

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 30, 2008**

APPROVED 02-20-09

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Ronald Kawahara, Chair, at 1:00 p.m., Thursday, October 30, 2008, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Ronald Kawahara: I'll call the meeting of the Maui Redevelopment Agency to order. It's 1:00 P. M. My name is Ron Kawahara. I'm the Chair. I'm glad to see that all Commissioners are present including our Planning Department liaison Joe Alueta and James Giroux, Corporation Counsel.

B. APPROVAL OF THE AUGUST 22 and SEPTEMBER 19, 2008 MEETING MINUTES

Mr. Kawahara: I'm going to try to follow the agenda as closely as possible. Item B on the agenda – did we get minutes of the August 22nd and September 19th –

Mr. Robert Horcajo: It was e-mailed out.

Mr. Kawahara: We did. I must have missed it. The minutes of August 22nd and September 19th were sent by e-mail. Any additions, corrections, deletions? If not, will some move for approval?

Ms. Alexa Betts-Basinger: Move to approve the minutes.

Mr. Kawahara: I need a second.

Mr. Raymond Phillips: Second.

Mr. Kawahara: Any discussion? All those in favor, please say aye.

Maui Redevelopment Agency Members: "Aye."

Mr. Kawahara: Oppose, ney? It's carried unanimously.

It was moved by Ms. Alexa Betts-Basinger, seconded by Mr. Raymond Phillips, then unanimously

VOTED: To approve the August 22, 2008 and September 19, 2008 Maui Redevelopment Agency meeting minutes as presented.

C. PUBLIC TESTIMONY: Testimony will be limited to three (3) minutes per testifier. At two minutes, thirty seconds, a thirty second notice will be given. With the recommendation of the Chair, an additional three minutes may be granted.

1. Wailuku Community Association report on upcoming events and projects.

Mr. Kawahara: Public Testimony. Alexis Dascoulias.

Ms. Alexis Dascoulias: Dascoulias.

Mr. Kawahara: Did I say that right?

Ms. Dascoulias: Just think of a school bus.

Mr. Kawahara: I'll get it right.

Ms. Dascoulias: It's all right. Please, I've lived here a year, I can't tell you how many names I've missed pronounced. Good afternoon. I'm the representative for the Wailuku Community Association. Just to give you an update. We met on September 24th and then again on October 15th. And all of our meetings are held on the third Wednesday of the month from 6:00 to 7:00 p.m. at the Lao Theater. We have a newly elected treasurer, Martha Vanderlin. And we also have a newly elected board member, Yuki Lei Sugimura agreed to be on the WCA board, and we're very excited and we welcome her.

The subjects that we've been discussing at our recent meetings include the parking situation in downtown Wailuku which I know is on your agenda today, so I won't rub salt into a wound. The use of the Police Substation across from the banyan tree park on the corner of Market and Vineyard. We've just had some open discussion about the use of that substation. The use and the clean up of the banyan tree park there as well. We've been talking about the sound levels for the musicians on first Friday events so it's not to disturb the residents of downtown Wailuku, as well as the need for securing clean up after the first Friday events. As the events are growing and getting larger, we recognized there's a need for a greater effort on our part to clean up after the events. And then we have our newsletter which has been printed and is going out on Monday. And as far as first Friday is concerned, we had a very successful event on October 3rd. We did have a smaller turn out due to the fair, and we are looking forward to a big event next Friday on November 7th. We have two great music groups – Na Koho and Vince Esquire are both performing at first Friday. And we're also featuring a pie baking contest so that should be a lot of fun.

And other than that, we continue the first Friday Committee meeting. The committee meets on the Wednesday after each first Friday at 8:45 a.m. in the morning at Bohemia Boutique, and the WCA meeting, as I said, are the third Wednesday from 6:00 p.m. to 7:00 p.m. at the Lao Theater.

Mr. Kawahara: Thank you Alexa.

Ms. Dascoulias: Is there someone taking notes because I usually give this to that person?

Mr. Horcajo: Chair, I have a question for Alexis. I guess my question is you mentioned one of the issues at the meeting was the substation use, is that having to do with the parking area or the use by the police?

Mr. Joseph Alueta: Bob, could you use the mic.

Mr. Horcajo: I'm sorry.

Ms. Dascoulias: The discussions we've been having regarding the substation came up due to – we've noticed increase use of the banyan tree park with perhaps with the homeless people and people that are not conducive to attracting tourists to downtown Wailuku. And so our questions are when is the substation being manned, and what exactly is the substation being used for or how it's being used?

Mr. Horcajo: So I guess my next question is, is that something that MRA should be dealing with the Police Department in conjunction with your group, or you folks can deal with them directly?

Ms. Dascoulias: It was more –. What I was asked to do was just to bring it up to the MRA as something that we've been talking about because we are unclear as far as what the specifics are for the substation so it's hard for us to bring it to someone's attention if we don't know what the specific guidelines are.

Mr. Alueta: We had the Police representatives here twice. And most recently it was, I believe, two meetings ago. Is that correct? And they had a presentation. I think it's mostly staffing issues at this point, as far as filling in the position.

Ms. Dascoulias: Sure.

Mr. Alueta: And I think as everyone knows, the economy is somewhat slowing or coming back to a normal pace, and more people are interested in the County work now, so they're starting to fill those jobs. So hopefully we'll get someone in there.

Ms. Dascoulias: Great. We appreciate any attention you give to us. Does that answer your question Bob?

Mr. Horcajo: Yes.

Mr. Kawahara: Yeah, this has been a concern expressed by the merchants that the substation appears to be un-manned, and so we had two meetings ago to explain. Part of it is a staffing problem. Eventually as things get well, maybe a bicycle patrol is on the wish list, like Lahaina has – you know that type of thing.

Ms. Dascoulias: It also seem – if I may – it seems – you might not be the body to speak to but it also seems as if when there are police officers there it's during the day as oppose to after sunset which is when there are more challenges created in that area.

Mr. Horcajo: And I guess that was going to be my comment because it's beyond just having somebody housed there.

Mr. Kawahara: No.

Mr. Horcajo: It's a program.

Mr. Kawahara: That's right. They need to get to know the merchants and have on a first name basis and respond to. So yes it has worked out very well in Lahaina.

Mr. Horcajo: So does it make sense that the WCA, I mean, to try to plan a meeting with the police officer of that district as well?

Mr. Kawahara: I think the problem as Joe pointed out and they pointed out, the two police officers that came, is that they can't – this district covers Wailuku, Kahului and I think Up-country, and their staffing – they have huge staffing shortages, so they can't be everywhere at once. And I think we have to live with that for the foreseeable future because even if they recruit and even if they filled up all of the position, I suspect it's going to take them a while to get trained and assigned and all of that stuff. But that's certainly on the wish list of things that need to be done.

Ms. Dascoulias: Thank you.

2. Other public testimony.

Mr. Kawahara: Any other public testimony?

D. PUBLIC HEARING ITEMS

Mr. Kawahara: Public hearing items.

Mr. Alueta: That was just on there as some left over I guess. There is no public hearing items. I just left it as –. There are no public hearing. There's just public hearing update.

Mr. Kawahara: Very good. Moving on to item E, Planning Department update.

E. PLANNING DEPARTMENT UPDATE

- 1. Update on Proposed Projects and Enforcement.**
 - **Violation on Vineyard Street (David Cain)**
 - **Market Street Improvements (70 % complete. Finish due date 1/29/09)**
 - **Temporary house display on Central**
 - **Mynah Bird Pub**
 - **List of Projects for 2008**
- 2. Project Manager Work Plan, Draft RFP**
- 3. Cash in lieu update**

Mr. Alueta: We did resolve, from what I can tell from the letter, we did resolve the violation on Vineyard Street with David Cain's office. Personally I wouldn't have agreed with how it was resolved, but the Current Division did resolve it, and he was granted an approval. I'm not sure if they're still –. Public Works has their issue, but from the MRA stand point, with the design guidelines, they were granted an approval.

I did ask Yuki Lei for an update. I e-mailed her because she is, as you know, the liaison for the Market Street improvements. And in my discussions with her, they have been 70% complete and their finish date is still projected to be January 29, 2009.

There has been a discussion for a placement of a temporary house display on Central Avenue. I have to check my schedule. I do have a meeting with him. He's meeting with my boss, Jeff Hunt, on this. This would be located on where Three Sisters – Four Sisters – I loose count.

Ms. Betts Basinger: Four.

Mr. Alueta: Thank you. Four Sisters, as you know, are planning on building a building on the corner of Central and cross street down by the old O'oka Super Market. But in the mean time, someone is requesting to place a temporary pre-fab house as a display. And

I guess they're trying to market that house as a pre-fab construction building. They do need to get a permit. We wanted to get more information and they are scheduling a meeting with the Planning Department. So I'm just letting you know those are the kind of things that are in the pipe.

Mr. Horcajo: So Joe regarding the temporary house. Does that require any kind of variance?

Mr. Alueta: That's what we're going to determine based on what they have.

Mr. Horcajo: So you don't know yet.

Mr. Alueta: I'm just trying to give you an update on who has contacted the Department, and what we're doing as far as, you know, people coming in and discussions, and what you could potentially see down the line.

Mr. Horcajo: Okay. And if you don't mind, I'm just back up. You were so quick on the Market Street improvements. I kind of heard and I don't know whether it's true or not that somebody said that they may be running out on monies so no money for the trees or something? Did Yuki ever mentioned that to you?

