



EMMANUEL LUTHERAN CHURCH & SCHOOL

DOCKET NO. A07-773(A)


Presenters:

Joshua Rempfer, Principal

Sandy Baz, Volunteer Member Building Committee



BACKGROUND & CONTEXT

- **2008 Reclassification:** Original boundary amendment granted.
 - **2019 Decision & Order:** Established phased plan with a 6-year deadline for initial phases.
 - **Project Delays:** COVID-19, leadership changes, economic factors, and subdividing the Petition Area.
 - **Goal:** Develop a safe, functional campus that serves our students, our church members, and the broader Maui community.
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ORIGINAL VS. REVISED PHASES

ORIGINAL (2018–2019)


- Phase 1 (2019–21): Secure Funding
- Phase 2 (2021–23): Multi-Purpose Bldg
- Phase 3 (2025–27): Classrooms
- Phase 4 (2027–28): Sanctuary (Optional)

REVISED (2022–PRESENT)

- Phase A (Now–25): Feasibility & Discovery
 - Phase B (2025–27): Concept & Design
 - Phase C (2027–29): Construction
 - Phase D (2029–30): Sanctuary Buildout
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SCHEDULE & COMPLIANCE (CONDITIONS 1 & 25)

- **Original Deadline:** Complete first two phases by July 11, 2025.
 - **Reasons for Delay:**
 - Pandemic impacts
 - Transition in church/school leadership
 - Financing complexities and subdividing half the property
 - **Commitment:** File a Motion to Amend or Modify to extend deadlines while maintaining compliance.
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CULTURAL IMPACT & NATIVE SPECIES

- **CIA Submitted:** Addresses traditional and customary practices, plus historical/cultural resources. The report and analysis is largely identical to the WDV CIA due to proximity.
 - **Native Flora & Fauna:** Potential presence of ‘uhaloa, ‘ōpe‘ape‘a (Hawaiian hoary bat), etc.
 - **Curriculum Development:** Plans to integrate lessons on local ecology and cultural stewardship into our school programs.
 - **Ka Pa‘akai Compliance:** Will coordinate with SHPD if we discover unanticipated archaeological or cultural resources.
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FINANCIAL PLAN & PROFESSIONAL SUPPORT


1. Partnership with LCEF


- Specialized church-school financing and advisory
- Capital campaigns and phased funding approach

2. Financial Plan & Status Report

- Comprehensive financing strategies for each project phase
- Will submit these details with our Motion to Amend/Modify

3. Building Committee & New Staff

- Committee members with expertise in construction, finance, and planning
 - Recently expanded administrative support to ensure smooth compliance and project oversight
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CONDITION NO. 5 – TIAR REQUIREMENT

- **Original Requirement:** Revised Traffic Impact Analysis Report (TIAR) after Phase I.
- **Why Removal or Amendment?**
 - **Infrastructure Upgrades** along Waiale Road/Kuikahi Drive since 2008
 - **Modest Enrollment** → Lower traffic impact than once feared
- **Next Steps:**
 - Incorporate request to remove or scale down Condition No. 5 in our Motion
- Will consider minimal traffic documentation if required by agencies




TIMELINE & NEXT STEPS

- **File Motion to Amend/Modify:** before July 11, 2025
 - Seek deadline extensions under Conditions 1 & 25
 - Request relief from Condition 5 TIAR obligation
- **Agency Coordination:**
 - Utilize support from the Office of Planning & Sustainable Development
 - Collaborate with County of Maui departments
- **Continued progress on project**



OUR COMMITMENTS

- 1. Responsible Development:** Maintain compliance with LUC orders while building a sustainable, community-oriented campus.
 - 2. Cultural & Environmental Stewardship:** Honor local traditions, protect native species, and promote stewardship education.
 - 3. Financial Transparency:** Provide updated plans and status reports to confirm our capacity to complete each project phase.
 - 4. Open Communication:** Stay engaged with the Commission, government agencies, and the public throughout. Provide timely future status updates.
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CONCLUSION & Q&A

- **Summary:**
 - Revised but consistent phased approach
 - Strong financial and professional resources
 - Seeking updated deadlines and TIAR relief in the future
- **Mahalo** for reviewing our progress and plans
- **Contact:** Josh Rempfer, 808-873-6334, principal@elcs-maui.org
- **Questions?**