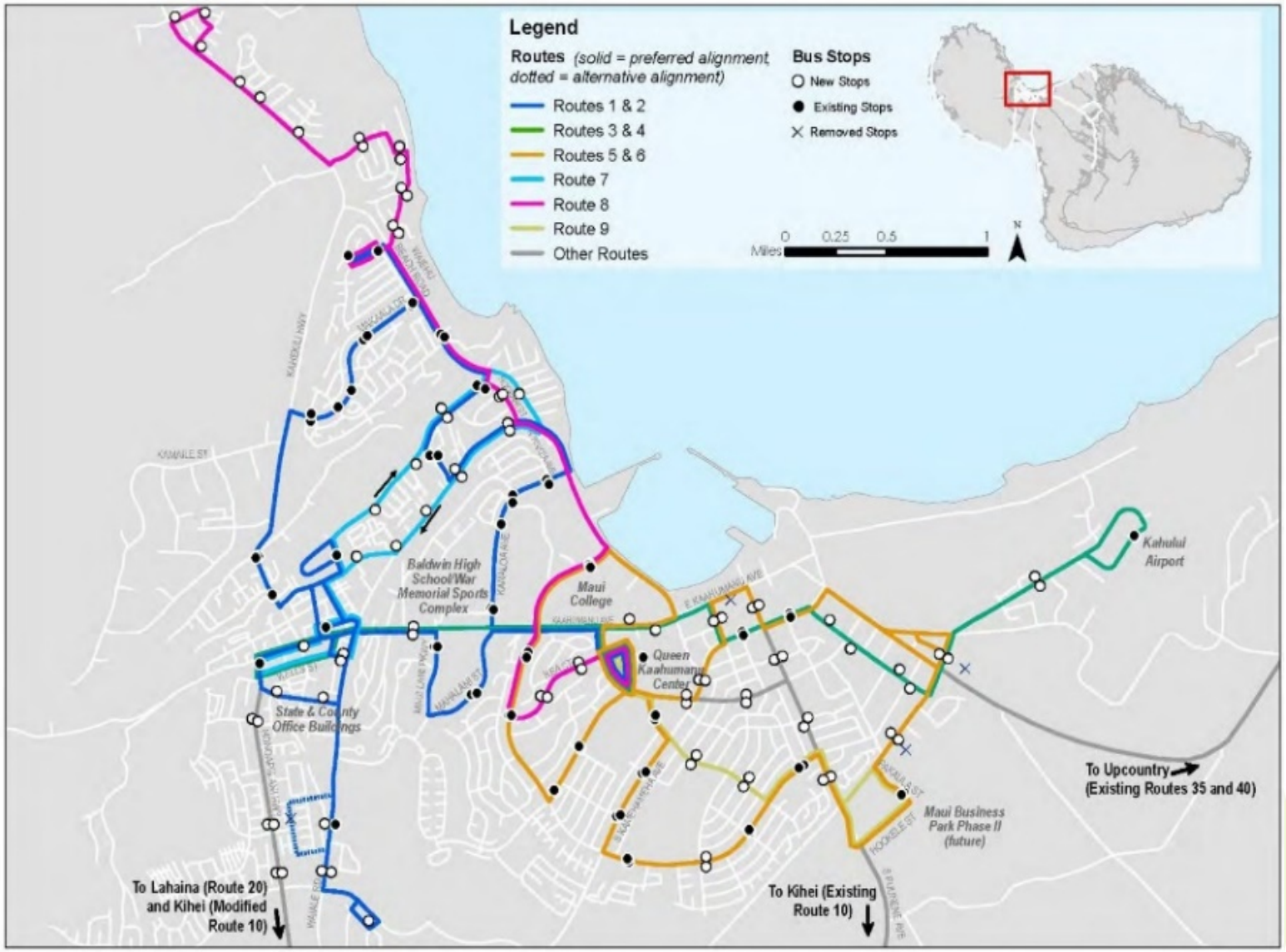
- Part of a larger project by State of Hawaii to develop affordable/low income rental units.
- Maui Bus is a Hub and Spoke System