Mr. Alueta: No.

Mr. Horcajo: Okay.

Mr. Alueta: And I don't --. If you have a contract, you have a contract.

Mr. Horcajo: Right.

Mr. Alueta: So I don't know what was the bidding on the contract.

Mr. Horcajo: Well I know they have a lot of extra work they had to do.

Ms. Betts Basinger: The contract did not include maintenance of the landscaping after the job was completed so that was a task that maybe MRA was going to take up.

Mr. Alueta: Correct.

Ms. Betts Basinger: But I haven't heard that either.

Mr. Alueta: I'll wait.

Mr. Raymond Phillips: Joe, on this temporary house display, is this a commercial venture? Is somebody selling factory homes?

Mr. Alueta: Yes. That's my understanding.

Mr. Phillips: And the factory homes are in for permit?

Mr. Alueta: No. The display – what they want to – the factory home, they want to display it, and I guess they want to commercial sell it, but obviously not from this location since there is plan to build a commercially building there. I think they just want to use it temporarily to gather a mound of interest. Who knows? I have my – I'll leave my personal comments to myself.

Mr. Phillips: How long is temporary?

Ms. Katharine Popenuk: Yeah. That's my question too.

Mr. Alueta: That would be determined based on what they come in for an application. I'm just kind of giving you a heads up that this is what's going to happen. And if you hear rumors of it, that's what's happening. And we're going to wait until we get an application.

Ms. Betts Basinger: And the owners of that property are Four Sisters Bakery?

Mr. Alueta: Yes. I have met with their architect over the design and stuff. Mynah Bird Pub – you have a public hearing next week. That obviously has been noticed in the paper, so they are going forward with that public hearing. I did get a few calls since then so it should be a very interesting meeting.

And then I gave a print out in your packet of the – you should have a list there – it looks like this. I just did a quick print of MRA permits. The County has gone through a website change and update, and KIVA update, and so it's making my life a little challenging to get data out of our projects – out of our computer system – so that's the best I could do for now. I just wanted to give you like an update.

Mr. Phillips: This?

Mr. Alueta: No, that one is your budget. Sorry.

Mr. Horcajo: So Joe just a question. I noticed on this list. I noticed the share bond wasn't here, but that got approved. But what ever happened to Debbie Daniels? I just heard before getting on this board that she's been on-going for three years. Did she drop her application?

Mr. Alueta: I can follow up on that.

Mr. Horcajo: Central and –

Mr. Alueta: Yeah. I know where it is. I thought it was – I'll follow up – I won't guess at this point. I'll try to get more. Like I say, when the system comes back on line, I'll give you a better list and it just tells you mostly – I was trying to just get you what's open and not what's been done and approved. I just want to show you so it gives you a basic like a quick and dirty list of all of the applications that are in and are pending so you know.

Mr. Horcajo: I'm sorry Joe. I'm on the street so I kind of see what's happening. The Brown & Kobayashi, what's holding up their renovation as far as – I mean I thought they were just going to repair what was damage.

Mr. Alueta: It's all them.

Mr. Horcajo: It's all them?

Mr. Alueta: Yeah, they keep yelling at me and going to the Mayor and I really don't like it. And I told them and I've e-mailed them very nasty and I've met with them and said I'm not the Water Department. My understanding is that they have a check value that they need to replace and it's not very expensive and they don't want to and they somehow think MRA. They were given a list. They were given the comments from the Water Department. And they also need to do, if they come in, I've already told that to the builder, the real estate agent, everybody who is involved including the Mayor's Office that says as soon as they come in for a building permit, the only we're going to review for is repair and maintenance design and that's it. This is not a big deal. But their hold up on their building permit side, from my understanding, is that they are in – the letter from the Water Department says they need to have a check value, a back flow preventor. And that was months and months ago, so I have no idea what they're doing, but it has nothing to do with MRA.

Mr. Horcajo: I assume it would be easy, but then they haven't done anything.

Mr. Phillips: It's probably a pricey job too.

Mr. Horcajo: Well, yeah, that can be expensive.

Mr. Kawahara: But it's not inexpensive. We have one of our clients in Kihei that had to put one in for over \$20,000.

Mr. Alueta: Yeah, but it all depends on where you put it. Like if it's a residential check value which everybody has one. If you walk down Market Street, if you go look at Marc's, you

go look at all the other ones, they all have a little meter check value. They're not expensive, but I don't know what their specific situation is outside of the Planning Department and outside of the MRA scope. It's pretty much a building permit issue. And I told them that unless they're coming in for a variance for it, that's the only time you're going to see it.

Mr. Horcajo: Well, for me it's a landlord issue too. I mean it benefits the owner of the property, not just the tenant. But it's their problem.

Mr. Alueta: Yeah, that's kind of where I left it. Before I move on, is there any other questions on those quick bullet points I had? If not, I guess, you guys wanted to see the draft of where we are at as far as that. And this is an opportunity for you to have comments. Again, this was prepared by someone else and I thought they did a really good job of it. So the only thing that we're going to do is where that little thing is, I'll put a note on there that's saying it's subject to annual updates – annual budgetary review subject so that they know that if you look at the work plan, this is a multi year work plan, and that you know, we expect whatever it is on that calendar year to get done, and then we'll move on from there. And it's subject to budgetary approvals by the County Council.

Ms. Betts Basinger: I think it's really comprehensive and good. It's already behind it's own time line. So I'm assuming that the start date will change as is appropriate when this goes out.

Mr. Alueta: Yeah. I'm just waiting for, again, if you guys have no desired change in it, then we'll move forward.

Ms. Betts Basinger: My only questions would be on the detail of the pay structure out of our MRA budget or is out of the Planning Department budget separate from the MRA budget, and what is it? What would the salary be for this position?

Mr. Alueta: It's not going to be a salary per say. It's going to be contract of service.

Ms. Betts Basinger: But what would the amount be?

Mr. Kawahara: Yeah, we need to find out under who's budget.

Mr. Alueta: It's under your budget, and we're budgeting it.

Mr. Kawahara: But we have no control over that person is what I'm saying.

Mr. Alueta: The reason I'm hesitant to tell you is when you're going out for a contract, you don't want to tell them how much it's going to be because the bids come in. The way it's

being structured it's going to be a bid process.

Ms. Betts Basinger: Can we go into Executive Session, Mr. Giroux, to discuss that issue of contract amount?

Mr. James Giroux: I think so. I mean, you're talking about a liability that you're going to incur and that's setting a wage proposition so if the discussion is limited to that, I would say, for that limited purpose you could probably go into Executive Session.

Mr. Kawahara: Okay, we'll schedule it for the end of this meeting.

Mr. Horcajo: Joe, the only comment I have is – I mean I've seen it, we've seen it before – we received it last month, but the comment I made last month was that it had the project criteria that's part of the attachment. And I made a comment I'm not sure that this should be part of it. I noticed it's not part of what we submitted, what we got, so I like it. That's really my only comment. Last month when we got it, it included that what was attached as part of the resolution we sent to Council. And for me, it was an inappropriate spot location for what this is.

Mr. Alueta: I don't they were attached together. I don't think they were meant to be together. At least from my aspect, it wasn't meant to be. Your issue to your resolution part –

Mr. Horcajo: All right. That's different from this.

Mr. Alueta: Yes. Most definitely.

Mr. Horcajo: . . . (Inaudible) . . .

Mr. Kawahara: It's not part of it.

Ms. Betts Basinger: Mr. Chair, I'd like to bring your attention to paragraph three on the first page of the draft work plan where it says this project manager will work under the oversight of the MRA. If that was your question.

Mr. Kawahara: Yes, but, I have knowledge that this person will not be under the auspices of the MRA. I think we need clarification on that Joe.

Mr. Alueta: We can change that to be –

Mr. Kawahara: So it's true that the person will not be under the control sort of speak of the MRA.

Mr. Phillips: Do they take directions from us?

Ms. Betts Basinger: Under the oversight.

Mr. Alueta: The intent, I guess, of the work plan person is they're obviously going to provide updates to you, but they're probably going to on a daily basis, they would work with me or someone in the Planning Department. And that would be their day to day functions as far as getting when they need to schedule meetings or when they need to use facilities here. If they need to use County facilities or anything like that. I guess the intent of having one person focus of this one item was obviously to try to pull together all the necessary groups and stakeholders including the MRA. But again, it's sort of implementing a piece of item on the MRA thing to make sure it gets implemented. I think that's the bottom line. I don't expect to have the day to day interaction is going to be the MRA, but I think the final product, if you're not happy with that person's final product, obviously the budgetary and the renewal of that contract – you would weigh heavily whether or not that contract is renewed or not.

Ms. Betts Basinger: Well I think this work plan is a contract on what this person is suppose to do, so it's already spelled out what they're suppose to do. And that they're suppose to do it under the oversight of Maui Redevelopment Agency. They'll report to us at least monthly –

Mr. Alueta: Right.

Ms. Betts Basinger: – as to their progress. My other question is where are they – if they're going to be a contracted person, they'll be working from their own offices? So liaison with planning issues will be with you as our liaison for MRA.

