

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

**APPROVED 04-16-09**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Ronald Kawahara, Chair, at 1:11 p.m., Friday, March 20, 2009, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Ronald Kawahara: It's 1:11 p.m.. I'm going to call the meeting of the Maui Redevelopment Agency to order. I think we all have a copy of the agenda. And if you wish to testify, there's a sign in sheet so we can have a record of people that will be testifying. We're going to pretty much follow the agenda as we go along.

**B. APPROVAL OF THE February 20, 2009 MEETING MINUTES (via email)**

Mr. Kawahara: The minutes of February 20<sup>th</sup>, 2009 was sent via e-mail. You all had a chance to read it? Any additions, corrections or deletions? If not, will someone move approval?

Ms. Alexa Betts Basinger: So move.

Mr. Robert Horcajo: Second.

Mr. Kawahara: Okay. No discussion. All in favor, please say aye.

Agency Members: "Aye."

Mr. Kawahara: Oppose, nay? Carried unanimously. Thank you.

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

**VOTED: To approve the February 20, 2009 meeting minutes as  
presented.**

**C. RESOLUTION THANKING OUTGOING CHAIR RONALD KAWAHARA**

Mr. Kawahara: C - who is this Ronald Kawahara. I don't know who that is. Some vagrant in Wailuku? I don't know. I may well be.

Mr. Joseph Alueta: *(Read a Resolution for Ronald Kawahara into the record)*

“Whereas the Maui Redevelopment Agency was established in 1964, and

Whereas Mr. Ronald Kawahara has served the County of Maui since September of 2006 as a member of the Maui Redevelopment Agency,

Whereas Mr. Kawahara has served as Chair of the Maui Redevelopment Agency from April 2008 to March 2009, and

Whereas Mr. Kawahara has served the Maui Redevelopment Agency with dedication and provided valuable guidance in serving the needs of the people of the County of Maui, and

Whereas Mr. Kawahara’s term of office expires on March 31<sup>st</sup>, 2009, now therefore,

Be it resolved that the Maui Redevelopment Agency hereby expresses its deepest gratitude and appreciation to Mr. Kawahara for his service during the past year and a half, and does hereby extend its best wishes in his future endeavors, and

Be it further resolved that copies of this Resolution be transmitted to the Honorable Charmaine Tavares, Mayor of the County of Maui; and the Honorable Danny Mateo, the County Council Chair of the Maui County Council.”

Mr. Kawahara: Thank you.

Mr. Alueta: Thank you.

Mr. Kawahara: Thank you. Thank you. Thank you. Well it’s been a pleasure serving as a commissioner on the MRA. You know, there’s been a lot of challenges, a lot of accomplishments, and although there’s a lot of things that the MRA still needs to accomplish, I believe that, you know, ironically, this down turn economy is going to be a spur to doing a lot of these things. And hopefully these things come about sooner than later, and it appears that way. So without wasting any more time, let’s move on the agenda. We’re at that point where we accept public testimony, approximately three minutes. So anybody wish to testify or make comments?

**D. 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.**

Ms. Jocelyn Perreira: Good afternoon, Chair Kawahara, members of the Maui Redevelopment Agency. My name is Jocelyn Perreira. And although I am representing the Wailuku Main Street Association Inc./ Tri-Isle Main Street Resource Center in this public comment, I'm also exercising my right as an individual citizen and a former commissioner of this very agency to express my own personal thoughts at this particular time of which I have a few minutes.

We profoundly thank Mr. Kawahara for his service and his guidance and direction that has set this agency along the path for substantial economic revitalization, most especially with the highlighting and keeping focus regarding the municipal parking structure which we believe will become a reality. It would be just very fair to acknowledge you as part of the reason why this is going to move fast. We like your successor very much. We think he's an honorable man. However, we are very surprised that you were not asked to stay on and serve another term because we know of at least two Chairs, Maui Redevelopment Agency, in spite of what was given to us in writing, that we're allowed to have an extended term, particularly in your case because you didn't have a full term of your own. That is our expression. Take that as don't be embarrassed. Just accept it for our gratitude and our highest esteem of you. Again, thank you so very much, and our organization will have for you one of our oldies but goodies pictures of Wailuku framed as our expression of appreciation for your service. Thank you.

Mr. Kawahara: Thank you Jocelyn for the high compliment, and we're not even related. But, if I were in the Mayor's position and I had someone like Warren Suzuki, my successor, or the new commissioner for the MRA coming on board, given his level of experience, not just in private industry but as a professional, and serving on many Commissions and Boards of the County, I think I probably would have come to the same decision. So, you know, there's no ego in this thing. I think we're all here to serve. You know, our high pay and all of that stuff, and all of the benefits we receive, it's not something that you take lightly. So I think you'll be well served with my successor. Thank you. Moving on, I think we have Alexis Dascoulias. You know, I finally got to pronounce your last name correctly and then look at what happens. So Alexis.

