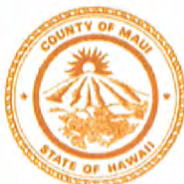


Michael P. Victorino  
Mayor

Sananda K. Baz  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

REFERENCE NO. BD-BA 21-44/45

January 25, 2021

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

*Michael P. Victorino* 1/25/21  
\_\_\_\_\_  
Mayor Date

For Transmittal to:

Honorable Keani N.W. Rawlins-Fernandez, Chair  
Budget, Finance, and Economic Development Committee  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Rawlins-Fernandez:

SUBJECT: **ACQUISITION OF 6.3 ACRES AT 100 MAHALANI STREET WAILUKU, MAUI, HAWAII (BFED-24)**

On behalf of the Department of Finance, I am transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI AS IT PERTAINS TO ESTIMATED REVENUES; DEPARTMENT OF FINANCE, GOVERNMENT FACILITIES, BOND FUND, ACQUISITION OF 100 MAHALANI STREET BUILDING AND PROPERTY; TOTAL CAPITAL IMPROVEMENTS PROJECT APPROPRIATIONS; TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS)."

The purpose of the proposed bill is to amend the Fiscal Year 2021 Budget by increasing the Bond/Lapsed Bond by \$9,850,000 and adding an appropriation for the Department of Finance under Government Facilities that reads "Acquisition of 100 Mahalani Street Building and Property."

OFFICE OF THE  
COUNTY COUNCIL

2021 JAN 25 PM 4:25

RECEIVED

2. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI AS IT PERTAINS TO APPENDIX C – CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF FINANCE, ACQUISITION OF 100 MAHALANI STREET BUILDING AND PROPERTY."

The purpose of the proposed bill is to add a project entitled "Acquisition of 100 Mahalani Street Building and Property" and a project description.

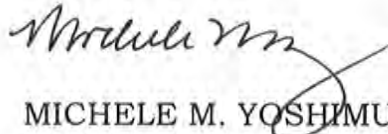
3. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 5101, BILL NO. 66 (2020), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND DELIVERY OF SAID BONDS (DEPARTMENT OF FINANCE – ACQUISITION OF 100 MAHALANI STREET BUILDING AND PROPERTY)."

The purpose of the proposed bill is to amend the Bond authorization by adding a project entitled "Acquisition of 100 Mahalani Street Building and Property" for \$9,850,000.

An appraisal of the property, identified as Tax Map Key (2) 3-8-046:011 was provided to the Committee through the Department of Finance.

Thank you for your attention in this matter. Should you have any questions, please contact me at ext. 7212.

Sincerely,



MICHELE M. YOSHIMURA  
Budget Director

Attachments

cc: Scott K. Teruya, Director of Finance

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2021)

A BILL FOR AN ORDINANCE AMENDING  
THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI  
AS IT PERTAINS TO ESTIMATED REVENUES;  
DEPARTMENT OF FINANCE, GOVERNMENT FACILITIES,  
BOND FUND, ACQUISITION OF 100 MAHALANI STREET BUILDING AND PROPERTY;  
TOTAL CAPITAL IMPROVEMENTS PROJECT APPROPRIATIONS;  
TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 5099, Bill No. 64 (2020), Draft 1, as amended, "Fiscal Year 2021 Budget", is hereby amended as it pertains to Section 2, Estimated Revenues, by increasing Bond/Lapsed Bond by \$9,850,000, to read as follows:

"ESTIMATED REVENUES

FROM TAXES, FEES AND ASSESSMENTS:

Real Property Taxes	376,419,651
Circuit Breaker Adjustment	(494,410)
Charges for Current Services	138,466,202
Transient Accommodations Tax	0
Public Service Company Tax	7,000,000
Licenses/Permits/Others	40,193,252
Fuel and Franchise Taxes	21,200,000
Special Assessments	4,458,329
Other Intergovernmental	14,270,000

FROM OTHER SOURCES:

Interfund Transfers		43,001,438
Bond/Lapsed Bond	[89,348,000]	<u>99,198,000</u>
Carryover/Savings:		
General Fund		50,427,508
Sewer Fund		3,761,039
Highway Fund		10,038,950
Solid Waste Management Fund		169,318
Environmental Protection and Sustainability Fund		6,113,732
Liquor Fund		727,056
Bikeway Fund		122,241
Water Fund		<u>24,856,507</u>

TOTAL ESTIMATED REVENUES	[830,078,813]	<u>839,928,813"</u>
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SECTION 2. Fiscal Year 2021 Budget is hereby amended as it pertains to Section 4.B.2, Department of Finance, Wailuku-Kahului Community Plan Area, by adding a project entitled "Acquisition of 100 Mahalani Street Building and Property" in the amount of \$9,850,000, to read as follows:

"B. Department of Finance

1. Countywide

a. Other Projects

(1) Bond Fund

(i) Countywide Equipment

7,685,000

(a) Up to \$1,830,000 must be for two roll-off trucks, a water truck, and a landfill compactor for the Central Maui Landfill.

(b) Up to \$600,000 must be for a dozer for the Lanai Landfill.

(c) Up to \$1,805,000 must be for a manual rear loader with lift refuse truck and three automated refuse trucks for residential refuse collection.

(d) Up to \$2,220,000 must be for a long-reach excavator, a micro paving truck, a 4000-gallon water truck, a regenerative sweeper, a D5 dozer, and a wheel loader with attachments for the Department of Public Works.

(e) Up to \$1,130,000 must be for a 1500 GPM pumper truck for Paia.

(f) Up to \$100,000 must be for a dump truck for Lanai.

2. Wailuku-Kahului Community Plan Area

a. Other Projects

(1) Bond Fund

(i) Waiale Land Purchase

10,000,000

b. Government Facilities

(1) Bond Fund

(i) Acquisition of 60 South Church Street Building and Property

3,800,000

(ii) Acquisition of 100 Mahalani Street Building and Property

9,850,000

3. Makawao-Pukalani-Kula Community Plan Area

a. Government Facilities

(1) General Fund

(i) Division of Motor Vehicles and Licensing (DMVL) – Pukalani  
Satellite Office Renovation

250,000"

SECTION 3. Fiscal Year 2021 Budget is hereby amended as it pertains to the Total Capital Improvement Project Appropriations to reflect an increase of \$9,850,000, to read as follows:

"TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS [147,561,329] 157,411,329"

SECTION 4. Fiscal Year 2021 Budget is hereby amended as it pertains to the Total Appropriations (Operating and Capital Improvement Projects) to reflect an increase of \$9,850,000, to read as follows:

"TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS) [830,078,813] 839,928,813"

SECTION 5. Material to be repealed is bracket. New material is underscored.

SECTION 6. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

/s/Kristina C. Toshikiyo

KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel



ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2021)

A BILL FOR AN ORDINANCE AMENDING  
THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI  
AS IT PERTAINS TO APPENDIX C - CAPITAL IMPROVEMENT PROJECTS,  
DEPARTMENT OF FINANCE,  
ACQUISITION OF 100 MAHALANI STREET BUILDING AND PROPERTY

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 5099, Bill No. 64 (2020), Draft 1, as amended, "Fiscal Year 2021 Budget", Appendix C – Capital Improvement Projects, is hereby amended as it pertains to the Department of Finance, Wailuku-Kahului Community Plan Area, by adding a project and project description, entitled "Acquisition of 100 Mahalani Street Building and Property" in the amount of \$9,850,000, to read as follows:

<b>"APPENDIX C - Capital Improvement Projects</b>		
Capital improvement project funding may not be used for any purpose other than as described in this appendix. The total amount appropriated for a project may be used for the work phases provided in the project description. A budget amendment shall be requested if the total amount appropriated will be insufficient to complete all work phases set forth in the project description or if the project description does not clearly represent the work to be performed.		
<b>CBS NO.</b>	<b>PROJECT TITLE/DESCRIPTION</b>	<b>APPROPRIATION</b>
	<b><u>Department of Finance</u></b>	
	<b><u>1. Countywide</u></b>	
CBS-1218	<b>a. Countywide Equipment</b>	7,685,000
	Equipment purchase for the Department of Environmental Management, Central Maui Landfill, \$1,830,000: (2) roll-off trucks, (1) water truck, and (1) landfill compactor; for the Lanai Landfill, \$600,000: (1) dozer; for residential refuse collection, \$1,805,000: (1) manual rear loader with lift refuse truck, and (3) automated refuse trucks. Equipment purchase for the Department of Public Works, \$2,220,000: (1) long-reach excavator, (1) micro paving truck, (1) 4000-gallon water truck, (1) regenerative sweeper, (1) D5 dozer, and (1) wheel loader with attachments. Up to \$100,000 must be for a dump truck for Lanai. Up to \$1,130,000 must be for a 1500 GPM pumper truck for Paia.	
	<b><u>2. Wailuku-Kahului Community Plan Area</u></b>	
CBS-xxxx	<b>a. Waiale Land Acquisition</b>	10,000,000
	Land acquisition of approximately 495 acres consisting of Waiale North (354 acres) and Waiale South (141 acres) for affordable housing projects.	
CBS-xxxx	<b>b. Acquisition of 60 South Church Street Building and Property</b>	3,800,000
	Acquisition and related costs of 60 South Church Street Building and Property.	
CBS-xxxx	<b><u>c. Acquisition of 100 Mahalani Street Building and Property</u></b>	<u>9,850,000</u>
	<u>Acquisition and related costs of 100 Mahalani Street Building and Property.</u>	
	<b><u>3. Makawao-Pukalani-Kula Community Plan Area</u></b>	
CBS-xxxx	<b>Division of Motor Vehicles &amp; Licensing (DMVL) – Pukalani Satellite Office Renovation</b>	250,000

	Upgrade and redesign of data, electrical, lightings, floorings and other fixtures/equipment at the Pukalani Satellite Office located at the Mayor Hannibal Tavares Community Center."	
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SECTION 2. New material is underscored.

SECTION 3. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

/s/Kristina C. Toshikiyo

KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2021)

A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 5101,  
BILL NO. 66 (2020), RELATING TO THE ISSUANCE OF GENERAL  
OBLIGATION BONDS OF THE COUNTY OF MAUI  
ISSUANCE, SALE AND DELIVERY OF SAID BONDS  
(DEPARTMENT OF FINANCE – ACQUISITION OF  
100 MAHALANI STREET BUILDING AND PROPERTY)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 5101, Bill No. 66 (2020), is amended by  
amending Section 1 to read as follows:

“SECTION 1. Authorization of General Obligation Bonds. Pursuant to Chapter 47, Hawaii Revised Statutes, as amended, and particularly Part I thereof, there are hereby authorized to be issued and sold from time to time general obligation bonds of the County of Maui, State of Hawaii (the "County") in an aggregate principal amount not to exceed [~~\$77,770,321~~] \$87,620,321 (the "Bonds"), the proceeds derived from the sale of which shall be used to pay all or part of the cost of appropriations for the public improvements of the County described in Section 2 hereof.”