Mr. Kawahara: But I would expect that more than once a month that we receive e-mails or major pieces of correspondences by e-mail or by slow mail throughout the process. I mean, there might be issues that require our attention. And as you know, we're not just limited to meeting once a month. You know, that's not to say we want to put any stumbling blocks, but we want to make sure that process is being followed and the time table is being met.

Ms. Betts Basinger: I agree with you and I just don't know if it needs to be a part of this document or a separate document where the MRA puts forth it's expectations of the process – how often they're going to report, et cetera.

Mr. Kawahara: Yeah, I don't think it needs to be here, but I think we should probably have a meeting between the three parties at some point when the person is selected.

Mr. Alueta: Where do you see that project manager?

Mr. Phillips: First page.

Mr. Horcajo: So Chair, I want to make a comment. When we started the stakeholder group meetings that we had with the Mayor, and we some what reached consensus, and the plan was to have somebody specifically for the big parking lot. And as much as there may be issues with how the budget kind of got changed around, of the \$100,000 that was budgeted for 2009 supposedly half of that was for this position to be managed by the MRA. This was prepared by Chris Hart's firm, and it also included an approximation of costs for the whole five-year phase. It wasn't broken down, I believe, for each phase, design, consultation. It's not on this form here, but again, I've got a copy of that, and I believe you folks have them too when we've had those past meetings and stuff. But for me, our main focus as we've all agreed to, is the parking lot for us not to want to have control over this manager doesn't make any sense. The money part, you know, again, this is based on our fiscal year is almost over by the time this gets started. So again, we've got to work towards the next three years to have a plan to get this funded to administrations and to the Council. But I thought we wanted to have control over this person.

Ms. Betts Basinger: That is correct.

Mr. Kawahara: We certainly do, but we have no say as to how this is actually going to play out. Given the political process and administration requirements, I believe, that my understanding is that this position will be filled by a planner. And number two, it will not be under the control of the MRA.

Mr. Horcajo: Well, then we need a discussion with the administration first before we talk about –.

Ms. Betts Basinger: I'd like to draw your attention to the correspondence between the Mayor and Danny Mateo regarding in part these questions that were brought up – Ron that you and I talked about before I went on vacation – where she reiterates that it is the MRA that's going to be approved. If you look at item #2 – I think it clarifies the Mayor's position regarding this project person working under the oversight of the MRA.

Mr. Kawahara: What is your understanding Joe of the project manager's – who does the project manager report to primarily? Is it the administration or is it the MRA? What is your understanding?

Mr. Alueta: It would be MRA – I mean, it would be the administration. I don't understand where you're getting the MRA. I wrote this letter, so I'm trying to figure out how you got –

Ms. Betts Basinger: The work of the Project Manager under the oversight of the MRA.

Mr. Alueta: In the letter?

Ms. Betts Basinger: This is on the description.

Mr. Alueta: Right. This is a draft, hence the word, it's a draft project manager work plan that we're bringing to everyone to get comments on. Whether that oversight stays in there, I don't know. I haven't submitted around to everyone. But if your intent is – if you're concerned with it, we can take out the oversight. We can put under the Planning Department.

Ms. Betts Basinger: No our intent is to keep this way. This is the way we always understood it to be. We don't want to change it. We like it that way.

Mr. Alueta: Okay. But is the Mayor is going to keep it that way.

Ms. Betts Basinger: I'm trying to understand the concern of our Chair.

Mr. Kawahara: The concern is that –

Ms. Betts Basinger: Especially in light of what the Mayor has said.

Mr. Kawahara: That's right. I have heard that the Mayor express – made a comment that this position would be fulfilled by a quote planner, one trained in the planning process. And that person will report to the Planning Department essentially, and not the MRA. So I'm just trying to get clarification. I'm not making any judgements. We'll obviously have to go along with whatever the administration decides because who controls the budget, controls how things are going to turn out.

Mr. Horcajo: Well I disagree. I mean, that's why I'm saying I think having a discussion with the administration now would be good. I mean if we are capable of convincing her that it is better for Wailuku Town that it be more directly controlled by this Board than so be it. We've got to make the sales pitch if we feel confident that we can do it, and that's the best way to actually get Wailuku off the ground with the parking lot.

Ms. Betts Basinger: I just don't understand. I mean item #2 from the Mayor to Danny Mateo who's committee, our resolution went to, couldn't be more clear on the subject. Yes, the current fiscal budget for the MRA includes a project manager solely for the redevelopment of the municipal parking lot. The MRA is a vital component.

Mr. Alueta: Again, I wrote this letter.

Ms. Betts Basinger: Yeah, so is that your understanding?

Mr. Alueta: Yeah. She approved it for transmittal, but what I'm saying is – what we're saying here is these are questions that came out of Danny Mateo because again there seems to be a confusion among some Council Members, and they keep mixing up the redevelopment of parking lot and the civic improvement district.

Ms. Betts Basinger: Correct. That's what we've heard.

Mr. Alueta: And so, again, there continues to be a mix up in there, and I'm trying to be crystal clear that they're two separate projects, two separate geographic locations, and two separate purposes. And the Planning Department at this point in time is focused, and the administration is focused, on getting a parking structure. Whether it be a multi-use parking structure, whatever it is, we're more focused on that. The Mayor has indicated and committed certain funds out of the MRA budget as part of that transition budget to Planning, and that project manager will be solely focused only on working on the municipal parking structure. No where in this letter does it say who he falls under. Again, he would most like have a direct interaction with the Planning Department, and we would check off like any of the other contracts that this board has. And the only way I can – the only examples I can think of is you have contracts now that the Department reviews to make sure it's completed. They don't come here. They only come to the Planning Department. We make sure they've done it based on what the contract called for and we issue them the money.

Public Works, when they go out to bid to put in a sewer line, put in a drainage line, they don't go – the contractor that is hired to complete the job and the project manager to complete that sewer line, doesn't report to the Public Works Committee of the County Council. They don't even report to the Director of Public Works. They only go to the Engineering Division. And so I'm saying I don't have a problem. They're obviously going to report here, but I think that this person is sort of – their main task is to try and coordinate to get you scheduled, to get whoever is a stakeholder together, and do the work for, I'm going to say, all of them. What ever it takes to get the project off the ground.

Ms. Betts Basinger: Well it sounds like we do need to have further discussion as a group to clarify this. And one of the things I've been hoping to see as long as I've been on this commission are those contracts Joe. I know we have Teens on Call doing street cleaning. We never see those invoices. We never are –. And I believe when we enter into a contract for services on behalf of the MRA district and our Wailuku Community that we should be looking at those every month. We should be aware of what we're paying. So the fact that you say we don't see that, well, I think that's wrong. I think we should be seeing all of our contracts on regular basis, and discussing if they're being fulfilled. I think that's our job. And I appreciate the Planning Department's staff, but those things should be brought to our

attention. So I would suggest that if it's not clear this phrasing in here about the oversight, working under the oversight of the MRA which means we will be assessing whether or not this project manager is meeting his bench marks, et cetera, then that's something we need to clarify.

Mr. Alueta: Okay, that's fine. And if you guys want to take the invoices –

Mr. Kawahara: Wait, wait, wait, wait. I don't think we need to see the individual invoices as long as we've already approved them. But I think what we want to see is, you know, like a report, maybe more detail than this as to what period this covered. You know just drop this into maybe a spreadsheet so you make it like a cash flow statement – beginning cash, and then expenditures by category or by vendor, and then ending cash. I mean something that would just flow from one statement to the other because every other meeting it seems like how much money do we have available comes up, and this would just preclude having to ask the question.

Ms. Betts Basinger: I agree. That's a good report.

Mr. Kawahara: Because we need to know, you know, how much money we have to fund that website. We've got a whole bunch of other things that will come up. And I think that should be made just a regular part of the Planning Department's report. Is that a problem Joe? If it is, then let us know.

Mr. Alueta: No. You know, I try to provide you with you want, and then you just keep changing what you want. That's why I was like – you told me wanted a list of how much you spent last year, and this is the break down on what you want. And I can tell you haven't spend anything this month. I mean, you haven't spent anything since the beginning of the budget. We have no expenses obviously. The only ones that may show up is the lateness of us closing down the shop, moving out of the MRA Office. We were able to, you know – before I move on to that, are we done with that discussion?

Mr. Horcajo: Actually, I have a comment on this project manager and the letter. But I have a question first just because I'm new. The campus plan has to do with parking and housing for the County government. Is that correct?

Mr. Alueta: I'm sorry, what was that again?

Mr. Horcajo: The campus plan?

Mr. Alueta: The campus plan has to do with – the area around here has to do with the parking – parking for the employees and for the public to come here as well as consolidating County offices within this area.

Mr. Horcajo: I guess the reason I'm asking is whether – how this letter was written back to Danny Mateo is not in our best interest. Meaning that it says that the parking lot is intended – that the way I read this, it could be read that it is only for the merchants of Wailuku town, when I thought our sales pitch towards funding and support from the Council was it was not only for the merchants, it was for the community of Wailuku.

Mr. Alueta: That is correct.

Mr. Horcajo: Which includes State buildings, County buildings and such.

Ms. Betts Basinger: No.

Mr. Horcajo: No.

Ms. Betts Basinger: It is for the community of Wailuku, but the campus plan is specific to County employees and County offices and County parking – it's the County campus where the County does its business.