Ms. Alexis Dascoulias: Aloha and good afternoon. I'm actually here representing two different agencies. First, I would like to speak on behalf of Maui On Stage at the Historic

lao Theater. I am the – I have the great honor of serving as the Executive Director there, and hopefully by now you've all been – you've all seen the invitation that was sent to all of you regarding our 80<sup>th</sup> birthday celebration which will be taking place a week from today, on Friday, March 27<sup>th</sup>, from five o'clock to seven o'clock. We are very excited about celebrating 80 years for the lao Theater. She is the oldest, continuously running theater in the State of Hawaii, and we are working very hard with the County, as well as the CMRA to see that she is able to celebrate another 80 years. So we want to thank you, the MRA, for supporting all of the things that have been going on in downtown Wailuku, but specifically those associated with the lao Theater, and we hope to see you at the lao next Friday night.

Now, I'm Alexis Dascoulias, representing the Wailuku Community Association which continues to have its monthly meetings, and continues to hold the Friday events on Market Street in Wailuku. And we want to thank you as well for your continued support with those events. In addition, we want to thank the Office of Economic Development which has helped us continue to work on teaming up and obtaining some sort of consistency with the Banyan Tree Park. For example, tomorrow, we are having a clean up there, and planting some flowers and some trees, and mowing the grass, and we continue to try to make that corner a safe place for people who are driving into town, as well as a place that the residents and the merchants downtown can go in and enjoy if they wanted to have their lunch outside, et cetera. So thank you for your continued support. Chairperson Kawahara, I'm sad to see you leave, but at the same time, just come down to lao Theater and we'll see you there.

Mr. Kawahara: Very good. Thank you.

Ms. Dascoulias: Thank you.

Mr. Kawahara: Thanks Alexis.

Ms. Betts Basinger: I have a question Mr. Chair.

Mr. Kawahara: Sure.

Mr. Betts Basinger: For the testifier.

Ms. Dascoulias: Alexa, who continuously I show up at meetings, and people think I'm going to be you.

Ms. Betts Basinger: I know. In your clean up of the Banyan Park, is the owner involved in those efforts?

Ms. Dascoulias: The owner is not involved in the is effort. He is only right now is involved in giving us permission to clean up the park. However, our understanding right now is that park is in a state of transition regarding ownership. And since you asked, I would urge the MRA if it becomes available to encourage the County to actually purchase that property.

Ms. Betts Basinger: Thank you.

Ms. Dascoulias: You're welcome.

Mr. Kawahara: I noticed on the agenda that we have a C. Mike Kido. Is this on the FABMAC home? Because I see that the docket number is the same. So there's a place on the agenda for you to testify. Is there any other public testimony before we continue with the agenda items? If not, moving on.

## **E. PUBLIC HEARING**

- 1. FABMAC HOMES, INC. MODEL HOME to obtain approval from the Maui Redevelopment Agency to request a Variance from the Building Code requirements for the placement of a temporary structure at 32 Central Avenue, Wailuku, Island of Maui, Hawaii, TMK: (2) 3-4-012:046, MRA 2008/0013 (Erin Wade)**
  - a. Public Hearing**
  - b. Action**

Mr. Kawahara: Joe, did you steal my agenda? Here I go. Public hearing – FABMAC Homes, Model Homes, to obtain approval from the MRA to request a variance from the building code requirements for the placement of a temporary structure at 32 Central Avenue, Wailuku, Island of Maui.

Ms. Erin Wade: Aloha, I'm Erin Wade, the small town planner. I'm just here to introduce the project and the applicant can explain it to you further the project. This application came to us in November and it was a request to place a temporary home – a manufactured home temporarily on a site at 32 Central Avenue in Wailuku. The duration for the location of the home will only be up until the bakery – the Four Sister's Bakery has purchased or owns the lot – is able to begin construction there. So this is sort of a temporary money maker for Four Sister's Bakery, but also it's an opportunity for FABMAC to illustrate what they have to offer in terms of a product for Maui County. And I will let the applicant explain that type of product.

Mr. Alueta: Erin, before you –

Ms. Wade: Yes?

Mr. Alueta: Can you explain which variances they're getting and what provisions they're getting today? Keep that in mind during the presentation.

Ms. Wade: Indeed. The only variance that they are requesting at this time is one for the building permit process. Because it is a pre-assembled home, they will bring it in on two trucks essentially and it will be placed on the site. They will not be connected to any of the County's services – sewer, water, any of those. And it will remain on wheel and axle for the duration of its time on the site. It can be taken away at any time, but they're asking for specific amount of time for it to remain there. We have received testimonies from all agencies, and none of them had any major concerns. The only concern from Public Works was that the house be tied down from the time of its placement.

