

---

---

**HOUSE CONCURRENT  
RESOLUTION**

APPROVING THE DEDICATION OF LEALI'I PARKWAY, LAHAINA, HAWAII, TO  
THE COUNTY OF MAUI.

1           WHEREAS, section 171-64.7, Hawaii Revised Statutes,  
2 requires the prior approval of the Legislature by concurrent  
3 resolution to sell certain state lands in fee simple; and  
4

5           WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,  
6 states that "[t]he concurrent resolution shall contain the  
7 following information:

- 8           (1) The specific location and size in square feet or in  
9           other precise measure of the parcels of land to be  
10           sold or given;  
11           (2) The appraisal value of the land to be sold or given;  
12           (3) The names of all appraisers performing appraisals of  
13           the land to be sold or given;  
14           (4) The date of the appraisal valuation;  
15           (5) The purpose for which the land is being sold or given;  
16           (6) A detailed summary of any development plans for the  
17           land to be sold or given; and  
18           (7) A statement of whether the land is, or is not, land  
19           that was classed as government or crown lands previous  
20           to August 15, 1895, or was acquired by the State in  
21           exchange for such lands, and a detailed explanation of  
22           how the state department or agency made this  
23           determination.

24           A draft of the concurrent resolution for the prior approval  
25 of a sale or gift of land shall also be submitted to the office  
26 of Hawaiian affairs at least three months prior to the convening  
27 of a regular or special session of the legislature to allow the  
28 office to determine whether the land was classed as government  
29 or crown lands previous to August 15, 1895, or was acquired by  
30 the State in exchange for such lands"; and  
31

1 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised  
2 Statutes, prior to finalizing any proposal for the sale or gift  
3 of lands and prior to the submission of the concurrent  
4 resolution to the Legislature, an informational briefing on the  
5 proposed sale or gift of lands shall be held in the community  
6 where the land to be sold or given is located; and  
7

8 WHEREAS, the Hawaii Housing Finance and Development  
9 Corporation (the "Corporation") desires to transfer the fee  
10 interest in Leali'i Parkway, Lahaina, Hawaii, and provides the  
11 following information pursuant to section 171-64.7, Hawaii  
12 Revised Statutes:

- 13 (1) The parcel is a roadway identified as a 134,045 square  
14 foot parcel, TMK No. 2-4-5-36-112;
- 15 (2) The fee interest in this parcel was appraised to have  
16 a fair market value of \$1;
- 17 (3) The parcel was appraised by ACM Consultants, Inc.;
- 18 (4) The appraisal valuation date is July 24, 2017;
- 19 (5) The primary purpose for the transfer of this parcel is  
20 to dedicate the roadway to the County of Maui;
- 21 (6) There is no development plan for this roadway; and
- 22 (7) As of August 15, 1895, the parcel was a portion of the  
23 Government (Crown) Land of Wahikuli; the Corporation's  
24 predecessor agency, the Housing Finance and  
25 Development Corporation, acquired title to the  
26 property through Land Patent Grant No. S-15,792, dated  
27 November 4, 1994; and this was determined by a search  
28 of the title records for this parcel by Title Guaranty  
29 of Hawaii on October 21, 2015; and  
30

31 WHEREAS, pursuant to section 5(f) of the Admission Act,  
32 "the development of farm and home ownership on as widespread a  
33 basis as possible for the making of public improvement" is an  
34 expressly authorized purpose of the ceded lands inventory; and  
35

36 WHEREAS, the Corporation duly submitted a draft of the  
37 Concurrent Resolution to the Office of Hawaiian Affairs on  
38 September 29, 2017, more than three months prior to the opening  
39 date of the Regular Session of 2018; and  
40

41 WHEREAS, the Corporation duly conducted a public  
42 informational briefing on the dedication of this parcel on  
43 August 24, 2017, at the Lahaina Civic Center Social Hall,  
44 Lahaina, Hawaii, following publication of notice of the briefing

1 in The Maui News newspaper on August 15 and 17, 2017, and The  
2 Lahaina News newspaper on August 17, 2017; and  
3

4 WHEREAS, relevant public comments made at the public  
5 informational briefing questioned the County of Maui's ability  
6 to maintain Leali'i Parkway, and development in Lahaina  
7 generally, but did not object to the dedication of the roadway  
8 to the County of Maui per se; now, therefore,  
9

10 BE IT RESOLVED by the House of Representatives of the  
11 Twenty-ninth Legislature of the State of Hawaii, Regular Session  
12 of 2018, the Senate concurring, that the dedication of Leali'i  
13 Parkway, Lahaina, Hawaii, TMK No. 2-4-5-36-112, to the County of  
14 Maui is hereby approved; and  
15

16 BE IT FURTHER RESOLVED that a certified copy of this  
17 Concurrent Resolution be transmitted to the Executive Director  
18 of the Corporation.  
19

20  
21  
22

OFFERED BY: \_\_\_\_\_



BY REQUEST

JAN 22 2018

HC9

JUSTIFICATION SHEET

DEPARTMENT: Business, Economic Development, and Tourism

TITLE: CONCURRENT RESOLUTION APPROVING THE  
DEDICATION OF LEALI'I PARKWAY, LAHAINA,  
HAWAII, TO THE COUNTY OF MAUI.

PURPOSE: To seek the prior approval of the  
Legislature by concurrent resolution of the  
dedication of Leali'i Parkway, Lahaina,  
Hawaii, TMK No. 2-4-5-36:112, to the County  
of Maui.

MEANS: Concurrent resolution pursuant to section  
171-64.7, Hawaii Revised Statutes.

JUSTIFICATION: The Hawaii Housing Finance and Development  
Corporation (HHFDC) is seeking legislative  
approval to dedicate the fee interest in  
Leali'i Parkway to the County of Maui.

This roadway is a 134,045 square foot parcel  
serving the Villages of Leali'i master plan  
community in Lahaina, Maui. The Villages of  
Leali'i includes Department of Hawaiian Home  
Lands (DHHL) and HHFDC housing developments.  
DHHL is responsible for maintenance of  
Leali'i Parkway at present.

The fair market value of the Leali'i Parkway  
was determined to be \$1 as of July 24, 2017,  
by HHFDC's appraiser, ACM Consultants, Inc.

A title search conducted by Title Guaranty  
of Hawaii on October 21, 2015, determined  
that as of August 15, 1895, the parcel was  
part of the Government (Crown) Land of  
Wahikuli, and that HHFDC's predecessor  
agency, the Housing Finance and Development  
Corporation, acquired title to it through  
Grant No. S-15,792, dated November 4, 1994.

HHFDC conducted a public meeting on the  
proposed dedication on August 24, 2017, at

Lahaina Civic Center Social Hall, Lahaina, Hawaii, following publication of notice in The Maui News newspaper on August 15 and 17, 2017, and the Lahaina News newspaper on August 17, 2017.

Relevant public comments made at the public informational briefing questioned the County of Maui's ability to maintain Leali'i Parkway, and development in Lahaina generally, but did not object to the dedication of the roadway to the County of Maui.

HHFDC has also worked closely with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and our intent to dedicate this parcel to the County of Maui.

Impact on the public: Minimal.

Impact on the department and other agencies: Will relieve the Department of Hawaiian Home Lands from roadway maintenance expenses.

GENERAL FUND: None.

OTHER FUNDS: None.

PPBS PROGRAM  
DESIGNATION: BED 160.

OTHER AFFECTED  
AGENCIES: Department of Hawaiian Home Lands; Office of Hawaiian Affairs.

EFFECTIVE DATE: Upon adoption.