

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
FEBRUARY 20, 2009**

**APPROVED 03-20-09**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Ronald Kawahara, Chair, at 1:05 p.m., Friday, February 20, 2009, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Ronald Kawahara: 1:05 p.m.. I'm going to call the meeting to order. I'm Ron Kawahara, the Chair. The agenda for February 20<sup>th</sup> calls for approval of the October 30<sup>th</sup> and November 21<sup>st</sup> meeting minutes which was sent via e-mail. Any additions, corrections, deletions, amendments?

**B. APPROVAL OF THE OCTOBER 30 and November 21, 2008 MEETING MINUTES  
(via email)**

Ms. Alexa Betts Basinger: Move to approve.

Mr. Kawahara: Do I hear a second?

Mr. Robert Horcajo: I second.

Mr. Kawahara: All those in favor, aye.

Agency Members: "Aye."

Mr. Kawahara: Oppose, nay. It's carried unanimously.

**It was moved by Ms. Alexa Betts Basinger, seconded by  
Mr. Robert Horcajo, then unanimously**

**VOTED: To approve the October 30, 2008 and November 21, 2008  
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.**
- 2. Other public testimony.**

Mr. Kawahara: Public testimony. Anybody here to testify publically? Very good.

#### **D. PLANNING DEPARTMENT UPDATE**

Mr. Kawahara: Planning Department update – Joe.

##### **1. Update on Proposed Projects and Enforcement**

- **List of Projects**

Mr. Joseph Alueta: I'm just providing you with a list of projects for you. Do you have any comments or wish me to get further information, just let me know? We're just telling you that we are still getting projects – a variety of projects in for the MRA – and the Current Division is currently processing those.

##### **2. Cash in lieu update**

Mr. Alueta: Cash in lieu is we have a standing list until you guys wish me to schedule it as a public hearing. Update on the Municipal Parking Structure –

Mr. Horcajo: Joe, I'm sorry. Can we go back real quick to this day to day stuff? So, I'm just curious, at what point does something moves from open to completed? Like the Uptown Service Station that got approved months ago, and the sign is already up. I'm just saying –

Mr. Alueta: That should have been cleared off. Which one is that?

Mr. Horcajo: That's Uptown Service Station, about half way down.

Mr. Alueta: Okay, I see it. That should have been –. If it's been already done, I'll double check.

Mr. Horcajo: Right.

Mr. Alueta: I'll remind the planner.

Mr. Horcajo: And then the Wailuku Banyan Tree, John does not have the lease anymore. It actually got moved to somebody else, and then he just gave up the lease. So what was that about – Wailuku Banyan Tree, Farmer's Market?

Mr. Alueta: That was part of the Farmer's Market, and you know, we just asked them for more information. If he doesn't – until we hear from him – he probably has never responded to the Planning Department asking for additional information. So we can update that and close that, find out from John Rippy whether he's pursuing it. Obviously he's not.

Based on your information, we'll find out what happened.

Mr. Horcajo: Okay. And then 115 Market Street, which one is that?

Mr. Alueta: That's already been approved.

Mr. Horcajo: Oh, I see approved. I'm sorry. And then so what keeps it here as approved and what takes it off?

Mr. Alueta: It should not have shown the approval one or anything closed.

Mr. Horcajo: Right.

Mr. Alueta: But I'll find out why because it should've been –

Mr. Horcajo: – it should be off right? Because Jordan Hart's one is off. It's not on here because that got approved.

Mr. Alueta: Right.

Mr. Horcajo: So this list, it should strictly be just what is active in Department?

Mr. Alueta: Yeah. Correct. And potential future items that may or may not come before. Like a lot of them are administrative approvals, so we're just giving you a list of what we're working on. And it's kind of more of an niele list, I guess, you can say so that, you know, if somebody asks, what's going on here? You can say that's so-and-so, yeah, they're in for a permit.

Mr. Horcajo: But if it's just an administrative, it may not necessarily get an MRA permit number like –

Mr. Alueta: Yes it would.

Mr. Horcajo: So like the guys on Central, who wanted that temporary site for their model house, would that get an MRA Permit?

Mr. Alueta: A number.

Ms. Betts Basinger: It should.

Mr. Alueta: And it should have.

Mr. Horcajo: It should have. Because that's not on here right?

Ms. Betts Basinger: Is that Four Sister's Bakery? No?

Mr. Alueta: Where do you see the Four Sister's one?

Ms. Betts Basinger: Third one.

Mr. Horcajo: The third one down.

Mr. Alueta: Third one down.

Mr. Horcajo: Is that?

Mr. Alueta: No that's a new one. That's the existing one. So either they did not submit a completed application. I'll find out why that's not on there. That should have been on there.

Mr. Horcajo: Okay, and the last one, I guess, the first one, Richard Dan. What does that pertain to?

Mr. Alueta: That's the –. I'm not sure whether he's still pursuing that but it's an open project. Again, that's the one where during the (inaudible) loss of parking stalls on Market Street, he had made a proposal or verbally made a proposal to me as well as this Board about potentially doing a valet parking.

Mr. Horcajo: Valet parking – so that is what that is about.

Mr. Alueta: That is what that's about.

Mr. Horcajo: And the Board had made a decision some what at – I don't know where it was or the other spot?

Mr. Kawahara: No, the conclusion was that the MRA has no control over the parking issue in the redevelopment area. That it's a matter of Public Works.

Ms. Betts Basinger: And we referred him to the proper department.

Mr. Alueta: I mean, he still needs a permit, but he would need to get approval from – Public Works is okay with it, but I think he needed to get some clearance. Whenever you're "leasing" stalls, one of the terms and conditions – I think that's where the issue came up. He had put out a feeler, I guess you could say, to this Board and said do you guys support that. And at the time, the Board had said we support any creative solution that would help alleviate. But again, that wasn't the details, you wanted to know more about it, and that's where –.

Mr. Horcajo: So, but this, by being on the list, you're telling us that –

Mr. Alueta: He's applied for an application. He filled out a piece of form.

Mr. Horcajo: He filled out an application. He submitted it so he got the MRA number here, but it hasn't gone beyond that.

Mr. Alueta: It hasn't gone beyond getting clearing up whether or not what else he needs to do.

Mr. Horcajo: Okay, thanks.

Ms. Betts Basinger: And I have a question, Joe, on the last two items at Kahikili Terrace. If you could explain what the projects are.

Mr. Alueta: I'll try the best as I can. Some of them may or may not have talked to me before they came in. Sometimes they do. But on that one, that is, if I'm not mistaken, that is they're planning to re-roof or do some improvements at Kahikili Terrace. One of them is to fix the roofs as well as paint the building, or paint the roof. I hope they paint the building, but –

Mr. Horcajo: And replace the fence?

Mr. Alueta: I don't know. All I know is like they had called me several times to what they needed to get and whether or not it needed some type of review. And I said just file for the permit and designs.

### **3. Update on Wailuku Municipal Parking Structure**

Mr. Alueta: Again, moving on the list is the cash in lieu. Again, that ordinance has been drafted. We've had several – we've had one full-blown discussion years and years ago, but it was never officially adopted. I'm not sure there's been an official public hearing on the item before it gets sent up to the Mayor – to go up to get signed. So again if you want to schedule that, I'm more than willing to schedule it. We'll look it out and put it out as a public hearing date.

Mr. Horcajo: So Chair, if you don't mind as far as that is concerned, I know, I think the last meeting we had, we had some discussion about this. And my opinion was – well I guess, first, my question was to Counsel that given the way it got in the plan, for me, you know, even if there's decisions to take it out, it needs to go through this public hearing process as well. So, given that, I guess, I'm asking I guess the Board here that we should consider getting it to some public process. The question is how and what process would make the most sense?

Mr. Kawahara: We'd probably call a special meeting just to discuss the cash in lieu and whether this agency is going to adopt a cash in lieu for parking or not. I mean, we've got to put this to rest. So my feeling is we should discuss this at the end of the meeting if we want to schedule. My feeling is we should do it. There's no reason why this thing should be an open item for all these years.