Mr. Raymond Phillips: Hi Erin.

Ms. Wade: Hi.

Mr. Phillips: Can you give us an idea how long they anticipate having the home located on the Four Sister's property?

Ms. Wade: At this time, we have recommended a time not to exceed six months, as a Department. It's unclear when Four Sister's Bakery would be ready to proceed. Right now they're scheduled for your April agenda for review of construction of their bakery. So just going over what is temporary in nature, the Planning Department felt like a six month duration would (inaudible.)

Mr. Kawahara: Thank you Erin. And testifying for the applicant is –

Ms. Francesca Carey: Aloha everybody and thank you very much for allowing this hearing to happen. It's been a while in the making, but we got through it.

Mr. Alueta: If you have any cell phones, can you please turn them off? That's what's causing the interference. Thank you.

Ms. Carey: The original application that we submitted to Erin had a very sketchy sort of a site plan, and the floor plan and the elevations were really not as complete as we would've liked to see them. And so upon recommendation by several members of the community, we went to Jocelyn Perreira and asked for her input, and she was incredibly gracious and very, very helpful. And as a result of her input, we created a different site plan so that this house is going to look more like an actual house. We're putting in some fencing. We're putting in a Syn lawn because we will not be hooked up to water, and I'll show you that in

a minute. We've created the house with more windows and with a higher roof pitch – a four and twelve roof pitch – which you can see here. I have additional copies of these documents if you would like to have them. I don't think they're included in your packets.

On the exterior of the house, what we're proposing is to put a small fence across Central and down Nani which will be actually just a green post with this sort of white chain link, plastic chain link. Around the side and the back of the house will be an actual small three foot – these are all only three feet high – a small three foot fence that looks like this. It's also vinyl. It's also plastic. It would be very concerned about not doing too much to the property because since this is a temporary situation, we have to move the house and return the property to the original condition. So I'm being very careful about, you know, post and piers, and extra cement, and trying not to do much at all in that way. So that's why I'm trying to keep everything as simple as possible.

There will be a small sign with the FABMAC Home logo on it. It's three feet tall, and four feet wide, and it would be placed along side the house in this location here. The lawn will go along the side and across the front of the house. There will be a lua in the back for the public, and there will be a gravel parking area in the front, with the access off of Nani Street.

One of things that's happening is the house is actually coming in Tuesday night, very late; and will be moved to the site probably around 11 o'clock – midnight – close to that. There will be some noise from the truck, but we're trying to mitigate that by telling them to turn off the back beeping noises because we don't want to really bother the neighbors. The following morning we will be putting up temporary chain linked fencing with privacy guards – I don't know quite what you call that – screening on the chain linked fence itself so you will not be able to see what's going on inside the house which I think will be definitely a safety issue because we don't want children or anybody coming into that area. So that chain linked fence will go all the way around the house for just about a week, until we're done. And as soon as the house is placed together, the pieces are together, we'll be able to remove that. And the rest of the work will be continued inside the house. So it will be again, minimal noise.

The house will set on post and piers. The wheels will remain under it, as well as the axles. And if we're going to be putting up a temporary lattice work – thank you very much – that we will be able to remove a portion of it so that you can actually see if you want to look underneath that the wheels are still there. So it will be raised and we will be building stairs for the public with railings. I think that's about it. Do you have any questions?

Mr. Phillips: Can you tell us what's going to be going on at this location project? Will it be a sales effort? Will there be security?

Ms. Carey: Yes.

Mr. Phillips: Day to day operations.

Ms. Carey: Day to day operations – our offices are located just down the street on Central. This will simply be a model home. It will be available by appointment only during the day, except for the big open house we're planning for Saturday, April 18<sup>th</sup>, and for Thursday and Friday evening. Thursday evening we would very much like to invite everybody on the MRA committee to come. We're going to have pupus, and we're going to be able to just take everybody through the house. It will be completely put together by then, and that should be a just a nice way for us to thank you for all your help. Friday we're bringing the County in and we'll have the big house blessing, and the Mayor will be cutting the ribbon. And then Saturday will be a big public open house. We'll have popcorn and clowns for the kids. And it will be the same day as Earth Day, so it will kind of tie in nicely to that.

We were up at the Sustainability Expo and we had this flyer. These houses are actually going to be LEED Certified. They are currently energy star certified directly from the factory. And bringing them here on island, I've been working with John Bendon, who's a LEED – I think they call him a PA – and he's going to be able, we think, to certify this at, we're hoping, at the gold level, but at the very least, at the silver level. So the house will be certified once it gets to its actual site. And this house will be for sale. And that's how I'm going to move it on to some person's property and hook it back up with again a permanent foundation under it at which time all the wheels and axles will be removed. So it will just serve as a model home. It will be open whenever we get a phone call. But basically, probably, like two to four in the afternoon, we're going to be making appointments with different developers. People from Oahu want to come and see it. This is the very first time that a HUD code home has been brought to the island of Maui. In my understanding, there's been several different solutions for affordable housing, but this is, again, another possibility, another way we can go. There's tantalize and there's all kinds of other ways that we can do affordable, but, affordable is so important here, and it's important to the island. It's important to the people who can't afford to live here, you know, who are moving off island. So it's a dream of mine to make this happen.