MAUI BUS IS A HUB AND SPOKE SYSTEM



BACKGROUND INFORMATION

- Part of a larger project by State of Hawaii to develop affordable/low income rental units.
- Maui Bus is a Hub and Spoke System
- Queen Kaahumanu Center Current Hub Location

HAIKU
10 KIHEI ISLANDER
home
STOP

BACKGROUND INFORMATION

- Maui Bus is a Hub and Spoke System
- Queen Kaahumanu Center Current Hub Location
- October 5, 2017—Queen Kaahumanu Center Issued Notice
  - Not Renewing Lease—Need to Vacate
    - Effective January 30, 2020
- 2016--MDOT begins search for suitable sites.
  - Location relative to current Hub Site
    - Location key to prevent changes or disruption of current service
  - Immediate availability of site
  - Financial Impact
    - If land needed to be purchase.
    - What additional infrastructure was needed.

POSSIBLE TRANSIT HUB LOCATIONS

- 40 W. Kamehameha Ave.
  - Parcel located across the street from Salvation Army
  - Parcel owned by Alexander and Baldwin

Bank of Hawaii
Kahului Branch
S Pulama Ave
E Kamehameha Ave
Walgreens
Shell
Kahului Federal
Credit Union
W Kamehameha Ave
The Salvation Army
Corps Community Center
US Post Office
W Kamehameha Ave
Google

POSSIBLE TRANSIT HUB LOCATIONS

- 40 W. Kamehameha Ave.
  - Parcel located across the street from Salvation Army
  - Parcel owned by Alexander and Baldwin
- 11 South Puunene Ave.
  - Old swap meet location
  - Parcel owned by Alexander and Baldwin

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- 11 South Puunene Ave.
  - Old swap meet location
  - Parcel owned by Alexander ad Baldwin
- Vevau Street Location
  - Site formerly was occupied by MEO Human Service Transportation operations.
  - DOE and DAGS operations are also located on the parcel
  - Parcel is under State of Hawaii Department of General Services and Accounting.
  - Transit Oriented Development Initiative

Transit Hub Site

40 W. Kamehameha Ave.

- Part of A & B Overall Master Plan
  - Transit Hub is not part of the plan
- Elimination of Lahaina Islander's Waikapu and Wailuku stops
  - Due to time constraints
- Require two (2) additional Wailuku routes
  - Due to current time constraints
  - Cost and additional $ 1.0 million
- $ 1.5 million to purchase the land
- $ 2.5 million in construction funding
- Estimated Total Cost to County of Maui: $ 5.0 million dollars.

11 South Puunene Ave.

- Site is slated for low-income rentals
- Elimination of Lahaina Islander's Waikapu and Wailuku Stops
  - Due to time constraints.
- Require two (2) additional Wailuku routes.
  - Due to time constraints on existing routes
  - Cost and additional $ 1.0 million dollars
- $ 1.5 million to purchase the land
- $ 2.5 million in construction funding.
- Estimated cost to the County of Maui: $ 5.0 million dollars.

WHY VEVAU STREET SITE AS FINAL CHOICE?

- Approximate location to current transit hub site.
  - No Disruption or changes to Service.
- Location of Various Services
  - Places of employment
  - Library
  - Groceries
  - Shopping Centers
- Affordable Housing
  - Waterfront Apartments—Adjacent to transit hub.
  - Kahului Lani Senior Housing—Catholic Charities Project
    - 150 units
  - HHFDC proposing rental units on remaining parcel
    - Approximately 400 units.