SECTION 2. Ordinance No. 5101, Bill No. 66 (2020), is amended by  
amending Section 2 to read as follows:

“SECTION 2. Disposition of Bond Proceeds. All or any portion of the proceeds derived from the sale of the Bonds or any notes issued in anticipation of the Bonds shall be used to pay all or part of the cost of any of the public improvements listed below in accordance with appropriations contained in the Fiscal Year 2021 Budget, including amendments and supplements thereto, duly approved by the Council of the County (the "Council") for the fiscal year ending June 30, 2021 (the "Fiscal Year 2021 Budget"); provided, however, that pursuant to Section 47-5, Hawaii Revised Statutes, the part of such proceeds which is in excess of the amounts required for the purposes for which the Bonds are initially issued from time to time, or which may not be applied to such purposes, or which the Council deems should not be applied



to such purposes, may be applied to finance such other public improvements of the County as the Council shall, by ordinance approved by an affirmative vote of two-thirds of all of its members, determine; and provided further that the actual use and application of the proceeds of Bonds issued pursuant to this ordinance shall not in any way affect the validity or legality of such Bonds. No proceeds of the Bonds shall be applied to any public improvement listed in this section unless and until there shall be a valid appropriation of general obligation bond proceeds in effect for such public improvement. The public improvements provided for or to be provided for in the Fiscal Year 2021 Budget, to be financed with proceeds from the sale of the Bonds, are as follows:

Public Improvements:

Estimated Project Cost

<u>PROJECT TITLE</u>	<u>APPROPRIATION</u>
A. Department of Environmental Management	
1. Countywide	
a. Sewer	
(1) Countywide Environmental Protection Agency (EPA) Compliance Wastewater Reclamation Facility Renovation Projects	
Kihei WWRf Central Lab Trailer	1,000,000
WWRf Renovations – Dewatering Technologies	150,000
Kihei WWRf Storage/Maintenance Facilities	300,000
WWRf Renovations – Aeration Basin	550,000
2. Hana Community Plan Area	
a. Sanitation	
(1) Hana Landfill Office Trailer and PV Expansion	275,000
3. Kihei-Makena Community Plan Area	
a. Sewer	
(1) Kihei In Plant/Effluent Pump Station Upgrades	1,500,000
(2) Kihei-Makena Sewer Expansion	3,600,000
(3) Liloa Drive Recycled Water Line	1,000,000
(4) Kihei No. 4 Force Main Replacement	300,000
(5) Kihei Land Application System	1,000,000
4. Molokai Community Plan Area	
a. Sanitation	
(1) Molokai Landfill Phase V Expansion	5,000,000

5. Paia-Haiku Community Plan Area

a. Sewer

(1) Kuau No. 1 Force Main Replacement	500,000
(2) Kuau No. 2 Force Main Replacement	500,000
(3) Sprecklesville Force Main Replacement	360,000

6. Wailuku-Kahului Community Plan Area

a. Sanitation

(1) Central Maui Landfill (CML) Phase V-B Extension	2,150,000
(2) Central Maui Landfill Phases IV & V Final Closure	325,000
(3) CML Operations Facilities	400,000
(4) Central Maui Landfill Expansion	250,000
(5) CML Customer Drop-Off Area Improvements	250,000
(6) Central Maui Landfill Entrance Facility Traffic Improvements	150,000

b. Sewer

(1) Central Maui Regional WWRf (Waikapu)	2,000,000
(2) Wailuku-Kahului Environmental Protection Agency (EPA) Compliance Sewer Rehabilitation	2,000,000
(3) Waiko Road Subdivision Sewer System	500,000
(4) Wailuku-Kahului Recycled Water Force Main	750,000

7. West Maui Community Plan Area

a. Sewer

(1) West Maui Recycled Water System Expansion	10,000,000
(2) West Maui Environmental Protection Agency (EPA) Compliance Sewer Rehabilitation	200,000
(3) Napili No. 2 Force Main Replacement	150,000
(4) Napili Nos. 5 and 6 Force Main Replacements	1,000,000
(5) Napili Wastewater Pump Station No. 2 Modifications	400,000

B. Department of Finance

1. Countywide

a. Other Projects

(1) Countywide Equipment	7,685,000
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2. Wailuku-Kahului Community Plan Area

a. Government Facilities

(1) Acquisition of 60 South Church Street Building and Property	3,800,000
(2) Acquisition of 100 Mahalani Street Building and Property	9,850,000