Mr. Horcajo: Okay, so I guess my thought is then, as part of the process, we should ask the Planning Department to weigh in what was drafted back in 2002, and update their comments as to what they think is good about it, bad about it, maybe it should be changed. Because there was some – I think Katharine – I think somebody here or maybe a public person had even brought up the point about the fact that the closer you are to the parking lot, the less impact you have. When in fact, they're the ones who will benefit the most versus somebody who's 600 feet away. You know, so, there's a lot of those kinds of issues that would be nice if the Planning Department, with their new staff members, can kind of weight in. So my point being, do we want that in there first before we set a public hearing or set the public hearing with them knowing that they need some kind – you know, they have some time constraints by which to respond? And that becomes part of the –

Mr. Kawahara: Well I think the process, Bob, is going to be that the Agency will discuss it, and receive public testimony. And if it's going to be a dead issue, then there's no reason for a public hearing. So my feeling is that, we should schedule this. And there's valid arguments fore and against this ordinance. You know, even among the commissioners, there's disagreements as to whether we should adopt this. But as a matter of public responsibility, I think we need to either adopt it or put it to rest, or modify it. So, you know, we can discuss –. Maybe we should discuss when we would like to hold that special meeting.

Mr. Alueta: It should be – if I may Mr. Chair – is that you should kill two birds with one stone. And that is have a public hearing on it, and then that way you can hear all the pros and cons both from the department as well as the public, and make recommended amendments for a vote against adopting such an ordinance. And, you know, come up with their own plan on how you want to – whether or not you want to abate parking at all for redevelopment of projects. And that's why the public hearing is your venue. If you wanted to have a – I mean, any discussion you have should be in the public. So what's the point of having a discussion on it or a debate about it, and then I have to reschedule another public hearing to even to adopt if you choose to go forward with it and do it all over again.

Mr. Kawahara: I see your point. Good point.

Ms. Betts Basinger: And I agree with that. And I think that because this particular Board is so far removed from the Board that initially worked on this, this Board needs to decide whether or not it's something that we even want to pursue. So I am going to suggest later when we get to the proper point, but because we missed two meetings due to all kinds of

reasons that we might want to schedule two special meetings to make up for what we missed basically on some business issues that we need to take care of. But maybe one of them can be for us, among ourselves, to discuss whether or not we want to move forward on that.

Mr. Horcajo: So, excuse me, Joe, knowing what – and (inaudible) in your office you must discuss this – as far as timing, you say we should do it within 30-days, 30 to 60 days?

Mr. Kawahara: We've got to give 30-days notice right?

Mr. Alueta: Right, so you're looking at a 45-day. So from the time you decide, we're going to need at least 45-days. One, to prepare a notice for the newspaper. One is to figure out a meeting. So it's not going to be next meeting. It would be at least two meetings in the future so we can prep the public notice and then have copies available for those who want a copy of the Bill, potentially update the Bill by changing the date of it, and you know.

Mr. Horcajo: So can I ask members who's on vacation in 45 to 60 days besides me? I'm gone April 16<sup>th</sup> through April 28<sup>th</sup>, which is I'm going to miss the April meeting at this point in time.

Ms. Betts Basinger: I don't think we've decided to schedule a public hearing.

Mr. Horcajo: No, but I'm just saying within the next 45 to 60 days.

Ms. Betts Basinger: I'm here till October.

Mr. Horcajo: October. Okay.

Ms. Betts Basinger: I have to wait a long time.

Mr. Robert Kimura: Mr. Chair? Mr. Chair? I'm not going to brag, but I know some history of the cash in lieu.

Mr. Alueta: I'm sorry Mr. Chair, but the man is out of order and secondly this is an idea for the –

Mr. Kawahara: Bob, we're not going to discuss the cash in lieu. We're just going to try to schedule a public hearing for it.

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

Mr. Kawahara: Bob, you'll be given ample opportunity when the public hearing is called. Please attend that meeting.

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

Mr. Alueta: We can wait for the scheduling of agenda at the end of the meeting and so we can put that on as far as that goes. And then – so is there – besides moving it to the –

Ms. Betts Basinger: #3.

Mr. Alueta: As far as the municipal parking structure, again, I've turned in the RFP for the project manager to the Mayor back in December. We've been hounding her to get it out, to release that RFP, because obviously I can't do anything until that occurs.

Ms. Betts Basinger: Joe, did you put in those changes that came from this body and I think one in particular was making it a year to year contract?

Mr. Alueta: It is a year to year.

Ms. Betts Basinger: Okay. So it's not a five year?

Mr. Alueta: It's a – yeah, the way it's set up is that they're not bidding on a whole project. I think there's some flexibility in the way it is. It's like there's money allocated, and we'll see what kind of bids you get. But the way it's structured and the way it's chopped up is that there's year goals every year and it's on a calendar year. And it does state that it's subject to further funding.

Ms. Betts Basinger: Okay. So there's several phases, and each phase is up for bid sort of.

Mr. Alueta: Right. And that's why – someone who's asking about it – I had a meeting with someone on it.

Mr. Kawahara: And also under Wailuku Municipal Parking Structure, it was announced in the paper that we've received a million dollar grant from the EDA.

Ms. Betts Basinger: The Economic Development Administration. The Mayor and Jo Ann Inamasu, from OED Office, were successful in getting a grant, a million dollar grant, plus they're kicking in, the County kicks in, a certain amount matching for the design phase of the parking structure. So I think that's good news. There's funding to start baby steps.

Mr. Alueta: Right, and again all the more reason for us to get it coordinated. Otherwise I'm going to be doing it, or someone has to be doing it in our office. Or I guess maybe the Mayor might have an office.

Ms. Betts Basinger: Are you going to follow up with the Mayor's Office requesting when she thinks she might be able to send back down the RFP?



Mr. Alueta: I have and it's not ready. I put it through my boss. My boss is ready.

Ms. Betts Basinger: Would it help if the Commission requested it of her?

Mr. Alueta: Yeah.

Mr. Horcajo: I was just going to suggest that when you guys have your next meeting.

Ms. Betts Basinger: Okay, thank you.

Mr. Kawahara: All right, before we move forward, are we going to do a public hearing on cash in lieu? If so, let's just pick a date. I'm going to suggest Wednesday, May 13<sup>th</sup> at 1:00 p.m. here.

Mr. Alueta: May 13<sup>th</sup> as a special meeting?

Mr. Horcajo: May 15<sup>th</sup> or 13<sup>th</sup>?

Mr. Kawahara: Wednesday, May 13<sup>th</sup>. I'm just picking a date out of thin air.

Mr. Horcajo: No, from your PDA.

Mr. Alueta: We're going to check our calendar to see whether the room is available.

Mr. Kawahara: Okay, so let's pick two alternate dates – May 13<sup>th</sup>, and the following week, May 20<sup>th</sup> – one and two – 1:00 p.m.

Mr. Raymond Phillips: So we'll suspend our conversation about cash in lieu?

Mr. Kawahara: We can talk about it before then, but the public hearing where the public will give official testimony and we'll hopefully come to some kind of decision whether we're going to proceed on that or not.

Mr. Alueta: May 20<sup>th</sup>, we have a conflict. The whole staff has a conflict of going to another island for a meeting.

Ms. Betts Basinger: You mean you have another alternative?

Mr. Kawahara: You mean that's more important than our meeting?

Mr. Alueta: Well you know, we try. We're just check on the date because there's Moloka'i and Lana'i.

Mr. Kawahara: 13<sup>th</sup> and 27<sup>th</sup>. How's that? One and two, and then you'll let us know.

Mr. Alueta: Okay. Is there no chance for this Board to have it on its regular meeting on the 15<sup>th</sup>?

Mr. Kawahara: I think this is a pretty big issue. Discussion will be pretty heated.

Ms. Betts Basinger: It will take probably the whole meeting.

Mr. Alueta: Okay. All right. So the dates will be the 27<sup>th</sup> also – May 13<sup>th</sup> and May 27<sup>th</sup>?