WHY VEVAU STREET SITE AS FINAL CHOICE

- State of Hawaii Strategic Plan for Transit-Oriented Development
  - December 2017

State of Hawaii

Strategic Plan for Transit-Oriented Development

Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by

Office of Planning
and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017

WHY VEVAU STREET SITE AS FINAL CHOICE

- State of Hawaii Strategic Plan for Transit-Oriented Development
  - December 2017
- State Legislature has committed $ 2.5 million dollars
  - Construction of Facility
- No land purchase by County
  - Approximate value of land is $ 1.4 million
- HHFDC has another $ 1.5 million in DURF available for project.

CONCERNS REGARDING RISING SEA LEVELS

Figure 1. Elevations of TMK: (2) 3-7-004:003. Data Source: US Army Corps of Engineers LIDAR, 2013.

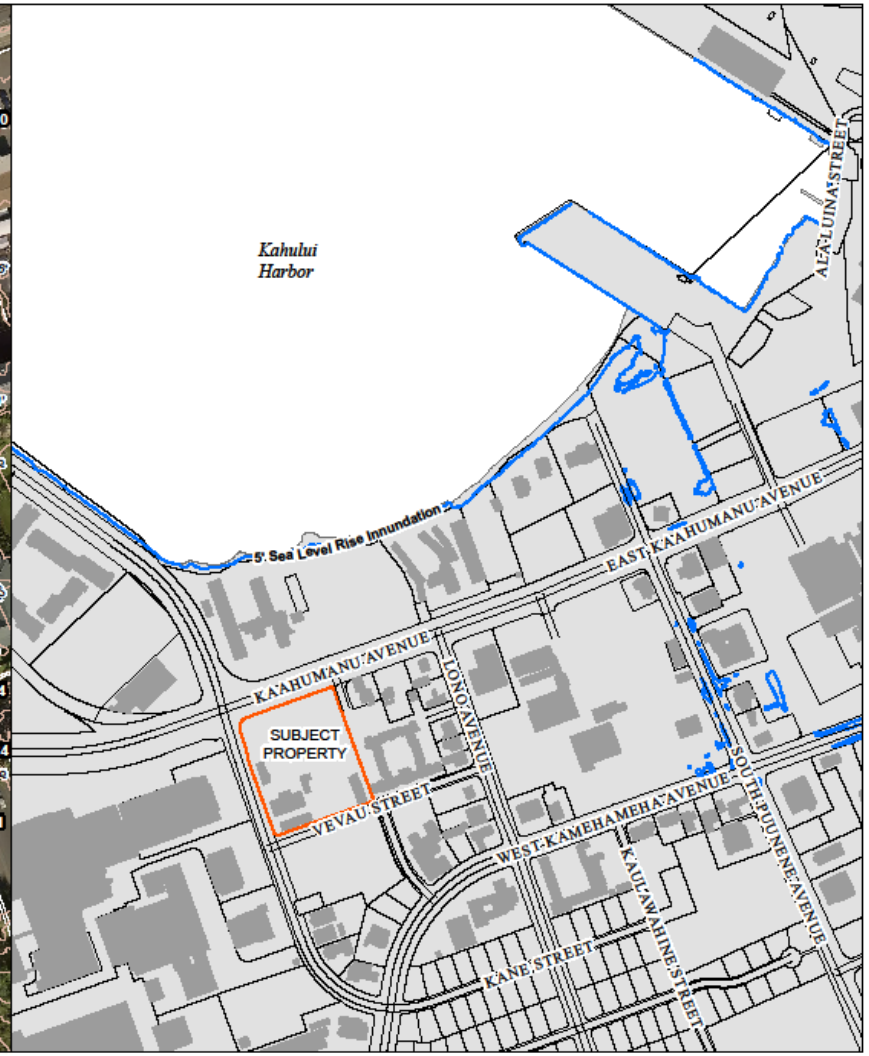

Figure 2. Innundation Limits with 5' of Sea Level Rise with Respect to Subject Property.

