

## PSLU Committee

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**From:** Michael <baskindesign@gmail.com>  
**Sent:** Tuesday, May 05, 2020 11:21 AM  
**To:** PSLU Committee; Michael Molina; Kelly King; Gary Saldana; Colleen Uechi  
**Subject:** Testimony on Paia Courtyard Project 120 Baldwin - PSLU 8

Aloha Maui Council.

I wish to provide Testimony in support, however greatly disappointed the Paia Courtyard project is not going forward as originally designed.

I am a 40 year resident of Paia and one of the largest land owners in Paia, with multiple properties including commercial, residential, retail, the Paia Inn, restaurants and other businesses. We are one of the largest employers in Paia. I am also the past vice-chair of the Paia Main Street board for over 8 years.

I attended most of the meetings regarding the Paia Courtyard project over the last few years.

I listened to the presentation on May 4, 2020 at Council, and wish to make the below comments:

It is a real shame that this project is not going forward under the original plans. It has been changed to something so limited now after False public testimony, and does not represent the best interests of the community, or Maui.

The July 31st 2019 meeting with the community and with Mopsy Aarona, does not in my opinion represent the real community of Paia. Mopsy should not be considered with such reverence by the Council, or planning department or planning commission. The meeting was not that well attended with only 30 or so people.

"Aunt Mopsy" is not in fact from Paia and does not live in Paia as she represents. In the 8 years as part of the Paia Main Street board she never attended a meeting. She is a recent participant in Paia and lives on Oahu today. She has relationships with vacation rentals in Paia to access the beach through a property that she is a minority owner in Paia, which she only has a 3% ownership. Her opinions and testimony need to be carefully scrutinized. Most of us that are actual owners, contribute, and who live in Paia think that we need to Protect Paia from her. Mopsy caused us much conflicts by complaining against the Paia Inn, and our other good companies in Paia. After much anguish, great expense and time, we were forced to Appeal County improper Violations. An impartial hearing officer was assigned, Judge McConnell. Judge McConnell who is a well respected retired Judge, with over 30 years on the bench, specifically stated to the County in his report and recommendation to **"ignore"** all testimony by Mopsy Aarona, as she was considered a competitor. She is in fact receiving benefits from Flat Bread Pizza,

and vacation rentals and has an agenda. She has come out in opposition of Paia projects in contrary to her agenda. Due to Mopsy's actions she caused damages to our good standing in the community and to the detriment of local jobs and needed improvements to Paia. Paia needs to be improved, not protected.

Even though we own many commercial properties in Paia, we welcome the competition of a few more small well designed buildings. We believe that in the long run, over the next 20 years, Paia will benefit with some more mixed use. This project had the potential to bring in 56 senior housing, parking, medical uses, and other valuable uses. David Spee and Henry Spencer have been long term residents of Paia, well respected, and have the true best interests of Paia. The misrepresentation of one person, Mopsy, who lives on Oahu and is not a true representation should be ignored. It is a shame that one person is taken so seriously by the Council and by the planning director.

This project is now paired back too much, after many years of very expensive and time consuming work. What a shame, and what a mistake on the part of the County for years ahead. The Paia/Haiku community plan is 25 years old. Back then there was no internet, and no way for most of us in the community to participate. It was designed to be a guideline. The Planning Department had an obligation under the Charter to update it and never did. The Maui Island Plan which is much newer and should have much greater consideration. The Maui Island Plan specifically calls out for a Paia Town expansion with mixed use, parking, and was vetted. If Mopsy comes and waives the Community plan at a meeting, the Council needs to know from those of us in the community we do not think it needs to have such strong force and considerations of law. It's way outdated. We all know it will be many more years before a new one is completed. Please look at the Maui Island Plan instead.

If there is one message here it is ashame that there is such consideration for Mopsy Aaron. It is good to listen to everyone, and every one should have a voice, but you just made critical decisions that removed senior housing, prevented additional needed long term commercial properties which would help to reduce merchant rates, eliminated second floor residential housing, and parking.

This was a bad decision and really driven by one person's testimony who is actually bad for the community of Paia. I am in support of what the Paia Courtyard is asking for now, but am saddened that they were denied of a great long term project by actual locals in the community, who care about the long term success of Paia.

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