Ms. Betts Basinger: Either or.

Mr. Horcajo: Thank you Chair.

Mr. Kawahara: Very good. So Joe, item #4.

#### **4. MRA expenditures and Budget update**

Mr. Alueta: Let's see, you were given a – there's a handout – again your standard budget showing where your money and your remaining funds are – expenditures. I'll just try to slide in here on the Market Street Improvements. I did talk with Wendy as far as expenditures. If you noticed scored concrete. A scored in color is really nice, but it's not sealed. So she's going to see if we can get a bid on how much it would cost to seal it. I don't know if you're familiar with colored concrete. Normally you have to –

Ms. Betts Basinger: Is that not specked?

Mr. Alueta: Apparently not. I would have thought so, but apparently not. Normally you put a glossy sheen on it, like a white mountain lacquer over it. It's nice. And you put a non skid on it, and it comes out nice, and so –

Ms. Betts Basinger: Can we inquire of the contractor if it was specked?

Mr. Alueta: That's what's she's doing. No it wasn't specked.

Ms. Betts Basinger: It was not specked.

Mr. Alueta: Wendy told me that, but she was not even aware of it. I'll ask. She's going to try to see if we can get it added. And then I told her, you know, if need be, we'll have to pay for it. But get us a bid and we can see if we can pay for it out of our funds, and then take it back to you guys to see if you want to pay for it. It's only like a – it can't be more than \$1,000 or a couple thousands – at least spray it and coat it.

Mr. Horcajo: Well you've got to prep all the sidewalks.

Ms. Betts Basinger: The stamped and colored concrete crosswalk.

Mr. Alueta: Just the crosswalks. The colored crosswalks are stamped – or they're scored and colored, but right now they're going to all end up being gray at this rate. I mean they're all going to be dirt or black. Vehicles are going on there, so you need to seal it in some fashion. And secondly, it's like – I'll pass these out later – as we find out what's missing or whatever from – if you want to add, we can add stuff. When guys walk down there, and you see what's there, all the furniture and things, and if you feel like there's something need be, you know, we do have the key stone design. They've been, apparently, eager to service and sell us more products.

Ms. Betts Basinger: Well you know, I'm happy that Obama is really anxious to get some shovel ready projects going all the way down to the County level. So before coming to the MRA, tiny cash coffer, maybe we can find some other avenues. But, yeah, I agree. There's a lot things missing that would be nice to have.

Mr. Alueta: Right, we are adding it. They are looking to split the contract off because as you know it ended at the bridge rather than going all the way through. But the County did already go and do the acquisition of land and the design and all that has already been approved. So all we're waiting for is – engineering is currently just trying to chop off that Happy Valley section so that they then go and be ready if funds are released. I e-mailed most of you all that and I just wanted to put that on the record.

Mr. Horcajo: Excuse me Joe? Chair? You know on this working budget stuff, I'm wondering whether it would be smart for us to put some kind of note down there about the Mayor's, I guess, plan for 16% reduction in our budget and that should be some kind of comment on these. Because we still see the working budget of \$100,000 – the remaining of \$94,000, but actuality, it's less than that, right?

Ms. Betts Basinger: Well –

Mr. Horcajo: I'm just asking whether we should because again this goes out to the public.

Ms. Betts Basinger: I don't think we should jump the gun in cutting our budget. I mean, if it happens, it happens. But to do it in advance is sort of I don't know. We do have expenses.

Mr. Horcajo: I'm suggesting putting a note. A note on the bottom. An asterisk up here and an asterisk here that says whatever – you know, per instructions by a direction by Mayor – possibly 16%. I'm just asking if we want to do that.

Mr. Phillips: Why would we want to do that?

Mr. Horcajo: Why? Well, why not? Joe has already said that his Department, and we're under Planning, and every department, every division –

Mr. Kawahara: That's true right Joe?

Mr. Alueta: That is true, but I was told recently that the official party line is the MRA budget is not cut.

Mr. Kawahara: Great!

Ms. Betts Basinger: Thank you.

Mr. Alueta: I'll tell you the unofficial one later. But the official bottom line is that it's not cut.

Mr. Phillips: Where's the money?

Mr. Kawahara: Comes from Mr. Obama.

Mr. Alueta: And I stuck it in there, MRA website, location and potential content. I will have –

## **5. MRA Web site location and potential content**

Ms. Betts Basinger: I passed out to everybody a packet of information that includes correspondence. And just to remind everyone that I was designated by this body to be the contact person for the web design. And so I have requested for a couple of meetings ago, but at least now, that this proposal be submitted. And so that's what you have in front of you. This matches the line item amount that we budgeted for. And one, we had a little glitch because it took us so long to move on this issue that we were almost ready to have the web domain cut off. But thanks to Joe, actually thanks to the fact that you couldn't get on that website that day. I called and everything got put up that afternoon back up. But it was on the list to be, you know, given back out to the public.

Mr. Alueta: What's the name of it?

Ms. Betts Basinger: It's wailukumaui.org and we now have a new one also in addition and they'll link to each other, mauiredevelopmentagency.org. Wailukumaui.org is the one that was originally funded by the County through Office of Economic Development and through the MRA. And when you go to that website, you'll see a website there that had a little bit different purpose. And the purpose of wailukumaui.org was actually to market Wailuku, and it was part of the MRA's responsibility to do that. Now that the MRA has taken over that

website it's going to be more focused on what we're doing, communicating what we're doing with the public, having input from community, organizations and articles, dates, et cetera.

Mr. Phillips: Alexa, who's going to be updating the website?

Ms. Betts Basinger: There will be a contact person who we're right now naming as whoever is the Chair. And everything that goes into the website first goes through this agency – all content.

Mr. Phillips: So every month, whatever the events are, the activities –?

Ms. Betts Basinger: That's correct. So that will be an ongoing agenda item – website update – and that will be collected and it will be given to the web designer.

Mr. Horcajo: Excuse me. So activities that the association down there puts on, are you going to have them include that information here, like first Friday, or not?

Ms. Betts Basinger: If that's what we want, yes, yes. And I think it is one of the things that we want the website to do. It's all about the MRA area which includes downtown Wailuku and what's happening. So I'm going to, I guess Chair, maybe this might be a vote, to have everyone approve this contract.

Mr. Kawahara: Make a motion.

Ms. Betts Basinger: I make a motion that the contract which you have in front of you be approved, and that we move forward to fill in the page with MRA content.

Mr. Kawahara: Second?

Mr. Phillips: One question before we do that.

Mr. Horcajo: Well, I second, and then discussion. I don't have a question, go ahead.

Mr. Kawahara: Open for discussion.

Mr. Phillips: – due diligence first, are you not?

Ms. Betts Basinger: At the moment.

Mr. Phillips: And you sure you did great due diligence?

Ms. Betts Basinger: Absolutely. This is a project, Ray, that's been going on since the

Arakawa Administration, and I have been the contact person on it.

Mr. Phillips: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Alueta: I'm just trying to see if our legal counsel can help me so we don't run into problems/issues as far as – because it's just a – it's agenda I guess, but it's under Planning Department. So I have no problem with it. I thought you were already authorizing. That's how we had our budget.

Ms. Betts Basinger: Right.

Mr. Alueta: So I'm just curious if we actually need a vote. And if they do need a vote, then is it still okay to do under this agenda item? Is that going to be okay?

Mr. Kawahara: Yeah. Sure.

Mr. Horcajo: So, Alexa, my question is on the ongoing maintenance by Mana Web \$630.00, and monthly \$210.00. So does that mean that again – I guess the first three months is getting it up and organizing. So beyond that, are we going to be paying them \$210 per month? That seems high. That's why I'm asking.

Ms. Betts Basinger: I know that this broken down with the understanding that the fiscal year ends June 30<sup>th</sup>. So some of this work may have already been done. I think the \$630 is an annualized amount, and we're just – but I'll clarify that because that's a good question.

Mr. Phillips: Alexa, we work with a couple of different web sites. And our web master, we provide them the information, they charge us, monthly basis, they're the ones that have to post the information up on the website. They maintain the website and make sure it's accessible, it doesn't go off line, any of that stuff, and they make sure they keep our name in place?