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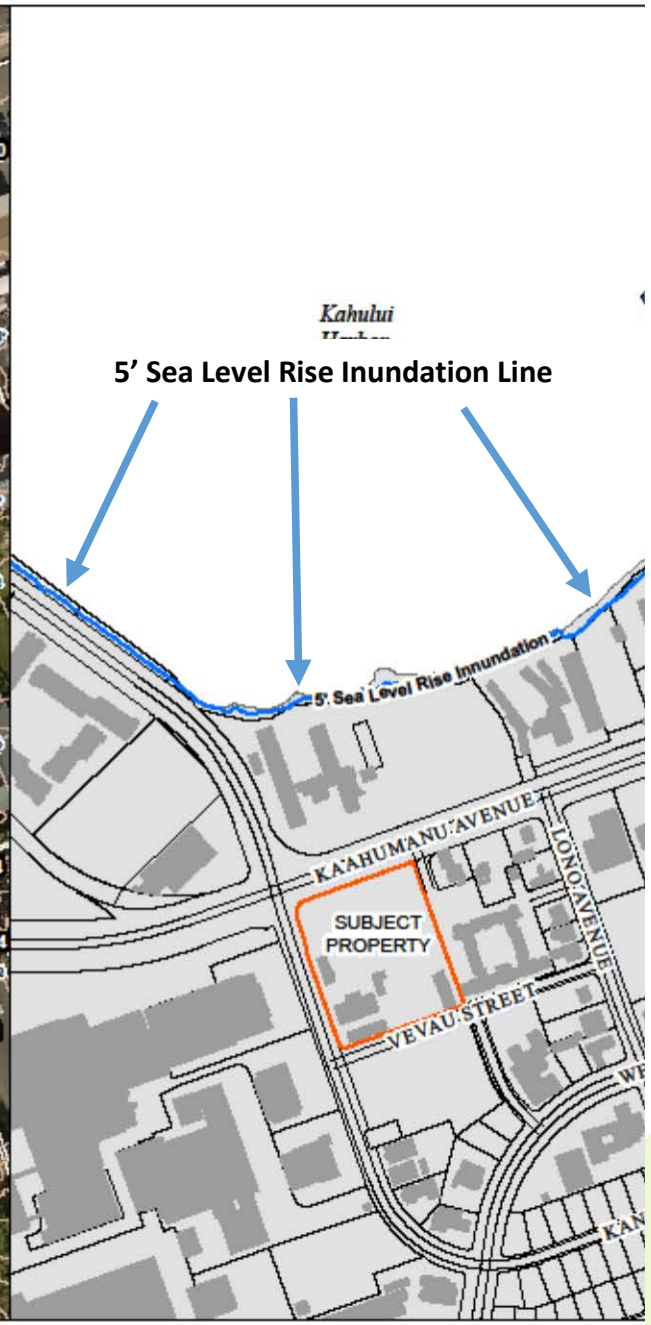
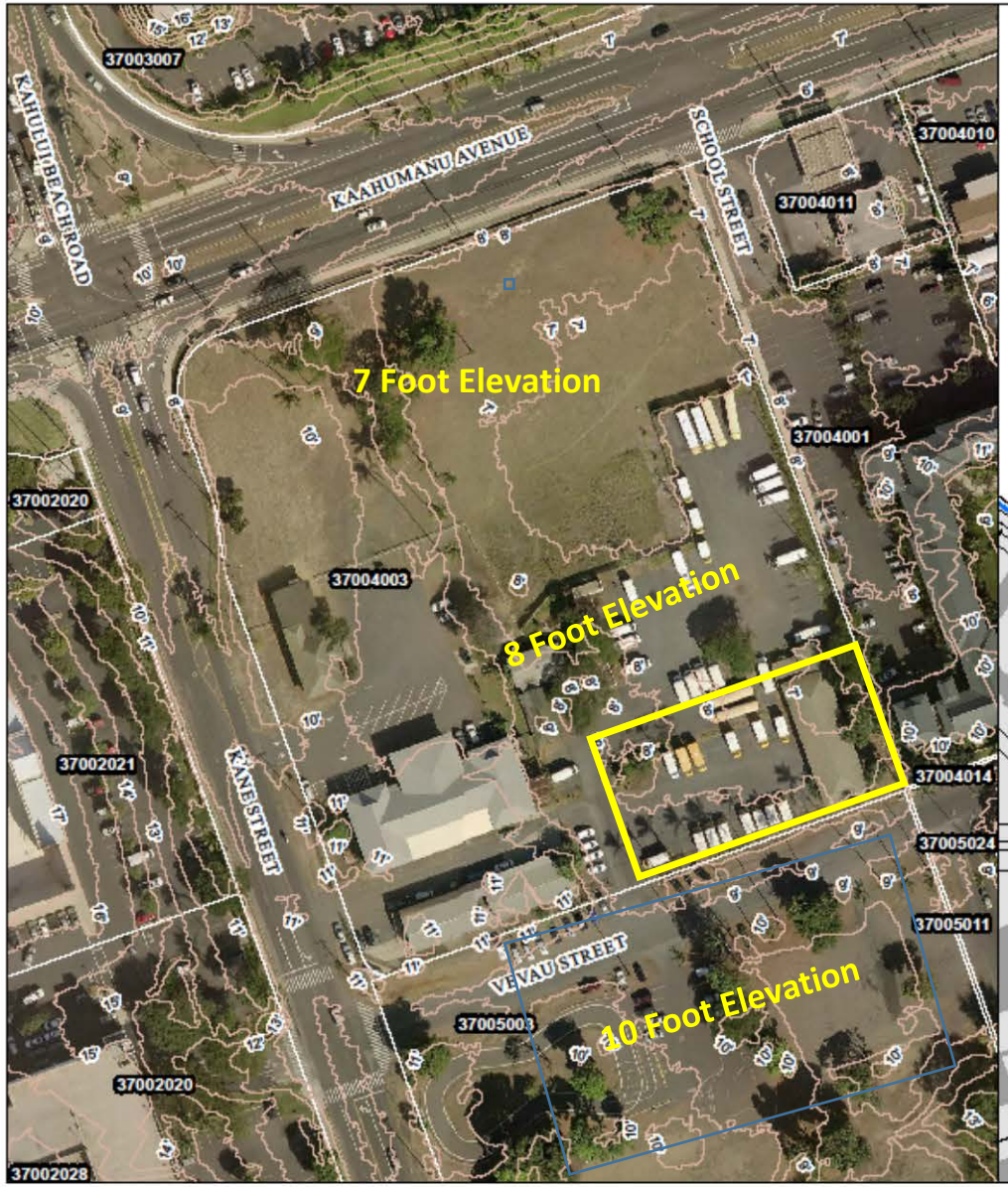


