

BFED Committee

From: Ke Ao Hali'i - Save Hana Coast <contact@savehanacoast.org>
Sent: Wednesday, April 8, 2026 11:30 AM
To: BFED Committee; Shane M. Sinenci; Mavis I. Medeiros
Cc: John O'Hara; Sunnie; Mary Ann Kahana; Hau'oli Kahaleuahi; Scott Crawford; Lisa Starr
Subject: Request for Open Space Fund Budget for Haneo'o Lands

Some people who received this message don't often get email from contact@savehanacoast.org. [Learn why this is important](#)

Aloha Chair Sugimura and Members of the Committee,

Mahalo for coming out to Hāna on Monday evening to hear the needs of our community.

We are following up with a formal request and supporting documentation in regards to the testimonies of our board members Hau'oli Kahaleuahi, Sunnie Makua, Scott Crawford and Sam Akoi.

Ke Ao Hali'i (KAH) is seeking to acquire, protect and steward a significant area of land in the ahupua'a of Haneo'o, consisting of eight TMK parcels totaling approx. 115.58 acres.

We would like to kindly ask for your consideration of funding in the amount of **\$3,000,000 in the FY27 Special Purpose Revenues, Open Space Fund budget**, toward this acquisition.

The specific budget language would read something like:

Up to \$3,000,000 must be for a grant to Ke Ao Hali'i for the purchase of 115.58 acres located at Haneo'o, Hāna, TMKs: (2)1-4-007-005, (2)1-4-007-023, (2)1-4-007-012, (2)1-4-007-011, (2)1-4-007-019, (2)1-4-007-022, (2)1-4-007-021 and (2)1-4-007-020, for conservation.

In order to avoid a large file attachment, supporting documents are provided via the following shared folder link:

https://drive.google.com/drive/folders/17p8b5bGki3nYncEMbkqhU2mnVt0C8IXJ?usp=drive_link

Please contact us for any additional questions or information needed.

We would also like to note that the budget item listed under Special Purpose Revenues, AA. Open Space, Natural Resources, Cultural Resources, and Scenic Views Preservation Fund, **Prior Year Appropriations, Item (6)** "Up to \$600,000 must be for a grant to Ke Ao Hali'i for the purchase of 9.78 acres located at Nānu'alele, Kawaipapa, Hāna, TMK:(2) 1-3-007-024, for conservation" can be removed from the FY27 budget. According to Corporation Counsel, this parcel is not eligible for Open Space funding because it lacks a public access easement. Therefore, we are unable to complete this transaction, and the funding can be returned to the Open Space Fund budget.

Mahalo nui,

John "Irish" O'Hara, Chair
Ke Ao Hali'i

BFED Committee

From: County Clerk
Sent: Wednesday, April 8, 2026 12:03 PM
To: BFED Committee
Subject: FW: 2027 Budget Testmony

-----Original Message-----

From: chris@rainbowridgewest.com <chris@rainbowridgewest.com>
Sent: Wednesday, April 8, 2026 10:12 AM
To: County Clerk <County.Clerk@mauicounty.us>
Subject: 2027 Budget Testmony

[You don't often get email from chris@rainbowridgewest.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Aloha,

I am writing to request the Maui County Council include funding to upgrade the Lower Nahiku water system. In the past 2 1/2 years we have not had water service more often than we've had it. For those of us who live at the top of the system our water goes out first and often takes weeks to be restored. I takes a while for folks at the bottom of the road to lose their service.

I have learned from the local water department that one issue is broken water lines that are becoming a more frequent problem as the system ages. Another is the pump at the water storage tank not working due to power outages.

The best option for addressing the aging water line is to replace it with ductile iron pipe, which which is very strong and has a lifespan of 50-75 years. I estimate the installed cost to be about \$2M.

I am also asking that a backup generator be installed to power the pump at the water tank so service is not interrupted due to power outages.

Another fix to consider is to add auxiliary tanks and pumps along the system to more quickly recharge it when there is an outage.

Mahalo,

Chris Gaarder
808-318-3063

BFED Committee

From: Jim Langford <jimlangford@me.com>
Sent: Wednesday, April 8, 2026 12:40 PM
To: BFED Committee
Subject: current discussion today about software

(c) James R.C.S. Langford internal software produced as all software suggestions have been presented. IN HOUSE SOFTWARE not considered AI

MAUIOS / HFEv4 DIGITAL TWIN PLATFORM

RFP RESPONSE — CORR-2026-001

Submitted by: 12 Stones Global Inc.

Lead: James R.C.S. Langford, CEO

Date: April 2026

1. EXECUTIVE SUMMARY (DECISION-READY)

12 Stones Global Inc. proposes the immediate deployment of **MauiOS**, a real-time, auditable digital twin platform designed to manage **housing recovery, agricultural production, infrastructure development, and emergency response** across Maui County.

The platform integrates:

- A **52-node spatial governance system**
- A **real-time operational dashboard**
- An **immutable audit ledger (RAIS)**
- A **community-facing engagement portal (Kipuka)**

This system directly satisfies requirements set by:

- Maui County Office of Recovery
- Maui Emergency Management Agency
- U.S. Department of Housing and Urban Development

Core Outcome:

Transform CDBG-DR funding into a **fully traceable, real-time governed system** with measurable outputs in housing, food production, infrastructure, and emergency response.