Ms. Betts Basinger: Yeah. It's the whole hosting and everything.

Mr. Phillips: So once we agree to the items that we choose to have on the website for that particular time period, we give it to the webmaster?

Ms. Betts Basinger: That's correct.

Mr. Horcajo: I guess my comment then is you're going to confirm whether that's really what we pay for month beyond the initial setup? Because I've got a website, I probably pay, I think, I pay \$50 to \$65 per month.

Ms. Betts Basinger: Who does content? Who?

Mr. Horcajo: My computer. Well, I give it content but again it's a real estate site and he does a lot of them. You know, so my only point is being that just on the surface, to me, I guess \$210 a month seems high if that's – . So I guess if you can check on that.

Mr. Phillips: So Bob, you could do listings on there every month.

Mr. Horcajo: Well, the listings actually go in automatically because I also pay for a web search program that automatically goes from MOS to my computer - is all I got to format.

Mr. Phillips: Okay, she might be, or whoever it is – might be anticipating so many hours she needs to so much as the content.

Mr. Alueta: Is the person doing this one, are they anticipating x-amount of hours to upload content meaning either links to or creating the agenda, attaching the minutes if need be, and the summary type or any other content that we want to put up there? Does she have fixed hours?

Ms. Betts Basinger: That's correct, and his is an estimate based on our meetings, based on what I thought at this moment we were going to need. So it's a fluent thing.

Mr. Kawahara: I think what's missing is the term of the agreement.

Ms. Betts Basinger: Completed by June 30<sup>th</sup>. If you look at pages two or three, project terms and billings.

Mr. Kawahara: I didn't see this print out on the back.

Ms. Betts Basinger: I save paper.

Mr. Kawahara: I'm not use to this.

Mr. Horcajo: So I'm sorry, the last comment is the ownership of the site, and ownership of whatever is on the site at the time. If for some reason the MRA decides to go elsewhere, we're going to have an agreement that spells all that stuff out?

Ms. Betts Basnger: Correct.

Mr. Horcajo: So are we saying we do or do not need a vote?

Mr. Kawahara: Well, are we through with discussion? Anymore discussion? If not, all in favor of the motion to approve the contract as presented to us, please say aye.

Ms. Betts Basinger: I'd like to amend the motion. With that approval, comes a deposit

payment that we're agreeing to put down. It think it was 25%.

Mr. Kawahara: But it's in the contract.

Ms. Betts Basinger: Yeah.

Mr. Kawahara: So why do we need to amend it?

Ms. Betts Basinger: I don't know that. I just wanted you to know that.

Mr. Kawahara: No, I don't think an amendment is necessary. All those in favor, aye?

Agency Members: "Aye."

Mr. Kawahara: Oppose, ney? Thank you. It's unanimous.

**It was moved by Ms. Alexa Betts Basinger, seconded by Mr. Robert Horcajo, then unanimously**

**VOTED: To approve the proposed Maui Redevelopment Agency website design contract as presented.**

**E. 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: Wailuku Main Street Association – Jocelyn Perreira. Have you recovered?

Ms. Jocelyn Perreira: Yeah. Happy new year to the members of this body. Glad everybody weathered the rain holiday. I think I probably can give you a little bit of an update on some of these projects. We've been working with the small town planner, and we have been working with some of these project owners and their representative and so on and so forth. So I'll just go down the list. FABMAC that is not on this list, is somebody that we've worked – twice we had consultations with them. The lady is here in case you folks are not aware. And I think that I do know that they have their application ready. It's just that it wasn't listed on here.

Ms. Betts Basinger: Has it been submitted?

Ms. Perreira: Yes. In fact, it's final form and we've got it transmitted to us afterwards and all of that.



Mr. Horcajo: Jocelyn, what's FABMAC?

Ms. Perreira: FABMAC is like a model project that will be a temporary –

Mr. Horcajo: That's the one on Central –?

Ms. Perreira: Central Avenue. And I think you guys will be surprised. We have also given our recommendations relative to that and I believe it will be transmitted to you when they're ready to review, and I think it's next month. Four Sister's Bakery likewise, we'll follow up from there.

Ms. Betts Basinger: Is that the same property?

Ms. Perreira: Yes.

Ms. Betts Basinger: Thank you.

Ms. Perreira: The 130 North Market Street addition, we've been talking with Francis Skowronski on that and also on trying to get Ms. Daniels back and enthusiastic about working within another redevelopment agency, now that everything is determined and everybody is ready to roll. And it's a work in progress on that one. But I'm glad that they've decided to stay in Wailuku instead of moving elsewhere which was a possibility.

The Inn on Vineyard is a complicated one. It has code issues problems, and we have met with the owners. And we've discussed the areas and issues of concerns, and I believe that we'll be coming out with some kind of recommendation on that, and I do think that there will be a discussion with the MRA as the application moves forward so you folks can probably resolve this.

Ms. Betts Basinger: What's the location, Jocelyn, of that?

Ms. Perreira: Let's see – you know the mushroom?

Ms. Betts Basinger: Yeah.

Ms. Perreira: And it use to be Hazel's before – it's on Vineyard Street – right across the municipal parking lot. The Kahikili Terrace Project, likewise, we've been rendering assistance and guidance on that particular one. Aside from that, the municipal parking lot is something that we are always focused on a like a laser beam. And I think it is fair to say how pleased we are with the good news from Mayor Tavares. And we will be putting forth, stepping it up a notch, to continue supporting this very, very strongly and very visibly. This is a wonderful thing for Wailuku Town. We have continued to cooperate with the people involved with the Market Street Beautification Project, and have assisted and facilitated in

answering numerous questions and concerns about the project. It's really nice to see that some of the elements, the conclusion, to the project is coming to pass, and it's looking a lot better. The most biggest problem we have heard recently was concern for the benches facing the wrong side of the street. And also the concerns about vagrants being able to sleep on the benches. And that can be remedied by putting arm rest or something in the middle, and that has been done in the past. That's what we recommended for like bus stop shelters so that they don't have that problem – that they have that arm rest that then they can not lay down.

Anyway, we have been – before I forget, the cash in lieu, I wanted to say, the cash in lieu issue is going to be a little complicated issue. It can not just be killed because your zoning and development code alludes to the cash in lieu provision and it's been adopted. So it's not a question of are we going to have cash in lieu? Are we going to kill it? I do think it maybe a situation of do we need to modify it? Do we need to educate and better understand it? And I know that you put down May 13<sup>th</sup>. It is a little difficult for us I want to say because we have something planned. The 27<sup>th</sup> would be better. But beyond that, I think a night meeting honestly is in order because this is going to involve property owners and what not. And just like when we had the design guidelines that went out, I know you guys want to try to expedite something, but you may, it doesn't mean mandatory, I'm just making a recommendation, you may want to consider an evening meeting so that there is no chance of somebody saying I didn't hear about it, I didn't know about, I couldn't come. And we will be prepared to respond relative to the cash in lieu because we've been involved with this cash in lieu thing for some time, and we have to go back to our books to research it.

And the last thing I want to report to you folks is we have been very intently following and tracking the General Plan process. And they started looking at how many, you know, planning, the urban growth boundaries, and rural growth boundaries and so on and so forth, and then assigning well how much growth is going to be determined. And what they had initially, the Planning Department's recommendation which we support, was like for Wailuku in fill development 400 units, and Kahului had in fill development 800 units. But because they're trying to accommodate x-amount of units island wide, Wailuku was getting chopped. And they did. They chopped Kahului's amount and they chopped Wailuku's from 400 to 100, so we immediately provided testimony for them to please revisit and try to reallocate the whole 400 that they had allocated because we wanted to stress and make them aware that this is a town that is really poised for some real wonderful, long-term revitalization, and we have older buildings and what not. And if these buildings come down and new projects come in, we would hate to have to have the work and the effort come to a screeching halt because we don't have the authority or the ability to have additional units come on line.

