



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

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July 28, 2025

Marcy Martin, Director, Department of Finance
Kate Blystone Director, Planning Department

County of Maui
200 S. High Street
Wailuku, HI 96793

SUBJECT: LUC Docket A10-789 A&B Properties, Inc. (Wai'ale)

Dear Ms. Martin and Ms. Blystone:

On January 1, 2022, the Land Use Commission ("LUC" or "Commission"), received [Notice of Change of Ownership Interests](#) for LUC Docket A10-789, which indicates the Petition Area was transferred to the County of Maui Department of Finance.

Please be apprised that according to our records, the required annual reports since 2021 have not been filed with the Commission.

Condition 24, of the [2012 Decision and Order](#) states:

Petitioner shall timely provide without any prior notice, annual reports to the Commission, [Office of Planning and Sustainable Development], and the [Department of Planning], and their respective successors, in connection with the status of the development of the Petition Area and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.

In accordance with the Decision and Order, annual reports are due prior to or on June 21st of each year. Please note the D&O is available for review on the LUC website at: <http://www.luc.hawaii.gov/a10-789>.

You are hereby informed that unless we receive your annual report covering the Docket mentioned above by October 10, 2025, the Petitioner will be required to appear before the Commission to provide a status report regarding the status of the project.

A10-789 A&B Properties, Inc. (Wai'ale)

July 24, 2025

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The format of the annual report should be composed of two sections. The first section should briefly discuss the general progress of the project, including any regulatory approvals pending/obtained. The second section should state verbatim all conditions imposed by the Commission, followed by a brief report on all efforts to comply with each stated condition.

Please include, when possible, the dates of any required regulatory approval obtained or expected, the specific areas of the redistricted lands to which the activity relates, and any other new information regarding the project (i.e., photos, future plans, etc.). In compliance with representations made to the Commission, the Petitioner should specify: 1) the status of the construction of the affordable units, 2) the sales prices of the "other units" 3) indicate the number of Affordable Housing units that have been created, and the number of occupied units.

We require that an original of the annual report be filed with the Commission, as well as an electronic copy, please be sure the electronic file is ADA compliant, and copies are sent to the Office of Planning and Sustainable Development.

Should you have any questions, please contact our office, at (808) 587-3822 or via email at dbedt.luc.web@hawaii.gov.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Daniel Orodener
Executive Officer
Land Use Commission
State of Hawai'i