Mr. Phillips: So Francesca, there will be ongoing security, 24-hours a day?

Ms. Carey: We're going to go ahead and we're going to have a – what do call it? – standing security from Freeman Guards, while there's anything on the property that could conceivably be removed. Once the house is actually put together, we're putting a complete security system on the house. And that neighborhood is, you know, it's pretty safe. The seniors, we're going to try to get all of that seniors in that building, next door, to watch out for us.



Mr. Phillips: I have a question for Joe. Is it necessary to have design registration on this home so it can be placed on . . . (inaudible. Did not speak into the microphone.) . . . ?

Mr. Alueta: I'm not following you as far as design registration.

Mr. Phillips: Okay. Typically if you go through a design registration process, you'll take a particular set of plans and you'll authorize them, have them acceptable, and then they can be placed on any site.

Mr. Alueta: That's up to her as far as when it becomes a permanent situation. They can do that. She has met with DSA, or Public Works, to go over the process of getting the permit established. Otherwise, you would have to go through – every time you in go in to get a building permit. And that's why, on this one issue, she's getting a building permit, and because she does not want to permanently attach it or meet certain other building code requirements, that's the reason she's seeking the variance. But as far once she's done here and sells it or has potentially has larger clients, she could go through that process, but this board would not have the purview on that, and that's part of the presentation.

Mr. Phillips: Right.

Mr. Horcajo: Chair, I've got a few questions. Excuse me. Thank you very much. I guess, simply questions first. You're saying that the home is being – it's coming on two different truck trailers. Is that what's going on? And the trailers are being jointed at the site, to assemble the house yourself?

Ms. Carey: Actually, the homes has its own wheels and axles. They're attached permanently – well not permanently – but we're going to be removing them. But at the factory level, they are attached to the house. So a truck simply grabs the end of the house and hulls it off. You could see that on the –. There's a tongue that's not real visible here, but there's a tongue that's on each section of the house, and the house is split down in the middle. So the truck just shows up, grabs the house at the front end, and takes off with it.

Mr. Horcajo: Okay, so you've got two 12-foot long sections of the house –

Ms. Carey: Yes. Yes. That's correct.

Mr. Horcajo: #2, I guess is, I couldn't tell from, I guess, it's kind of in here, but where is the driveway location, looking at the plot map.

Ms. Carey: The driveway right here is on Nani.

Mr. Horcajo: No. Yeah, but how far from the Central/Nani intersection? I couldn't tell.

Ms. Carey: Probably 50-feet. I would say, it's probably 55-feet, from the corner. The driveway is back.

Mr. Horcajo: Okay. My last question is, aside from this site, it looked like you folks might have started the process of getting this home somewhere, last year sometime, late fall, September or October. Is that correct? Were the other locations that you were hoping to place this house at prior to selling on the Central Maui site?

Ms. Carey: Yes there were. We approached MEO for that wonderful site they have that's right near the Queen Kaahumanu Shopping Center, and asked them if they would allow us to put the house there because I thought that was a wonderful, very visible site. And they were very excited about the possibility and they ended up saying no, they could not because if they allowed me, then everybody would want to do one. So, I thought well.

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

Ms. Carey: That was DBEDT?

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

Mr. Alueta: Could you identify yourself for the record?

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

Mr. Horcajo: I have one more question I guess. From the notes here I read that, I guess, DSA suggested, given you did not want to go through the permitting process, that they recommended you bring your case here. Did you start the permitting process through the County?

Ms. Carey: No.

Mr. Horcajo: No?

Ms. Carey: No. I never did. I was told to come here because this was within the MRA area. And so that I should try to do everything through this agency.

Mr. Horcajo: Okay, thank you.

Ms. Katharine Popenuk: I have a question.

Ms. Wade: Can I just clarify that she was told by Public Works to come here – by Jarvis Chun.

Ms. Popenuk: When is the date when this will be removed?

Ms. Carey: I don't know what that date is going to be. I'm going to be selling the house as soon as it lands. I've got several interested buyers, but of course, they don't want to buy anything until they've actually seen it. So the big open house is April 18<sup>th</sup>. I'm hoping to keep it on the property for three or four months to show it to other people. I'm hoping to move it by the end of the summer, but that means I'd have to have a buyer in place, and I'd have to have the financing in place. At the time that I have a buyer ready, I'll go back to the building department and work with Ralph Nagamine and Jarvis Chun in order to help them to get the permits for everything to happen.