Mr. Horcajo: Okay, I remember last year when I got involved with this. One of the reasons that the last Council, last year, mainly the Chair, our current Chair, did not like the fact that there was not going to be any County improvement within either the parking structure itself downstairs or something, or off the side of Vineyard Street. So some of the Council Members wanted to be sure that the County government somehow is involved or part of this project. So that's my point is I want to be sure that we are all kind of thinking the same between MRA and Administration as to what they're saying is the reason for the parking structure.

Mr. Alueta: And that's a good question, Bob. But since that time, you know what I mean, since the whole, I want to say fiasco with Council, where this things got all derailed and they couldn't wrap their head around it or you had two Council Members who had different opinions on what should be done. And I think that the current Chair of the Council, as well as the Mayor, herself, have come to the realization that we need to get a parking structure. And that this whole idea that we're going to turn it into an eight-story building and parking structure for County offices was not in the best interest of the overall town. The intent was to get a parking structure, and if they're going to incorporate mixed-uses, potentially that could be re-looked at on the remnant parcel. The remnant 20,000 square foot lot. But I think that the bottom line is they wanted to go back to, we have an approved plan that this body approved and that the community approved as far as the design and trying to deviate at the last minute, and that's where the County tried to exert a deviation on its design in exchange for funding. And I think that the job of this parking structure manager and the meetings that were held by the Mayor during this whole round table of trying to kick start this project again was getting to the realization that we've got to put all our ego aside and

personal agenda, and say go back to what was the original plan, what is best for the community as a whole and including the merchants – to some extent it's going to be some of the public employees that have to park at the County municipal parking lot. So the goal right now is we have a plan, let's just build the plan. So that's where we're at and Charmaine, the Mayor, I don't think would not have kick started like this if she didn't think that she kind of got some kind of preliminary by in by the existing Chair.

Ms. Betts Basinger: Right and I think that's our understanding too as the MRA. I also do know before I went on vacation, I heard that Danny Mateo was not going to hear our Resolution. And so what he did, he wanted clarification from the Mayor, again, this Council misunderstanding. So his intent was not to hear it, which would be devastating because we're asking for their by in and support. So he made his questions clear to the Mayor and it resulted in this letter, which I think has clearly answered as to the Mayor's position about being in support of the structure. Now I also know that I don't know if it's through Planning or through the Mayor's Office, but they have contracted a consultant to do a study on the campus, you know, where can we put more County office, et cetera. But that's a separate issue than our municipal parking lot. There was an idea that well, maybe there could be some offices in that structure. Well, it's an idea, but they're still separate issues.

Mr. Horcajo: I wanted to just give you some update. And I know that Munekiyo's Office was who got hired to do the campus plan, number one. Number two is Danny Mateo has filed this because he was not happy with the answer to the first question that the campus plan is separate from this. That's what I got from John Min. So that's the latest on the Resolution. He's filing it because there was some confusion, and that's what, again, is an education process that needs to come from everybody. We need to have a workshop or something.

Mr. Kawahara: I think someone or two of us should probably meet with Danny Mateo and address his concerns because unless he approves releasing – making that Resolution – putting it on the Council's agenda, we're kind of back to square one. All that time that was spent by the stakeholders were for nothing. So –

Ms. Betts Basinger: Well, we do have our regularly scheduled meeting with the Mayor coming up on November 13th.

Mr. Kawahara: I think these issues need to be brought up, so Alexis will you go?

Ms. Betts Basinger: I will.

Mr. Kawahara: Bob, can you make that meeting?

Mr. Horcajo: I will look at –

Mr. Kawahara: Only two of us can go. And I think try to get some consensus as to how to break the – I don't want to use the term deadlock – but getting Danny Mateo to support the Resolution and bring it to the Council room.

Ms. Betts Basinger: And one of the things that I don't like to move forward on or even – I don't like to depend on "I heard," even though I've sat here and said "I heard." So, yeah, I'd love to go and meet with Danny.

Mr. Kawahara: I think after the meeting, both of you should try to schedule a meeting with Mr. Mateo and address his concerns and urge him to bring that Resolution before the County Council.

Ms. Betts Basinger: We'll get together on a date.

Mr. Kawahara: We have a date right?

Mr. Horcajo: The 13th.

Mr. Kawahara: Isn't one scheduled with the Mayor on November –

Ms. Betts Basinger: With the Mayor on November 13th.

Mr. Kawahara: Right.

Ms. Betts Basinger: But this would be a separate meeting.

Mr. Kawahara: Right, a subsequent to that.

Mr. Horcajo: My only suggestion if it's possible to suggest to the Mayor that Jeff sits in – Jeff Hunt.

Ms. Betts Basinger: Well I'm think that you and I should meet with Danny Mateo before our meeting with the Mayor so we understand his position.

Mr. Kawahara: That makes sense.

Ms. Betts Basinger: And that we do that right away. I don't think we need anyone else sitting in just to hear Danny's side.

Mr. Horcajo: I was more thinking for me to get more educated through Jeff and the Mayor on the campus plan and the relationship if there is or isn't.

Mr. Kawahara: Why don't you ask Munekiyo & Hiraga for a copy of the draft of the plan. There's a draft already being circulated.

Mr. Horcajo: Sure. We'll talk – legal right?

Mr. Giroux: If we could, maybe on an agenda, just have a report back for this group.

Mr. Horcajo: Sure.

Mr. Alueta: Well the purpose of giving you the project manager work draft plan was to get your comments, so hopefully you'll be able to email your comments, and I can try to incorporate your comments. If they're just saying you want to keep the oversight or you want to explain how that's going to function, that's fine.

Ms. Betts Basinger: I like it exactly the way it is with the chaviot that we update the dates on the time line, and that we'll go into Executive Session later to discuss the upper limit of the contract.

Mr. Alueta: Okay, and then cash in lieu is just waiting for what you guys are going to do.

Mr. Kawahara: We're going to have a discussion, so we're going to move it towards the end of the agenda before the Executive Session, if you don't mind.

Mr. Alueta: You want to bring that item back up, you mean?

Mr. Kawahara: Address it before we go into Executive Session because the rest of the items we can get though fairly soon. So update on the Wailuku Municipal parking structure. We've got a pretty good discussion on it. Is there any more discussion? If not, moving on to item G on the agenda. Wailuku Main Street. I got a call from –

Mr. Alueta: I'm sorry Mr. Chair, if can, just on the Wailuku Municipal parking structure. I had a phone conversation and someone is trying to sell us a new parking system. So just to let you that's totally different than what's already been approved. I'm not sure if you guys have any interests in moving backwards in the sense of going back to a new design from what you did. Right now this is an automated parking system in which you can do like 100 cars on 9,000 square feet – 120 cars on a 9,000 square foot lot.

Mr. Horcajo: Like in Japan.

Mr. Phillips: Have you already seen them? They're fabulous system.

Ms. Betts Basinger: I'd like to have report.

Mr. Alueta: I'll get you the – yeah. I have had a conversation and it's a pretty interesting system. I gave them the specs as to how many stalls we're trying to accommodate within the space limitation that we have, and also the story height as far as – or I should say feet height of the structure that we're trying to accommodate. It's fully automated. You know, they park the car in 45-seconds.

Ms. Betts Basinger: Yeah, I'd like to actually do a cost analysis on it as well.

Mr. Alueta: It's \$20,000 a stall just to let you know.

Ms. Betts Basinger: Thanks Joe.

Mr. Kawahara: All right. But one comment since we're still on that particular subject. You all received a letter from Mike Summers a while – maybe two or three months back about different municipalities and how they solve the parking issue in downtown. The legis of the report, of the article, was the fact that they found they were giving free parking – I mean, metered parking in the down core area and making it free parking in the municipal area solved a lot of the issues. So bear in mind that article. That's all. Any other discussion on Wailuku Municipal parking structure?

F. Update on Wailuku Municipal Parking Structure

G. Wailuku Main Street Association, Tri Isle Main Street Resource Center Report Update on Project Involvement Relating to Projects Listed in the Wailuku Redevelopment Plan.

Mr. Kawahara: If not, item G on the agenda. As I was mentioning, Jocelyn Perreira left a message to me that she had a flu or serious health issue and was going to see the doctor, and apologized for not being here. However, we have representatives from the WMSA. Are you going to make a report. She said that you were just going to observe and take notes. What was your name?

Ms. Kristy Vega: . . .(Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Kris?

Mr. Alueta: Kristy.

Mr. Kawahara: Thanks.

H. Redevelopment Area Parking Issues

Mr. Kawahara: Item H, Redevelopment Area Parking Issues. That is, I guess, part of the cash in lieu so I'm going to defer. What is that? Refresh my memory Alexis.

Mr. Horcajo: I'll refresh your memory. I think I brought it up at my first meeting to talk about – at some point in time all the other parking issues besides the municipal parking lot. I kind of did a spread sheet. I submitted to this Board three or four months ago now. It talked about other issues like even re-stripping the mini-park, the illegal mini-park, because people just waste space there. Whether that should be within our purview which I think it is. Even re-stripping their municipal parking lot to make it an angled parking lot to gain much more parking stalls because we're five-years out at least. Working with landowners, condo owners who's stalls are basically gone eight-hours a day, and maybe we help them realize that they can maybe rent their stalls out to get some money and we get more parking with –. Anyway, I brought that up, and I think I also asked of our Counsel James about this investigative committee – I forget the term he used at the GPAC – as a means by which that members here could kind of get into the nuts and bolts of these other parking areas that we, our committee should be dealing with other than only focusing on parking structure itself. I think that's our job. And in lieu parking, I guess, would be part of that too. I didn't bring my data base. I guess I was going to maybe give it out again.