C. Department of Fire and Public Safety	
1. Wailuku-Kahului Community Plan Area	
a. Government Facilities	
(1) Kahului Fire Station Apparatus Shelter	325,000
D. Department of Management	
1. Wailuku-Kahului Community Plan Area	
a. Government Facilities	
(1) New County Service Center	2,422,321
E. Department of Parks and Recreation	
1. Hana Community Plan Area	
a. Parks and Recreation	
(1) Old Hana School Improvements	1,850,000
2. Kihei Makena Community Plan Area	
a. Parks and Recreation	
(1) South Maui Beach Parks Parking Lots Improvements	500,000
(2) Kalama Park Skate Park Improvements	400,000
3. Lanai Community Plan Area	
a. Parks and Recreation	
(1) Lanai Gym Re-roofing and Improvements	1,100,000
4. Makawao-Pukalani-Kula Community Plan Area	
a. Parks and Recreation	
(1) Waiakoa Gym Improvements	430,000
5. Wailuku-Kahului Community Plan Area	
a. Parks and Recreation	
(1) War Memorial Gym Building Improvements	1,000,000
(2) Velma McWayne Santos Center Improvements	250,000
(3) Ichiro "Iron" Maehara Baseball Stadium Improvements	525,000
6. West Maui Community Plan Area	
a. Parks and Recreation	
(1) Lahaina Aquatic Center Retention Basin Restoration	800,000
F. Department of Police	
1. Wailuku-Kahului Community Plan Area	
a. Government Facilities	

(1) Wailuku Police Station Fuel Tank Replacement	501,000
G. Department of the Prosecuting Attorney	
1. Wailuku-Kahului Community Plan Area	
b. Government Facilities	
(1) Children's Peace Center	1,500,000
H. Department of Public Works	
1. Countywide	
a. Government Facilities	
(1) Countywide Facility Maintenance Program	
Prosecutor's Basement Remodel	200,000
b. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance safety and utilities, accessibility for persons with disabilities) including:	
(1) Countywide Federal Aid Program	11,032,000
(2) Countywide Road Resurfacing and Pavement Preservation	
Keomoku Road Maintenance	250,000
2. Hana Community Plan Area	
a. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance safety and utilities, accessibility for persons with disabilities) including:	
(1) Piilani Highway Slope Stabilization at Nuanualoa Gulch	1,350,000
(2) Kalepa Revetment and Seawall Repairs	440,000
3. Lanai Community Plan Area	
a. Road Improvements (and related improvements, beautification, sidewalks, bike paths, drainage, bridge repairs, and maintenance safety and utilities, accessibility for persons with disabilities) including:	
(1) Sixth Street and Lanai Avenue Intersection Safety Improvements	150,000
4. Wailuku-Kahului Community Plan Area	
a. Drainage	
(1) Central Maui Drainline Repairs	1,500,000
b. Road Improvements (and related improvements,	

beautification, sidewalks, bike paths, drainage,  
bridge repairs, and maintenance safety and utilities,  
accessibility for persons with disabilities) including:

(1) Waiale Road Extension 500,000

I. Department of Transportation

1. Countywide

a. Other Projects

(1) Bus Stops and Shelters 400,000

2. Wailuku-Kahului Community Plan Area

a. Government Facilities

(1) Central Maui Transit Hub 2,300,000

The cost of issuance of the Bonds or any series thereof, including without limitation, the initial fee of paying agents and registrars, the fees of financial consultants and bond counsel, the cost of preparation of any Official Statement relating to the Bonds, any notices of sale and forms of bid and the definitive Bonds, and the costs of publication of any notices of sale, may be paid from the proceeds of the Bonds or any series thereof and such costs shall be allocated pro rata to each of the foregoing projects financed from such proceeds.”

SECTION 3. Material to be repealed is bracketed. New material is underscored.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

/s/Kristina C. Toshikiyo

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KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel  
County of Maui  
2020-0931  
2021-01-14 Ord Bond Amd  
100 Mahalani Street Bldg