Figure 2. Innundation Limits with 5' of Sea Level Rise with Respect to Subj



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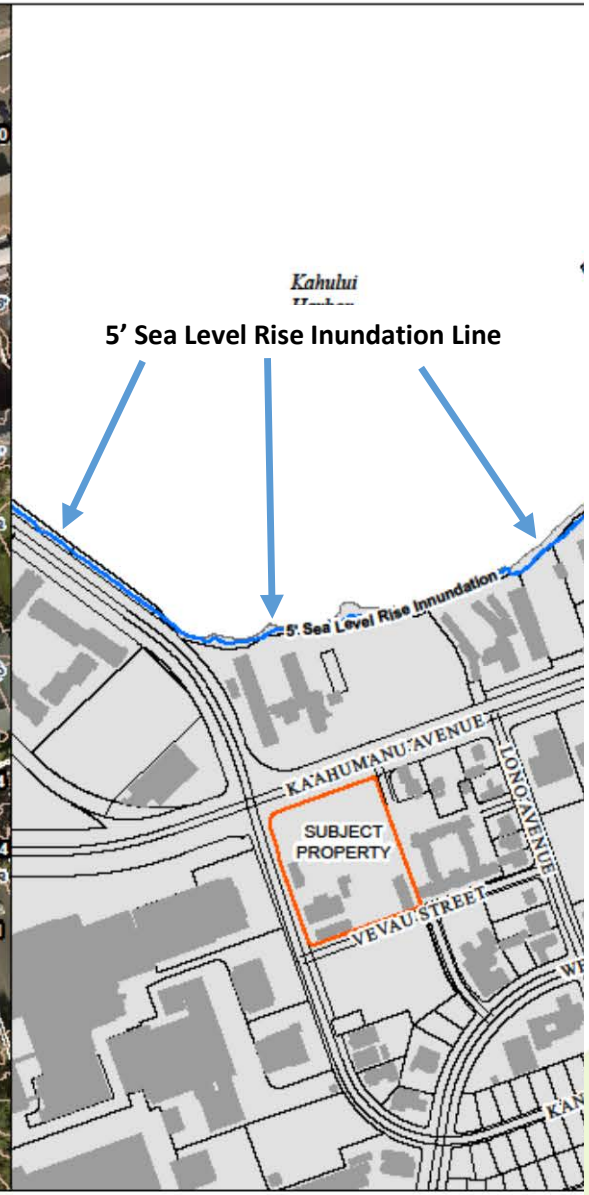

Figure 2. Innundation Limits with 5' of Sea Level Rise with Respect to Subj

POTENTIAL TSUNAMI DANGER

- Wave did send water up Puunene Ave. reaching Wakea Street. (Christ the King)
- Transit Hub location—Across the street from Maui Beach Hotel
- MDOT did follow up with Maui Beach Hotel regarding the event.
  - General Manger said no impact to hotel.
- MDOT Protocol for Tsunami
  - All buses are moved to War Memorial Stadium Parking Lot
  - No Services until warning lifted roads are cleared.
    - No one should be at Transit Hub
    - No danger to the bus riders.

CONCERNS REGARDING THE EXCHANGE OF LAND

IS THIS A FAIR DEAL FOR THE COUNTY OF MAUI?

State of Hawaii

Strategic Plan for Transit-Oriented Development

Hawaii Interagency Council for Transit-Oriented Development

Prepared Pursuant to Act 130, Session Laws of Hawaii 2016 by

Office of Planning
and
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development and Tourism
State of Hawaii

December 2017

Post Office Site

05/26/2015

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Maui Home

Owner and Parcel Information

Owner Name	COUNTY OF MAUI Fee Owner	**Today's Date**	October 18, 2018
Mailing Address		**Parcel Number**	340130140000
Location Address		**Parcel Map**	Show Parcel Map
Neighborhood Code	3431-3	**Land Area**	18502 Square Feet
Legal Information		**Parcel Note**	Non taxable

Generate Owner List by Value

Assessment Information Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	COMMERCIAL	$ 808,500	$ 0	$ 808,500	$ 0	$ 808,500	$ 808,500	$ 0

Current Tax Bill Information 2018 Tax Payments Show Historical Taxes

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
08/03/2009	$ 1,540,000	09-122159	Fee conveyance	Not open market	Warranty deed	08/10/2009		
08/07/2000	$ 750,000	0000111250	Fee conveyance			08/11/2000		
01/08/1998	$ 0	9800026904	Lease			03/02/1998		

Permit Information

Date	Permit Number	Reason	Permit Amount
01/14/2013	B20130038	Improvement Demolished	$ 664,000

Recent Sales in Neighborhood | Recent Sales in Area | Previous Parcel | Next Parcel | Return to Main Search Page | Maui Home

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OLD WAILUKU POST OFFICE SITE

- TMK—34013014
- 18,502 Sq. Feet
- $ 808,500 Assessed Value
  - $ 43.70 per sq. foot
- Currently Lot is being used as a parking lot.
- Department of Accounting and General Services (DAGS) would like to lease the land for 65 years at $ 1.00 per year.
  - DAGS needs additional land for court house expansion and additional office space for State Office functions.
  - DAGS has no additional property in Wailuku
  - State has property in Kahului and Puunene to accommodate their expansion needs.
- Zoning B3—Central Business District
  - Designated Public/Quasi-Public on community plan land use map.