Mr. Kawahara: Well, maybe we should, you know – is there any specific action you want us to do, Bob?

Mr. Horcajo: Well I guess the action would be if there's another person here who wants to be a part of this side body I guess we can talk about the issues and decide from that first meeting I guess what we can bring to the board at the next meeting and future meetings. Does that make sense?

Ms. Betts Basinger: Yes it does, and I see it as we had discussed last time that it is in support of our municipal parking lot structure during the interim time, not just construction, but maybe even leading up to it, finding alternative parking strategies for the community. I'm not going to volunteer to help you, but maybe someone else would volunteer to be a part of that investigating committee.

Mr. Alueta: I'll work with you too Bob. I have the data. There is a study out that shows all of the parking spaces.

Mr. Kawahara: Are you volunteering Katharine?

Ms. Popenuk: Yeah. I can.

Mr. Horcajo: Thanks Katharine.

Mr. Kawahara: Thank you.

Mr. Alueta: I can get you data base data that shows not only the existing parking lots – because there's quite a few – as well as vacant lots that could potentially be. And they actually have sketch drawings of vacant lots and showing how many stalls they could get on all of these different vacant lot. It's pretty interesting. It was done about five years ago, and it was done in support of that. So I think that's –.

Mr. Horcajo: So if you could get that to myself and Katharine and then we can schedule a meeting.

Mr. Kawahara: So Bob, I'm appointing you as Chair of the Redevelopment Area Parking Issues along with Katharine Popenuk, and part of your committee will be Joe Alueta.

Mr. Alueta: Okay, because we have that. Just to let you, increasing the number of two-hour parking stalls, beside re-stripping, parking meters is my favorite.

Mr. Horcajo: Okay.

Ms. Betts Basinger: You know, just on the side, in London, if you want to drive your vehicle in London, you have to pay a congestion fee of eight pounds, which is almost \$16 a day. A day! Just to drive into the center of London. And there are lots of people doing it so it's a money maker I'm sure for London.

Mr. Alueta: I don't think it would work in Wailuku.

Mr. Phillips: There's a positive motivator for us.

Ms. Betts Basinger: I'm always looking for revenue Joe.

Mr. Alueta: I'm telling you, parking meters are the best. They're simple. Very little maintenance. Feeding quarters. I mean it works. If you look at the one across the street at the State Building and the Courthouse, it works quite well. Okay, discussion on your breakdown.

I. Discussion on FY 08 and FY 09 Budget breakdown.

Ms. Betts Basinger: Which I think we've had. I think Chair Ron –

Mr. Kawahara: I think what we'd like, Joe, is, you know, I can do this on a spread sheet showing the current month and the year to date, the fiscal year to date, beginning what our budget is. And if you send me the information, I can do it or have my staff do it so it's easily

understood. Just a cash flow. Beginning cash, expenditures by category, and under that, put down exactly who the vendor was and then the ending cash balance. So that we'll just know. I mean I can do it.

Mr. Alueta: Well, I'll try to get it. If not I'll have the person who does get in touch with you.

Mr. Kawahara: Sure.

Mr. Alueta: Like I say, this is from the Mayor's Office from what we did last year, closing out the account. So it's not this year. Because I gave this year which just showed you how much you got. Again, this is just showing you spent last year.

Mr. Kawahara: Last year meaning June 30th, 2008.

Mr. Alueta: Right, for lease equipment, rentals, your update of the Lexis/Nexus ones, your telephone bills, your professional services which was Iwado Court Reports, and your rent – Star Equity is your rental and electricity.

Mr. Kawahara: What is Lexis/Nexus? Is that an inquiry?

Mr. Alueta: No, that's your binders – the books – the County Code – for the supplements that they send in.

Mr. Kawahara: Okay.

Mr. Alueta: So again, you don't have any expenses. Again, your lease equipment, we got you out of your lease. Otherwise, we would have been stuck with it for another four years. We were able to find another Department to take over.

Ms. Betts Basinger: And you found another tenant.

Mr. Alueta: I didn't have too. I got out. We just got out. We just got out of the lease. We just had to make sure – and I cleaned it. And all of that equipment got moved out in a hurry. And they were pretty happy we didn't tear the place apart.

Ms. Betts Basinger: I think the feeling for me is that when we go before Council and through the Administration and ask for a certain amount of money to operate our programs that we should actually see how that money is being spent. So that's why every month I'm asking for that.

Mr. Alueta: No, I agree with you because I want to spend your money. I have projects that I want to get done, and so, I'm doing your budget. We have to turn in a budget and there's

not time. We said we wanted \$100,000, we're going to ask for \$100,000. Just to let you know as far as everyone has been instructed to take a 16% cut. So every budget is taking a 16% cut including the \$100,000. So in reality, you only have \$84,000 to spend.

Mr. Kawahara: Really!

Mr. Alueta: Yes. Everybody across the board. That's \$900,000 for the Planning Department.

Mr. Kawahara: But that's just projects right? It's not salary and wages.

Mr. Alueta: How you come up with it is how you come with it.

Mr. Kawahara: Are you taking a cut Joe?

Mr. Alueta: Not right now, but everybody –

Mr. Horcajo: You don't know.

Mr. Alueta: We don't know. All we were told is – and we have cut 16%.

Ms. Betts Basinger: Well you know Joe before you go ahead and just do that, we haven't had a chance yet to look at our budget and plan for next year. So before you arbitrarily cut 16%, maybe we can come up with our own justifications that are legitimate for not cutting our budget.

Mr. Alueta: I've made those arguments, but the money was given to the Planning Department as a transition budget for the MRA. And everybody, across the board, there was a 16% cut. And there's going to be a 16% cut for Wailuku Main Street.

Mr. Phillips: I think Alexa is concerned about the line items more than the totality.

Mr. Alueta: Yeah. There actually is no line items for the MRA because you haven't developed any. We have an internal one, and that's the thing that we need to come up with. And that's where we want to get into Executive Session because I want to spend your money on – I want to buy benches. I need benches for Market Street because it never got incorporated. I want to make sure we have contracts for landscaping person. I want to make that the trash is still there. I want to get private security.

Ms. Betts Basinger: You are our staff. We have a Chair and we have Commissioners who has to vote on things.

Mr. Alueta: No, I know, but those are the things that I'd like see that this – these ideas – so I think that we're all pretty much on the same page. It's just that we need to get it down on paper.

Mr. Horcajo: So Chair, speaking of budget. I know it's not on the agenda, but what's happening with the 2010 budget? This just says 2008 - 2009. Has there been any discussion with this body or the administration?

Ms. Betts Basinger: Well Joe just informed us that he's arbitrarily cut it for 16%.

Mr. Horcajo: That's for the present budget.

Ms. Betts Basinger: No, he's cutting our request for next year.

Mr. Alueta: No.

Mr. Horcajo: No.

Mr. Alueta: Your '09 Budget. Everyone was told. You got approved \$100,000 from Council. The Mayor came down and said you're taking 16% off the top of your entire budget.

Mr. Horcajo: I'm asking about 2010.

Mr. Alueta: And he's asking –. And we haven't been asked what are we going to –? There hasn't been any word on it. But I'm just saying that – the reality is that – I'm worried about other budgetary issues within the MRA to make sure that it doesn't fall off of the radar, such as the parking structure because that's the main thing.

Ms. Betts Basinger: Do we have any issues to vote on today Chair?

Mr. Kawahara: Thank you Ray. No.

Ms. Betts Basinger: Okay.

Mr. Kawahara: Mr. Kimura, could you just let us get through the main parts of the agenda first? I'll call on you before we go into Executive Session, all right? I understand, I'll call on you before we go into Executive Session.

Ms. Popenuk: I just had one concern. You're talking about reducing our budget and we're also at the same time talking about overseeing work of this planner that's being called into to work on the municipal parking lot. I can see that would be a hardship to undertake new,

hopefully, you know, thorough responsibilities in overseeing the work of this person, and at the same time, having even less money to work with.

Mr. Alueta: That's what I want to get in – when we get into Executive Session I'll explain where your budget breakdown is as far as how much was allocated or was indicated by the Mayor that should be allocated to this. And then how the rest of that money, where you have a lot of leeway in allocating money for – that you can come up with your projects, you know, that you want. And I'm just trying to tell you what is going to be – from the administration side, they're saying we weren't committed, and the rest of it is how you commit.

Mr. Kawahara: All right, any other items before I go into the cash in lieu discussion? Now, I don't expect that we're going to take a vote on this, but before my term is up next March, we need to put this cash in lieu to rest. So let me just kind of state as best as I can, as objectively as I can, what the issues are with rest to cash in lieu.

First some background – my understanding in reading the County Ordinance is the fact that if you construct – if you do any development within – I forget already – 200 feet of a County municipal parking lot, you are not required to provide parking. And then that requirement is reduced the farther you go out – 400 feet, I think, it's reduced. Otherwise, you have to produce for office space, one parking stall per 500 square feet. However, in the Maui Redevelopment Area which the MRA controls or have oversight over, this cash in lieu issue came up in the late 1999 and then in early 2000, there was a cash in lieu ordinance that was suppose to be submitted to the County Council. Wherein the MRA was to take control of the cash and to allow to give MRA the authority to impose a cash in lieu of the parking requirement.