Ms. Popenuk: If you don't get a buyer, for instance, is there a final date by which it would be removed?

Ms. Carey: The application says November 1<sup>st</sup>, and that's fine with me. That works.

Ms. Betts Basinger: Mr. Chair, I have a question.

Mr. Kawahara: Go ahead.

Ms. Betts Basinger: Would you be looking to find another location for another model should this one sell and your time runs out for being at that location?

Ms. Carey: I'm hoping not. I'm hoping that I can get everybody that wants to see this model through here. And that if I go ahead and sell it or others that we could make some sort of an arrangement with the owner to allow people to see it if that's what they wanted to do. But my hope is to just make sure that everybody who wants to see it, gets the chance to see it now while it's here.

Mr. Kawahara: What is the selling price, just out of curiosity?

Ms. Carey: \$189,000.

Mr. Kawahara: And how many square feet?

Ms. Carey: 1,250 square feet. Three bed-rooms and two-baths.

Mr. Kawahara: Good.

Ms. Carey: Can I go on?

Mr. Kawahara: Sure.

Ms. Carey: Valuated ceiling, dual pane windows, tempered glass – hurricane rated, federal standards insists that because we are in wind zone three for Hawaii that the homes all be built to hurricane standards for 150 mile an hour winds, and this one is. All the lumber has been termite treated with borate. The insulation on the house is extra insulation, and that's has to do with the energy star and the LEED numbers that they try to work with. It's got extra windows. It's a very beautiful house. I think you'll be really surprised.

Mr. Kawahara: Anymore comments? Testifiers? Please? Are you finish? You are? Okay, very good. Good presentation. Anymore comments Erin? No? Any other testifiers or people who wish to make comments on this project?

Mr. C. Mike Kido: Good afternoon Mr. Chair. I'm C. Mike Kido from Pacific Resource Partnership (PRP.) Excuse me for my voice – legislatures has been taxing. First off, Chair, I would like to commend you for your public service, having served on Boards and Commissions, State and County. I commend you for your time to your community. PRP does market research and we keep track of building permits throughout the State. We're the market recovery fund between the signatory contractors and the carpenters union. For the sake of clarity, if I can just highlight my testimony, and I'll be available for questioning.

PRP does not support the variance in front of you from the building code for the placement of a temporary structure at 32 Central Avenue. As you know our State is suffering due to the collapse of the American economy. 1,000's of Kaamaina have lost their jobs over the course of several months including yesterday's Supreme Court decision on the Super Ferry. As of January 2009, our State unemployment rate is 6.1% or 39,000 people out of work. Traditionally the construction industry is usually the forefront of the hardship during the difficult economic times. For your information, we're currently running about 53% of the carpenter unemployed in the island of Maui. And what does this have to do with the variance before you? The applicant is supporting to import labor to assemble its mainland built pieces from Oregon. Again, we iterate that we have a high unemployment level here within our trade. We have experienced doing stuff during difficult times, and I personally, have been dealing the issues and the aftermaths of Kauai that there were products promised and not delivered during that time.

But within the purview of your agency, I'd like to raise these questions as part of your due diligence. First off, I just noted that I'm sure the applicant has a documentation from the distributor. The packet that I received this afternoon only contains the applicant's application for distribution. In addition, since we view placement of this request as the government's sanction and approval of this product, we would hope that you would review, mostly insurability of this type of home. And from both attachment, with the requirements of the building code, ie: garage, and the types of coverage that would normally be applied in the State of Hawaii. In addition, having gone through a couple of building code reviews within our industry, we would like to raise the question despite the HUD certification,

whether the product before you is geared towards Hawaii's climate. And the differences – I can site to you the requirements of the insulation, and some universal codes – they came from the mainland that didn't quite apply to Hawaii's climate. That's an example.

Again, for the piece of mind of those who are buying this, we would ask that you review those aspects and the present this time, we would ask for your denial for the variance requested before you, until those questions are answered. Thank you.

Mr. Kawahara: Thank you. Any other comments? Testifies? Mr. McLeod.

Mr. Doug McLeod: I wanted to sneak in an opportunity to say thanks to Ron. I think you did great job. You did an impossible situations, or at least part of that time. Anyway, my name is Doug McLeod, and my wife and I own property at Vineyard and Market. And we've been through the MRA process as an applicants. We've also – at least I also had at least a brief period on the Commission as well. And I just wanted to comment on this home for Central Avenue, and just say that, you know, as a business person, I actually think it's an interesting technology to be looking at. But I also really encourage you guys to think in the context of a variance. Doing this as a variance is really setting, you know, a stronger precedence than a bigger issue than you may want to take on. So I would just encourage you – I don't think people in the neighborhood had been aware of, you know, any labor opposition, or, you know, opposition to this. So I would just again raise you – you know, doing this as a variance so quickly. You know, if I was still on the other side of the table, I guess, I'd want to see this put back another month, or some opportunity for more people to hear about it. But I leave that to you. You know, I would say that the business people down there want this to happen for Four Sister's, but, you know, not necessarily at any cost. So I just throw this back to you – doing this as a variance is setting, you know, a pretty strong precedent.