Transit Hub Site

Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Maui Home

Owner and Parcel Information

Owner Name	STATE OF HAWAII Fee Owner	**Today's Date**	October 18, 2018
Mailing Address		**Parcel Number**	370040030000
Location Address		**Parcel Map**	Show Parcel Map
Neighborhood Code	3822-4	**Land Area**	5.572 Acres
Legal Information		**Parcel Note**	Non taxable

Generate Owner List by Value

Assessment Information Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	COMMERCIAL	$ 12,524,100	$ 0	$ 12,524,100	$ 152,600	$ 12,676,700	$ 12,676,700	$ 0

Current Tax Bill Information 2018 Tax Payments Show Historical Taxes

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Commercial Improvement Information

Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
2	CLASSROOMS	COMMER FRAME C1	1920		100 %	2,780	Sketch Building	$ 16,600
Section	**Floor #**	**Area**	**Perimeter**	**Usage**	**Wall Height**	**Exterior Wall**	**Construction**	
1	01	2780	276	SCHOOL	12	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
		420		PORCH, CEIL-RECESSED				

Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
5	OFFICES	COMMER FRAME C1	1920		100 %	7,788	Sketch Building 2	$ 135,300
Section	**Floor #**	**Area**	**Perimeter**	**Usage**	**Wall Height**	**Exterior Wall**	**Construction**	
1	01	7068	416	OFFICES	12	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
2	01	720	108	OFFICES	10	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
		624		PORCH, CEIL-RECESSED				

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
6		0x0 200 / 1	1977	100 %	$ 700

Sales Information

PROPOSED TRANSIT SITE

- TMK—370040030
- 5.572 Acres for the entire parcel
- $ 12,524,100.00 Assessed Value of Land
  - $ 2,247,685.00 per acres
  - $ 51.60 per square foot
- Transit Hub will occupy .657 acres
  - 28,618.92 sq. feet.
- Currently EO to Department of Accounting and General Services (DAGS)
  - EO pending to transfer land to Hawaii Housing Finance Development Corporation (HHFDC)
- Zoning B2 – Community Business District
  - Designated Business/Commercial on the Community Plan Land Use Map

LAND LEASE EXCHANGE COMPARISON

OLD WAILUKU POST OFFICE SITE

70 SOUTH HIGH STREET

- .425 Acres
  - 18,502 sq. Feet
- Assessed Value
  - $ 43.70 per sq. foot
- Parcel Value
  - $ 808,500.00
- County Issues Lease to DAGS
  - 65 years at $ 1.00 per year

PROPOSED BUS TRANSIT HUB

VEVAU STREET

- .657 Acres
  - 28,618.92 sq. feet
- Assessed Value
  - $ 51.60 per sq. foot
- Parcel Value
  - **$ 1,476,704.00**
- HHFDC Issues Lease to MDOT
  - 65 years at $ 1.00 per year

TRANSIT HUB PROJECT COMMITMENT AND INVESTMENT

COUNTY OF MAUI

- $ 650,000.00
  - Planning and Design
- **Total--$ 650,000.00**

STATE OF HAWAII--HHFDC

- $ 668,204.00
  - Land Value Difference
- $ 2,500,000.00
  - Construction of Transit Hub
- $ 1,500,000.00
  - Additional DURF Monies if needed for additional infrastructure Cost
- **Total---$ 4,668,204.00**

WILL TRANSFER OF POST OFFICE SITE TO DAGS AFFECT EXPANSION OF COUNTY BUILDING?