My understanding further is that several developments, the largest being Main Street Promenade went ahead with the understanding that they would pay the cash in lieu assessment once the MRA has adopted what that number was going to be. So if you're a developer on a smaller scale it's hard to perceive with development not knowing what this number is going to be. So I believe that the MRA in spite of its desire to promote development in Wailuku has been a hindrance in this one respect. Because in a small development, that parking assessment can range from 15% to 20% of the construction cost depending on what the assessment was going to be. In 2001, it was suggested that it be \$10,000. Lately, I've heard numbers as high as \$20,000 per stall. And that is the issue. I think we need to have a thorough discussion and either adopt a cash in lieu position or waive the parking requirements. Two options, that's all we have. We either – we're not going to adopt a cash in lieu ordinance; or we are, and if we are, we need to decide what that number or percentage is going to be. And does anybody want to add to that?

Ms. Betts Basinger: I do Chair. I think there's a third option that this body, today or last

month agreed to work on, and that was alternative parking solutions until the municipal parking lot is constructed. So if we're working diligently on providing alternative parking, then, you know, I'm not in favor of going to Council with an ordinance that can't be explained that we don't have detail on. It's too ambiguous and that's why it never got any where. So I would favor waiver and developing alternative parking solutions.

Mr. Kawahara: Because the cash in lieu – every developer is notified that there may be an assessment. Some of them have chosen not to proceed with development because a number is a huge unknown. Others have proceeded. But you know, supposing the – you know there's all kinds of issues if you proceed. What happens if you can't pay it? What happens if they sell the property? Is it binding on the subsequent buyer? This is not right. We need to give certainty when it comes to development in the Wailuku Redevelopment Area. I think everybody can agree on it. It's just common sense. So we need to either deal with the cash in lieu or just take it off the agenda and let everybody develop and follow the current County Ordinance.

Mr. Horcajo: Mr. Chair?

Ms. Betts Basinger: That's I –

Mr. Horcajo: Chair? So I guess my comment is it's not an either or. You know, we should be processing the cash in lieu. But, you know, again, I need to get educated as to why it failed the first time back in 2002.

Mr. Kawahara: It didn't fail. It was never submitted. It was drafted, but never submitted.

Mr. Horcajo: There was a letter here from John Min to Dain Kane who was on the Council and it went to the Mayor. So it got to Dain Kane. So it got some place out of the Administration. But my point being, we still need to get educated. But for me, it's not an either or. We should work on that, number one. We can still waive if somebody brings forth their project and says that, you know, give me a waiver or whatever. And number three, we still should be working on other alternatives whether it be short term or whether it be long term ones, besides the municipal parking lot. It's not an either or.

Mr. Kawahara: But Bob once you waive the first one, how do you justify not waiving all subsequent ones?

Mr. Horcajo: Well –.

Mr. Kawahara: I mean, if you were to develop a small 6,000 square foot building, how could you proceed if you're going to provide 20 stalls? That's 100,000 grand.

Mr. Horcajo: Well, let me ask you this. I asked Counsel last month that – when I was here a couple of months ago Jocelyn said at a previous MRA Board said no more waivers. And so we've pretty much had made some consensus, no, we can change it. So my point being – there's no doubt that once MRA does something or any board sets some precedence, but hopefully we can make it a good precedence or somehow make it so it doesn't last forever. It's no difference than what happens up at the County Council. Just because they approve one project, it doesn't mean that they have to approve the next. So my point being, we should look at all three options and not think that its either or.

Ms. Betts Basinger: Additionally, the cash in lieu idea came up as a source of funding to build a municipal parking structure. And I think through subsequent investigation and funding information that has come to us we know that that's such a manini amount, and such a huge burden on potential development that we needed to look elsewhere. So the whole idea of a project manager who is going to be looking for real sources of funding that don't affect new development in Wailuku is good. We're going in the right path. So my vote would be to just drop the cash in lieu. Move forward with newer ideas, more innovative ideas and get the parking structure built with funding that is substantial.

Mr. Kawahara: Well, if I can rephrase what you're saying, Alexa. What you're saying is that we will not require cash in lieu, which means that the Planning Department needs to be notified when development is proposed that this is not a place as a requirement for development.

Ms. Betts Basinger: That's correct. And it's not a law.

Mr. Kawahara: It's not.

Ms. Betts Basinger: I mean to even ask people for the possibility that we're going to charge something that's not even part of law, that makes me nervous. Yes, I think that cash in lieu should disappear.

Mr. Alueta: Can I chime in at some point?

Mr. Kawahara: Joe, please.

Mr. Alueta: Let me just back a little as far as the history of it. It's that you are correct, Bob, that the Board stop granting waivers to the parking requirement for Wailuku. It became a situation where it was like the mystery parking like Lahaina. And so they were granting waivers, and they realized they granted more waivers than there were stalls in the municipal parking lot. And obviously parking has become an issue. It's not that – the economic activity of Wailuku grew so much and no parking was ever being provided. And to help stimulate further development with the substandard lots because at the same time

you didn't want to have these 2,000 square foot building with six stalls stuck in the front of these little lots. They felt it was better to try provide some kind of consolidated parking structure and to do that. Part of the funding – and again the hang up with the cash in lieu, it wasn't meant to be the sole source funding for the parking structure. It was never intended to be that. They knew they would never be able to fund the whole structure with these cash in lieu. The reason it stalled, and the Mayor didn't support it at the time, was they wanted the Planning Department to come back with what are you going to do with the money? You're going to collect these fees, what are you going to do with it? And at that point there was that whole transition. From our stand point, from the Planning Department's standpoint, the reason we conducted or paid for a study, a parking study, for around Wailuku, it's intent was we have identified several vacant lots around the County that can be purchased. And the idea was we need to get funding to buy these lots. We create off site small temporary satellite parking lots around the County of Wailuku, or the community of Wailuku, in the mean time because we're going to loose those stalls when start to construct the parking structure. And I totally disagree this needs to be killed. You need to have this cash in lieu to be able to move forward because you can at least to start to buy satellite parking lots with that funds and use those stall later on when you remove all of the parking. But if you feel that you can fund everything without developers paying for anything – as a developer comes in and just grant them a waiver of the parking – again that is one methodology I told you about. But it will be a parking hell in Wailuku. Worse than it is now.

Ms. Betts Basinger: Well the proof is in the pudding, and redevelopment of substandard lots in Wailuku has not been flying out the window. And that's because our job as the MRA is to create incentives, not impediments towards development. We're trying to get people to spend money and here we go asking them, first they have to pay this huge fee for a parking cash in lieu.

Mr. Alueta: \$5,000 a stall is a huge –

Mr. Kawahara: It's never been mentioned. The lowest I've heard was \$10,000.

Mr. Alueta: I mean what were –

Ms. Betts Basinger: It was up to \$11,000 the last time I heard a concrete figure. But the point is – the point is it goes contrary to our purpose as an agency to invite development. It's just a total, total deterrent. So this body needs to make that decision if we're going to – and my vote, I'm real clear of my vote. I think it's a deterrent. I think we are smart enough to find other innovative ways to do what we need to do. But the main thing is to get these substandard lots develop, and they haven't been. And this is one the big reasons they haven't.

Ms. Popenuk: My observation – looking at this map of who has to pay the most – the ones that are farther away are the ones that are paying the most. So if we ask them for a cash in lieu to build a municipal lot, they're kicking in their money for something that's quite far away from them, and their customers aren't going to park there. Therefore, I'm thinking that more the answer is are these satellite parking areas, developed satellite parking areas, and not necessarily simply temporary which they would be used during the construction of the parking structure, but I can't imagine that someone is going to park in the municipal lot and walk to Ichiban to get their lunch. That's really of no service to the restaurant way over here to have all that money go solely to the municipal parking area.

So I can see that developing little lots around the Wailuku area would make sense. And it's true, right now, if you can't get a waiver on your parking, you're dead in the water. There's no redevelopment or development of any kind happening right now. You're just a dead fish. If you are able to pay the cash in lieu, it adds value to your property, and hopefully that would pass on to whomever you sell your property to in the future. I'm thinking that because the parking lots that would be developed, these little satellite parking structures or lots, whatever they might be should be to standard and probably the price is going to be high as oppose to low. But because that value, I now have a parking lot right next to my restaurant or my shop that adds value to the property, which would benefit the owner in the long run.

Mr. Horcajo: I'll make another comment. It seems like we're all, or some of us are basing our comments on how this is written.

Mr. Kawahara: No. Just forget that Bob.

Mr. Horcajo: But let me finish. She's made a comment about the farther – the way you are – the 200, 400, 600 feet rule is true. Now who is to say that – again this is just a draft. It never went anywhere. It's our job to make something that can work for the community of the merchants. There are some vacant lots on Market Street within the 200-feet that don't have to provide parking technically. And they're not developed so we can't put all the blame on this supposed law that does not exist or the perception. That's not the reason. I mean, I don't want to talk about other County issues. But basically, you know, our job is to make something that's going to work for the community and not look at this as being well this is not just right so just get rid of it. You know, I had remember a couple meetings ago, where I was not on yet, there was discussion about the cash in lieu also as way to fund the MRA. You look at the HCD on Oahu, they've got money. I've got their budget. They've got State Office Budget Director on, they've got State Office Planning. They're a good –. I mean, they're formed properly to make something happen in Kakaako and in Barber's Point side. We are not. So for me, you know, this body can be better, and this can be better if we want to focus on it and not look at just what's here and say this itself is not good so get rid of it.