Mr. Kawahara: Thank you. Any other public testimony? Comments? Ms. Perreira.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. I would like to say for the record, that a team of professionals, design professionals – architect, engineers, and so on and so forth – is part of our committee that reviewed this project. I know they understand Codes and so on forth. They're also aware of the fact that we, first and foremost, support of our local crafters, artisans, carpenters and so and so forth. However, this project was brought to us, in the context of this is a trend that government wants to take a serious look at so they can determine whether or not this is important or feasible or something that can be used in the State of Hawaii. Our understanding is even the Governor of the State of Hawaii is expected to come down and take a look at this project, to see, in fact, if this would be appropriate or feasible to meet the housing needs of our residents, maybe particularly a particular group of residents that perhaps can only afford this kind of housing. That is why when they came to our office to talk to us, we tried to

assist them to make sure that if they were going to put out a pilot project, here in Wailuku, it has to reflect the surrounding areas in which it was going to place itself. In other words, when they first came with their project, it may have been a house that could be in Kihei, for instance. It would blend well and could be in Kihei. But our understanding is that this particular house can be modified to look like the area that it's suppose to find its eventual home. That is why the architects involved that, with this property owner, to make them clear about the roof, pitches, and so and so forth, so that it did reflect – that you didn't have a piece of Kihei placed in Wailuku even for a short period of time.

Whether this project goes or doesn't go, it's going to be at the will and the behalf of government, if they want to support it; and if the community chooses to support it as well. I must say that this particular project has support already from agencies like Lokahi Pacific who are talking with them to do this project in various different areas and so and so forth. So our position is they probably deserve their day so that everybody can see what is this proposal. Is it appropriate for our island? And then have the discussion. If it is something that people feel is economically feasible, and it fits, and of course, there can be discussions to make sure that it is adherence to codes and standards that a lot of our professionals know that is required that should be done, then I'm sure when get their eventual permit to do beyond where ever they're going to place these houses, they will pursue that. But from our organization, we felt that this was not a slap together – a flip shot project – that they didn't have care or concern for the area that they were even trying to put across a pilot project. That they took care and time to pay attention to not setting up or plopping a house on a vacant lot, but they were trying to illustrate how this house can be a home. And we further felt obligated to assist because they had an agreement with Four Sister's. Four Sister's own the property and they had no problem with this project. So at this point, I would say that the Main Street organization feels it deserves its chance to be a pilot model project. It may receive wide acceptance. It may not. But I think it deserves an opportunity to try. Thank you.

Mr. Kawahara: Please come forward Mr. Dan.

Mr. Richard Dan: I'm a merchant on Market Street. I came by to thank Ron for a great job. And I hope you can get back to doing my taxes. I was listening to this. Kits homes have been a big thing in Hawaii for years. People have bought every kind of kit homes that they can imagine. The labor – what this gentleman brought up is a real big point. Maybe if the Carpenters Union would stop gouging people, there wouldn't be so many people out of work. I'm in favor of the project.

Mr. Kawahara: Thank you. Other testifiers?

Mr. Tom Blackburn Rodrigues: My name is Tom Blackburn Rodrigues, and I'm the immediate past President of Na Hale O Maui, the affordable housing community land trust.

Mr. Kawahara, congratulations on your service and I concur, please go back and help us with our taxes.

Mr. Kawahara: Thank you.

Mr. Blackburn Rodrigues: The reason I wanted to speak, and just briefly, is to clarify any points that I might, along with the other testifiers. And I do have the pleasure of working with FABMAC Homes because I am committed to affordable housing in Maui County. And one of the things I wanted to make clear is that we have met several times with the Carpenters Union, to sit and talk about how we would be able to integrate their workers and other workers as well into the construction of the homes. The first crew that will come over will be a professional crew. They have been doing this for many, many years, and they will put this first pilot project together because we want that one to be absolutely the way it's suppose to be from the factory. Because one of things about these homes, they're not kit homes, they're not – they're actually put together. They're sealed. They have a HUD seal on them. And the code requirements are that they not be unsealed or in any way taken apart or any thing done to them until the professional crew comes in.