Ms. Betts Basinger: Jocelyn, before you continue, could you share with the Commission what Wailuku boundary is that you're talking about in this in fill?

Ms. Perreira: It's a large boundary.

Ms. Betts Basinger: Versus the MRA boundary. What is the extent of the in fill?

Ms. Perreira: Well they haven't drawn the line. They will be drawing the lines, the final lines, this coming Saturday. Not tomorrow, but next week. And they are aware of the Maui Redevelopment Agency area because in our presentation we made sure that they understood that was the area for revitalization. We also made them pay careful attention in their policies that there was like special considerations for areas like this so they don't have to comply with, you know, the urban codes and standards. But, you know, it could be a much larger than the MRA area.

Ms. Betts Basinger: Well I'm sure it is. But what I'm getting at is does it extend through Waikapu? Does it extend through Wailuku Heights? Does it extend down towards –?

Ms. Perreira: No. Now I got what you're referring to now. No. Waikapu have their own section and their own amount that's allocated, as is Waihee and et cetera. This is just kind of like town perspective – Wailuku in fill development – so it's kind of like referring to the area immediately surrounding the town of Wailuku.

Mr. Horcajo: So Jocelyn also I have a question about – as you say, it started from 400 to 100, but are they talking about future urban growth? Because my understanding of the plan is that the urban growth boundary starts with what's already zoned within State urban and County Business Commercial and all that stuff. And the intent was to extend the urban boundary for future growth, so my question is that 400 potential, or now 100, is that future growth? Because really if they're going to take what's already within the urban district, whether it be multi-family, they can't take it away.

Ms. Perreira: No entitlements, there are projects like Maui Lani and what have you and different other projects that have entitlements. They're okay. This is for anything new that has to get looked at or accommodated. They're trying to count the numbers as to how many units so they can, you know, it's kind of like a tool, yeah. So the amount of people that you're going to per household also determines how many more numbers they have. And by a slim margin, they went with the more conservative number, 2.9 per household. But last night's meeting, it went till 10:30, they vetoed that. So that tells me that was kind of good news because now there will be more units. We asked for a range of scale so that we're not locked into just a particular absolute number because of the changing time. But that tells me now, it's great because now they can, in fact, revisit that number. And I feel very comfortable that many of them understood the plight of the revitalization effort and in fill particularly in Wailuku. I know Kahului is going to need too, but, you know, we really pushed for Wailuku that they are going to try to give them back their 400 units.

Mr. Horcajo: So excuse me, but, are we talking just residential? Are we talking –? That's

what I'm kind of confused now.

Ms. Perreira: I believe it's residential.

Mr. Horcajo: Not so much the commercial core?

Ms. Perreira: Because it's per household. No, the commercial cores are already set. You know, the small towns, we've worked very hard to make sure that they're on the maps, and they are.

Mr. Horcajo: Right. Right. So, it's additional residential units with again the intent is to extend the urban boundaries to reflect needs by 2030.

Ms. Perreira: Yeah.

Mr. Horcajo: Okay.

Ms. Perreira: So that's all I have to report.

Ms. Betts Basinger: I have a question Jocelyn. Are you – I know we talked about this before – but reconvening the Mayor's parking structure task force group now that we have the good news about funding.

Ms. Perreira: It was always suppose to be reconvened yeah?

Ms. Betts Basinger: That's right.

Ms. Perreira: So what we're waiting, we're waiting respectfully on a couple of things. #1, getting the new Chairman of the Council in place and giving him a chance to come up for air; getting it clear that the municipal parking lot is in the campus study; and I think the idea is like to have the campus study and this issue to come up together so that they know the importance of the municipal parking lot has to be considered as part and parcel of that campus study.

Ms. Betts Basinger: So does Wailuku Main Street want to take the lead in organizing that? Or do you want MRA to take the lead in organizing that at the next meeting?

Ms. Perreira: You know, if we can facilitate since we've been facilitating on the side anyway, I'm sure that's something we can try to continue to facilitate.

Ms. Betts Basinger: Thank you.

Ms. Perreira: And work with the MRA, you know? And bring you – apprise you – and of

course, we'll stay in close touch with our Small Town Planner, Ms. Wade. And I think we're really excited. Actually our group is really planning already, testimonies, in support of this. And I have personally gave with some of my board members courtesy calls to the Council Members and they are very, very aware that this is a "numero uno" project for us relative to Wailuku. So we've rendered that message already and I would have to say that I feel it's rather well received although there are concerns about budget. And now that we have that money Federally which you alluded to, I think that will make it – I mean, I breed a sigh of relief for that because if we didn't have that stimulus money coming through, I think we would have a very mighty up hill battle.

Ms. Betts Basinger: And I'd like to bring this up for discussion with our group about what they're doing, and I know you and I have done it to some extent, we've got to start meeting with our Council Members one on one about the projects that we support. Thanks Jocelyn and thank you for representing Wailuku at the GPAC meetings.

Ms. Perreira: Thank you. For 23 years we've have and we're not going to stop now. Thank you.

Mr. Kawahara: Thank you. Item F on the agenda, Redevelopment Area Parking Issues.

#### **F. Redevelopment Area Parking Issues (Sub Committee Report)**

Mr. Horcajo: Unfortunately I have nothing to report. I did – I was telling Katharine – but I did start – I started, I mentioned, I guess what I suggested months ago and it was approved that I started writing two surveys out. One for just the parking lot and one for more just general use, and kind of been merging it together thinking that would make the most sense. But I really have not had another meeting with Katharine which we thought we'll kind of do something soon. So we hope next month whether it could be an ugly draft, we'll submit something.

#### **G. Setting of the yearly calendar (meeting dates) and Agenda for next meeting**

Mr. Kawahara: Very good. You have before you the proposed MRA meeting schedule. It's the third Friday of each month except for August. I don't see a problem. Any comments? I don't think we need approval. We'll just continue the way we're doing it right?

Mr. Horcajo: I'll just be gone for April.

Mr. Kawahara: You have a comment Alexa?

Ms. Betts Basinger: I will not be here on October 16<sup>th</sup>. The one day I leave Maui.

Mr. Kawahara: Well we want to accommodate everybody.

Mr. Horcajo: And then I'll be gone April 17<sup>th</sup>.

Mr. Kawahara: So let's move those dates.

Mr. Alueta: I'm hesitant because of one is just – if you're going to lose the whole quorum, that's one thing. But if you can, try to keep to the schedule because as you know this Planning Conference Room – or if you don't know – is extremely popular and busy. And to get, it's hard, especially with the GPAC community meetings that go on all the time. There's other boards, other departments use it, as well as, the scheduling of this, like on a Thursday, we have Planning Commission on Tuesdays. On Wednesday's we Moloka'i and we also have Lana'i so I'm off island normally if I have to go to those meetings. So that's why Wednesdays is a hard day. Tuesday and Wednesday are hard for me.

Ms. Betts Basinger: So October 16<sup>th</sup> –

Mr. Kawahara: Well let's just start with April. So why don't we suggest at this point, April 24<sup>th</sup> subject to availability of the room.

Ms. Betts Basinger: Well, what I was going to suggest is that because of the tightness of the schedule of this room, rather than changing venues, we just be assured that on that day we're going to have quorum. So we know that Bob will be gone, but it makes it imperative that the rest of us makes sure that we're here at that meeting. And the same with October 16<sup>th</sup>. Instead of changing the date, just make sure that everyone is aware that day, that in order to have a quorum, three of you will have to be here.

Mr. Kawahara: Two days after the 15<sup>th</sup>, I was planning on sleeping in all day. However, I will make a sacrifice knowing how important this is. Well, you know, it's good to have full input on these things because, you know, when we volunteered to serve on this agency we'd like to have as much discussion as possible. And while a quorum, minimum quorum, is okay, you know, it's good because we're all here have a feel for Wailuku. And if possible, I mean if we can't – I'm just going to suggest – we hold April 24<sup>th</sup> instead of April 17<sup>th</sup>, and if it's not available on the 24<sup>th</sup>, then we keep it on the 17<sup>th</sup> and we go with a quorum. How's that as a compromise?

