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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

February 10, 2021

The Honorable Michael P. Victorino  
Mayor, County of Maui  
Wailuku, Hawaii 96793

Dear Mayor Victorino:

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

May I please request the Administration's assistance in providing the Committee with responses to the following questions relating to the County's possible acquisition of 6.3 acres at 100 Mahalani Street ("Maui News building"):

1. Who are the officers or board members of Maui Island Holding, LLC?
2. What real estate company represents the property owner? What is the listing agent's name? Who contacted the County about this possible acquisition?
3. Was a professional office or business inspection performed by a licensed inspector?
4. Would the Cost Approach valuation be more appropriate if the County decided not to rent the building?
5. Would the Income Approach valuation change if the County chose not to rent the building?
6. Does the Administration have a master plan for reducing rental costs for leased office space? Can the Council receive a copy?
7. Is there a priority list for which agencies should move from leased to owned property as space becomes available?

8. The following questions relate to leased property:
  - a. Which County agencies are paying rent?
  - b. What are the total costs of rent and associated fees paid per month and per year? May the Committee request a breakdown of the expenses per lease and a list of all leased property by address and square footage.
  - c. What are the total costs for other expenses related to the leased properties?
9. The appraisal states, “Medical providers, non-profit organizations, and public/quasi-public entities will find the subject location very attractive.” Given this statement, will the County consider using the property for a homeless shelter and homeless service center?
10. What are the annual maintenance costs for the Maui News building?
11. What are the annual utility costs for the Maui News building?
12. What are the annual insurance costs for the Maui News building?
13. The following questions apply if legislative agencies move to the Maui News building:
  - a. Which agencies would move into the seventh and eighth floors of Kalana O Maui? Please provide a floor-by-floor diagram or outline with corresponding agencies for Kalana O Maui.
  - b. What would be the annual savings in rental costs and fees from moving these agencies?
  - c. What would be the renovation costs for Kalana O Maui to accommodate these agencies?
  - d. How many people or offices could the renovations accommodate in the Council Chamber?

- e. Would other agencies move to the Maui News building along with legislative agencies? If so, may the Committee please request information on which portions and square footage the legislative agencies would occupy, including parking spaces. May the Committee also request information on which agencies would move to the Maui News building and the annual savings in rental costs and fees for moving those agencies.
  - f. What would be the cost to renovate the Maui News building in this scenario?
  - g. How many agencies would still occupy rental property in this scenario?
14. The following questions apply if legislative agencies do not move to the Maui News building:
- a. Which agencies would move into the Maui News building?
  - b. What would be the annual savings in rental costs and fees from moving these agencies?
  - c. What would be the renovation costs for the Maui News building to accommodate these agencies?
  - d. Would there be additional space in Kalana O Maui for legislative agencies to expand beyond the seventh and eighth floors?
  - e. How many agencies would still occupy rental property in this scenario?

May I further request your written response no later than **February 16, 2021**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Mayor Michael P. Victorino  
February 10, 2021  
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Should you have any questions, please contact me or the Committee staff (Lesley Milner at ext. 7886, or Yvette Bouthillier at ext. 7758).

Sincerely,

A handwritten signature in black ink, appearing to read 'Keani N.W. Rawlins-Fernandez', written in a cursive style.

KEANI N.W. RAWLINS-FERNANDEZ, Chair  
Budget, Finance, and Economic  
Development Committee

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cc: Budget Director  
Director of Finance