Additional CofM Property

ADDITIONAL COUNTY OWNED PROPERTY

- **TMK 34008041** .55 Acres Value of $ 898,500.00 $ 37.50 sq. ft.
  - Currently used as a parking lot—County Employees Only

Maui County Assessor

Parcel: 3400804100000 Acres: 0.55

ADDITIONAL COUNTY OWNED PROPERTY

- **TMK 34008041** .55 acres Valued @ $ 898,500.00 $ 37.50 sq. ft.
  - Currently used as a parking lot—County Employees Only
- **TMK 34008040** .41 acres Valued @ $ 674,700.00 $ 37.78 sq. ft.
  - Also referred as the Miyahira Property
  - Used by CDBG Office

Maui County Assessor

Parcel: 3(2)3(6)4(0)0000 Acres: 0

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- **TMK 34008050** .41 acres Valued @ $ 676,200.00 $ 37.86 sq. ft.
  - Also referred as the Yellow House and Gravel Parking Lot
  - Building used for Early Childhood Program
  - Parking for County Vehicles

Maui County Assessor

Parcel: 340080500000 Acres: 0.41

Name:	COUNTY OF MAUI	Land Value	$676,200.00

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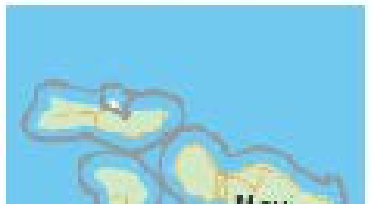
  - Building used for Early Childhood Program
  - Parking for County Vehicles.
- **TMK 34006029** .40 acres Valued @ $ 707.300.00 $ 40.59 sq. ft.
  - Currently used as a parking lot—County Employees Only

Maui County Assessor			
Parcel: 3400600290000 Acres: 0.4			
Name:	COUNTY OF MAUI	Land Value:	$707,300.00
Site:	311 KIELE ST	Building Value:	$0.00
Sale:		Misc Value:	$0.00



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  - Parking for County Vehicles.
- **TMK 34006029** .40 acres Valued @ $ 707.300.00 $ 40.59 sq. ft.
  - Currently used as a parking lot—County Employees Only
- **TMK 34006030** .26 acres Valued @ $ 469,900.00 $ 41.49 sq. ft
  - Currently used as a parking lot—County Employees Only

Maui County Assessor

Parcel: 340060300000 Acres: 0.26

Name:	COUNTY OF MAUI	Land Value	$469,900.00

ADDITIONAL COUNTY OWNED PROPERTY

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- **TMK 34008040** .41 acres Valued @ $ 674,700.00 $ 37.78 sq. ft.
  - Also referred as the Miyahira Property
  - CDBG Offices
- **TMK 34008050** .41 acres Valued @ $ 676,200.00 $ 37.86 sq. ft.
  - Also referred as the Yellow House and Gravel Parking Lot
  - Building used for Early Childhood Program
  - Parking for County Vehicles
- **TMK 34006029** .40 acres Valued @ $ 707,300.00 $ 40.59 sq. ft.
  - Currently used as a parking lot—County Employees Only
- **TMK 34006030** .26 acres Valued @ $ 469,900.00 $ 41.49 sq. ft.
  - Currently used as a parking lot—County Employees Only
- **TMK 34006031** .26 acres Valued @ $ 458,700.00 $ 40.49 sq. ft
  - Currently used as a parking lot—County Employee Only

Maul County Assessor

Parcel: 3-8-006-031-0000 Acres: 0.26

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  - CDBG Offices
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  - Currently used as a parking lot—County Employees Only
- **TMK 34006031** .26 acres Valued @ $ 458,700.00 $ 40.49 sq. ft.
  - Currently used as a parking lot—County Employees Only

- **TOTAL 2.29 ACRES VALUED @ $ 3,885,300.00 $ 38.95 sq. ft.**

MAHALO