The goal, then, is in fact to hire local folks to train them and to have them be the people then that build or put together the subsequent homes if the company is fortunate enough to do that. But that has always been in the business plan of the company, and that has been, as I say, we've had at least the pleasure and the honor of meeting with the Carpenters to work with them. We're going to be sitting down with them once we have our complete formal worked out so that we'll actually sit down with a spread sheet saying, here's what we do here, here's what it costs, and here's where there's an opportunity for work for your members. One of things we're also planning to do is to ask the Carpenters if some of the folks who are their apprentices and not have work, if we will be able to hire some of them to work with us as helpers at least to get some initiative and some knowledge of how the house is put together, even on this first pilot project home, so they can at least get a sense and the feel for it.

We've also met with representatives of ILWU, and we'll be following up with that as well next week. Hopefully we'll meet with the union leadership. Again, to have these conversations about this. The challenge in an affordable housing as you all know – I don't have to tell you this – is that the tragedy of it is that our workers, our construction workers, work on homes they can't afford, and then they go home to homes that are crowded. They'll have enough space for them. So that's a real tragedy. People should be able to work on homes that they're going to live in with their families. They can't do that now. They work on multi-million dollar homes. To go home someplace else.

This was a real attempt to bring affordable housing, quality affordable housing, to Maui County, yet exceeds County Codes. For example, the insulation is an R-54, total envelope

in terms of insulation. The whole idea is to exceed, not to meet. One of my friends in the involving community said you know the minimum standards of what you can get away with. We hope that we set a higher, higher bar on that. And also that local people actually get jobs on this, and there will be jobs. There will be jobs because in fact, you know, it still has to be hooked up – the plumbing, the water has to be hooked up. The electrical wires – the electrical still has to be run from the pole into the house. And these kinds of – the infrastructure still has to be done. The trenches have to be dug. There will be a lot of work for local people here. And hopefully we'll be able to establish a model with this pilot project that demonstrates here's one more tool in the tool kit to answer the question for affordable housing for Maui County. It's not the only answer, but it may be one answer.

But first, as you know, you've got to bring something over. We've got to let people walk through it. You've got to let them see it because everybody talks about a pretty picture. I'm sure you've seen a lot of drawings and a lot of writing on this. You've got to see. You've got to look at it. You've got to look at the colors. You've got to look at the quality. And then people will make their decision. And Jocelyn is very right, the community will make the decision. The market place will make a decision. This will be a temporary structure. For Four Sister's Bakery, who are glad to help them out. We're glad to look forward to having a training program. We're actually looking at working with the Carpenters in order to incorporate a training module into their curriculum – a training program that they will control – and work with the other unions as well. So I hope that clarifies, and I'm happy to answer any questions at all. And again, Ron, thank you for your service.

Mr. Kawahara: Thank you Tom.

Mr. Blackburn Rodrigues: Thank you very much.

Mr. Kawahara: Any other testimony from the public?

Mr. Bill Kamai: Aloha and good afternoon. Members, Chairman Kawahara, thank you for your years of service. And I know Warren, and I think he'll be a good fit for you guys. Too bad you guys only get five and not nine. My name is Bill Kamai from the Carpenters Union. And I just wanted to go over some of the points that Mr. Blackburn brought up regarding talking with us about this product. Yes, we did sit down and had two discussions with Mr. Blackburn and Ms. Carey. Our concern was these homes, they're being manufactured in Tempe, Arizona. And for us, having half of our membership sitting on the bench, watching a product being brought in. And I've seen this product before. I traveled – you know stayed in the mainland where half the house pass you by on the highway. And now that it's here, jobs was the number one thing.

Now with the economy the way it is, it's about not who get the cheapest car, or the cheapest clothes, or the cheapest house, it's about having one job that way you can afford



those things. That's a priority. In the circles that I've traveled dealing with politicians, developers, members – and not just the Carpenters – it's people from all the trades and not just the building trades itself, it's the supply company, it's the different rental companies involved in trades, there's concrete supplier – everybody hurting. Not just us in the industry. It's people in the hotel industry as well with all of the layoffs. So jobs was priority one. Sitting down and talking with them, we mentioned that. They brought up the fact that it's about putting us guys to work, well, our work would entail bolting the house down the center and that's it, and covering up the dry wall when we done. Regarding the cost of the actual house, that's just the house itself. Land cost is not involved – infrastructure, sewer, water, cable, electricity, sidewalks, curbs, gutters, driveways. The actual house itself would have to have a detached garage because anytime you bolt one porch or anything to that house, you loose the warranty.

So we've seen products like this before. We've had them originally here on Maui as a matter of fact. Pacific Palisades Homes – where they couldn't find one flat bed on Maui, they moved it to Campbell Industrial, on Oahu. That product came and went. There's been some similar products on the Big Island. They've been used for Hawaiian Homes as recent as last year, and that fell through too. But our concern is just that the work involved that it's not something that – we've seen a product like this in the past and it's about the work involved. Thank you.

Ms. Betts Basinger: I have a questions.

Mr. Kawahara: Go ahead.

