



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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August 12, 2025

Katherine Garson, Esq.
Carlsmith Ball
121 Waianuenue Avenue
Hilo, HI 96720
Via Email: kgarson@carlsmith.com

SUBJECT: Re: Request for Extension for Annual Report Submittal
Dockets A90-657 A&B Properties. Inc. - Kū'au Residential TMK (2) 2-5-005:021 and A98-725 A&B Properties. Inc. – Spreckelsville Mauka TMK (2)-3-8-001:7

Dear Ms. Garson:

On July 29, 2025, the Land Use Commission Office received your letter requesting an extension to submit comprehensive updated annual progress reports for LUC Dockets A90-657 and A98-725.

The extended deadline to submit comprehensive annual reports for the subject dockets is November 10, 2025.

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, or changes to plans. The second section should state verbatim all conditions imposed by the Commission, followed by a detailed report, on all efforts and challenges presented 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 compliance 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 sales prices of the “affordably priced units” in relation to the 120% of County of Maui median family income category
- 2) The sales prices of the “other units” in relation to the 140% of County of Maui median family income category
- 3) Indicate the number of Affordable Housing units that have been created, and the number of occupied units.

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We require that one original and one electronic copy of the annual report be filed with the Commission. The electronic copy must be ADA compliant, upon filing. We also note that the D&O requires the annual report to be served upon County of Maui Planning Department and the Office of Planning and Sustainable Development.

Additionally, please provide the Commission with updated contact information for the ownership of the property, this includes address, phone, and email addresses.

Please be apprised that the future annual reports are due on the date that the original decision and orders were issued; A90-657 A&B Properties. Inc. - Kū'au Residential December 19 and A98-725 A&B Properties. Inc. - Spreckelsville Mauka July 14.

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 several loops and a long horizontal stroke extending to the right.

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