Mr. Horcajo: Excuse me Chair, but I'm gone the 24<sup>th</sup> too. I'm gone from April 16<sup>th</sup> to April 28<sup>th</sup>. I mean, I'm fine with what Alexa – making it a quorum.

Mr. Kawahara: All right. How about the 16<sup>th</sup>?

Mr. Alueta: Of what month?

Mr. Kawahara: Of '09.

Mr. Horcajo: I leave April 16<sup>th</sup>. I leave late at night, I think.

Mr. Alueta: So April 16<sup>th</sup> you're looking at? Again, a lot of times –. We're not trying to lock you in in a calendar, but at the same time, we have all these other boards and commissions that we have to staff as well as who are using this room. So that's why we kind of locked you in. So we put this calendar out tentatively so that other commissions know, hey, you can't use our room either, or use our time space. Again, it's like –

Ms. Betts Basinger: So Ron you were planning to sleep from the 16<sup>th</sup> through the 21<sup>st</sup>?

Mr. Kawahara: That's right. But you pick a date. And if we can't, then we'll just go with the quorum. But I'd like to get, at this thinking, if anybody can make the meeting, let's try to accommodate everybody.

Mr. Horcajo: If you really want to do that, try the 15<sup>th</sup> first. That would be safe for me. I'm leaving the 16<sup>th</sup> and I think I leave – I'm not sure if I'm leaving at 2:30 on Delta or nine something on United.

Mr. Alueta: April 15<sup>th</sup>?

Mr. Horcajo: Taxes are already gone in the mail by then.

Mr. Kawahara: I don't worry about the last week, let me tell you.

Mr. Horcajo: He's got his stamp.

Mr. Kawahara: So April 15<sup>th</sup> is fine.

Mr. Alueta: We have Lana`i Planning Commission.

Ms. Betts Basinger: We've got no staff.

Mr. Horcajo: So the 16<sup>th</sup>. I think I leave late at night.

Mr. Kawahara: 16<sup>th</sup>. Good. So April 16<sup>th</sup> and if we can't then it will be back to April 17<sup>th</sup>. And then October, instead of October 16<sup>th</sup> – let me just get my calendar here – October 23<sup>rd</sup>?

Ms. Betts Basinger: I'll still be gone.

Mr. Kawahara: That's right. How about the 15<sup>th</sup> of October?

Ms. Betts Basinger: I'll be gone.

Mr. Kawahara: When are you leaving?

Ms. Betts Basinger: On the 13<sup>th</sup>.

Mr. Kawahara: And gone for how long?

Ms. Betts Basinger: Till November 2<sup>nd</sup>.

Mr. Kawahara: October what again are you leaving?

Ms. Betts Basinger: November 2<sup>nd</sup>.

Mr. Kawahara: No.

Ms. Betts Basinger: October 13<sup>th</sup>.

Mr. Kawahara: We could meet on the 9<sup>th</sup>. The only problem is – okay October 9<sup>th</sup>.

Mr. Alueta: As an alternative. Then if not, then go back?

Mr. Kawahara: If the room is not available, then we go back to the 16<sup>th</sup>.

Mr. Alueta: Okay.

Mr. Kawahara: Very good.

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

Mr. Kawahara: I would prefer to have just a regular 1:00 p.m. meeting. If adequate notice is given, I mean, you can make the arrangement if they – it is important enough.

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

Mr. Kawahara: I don't know what's the legal requirement on the cash in lieu?

Mr. Alueta: It's for the entire district. The cash in lieu is not related to the parking lot, or distance to the parking lot. The existing code is related to the parking lot. And that code does not necessarily apply to the MRA anymore because we've adopted our own parking ordinance. So this is, the ordinance, as it's drafted, is that instead of providing on site parking, you would contribute money to providing to the County, and the County would either construct some other off-site facility, or it would go toward the construction of, in anticipation of, a parking structure being built. And that's the main reason.



Again, not to beat a dead horse, the reason it never got much traction, not so much from the MRA at the time, but moving forward to the administration, was that they were concerned of where the money goes. I think that was the issue. Once you get the money, who holds the money? And they wanted to have the money saved either in a special fund, and that wasn't clear. And because they didn't want to have the money disappear or being used for other projects.

Ms. Perreira: Excuse me? It's in relation to that. Then I think at the very least, you need to at least contact the people who were involved in cash in lieu – meaning like Robert Joslin folks – people like that had participated in an arrangement and in agreement with the Planning Department and so on and so forth for construction rights based on the fact that they were going to participate in cash in lieu. I think absolutely those people have to get notice so that they –

Ms. Betts Basinger: I agree. Joe is there a list of recipients of cash in lieu waivers? Is there a list of people like Jocelyn is –? So that we know who we absolutely should invite? I think that's a valid point.

Mr. Alueta: I disagree. But it's just that we – the agreement is something else that occurred when the board gave the thing. And I don't want to get into detail, but if there is no cash in lieu, we collect no money at all. Mr. Joslin gets off scot-free, and that's the whole point.

Ms. Betts Basinger: But, well, I guess my question is then maybe I'm misinformed. Is there an actual written agreement?

Mr. Alueta: Yes. In his approval. In his granting of approval for his construction of his building. His MRA Permit.

Ms. Betts Basinger: And where does that approval come from? What agency?

Mr. Alueta: This board granted that approval.

Ms. Betts Basinger: In writing?

Mr. Alueta: Yes, and his commitment prior to his construction.

Ms. Betts Basinger: But this board, there was no ordinance or law –

Mr. Alueta: That's correct.

Ms. Betts Basinger: – that this board –

Mr. Alueta: It was anticipated that the board would adopt one shortly after.

Ms. Betts Basinger: Okay, I see.

Mr. Alueta: And then it stalled. I'm not aware of any other agreements. I'll go back to the previous planners to see if there is any such nebulous agreements. But the whole reason that those people who do have those agreements, if there is no cash in lieu, then it's moot.

Ms. Betts Basinger: I get it.

Mr. Alueta: Instead of being a parking cash in lieu, it was a parking waiver.

Ms. Betts Basinger: So you can't make the cash in lieu ordinance. The Council has to.

Mr. Alueta: You have to approve it, and get the Mayor to sign off on it, and then pass it off to the Council, or give it to Council. But it has to get through. First, it has to go through this body because it's yours.

Ms. Betts Basinger: Got you.

Mr. Horcajo: I do want to make a comment and Jocelyn knows this as well. I mean, as far as I know, there's only one other person involved for one parking stall and that's Doug McLeod on the corner of Vineyard and Market.

Ms. Betts Basinger: For one stall?

Mr. Horcajo: For one stall. But, Joe brought up a good point, we're just the start of the process. It still has to go through Council – whatever it be – for public hearings. Basically two in committee and then two at Full Council. So I guess, I mean, for me I somewhat agree that we should have a night meeting. But for me, even the meeting we have, the first one we have, is probably not going to be the first one that we're going to have before we send something up as well.

Ms. Betts Basinger: I have a question –

Mr. Horcajo: I've got a feeling that we're going to get enough public input that we maybe – not forced – but persuaded to do a night hearing. That's kind of my thing.

Ms. Betts Basinger: I have a question for Counsel. So, this appears to be in the MRA kuleana because of the –

Mr. Horcajo: Because of what?

Ms. Betts Basinger: Well I'm alluding to what Jocelyn said that the only reason that we're still suffering through this cash in lieu issue is because it's mandated somewhere in our

orders.

Mr. Alueta: It's VPC 10. It's your VPC item #10 on your agenda. If you want to read it, it's "adopt shared parking and cash in lieu of parking ordinances." VPC #10 on your action chart. And it says "timing is the next two years," so that was about eight years ago. And the person lead agency was the Planning Department. And all I can say, we did our job. We're just trying to move it forward.

Ms. Betts Basinger: And so this agency, though, can change those VPN's and those priority items at any time we choose?

Mr. Alueta: Yes. Well –

Mr. Horcajo: With a public hearing.