Mr. Kawahara: So what I'm going to ask at this point is this cash in lieu to be put on next month's agenda, and then we vote on it either we're going to adopt it or eliminate it. Okay? We all have time to study. We've got to come to an informed decision. I think the discussion we had today brings out all of the issues. Joe's point is where is the money going to come from to buy these lots that are – the ancillary lots around the Wailuku area, given the tough economic times – 16% cuts in budgets. With cash in lieu, they would automatically bring in some monies for all those that had agreed to the assessment. They just don't know what that assessment is because this body has not adopted an amount. The step is we're either going to do it or we're not. If we're going to adopt the cash in lieu, it's got to go before the County Council. Then we've got to spend some time in drafting that ordinance. Where does the money go to?

Mr. Horcajo: Well, my suggestion maybe, first, is does it makes sense that it's the Administration's job, Planning Department, to look at this. And whether it's a workshop type of meeting, or within the office first, and make some suggestions as to how we can improve this ordinance here. And then we can talk about –.

Mr. Kawahara: Well I think we need to vote on whether we even going to have one first.

Mr. Horcajo: You want to vote on that first, regardless of it's written?

Mr. Kawahara: That's right because to me it's either or. You either have one and then you work out the details, or you don't have a cash in lieu. Which means the Planning Department needs to make very clear to every developer that this is no longer a requirement.

Mr. Alueta: There is no – I don't know where this requirement of the cash in lieu. You haven't adopted one. You have imposed the conditions that you are going to exchange for your waiver that you're going to pay x-amount, whatever the cash in lieu is. That's how the condition is for one of the – I guess the Main Street Promenade. This board I guess under several iterations ago decided that the cash in lieu was the way to go, and what you wanted to do was you needed to hold a public hearing. When you held your first public hearing, it was a very controversial issue for good reasons. And what needs to happen is you need to schedule it – if you want to have it – you schedule it for a public hearing, you take comments, and you make amendments. If you've got amendments to the Ordinance, you make the amendments. Now if you know you have amendments ahead of time that you want to the Department to draft and re-change, and work with Corporation Counsel to do then that's why you were given it a year ago. I mean I've been waiting for comments on, no strike this line, or do that, but I guess as you say, there's a fundamental question. Do we even want to have a cash in lieu or do we just want to waive the parking for every developer that comes along that asks for it and they pay nothing into a parking system to stimulate a redevelopment in Wailuku. And I said that is one option. Or the other option

is, you know, you come up with a plan. You've got a parking waiver fee, but that fee is earmarked for specific projects. And the Mayor at the time, did not want it to go into a black hole. They wanted this board to come up with a plan. If you're going to get money from this parking waiver, what is it going to be spent on? And we never came back. We changed. Planning was out, and OED was in, and it just got dropped. Realistically where it was last left was you had the ordinance, you needed to come back with a work plan. Now if there's a change in plan that you don't to even want to have a cash in lieu, then we can drop it.

Mr. Kawahara: But this cash in lieu was submitted to the Commissioners well before – several years before any of us became commissioners. I'm just saying that development in Wailuku needs to be able to proceed with known numbers, not this thing. Because I remembered at one meeting, Stephanie Ohigashi, former Chair of this agency, came up and said where is the cash in lieu ordinance and she threw out a figure of \$250,000 on the one Main Street Promenade which just kind of stuck in my mind. I didn't realize it was going to be that high.

Mr. Alueta: Actually half a million.

Mr. Kawahara: Half of million. But she mentioned \$250,000.

Mr. Alueta: It was that they got away with 55 stalls.

Mr. Kawahara: So that's \$500,000 of "revenues," once this agency adopts a cash in lieu. So the question is do we one or don't we do one? Bob, I don't believe there's any in between. Okay. So if we're going to adopt a cash in lieu ordinance, we've got to draft that ordinance – maybe using that as a bench mark – and then get the County Council to adopt it. That would give certainty to developers. Or just eliminate it and we just follow the current County Ordinance which is no parking requirements within 200-feet and that type of thing. All right I'm going to just put it on the agenda. I think we've had enough discussion on it and move forward.

Bob, before I call you, I said right before the Executive Session. Yuki Lei showed up and she's here to give us the – moving back on the agenda – Market Street Improvements, 70% complete, finish due 1-29-09.

Mr. Alueta: No, that my update. It is, but asked her to get the information. I was doing it. I didn't ask her to show up.

Ms. Betts Basinger: Chair, I do have another comment, though, on cash in lieu.

Mr. Kawahara: Sure.

Ms. Betts Basinger: If we decide to continue to trying to create a cash in lieu law and which is going to require a lot of political by in, we only further delay meaningful redevelopment in our MRA area. And the thought of going another five or six-years with this specter hanging over is just a continued impediment. So again that's my case for let's let it go. Let's move forward with what we have and try to come up with something better maybe or more innovative.

Mr. Kawahara: Good. So hopefully at the next meeting we'll have all five Commissioners in attendance and we can take action on this and adopt it or put it to rest. Any other items before we go into Executive Session?

Mr. Alueta: That's you Bob.

Mr. Kawahara: Well no. I said I'll have Bob speak right before the Executive Session. You want to say anything about the Wailuku improvements?

Ms. Yuki Lei Sugimura: I'm Yuki Lei Sugimura. I just want to say something about the cash in lieu as I was with the Apana Administration. And I want you to know that in the Wailuku Redevelopment Area Plan which was adopted by the Maui County Council, December of 2000, that's an action item in the Wailuku Redevelopment Area Plan. So before you toss it out, I would like really encourage you as we pitched it to get this approved by the Council, we said, because I was there, I said, this a way of the MRA and Wailuku Redevelopment in this 26 acres to find some cash outside of just looking at government to provide you constant funding. And I think, I truly believe that the reason why it makes sense – if you're a developer, you know you've got to come up with parking. I mean it's a given. It's kind of like – and if a developer comes before you and says they don't want to participate with parking, they are not truly understanding what their roles is – I think. And for you to toss it out, I think you have one leg over starting from zero with the Council if they did their homework when you go before them. Because they themselves signed the dotted line. They approved it as a body. It went through the whole process and it was approved through County review, community review, the MRA and it was just part of the formula. It really is up to you if you decide not to, but you are really stifling yourself from that I think is truly – I don't want to use the word power because it really is not only power but something that you can do to help revitalize. So I just wanted to say that.

Mr. Kawahara: So we're going to have vote on this Yuki at the next meeting, and maybe you can be here to give your insight.

Ms. Sugimura: Okay. Sorry. Thank you.

Mr. Kawahara: Okay, Mr. Kimura. You're up. You've three minutes.

Mr. Robert Kimura: . . . (Inaudible. Did not speak into the microphone). . .

Mr. Kawahara: Will you please speak into the microphone please?

Mr. Kimura: I came into your group to pass on a favorable situation, and I'm not here to challenge. In other words I'm with you people. Cash in lieu got to go out. That's a wrong situation. That came in at the wrong time. That's why it ended up with a court case – that person that build – Robert –

Mr. Kawahara: Joslin.

Mr. Kimura: Yeah. He brought in an attorney to prove that the cash in lieu there was a deterrent situation. He want to kill the project, kill the philosophy or the thinking of the MRA – the MRA philosophy where government will come in to help and not forcing the participants in the revitalization process to pay for the parking lot. Did you know that the \$12,000 – at that time the cost of a parking space for an area was about \$12,000 according to former man before – what's his name – John Summers. And then another thing about the parking situation was that they had no place in the MRA situation and the incentive to create more parking areas. There was supposedly to be given as a privilege to a contractor like B2 requirements. You see there was a requirement that this parking structure area is really supposedly to be the municipal parking lot. It was running out of monies. So you are right to bring up the spirit to contribute to the parking project per say when they put in that parking lot situation. Because that previous requirement was for certain number of parking structure needed will be brought up by the rule of a number parking structures there. I think it was around 280 before. They were giving free parking lots as the parking lots remained under construction that they intended to build. So that thing is all wrong and what was his name? He was right. They wanted to develop and contributing money and building of funds to fund the parking structure. Now, would you believe me if I told you that parking structure is in a position to call three financing areas – Federal, State and County – because there is a definite dire need for State parking.

Mr. Kawahara: 15 seconds, Bob.

Mr. Kimura: County parking and also for Federal parking. So you can throw that ordinance out and be safe because the issue of it was to create funds. And as I was out and participating in the structure –

Mr. Kawahara: Bob. Bob. Thank you. Three minutes. Thank you.

Mr. Kimura: The other one is short.

Mr. Kawahara: No. It's three minutes. We need to go into Executive Session. Thank you

all for coming.

Mr. Kimura: Did you get the point?

Mr. Kawahara: Yes.

Mr. Kimura: Kill that Bill or whatever it is. It's no good.

Mr. Kawahara: You're not in favor of the cash in lieu. I got it. There's three sources of funding for the Wailuku Municipal parking structure – Federal, State and County – I agree. Yes, I got it. Thank you.