2. IMMEDIATE DEPLOYMENT PLAN (72-HOUR EXECUTION)

Within 72 Hours of Award

- Secure cloud instance deployed (Gov-compliant environment)
- MauiOS dashboard activated
- **10 priority nodes live:**
 - 5 Housing (Zone 1 — Mauka)
 - 3 Agriculture (Zone 2 — Farmlands)
 - 2 Emergency (Node 53 + Audit Node 54)
- RAIS audit logging active with immutable records
- County admin access provisioned

Within 7 Days

- Live KPI tracking across all active nodes
- MEMA alert simulation executed
- First GWT (community fund distribution) test recorded
- Public-facing Kipuka alert portal operational

Within 30 Days

- Full 52-node system activated
 - Department-level dashboards deployed:
 - Housing
 - Agriculture
 - Infrastructure
 - Emergency Management
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3. SYSTEM ARCHITECTURE (SIMPLIFIED FLOW)

Node Event → Unreal Engine System → RAIS Bridge → FastAPI → Immutable Ledger (immudb) → MauiOS Dashboard → County Decision

Key Components:

- Unreal Engine 5 Digital Twin (HFEv4)
 - RAIS (Real-time Audit & Integrity System)
 - FastAPI backend
 - Immutable database (immudb)
 - MauiOS Admin Dashboard
 - Kipuka Community Portal
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4. CORE CAPABILITIES

4.1 Housing Recovery (Zone 1 — Nodes 1–18)

- Tracks reconstruction projects in real time
- Links funding disbursement to physical progress
- Provides audit-ready records for HUD compliance

4.2 Agricultural Production (Zone 2 — Nodes 19–36)

- Integrates hydroponic FarmBox systems
- Tracks crop lifecycle, yield, and distribution
- Enables USDA-aligned production reporting

4.3 Infrastructure + Water (Zone 3 — Nodes 37–52)

- Monitors capital projects and water systems
- Tracks funding utilization and project milestones
- Supports infrastructure planning and reporting

4.4 Emergency Management (Node 53)

- Real-time hazard monitoring (wildfire, flood)
- Community alert system via Kipuka portal
- Direct alignment with MEMA evacuation systems

4.5 Audit + Compliance (RAIS System)

- Every action recorded immutably
 - Blockchain-style hash chaining prevents tampering
 - Full transparency for federal compliance review
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5. FINANCIAL STRUCTURE (CDBG-DR ALIGNED)

Total Request: \$6,000,000 (CDBG-DR Implementation)

Category	Allocation	Function
Platform Development & Deployment	\$1,200,000	MauiOS + UE5 system
Data Integration & APIs	\$900,000	County system connectivity
Agricultural Systems (FarmBox Integration)	\$1,500,000	Food production infrastructure
Emergency Systems (MEMA Integration)	\$800,000	Alert + hazard tech
Training & Workforce Deployment	\$600,000	Staff onboarding
Compliance & Audit Infrastructure (RAIS)	\$500,000	Immutable ledger + reporting
Contingency & Scaling	\$500,000	Risk buffer

Annual SaaS Fee

- \$120,000/year (maintenance, updates, support)
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6. MEASURABLE OUTPUTS (NON-NEGOTIABLE METRICS)

Output Category	90-Day Target	12-Month Target
Housing Units Tracked	150	1,200
Food Production (lbs)	25,000	400,000
Emergency Alerts Delivered	10,000	120,000
RAIS Audit Records	50,000	1,000,000+
Fund Disbursement Transparency	100% traceable	100% traceable

7. COST REDUCTION + EFFICIENCY GAINS

Audit Cost Reduction

- RAIS eliminates manual audit reconstruction
- Estimated **40–60% reduction in compliance overhead**

Fraud Prevention

- Immutable ledger prevents retroactive edits
- Full traceability of all fund flows

Operational Efficiency

- Real-time dashboards replace static reporting
 - Automated KPI tracking reduces staff workload
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8. COMPLIANCE ALIGNMENT

This system is designed to meet and exceed requirements from:

- U.S. Department of Housing and Urban Development (CDBG-DR compliance)
 - FEMA BRIC program alignment (Node 53 emergency module)
 - Maui County Office of Recovery transparency mandates
 - MEMA hazard mitigation and alert system requirements
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9. IMPLEMENTATION TIMELINE

Date	Milestone
Within 72 Hours	Initial deployment complete
7 Days	Live dashboards + alerts
30 Days	Full node activation
90 Days	KPI targets reached
12 Months	Full system maturity

10. COMPETITIVE ADVANTAGE

12 Stones Global delivers:

1. Faster Deployment

- Operational system within 72 hours

2. Full Audit Integrity

- Only platform with real-time immutable audit logging

3. Unified System

- Housing + Food + Infrastructure + Emergency in one platform

4. Community Integration

- Public-facing engagement portal (Kipuka)

5. Proven Technical Stack

- Built on Unreal Engine 5 + modern API architecture
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11. CONCLUSION

Maui County is actively allocating over **\$1.6B in recovery funding**. The limiting factor is not capital—it is **execution, transparency, and coordination**.

MauiOS transforms recovery into:

- A **real-time operational system**
- A **fully auditable funding pipeline**
- A **community-visible platform**

This is not a proposal for software.

It is a deployable system for managing recovery at scale.

12. AUTHORIZATION

Submitted by:

James R.C.S. Langford
CEO, 12 Stones Global Inc.

Maui County, Hawai'i

If you want next (highly recommended):

I can immediately generate:

- **Grant narrative (CDBG-DR + USDA combined)**
- **Pitch deck (investor + county hybrid)**
- **Live demo script + visuals for submission package**

Say the word and I'll stack the full submission package.