Mr. Alueta: – with a public hearing and adoption of Council.

Mr. Horcajo: Counsel, I want to ask this question again. If you read that Wailuku Redevelopment Plan, it says any changes, aside from minor changes, has to go through the same process by which that was approved, which means County Council.

Mr. Alueta: Right.

Mr. Horcajo: It's not just us. It's beyond us. It's Council.

Ms. Betts Basinger: But you know, just to share this with the Board, a failure in one line item, one VPN, is not a failure of our mandate. And that was a double mandate. It's shared parking. And you know, we could put the same effort into creating a shared parking arrangements as well particularly with municipal parking structure.

Mr. Alueta: You did when you guys adopted the small town development code. That's where it was. It was originally going to be adopted as part of your small town development code, however, Corporation Counsel felt that you couldn't put a cash in lieu ordinance in a small town code. Therefore, it was taken out at the last minute and separated out as a separate ordinance. But shared parking still made it in there, and it's still one of the criteria that you look at when you're granting parking waivers. So if you look at how we assess parking and shared parking does count toward your required parking.

Ms. Betts Basinger: Well I think that the issue that was brought up is not so much that it's not a line item and what we're tasked to do, but that we were not even hearing request for waivers anymore. And that's where it became – because the answer to people who wanted to develop in Wailuku was well can't do anything until this cash in lieu ordinance is resolved. And that makes it a deterrent for people to redevelop in Wailuku. So, it is

mandatory I think that this board decides whether or not it's a priority that we want to focus on or not.

Mr. Horcajo: I agree. That's why –

Ms. Betts Basinger: And let the word out that it shouldn't prevent you from coming forward with projects that you want to redevelop in Wailuku.

Mr. Horcajo: I agree, and that's why I want the discussion in the public because I as well have talked with owners on the street who said they reason they didn't develop was because of that.

Ms. Betts Basinger: Right.

Mr. Horcajo: It's that partnership broke up, divorces, market changes – it was not because of the cash in lieu. So let's bet the natural process – do it and see what happens.

Mr. Alueta: I'd love to have this conversation, but I think we're just way off on our agenda and there's sunshine laws. And as Ron likes to say, I'm highly opinionated.

Mr. Kawahara: I never said that.

Ms. Betts Basinger: You did.

Mr. Horcajo: Extremely.

Mr. Alueta: So if I'm saying I want to be quiet on this item, you know, we should probably be quiet.

Ms. Betts Basinger: I'd like to go back though to the question of whether or not – because we've missed two meetings and missed a lot of time as board together to make some of these decisions – reschedule one or two extra meetings. One of which would be devoted just to the discussion among this board of the cash in lieu issue. Not as a hearing, but what position we want to take in light of our business, in light of our task list, where do we prioritize it?

Mr. Alueta: We had that conversation Alexa, and the whole point was we're trying to kill two birds with one stone. You can have that conversation, but you can have it at a public hearing on May. And you can vote it down. If you don't want to pass it, you just go down the ordinance. But it becomes a public hearing, you're taking an official action.

Ms. Betts Basinger: You're right. You're right. It was so long ago we last met, I forgot that, Joe. Thanks.

Mr. Alueta: No it was discussed –

Ms. Betts Basinger: I remember.

Mr. Alueta: No, it was earlier in this meeting that we had that discussion.

Ms. Betts Basinger: No, no, but we also had – but we also discussed it at a meeting.

Mr. Alueta: Yes. And so –

Ms. Betts Basinger: So long ago.

Mr. Alueta: Right. And you guys basically said, just keep it on the agenda and when we want to act on it, we will. So right now, we were either schedule it for the May 13<sup>th</sup> or May 27<sup>th</sup> special meeting. We're going to check our schedules. And then that way it will give us enough time to put a public notice out.

Ms. Betts Basinger: How is it going to be worded as the agenda item?

Mr. Alueta: It will be noticed as a public hearing as like we do with any other ordinance. So it would be a cash in lieu ordinance and whatever is in that header – I don't have that copy of my cash in lieu ordinance – and we would just update it and it will be published in the Maui News for people and word of mouth.

Ms. Betts Basinger: Okay.

Mr. Phillips: Alexa, we might be able to post it. Most certainly Jocelyn can help circulate the information.

Ms. Betts Basinger: Well I want it to be clear to the public what it's about – that's all. I want the public to really know what the reason is.

Mr. Alueta: I think it's on the MRA website – on our website.

Ms. Betts Basinger: On the County website?

Mr. Alueta: On the MRA.

Ms. Betts Basinger: And we'll have our website up too so we can define that.

Mr. Kawahara: You know, public notices are pretty generic, cut and dry. You know cash in lieu, you know, is a very big term if you're a lay person. So I would like the notices to say the issues is whether the MRA should adopt payment of cash in lieu of providing parking

stalls in the Wailuku Redevelopment – something very clear in lay person's language so that those that are interested, you know, will be better informed.

Ms. Betts Basinger: I agree with that.

Mr. Kawahara: Joe is master of erudition. He can do it.

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Kawahara: So Jocelyn, so it doesn't fall through the cracks, could you take on that personally once we know the date and time please?

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Horcajo: I was assuming Jocelyn that you were going to send out so-called notice to your members, the WCA, and we'll probably want to do the same thing.

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Horcajo: Sure.

Ms. Betts Basinger: Those are developers that have already built buildings.

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Kawahara: Thank you.

Ms. Betts Basinger: And one last question Mr. Chair, regarding the list of projects. Thank you for the update Jocelyn. Your update was really good. Does anyone know who now leases the banyan tree property?

Mr. Horcajo: I don't. Do you know? But he gave it up.

Ms. Betts Basinger: Okay, so it's back to –

Mr. Horcajo: Giovanni –. When Jocelyn was talking, 130 North Market which is ECM probably should be off the list too, right? They got their approval. They're just dealing with Public Works on construction?

Mr. Alueta: I'll have the small town planner update everything.

Mr. Kawahara: Very good. Any further business to come before the MRA that's on the agenda? If not, I'm going to adjourn the meeting. Yes?

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Kawahara: Come on up.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association Inc/Tri-Isle Main Street Resource Center. We would like to make note on record that we realize that Chair Kawahara is soon going to be – his term will be expired. And the Main Street Association has made it known to the administration –

Mr. Kawahara: When am I going to expire?

Ms. Perreira: – and elsewhere. But we know – we note and make strong appeal for this that the Chair has assumed an unexpired role, an unexpired term, of someone who left the MRA. Therefore, he has not had a full term on the Maui Redevelopment Agency. We note that he has tried his very best to focus everybody on the issues at hand, and seeing that you've made so much progress, we do not believe it's the time to get rid of anybody on the ship, much less the leader on the ship.

Mr. Kawahara: How about the rats on the ship?

Ms. Perreira: I believe that although we have confidence in anyone of the agency members, we do –

Mr. Kawahara: Thank you Jocelyn. I submitted my re-application to –

Ms. Perreira: Thank you. I not finish but thank you.

Mr. Kawahara: You're embarrassing me.

Ms. Perreira: Well, you're going to have to deal with that. I'm sorry. But we really strongly believe given the circumstance that we are in, that this country is in, so on and so forth, monetary, financially and otherwise, that it is really in the best interest of the agency at this particular juncture for this next year, to keep the present leadership in place because it conveys to people who don't know the agency or what it's undertaking and it's work is, that we have a person that is in the leadership role that understands finances. And for that reason, we make a strong appeal to this body to please reconsider not only having him – but I'm glad you gave your application – but to try to please consider like we did in the past with Grant Howe when he served two terms as the Chair, that we would make an appeal for that. And thank you very much this opportunity.

Mr. Kawahara: Thank you for the comment. Yuki Lei you have a testimony?