(The Maui Redevelopment Agency entered into Executive Session at approximately 2:33 p.m. and reconvened back into the Regular Meeting at approximately 2:57 p.m.)

J. Setting of the Agenda.

Ms. Betts: (inaudible. Changed cassette tapes.) . . . report back on our meeting with Danny Mateo.

Mr. Kawahara: Yes.

Mr. Alueta: Wait, slow down, slow down. We're going to keep A. We're going to do another approval. We're going to keep C. You're going to have a public hearing which is going to be Mynah Bird. The Department will do another update. Do you want cash in lieu as a separate item since it's an update?

Mr. Kawahara: Yes. Cash in lieu. Then project manager proposal update.

Mr. Alueta: Okay, I'll just do it under mine. And update of Wailuku Municipal parking structure?

Mr. Kawahara: Just keep that in there.

Mr. Alueta: Okay.

Mr. Kawahara: And then meeting report on the – I don't want to call investigative committee – on committee –.

Ms. Betts Basinger: Alternative parking.

Mr. Kawahara: Well on status of County Council parking resolution because you're going to meet with Danny Mateo right?

Mr. Alueta: I'll put it under H, Redevelopment Area Parking Issues. How does that sound?

Mr. Kawahara: Redevelopment Area Parking Issues – would that come with the County Council Resolution? Remember now, we're going to meet with Danny to try to convince him to bring it to Council vote.

Mr. Alueta: Right, but I'll put it as a sub-item of a status.

Mr. Giroux: I would see that as an investigative committee – it looks like a committee of two.

Mr. Horcajo: I think it was two different issues, yeah.

Mr. Kawahara: Yeah, there's two different.

Mr. Horcajo: This should stay, I guess, with Katharine and I as written comment. . . (inaudible. Did not speak directly into the microphone.) . . .

Ms. Betts Basinger: Bob and Katharine.

Mr. Kawahara: And Joe.

Mr. Alueta: A sub-committee report. And what was the separate issue?

Mr. Kawahara: Meeting with the Mayor.

Mr. Alueta: Okay.

Mr. Kawahara: Do you want to call it that? Yeah, because you're going to talk about a variety of subjects.

Ms. Betts Basinger: Well we'll have our meeting with the Mayor and we'll have our meeting with Danny Mateo.

Mr. Horcajo: How about parking resolution update – status update – because after talking with the Mayor –

Ms. Betts Basinger: Parking structure.

Mr. Horcajo: – and Danny Mateo it would be an update.

Ms. Betts Basinger: So F, Update on Wailuku Municipal Parking Structure.

Mr. Alueta: We're like on Z now. I'm delete I. I is done, and I'm going to replace that –

Ms. Betts Basinger: Well no. Except you're going to bring the –

Mr. Kawahara: That will be under the Planning Department, though, the budget, cash flow budget.

Mr. Alueta: So what did you want? Cash flow budget.

Mr. Kawahara: Yeah. Beginning cash, expenditures and ending cash.

Mr. Alueta: Because you haven't spent anything.

Mr. Kawahara: It would be zero then. But what's the beginning cash and what's the ending cash?

Mr. Alueta: 84. Okay, we'll start with that. Let's put that under there.

Mr. Kawahara: We've got to talk about the fiscal year 2010 budget. We've got to, you know, have some ideas. We can't – I understand we can't exchange e-mails right because we're having a meeting. Alexa, you seem to be really up on the budget item so maybe you can give some points of discussion for the next meeting.

Ms. Betts Basinger: Okay. I'll do that. I'm really thankful for Joe in this to give us the information that he did so that gives us a foundation.

Mr. Kawahara: You know, we need to craft a budget to take into account the EA. We've got to do that up front. I mean that's a significant item.

Mr. Horcajo: But you know, Ron, as far as the budget is concerned, our next meeting is November 21st right?

Mr. Kawahara: Right.

Mr. Horcajo: The Mayor is going to have her budget. Joe is going to tell you what her deadline is to get it completed because she has to package it. I guess, I think if Joe can let us know from the Planning Department's side I should say when they should finalize their budget to the Mayor. It may have to be a meeting with Alexis, Jeff, you or whoever

to talk about 2010 prior to our next meeting of November 21st.

Ms. Betts Basinger: I think Joe does that. Joe, you're putting together the MRA budget within the Planning Department, right?

Mr. Kawahara: But he hasn't really flushed it out. He just has \$100,000 in there.

Mr. Alueta: No I haven't put together. I haven't put together anything yet.

Mr. Kawahara: But the EA might be that.

Ms. Betts Basinger: I'm suggesting on the FY10 which needs to get to the Mayor pretty quickly. I know Planning is probably working on their FY10 proposal now. If under Planning Department update, Joe, you could add MRA budget as part of the Planning Department's budget update for FY10.

Mr. Kawahara: But what is the number?

Ms. Betts Basinger: He started off by saying we'll go for the \$100,000, but we know now what our consultant is going cost.

Mr. Kawahara: How about the EA?

Ms. Betts Basinger: Well as he said, that may be part in parcel of who we contract with. They may have the ability to do that if it's a firm for example.

Mr. Kawahara: But they're going to charge separate for that I'm sure.

Ms. Betts Basinger: Perhaps. So that needs to be added into it, but we can at least get kind of get an update on where Planning Department is with MRA.

Mr. Kawahara: Joe, what is your best guesstimate as to what an EA would cost?

Mr. Alueta: Say for a parking structure?

Mr. Kawahara: Just a guesstimate.

Mr. Alueta: I thought one was already done.

Mr. Kawahara: Really?

Mr. Alueta: I really thought one was already done. That's how far you guys are along until

it got sidelined.

Ms. Betts Basinger: And if it needs to be updated it's not going to be that much.

Mr. Alueta: \$20,000 to update it maybe.

Mr. Kawahara: If there's one, then that's great. I haven't seen one.

Mr. Horcajo: You know, while we're talking about these monies and stuff – I guess I want to make a quick comment to Joe. Joe, you had made a comment earlier about the PC-1 plan that was already through the community, approved by whatever groups and stuff, and we should just get that billed. My only comment was that at the pass few meetings I've been at as a member or not, there has been discussion that the funding for just the parking structure itself would be very difficult just by itself. There needs to be an economic component and to get the Federal funds that we need to get the project off the ground because the County Council will probably not fund \$15 to \$20 million for the parking structure. The State would probably not unless we get Fed funds. So I only mention that to you in the sense that even though we're talking EA, even if we have one, it may not be adequate because it was done just for the structure and not so much the other components that we may need for funding. When you said earlier I was going to say something. But I don't know if that makes sense, but that's kind of what we've seen, at least I feel I've been lead to believe that's what we need to do to get funding. But the parking structure, you need the economic component.

Ms. Betts Basinger: That was the case at one time.

Mr. Horcajo: And PC1 does not have that.

Ms. Betts Basinger: But now we have administration by in and Council by in more likely to be funding just a parking structure. But I do agree that we need to add, for further funding, we need to add a secondary or maybe a phase 2 part of the build out which is economic development or revitalization. But we need our project director.

Mr. Horcajo: I know that. I wanted to make a comment on what he said earlier. It's not necessarily a slam dunk on the PC1.

Mr. Alueta: I never said it was.

Mr. Horcajo: It's not a slam dunk that we have a by in either.

Ms. Betts Basinger: Right.

Mr. Horcajo: If you understand how politics works, nothing is guaranteed.

Ms. Betts Basinger: That's why I want to hurry while we have it.

Mr. Horcajo: I understand about encumbering the funds. The Mayor was nice enough to meet. She took it upon herself to get the position only for the manager for the project. So we have to do our part in saying okay here's the person. But, you know, it can lose sight of what we know so far about funding and all that kinds of stuff.

Mr. Alueta: Right, and it's hilarious because it's like all the pieces that everybody has talked about we all need this. Throughout the history of this thing, it has all been done. I mean, I've got every single study. I mean we've got a study that we contracted with – I forget her name – but we have an economic component because the biggest part of the study, for the parking study, was there was an economic benefit study so I have that study. I've got the parking assessment of all the little vacant lots all around. I mean, it's like it just needs one person to work eight hours a day to focus on gathering all the little pieces of information that have already been done, put them all together, look at all the little funding sources that are out there –. Again, I'm not married to PC1 because technology has changed. Maybe we want to start from scratch. But I don't know how many people who want to start from scratch. I think people want to just say hey, we've got a plan, it's going to cost. I mean, it's going to be \$35,000 a stall probably.

Mr. Kawahara: I don't think so.

Mr. Alueta: I mean, if not more.

Ms. Betts Basinger: So are we done with the agenda?

Mr. Horcajo: It was the Jean Williams study.

Mr. Kawahara: All right. Any other business? Any discussion? If not, meeting adjourned. It's 3:08 p.m. Thank you all!

K. NEXT MEETING DATE: November 21, 2008

L. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:08 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN
SECRETARY TO BOARDS AND COMMISSION I

RECORD OF ATTENDANCE

Members Present:

Ronald Kawahara, Chair
Alexa Betts Basinger, Vice-Chair
Raymond Phillips (from 1:00 P. M. to 2:00 P. M.)
Katharine Popenuk
Robert Horcajo

Others:

Joseph Alueta, Administrative Planning Officer
James Giroux, Deputy, Corporation Counsel