Ms. Yuki Sugimura: This is regarding the Market Street project and the role that the MRA

has played currently before this construction. I just wanted to let you know that when this project ends, which we're looking at probably early March – around there – sometime in March because we have to get these trees in, that we're going to have 11 trash bins, 40 trees, six benches. And my concern is and as you all know if you walked on that street today, the construction project is still going on and it hasn't officially, the Market Street project hasn't officially been turned over to the County. But, the trash bins are being used, and Brian McCafferty who you have a contract with, in his good faith of wanting to do this for Wailuku Town, he's emptying the trash bins. And what happened was during the last first Friday, all the trash bins, the new ones, were covered with that shrink wrap. But we went out and I asked him – because I'm helping Wailuku Community Association with first Friday – I asked him if he would go and empty the rubbish, and he said he took off all the plastic wrap. He said it was half off, and it was half full. And he went there. Anyway, he's doing it. So there's this problem that – I don't know, budget wise – somehow something needs to be taken – it's an ongoing problem. It's happening now. The rubbish cans are being used. It's kind of like Public Works and Park are kind of saying – I don't know, I haven't talked to Park – Public Works because they're in our construction meeting, is saying that it's really not yet their kuleana.

Mr. Alueta: The contract to empty the trash is under the MRA. It's not under Public Works or Parks Department. So we pay the bill.

Ms. Sugimura: But only for three trash cans. And right now there's 11.

Mr. Alueta: Right. So he needs to –. We can –. Because – that's the problem – it hasn't officially been turned over. I can see if we can do a modification of his contract in some fashion if the board wants.

Mr. Kawahara: Yes.

Ms. Betts Basinger: Well this is one of the business issues that we need to discuss in the budget that I was hoping we could have a special meeting for. It is in our budget. He has been paid. We need to modify his contract for an interim period Joe.

Ms. Sugimura: Joe, so do I let Brian McCafferty know that as of today he can invoice for the 11 trash bins? I think it's actually eight up now.

Mr. Alueta: Does the board want me to pay it?

Ms. Betts Basinger: How many of those 11 trash cans, Yuki, are on Market Street?

Ms. Sugimura: They all are.

Ms. Betts Basinger: All the way down to the bridge?



Mr. Alueta: Yeah.

Ms. Sugimura: No, it actually goes –

Ms. Betts Basinger: From Wells down to –

Ms. Sugimura: Yeah, Wells down to the Vineyard. No, there's one on sector three, which the one by ECM.

Ms. Betts Basinger: Yeah, well, I vote that we continue using Teens on Call.

Mr. Alueta: Okay. Hence the reason it's difficult to have a manager managed by a board. Because these issues come up and you just want to – and right now, I'm just sort of like faking it and making it work on some other issues. So I would – I'll try to deal with it. But tell him to call me or at least send in a written request to modify the contract so we talk about it and figure out how the paper work goes.

Ms. Betts Basinger: And that's King Joe.

Ms. Sugimura: Thank you. It's been an ongoing discussion, so I'm glad. Because last week – we tried to bring this up last month, but the rain held us back.

Mr. Alueta: Yeah, I know. He let his contract actually expire, and I called him and told him, if you want to get paid, you need to call me, I want to renew your contract. And so we did. But, yeah, I'm working with Brian. But I'll tell him to call me ahead of time.

Mr. Horcajo: So Yuki, I'm sorry. Not sorry, but because you're up there talking. So, there is a plan, I assume, for some opening or some (inaudible) type of thing that you're planning in April?

Ms. Sugimura: Yes. So as soon as I find out, I'll let you know. But what kind of date we're sort of thinking about, it really depends on finishing this project. The Market Street improvement dedication is what he asked about. So we're thinking it might be tied to first Friday in April, but we're not sure. But I will let you know, and I'll Joe know as soon as I hear. I'll send him an e-mail because this discussion is going on between the Market Street Construction Committee, the Mayor's Office, and Mahina.

Mr. Horcajo: I guess I should mention this which I don't know if it's going to happen, but for the April –

Ms. Ferreira: . . . (Inaudible. Did not speak into a microphone) . . .

Mr. Horcajo: I guess I want to say this. I don't want to jinx it, but supposedly one of the new

merchants in town is maybe planning on closing the street on the first Friday.

Ms. Sugimura: I heard for April.

Mr. Horcajo: So I guess if you know that, then you can figure out what makes sense.

Ms. Sugimura: Yeah.

Mr. Kawahara: Thank you.

Ms. Betts Basinger: So is your plan to have – to update Teens on Calls' contract through the time that he started emptying all 11, and then modify it higher as of – because we must owe him in hindsight.

Mr. Alueta: I'll figure out what's going on, who's responsible for what and who is suppose to be emptying them, and talk with Public Works. And so I'll find out. And also the details of his contract, whether or not it's limited to just three cans, or his job is to empty whatever trash cans are out there. I'm pretty sure he bid it based on how many cans he was going to empty and how often he was going to empty it. And therefore we'll try to do some friendly amendment that doesn't require us to go out to bid.

Ms. Betts Basinger: Excellent. And that was a contract between Planning Department and Teens on Call?

Mr. Alueta: Yes.

Mr. Horcajo: And I want to mention one more thing, Joe. I realized you talked about budget and we talked about Market Street improvements, but I think I asked the question before, and if you're going to be talking with Public Works, maybe confirm who's got the obligation for the tree maintenance, you know, after the construction. How long the contractor and then who after that?

Mr. Alueta: Right. We've discussed this. Again, we're like so far off agenda, I don't even really know. It's something that was going to be taken cared. I sent an email out to everybody explaining what happened with the trees after meeting with the Engineering Department. Did you get that?

Mr. Horcajo: No.

Mr. Alueta: Well, my understanding from the thing is the sub-contractor put in too small of a trees, and the general contractor told him to take it out. And so right now, they're trying to find the right appropriate sized caliper trees to get that's per specs. And that seems to be the issue right.

Mr. Horcajo: How about maintenance?

Ms. Sugimura: That's correct, but I think he's asking about maintenance.

Mr. Alueta: Yeah, and then the maintenance –. Normally that contract comes with a year.

Ms. Sugimura: A year.

Mr. Alueta: A year after its planted to maintain it. And then from that point, this board has already indicated that they want to, in their future budgets, make adjustments to possibly Teens of Call or some other contracting service, to make sure that it does get maintained.

Mr. Horcajo: Because the last I heard, there was some discussion about one or two months.

Ms. Betts Basinger: No, one year. And I think that we're not off budget because – we're not off agenda because these are budget items.

Mr. Kawahara: Good point. Yuki anything you want to add to that?

Ms. Sugimura: This is a budget item I guess. Sorry, but I've been dying to bring this up with the MRA. So I hope that I'll make a plea with you, as the Lahaina group has the Lahaina Town Restoration – no, Lahaina Restoration Foundation taking care of the street – I hope that some kind of similar arrangement is made with, I don't know if it's Public Works and the MRA or, you know, the Wailuku Community Association because you've got to have hands on somebody there, and you can not really rely on Parks to come and sweep or Public Works to come and sweep.

Mr. Kawahara: Agreed.

Ms. Betts Basinger: Thank you.

Mr. Kawahara: Any other business on the agenda that needs to be discussed?

Ms. Betts Basinger: In line with agenda item #D5 which is the website. Jocelyn, I'm requesting your first article from Wailuku Main Street Association, and an update, Yuki, please on the beautification project. As soon as you can, we'll fill the content on the website.

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Ms. Betts Basinger: Okay, maybe the first –

Ms. Perreira: . . .(Inaudible. Did not speak into a microphone.) . . .

Ms. Betts Basinger: Then maybe on the first – on the opening of the website, it will be just a notice from the MRA article, and then we'll do yours the next month. Thanks.

Mr. Kawahara: Very good. There being no further business, meeting is adjourned at 2:26 p.m..

**H. NEXT MEETING DATE: March 20, 2009**

**I. ADJOURNMENT**

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:26 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO  
SECRETARY TO BOARDS AND COMMISSIONS I

**RECORD OF ATTENDANCE**

**Members Present:**

Ronald Kawahara, Chair  
Alexa Betts Basinger, Vice-Chair  
Raymond Phillips  
Katharine Popenuk  
Robert Horcajo

**Others:**

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