Ms. Betts Basinger: Thank you for being here Mr. Kamai. So is it your opinion that when you add all the other costs that would go into making this someone's home that it loses its affordability?

Mr. Kamai: We have contractors here on Maui that can match their price. Yeah.

Ms. Betts Basinger: Including the prices of importing all the materials separately?

Mr. Kamai: That's a sales pitch that was given by the manufacturer saying why should I ship all of the lumber over here, I could build it over there. Well, you can build them cheaper over there because it's, well, done in a factory, one; two, it's not putting anybody to work – even the people who are putting it together over here –and the lumber company, the people on the dock, and supply houses.

Ms. Betts Basinger: And in your knowledge, and you've been around a long time, has anyone ever tried to start a manufacturing factory here?

Mr. Kamai: Yes. There was a gentleman by the name of Art Smith who tried to put a factory over in Puunene. If you know where the mill is located. If you go down that road, there was an empty building on the right. But he founded that to be too small for his needs so he shipped it over to Oahu, Campbell Industrial Park.

Ms. Betts Basinger: Thank you.

Mr. Kamai: Thank you.

Mr. Kawahara: Any other questions? If not, thank you.

Mr. Kamai: Thank you.

Mr. Kawahara: Any other public testimony?

Mr. Ray Shimabukuro: Good afternoon. My name is Ray Shimabukuro of the International Brothers of Electrical Workers. I'm a business representative from the Island of Maui. Again, like my fellow speakers, congratulations on your services. Thank you for all your time.

Mr. Kawahara: Thank you.

Mr. Shimabukuro: I'm here to talk about mostly public safety as far as electricity is concerned. As everybody knows that electricity is a dangerous thing. The State of Hawaii has a law requiring electrical work be done by licensed electricians. We have a one to one ratio license to own license. I understand that this product is being built in the mainland, pre-wired to get to the Island of Maui. At some point there will be electrical work that needs to be done, not only from the utilities side, but within the unit itself. And like I said, with the laws, licensed electricians would be, you know, doing this type of work. So my concern right now is just public safety. I will be checking out this open house to see how this house is built, how the wiring is made, and if need to, in further, in future meetings, speak up on this issue of safety. Thank you.

Mr. Kawahara: Thank you. Any other public testimony? Comments from commissioners?  
Ray.

Mr. Phillips: Ron, I have little confusion, a little concern. We've been asked to adjudicate on whether this is properly handled as a variance, and I think we're kind of outside our purview a little bit when people are talking about whether this is a viable business opportunity, or the due diligence should be done by the client itself to see if the company itself is viable, et cetera, et cetera. So I am kind of uncomfortable as far as being put into that position, I think, as a board or board members.

Mr. Kawahara: Well, shortly I will ask for a vote on this docket item. But Commissioners need to focus on the fact that we are not here to try to set social policy. We are voting on one issue and one issue only – whether the building permit for this temporary structure should be approved – should be waived, excuse me.

Mr. Horcajo: Chair? As far as my comments. I guess, just in a nutshell, I mean, my intent is to vote no. I am all for affordable housing. I don't really have a problem as far as the concept of package homes, and I'll kind of explain my reasons why. But if it is going to pass, maybe there's three or four conditions that I would want to add. But as far as my reasoning, again as, you know, Ray says, we're here because of a variance from a building permit application process. And for me, our code does not really deal with that. We're dealing with variances on, you know, code issues – set back, height rules and stuff – and not so much a building permit process. You know, when the County Fair, you know, happens every year – they're temporary – they get a building permit, electrical permit, plumbing permit. They need that. When you put up a trailer – you pull up a construction trailer on a job site, you need a permit. You don't need one for the port a toilet, but you still need an actual building permit for that purpose. The only time you do not need a trailer permit for a construction site is if it's on a lot that already has a permit, like, if it was at the MEO site, you had a permit that structure or some other site. If you checked with DSA, you don't need a permit for that application. But if you're moving a trailer onto a site, or a construction site, you need a permit. So for me, you know, hearing the comment that DSA is saying come to this process, maybe it wasn't the right – that really should not have come out of Public Works. In fact, some of my conditions that if this passed, there should have been conditions that would come from Public Works because of safety. And to hear that, really, you know, it did not bet the process of what the building permit processing would be, that kind of bothers me that they did not make the effort. It sounds like, to go through the process, that again, the County Fair, every contractor has to go through for a trailer, a temporary trailer.

If this was not in the purview of the MRA, the applicant would have to go through BVA. And if you know the BVA standards, there's four conditions. And for me, they would have a tough time meeting any one of those. It just so happen that now it's within the MRA so it's our purview. And I find it – you know, I realized that the Planning Staff is saying well it kind of meets this variance – I find that – it's a really tough stretch for me.

If it is passed, the conditions I was thinking about – that's why I asked about the actual driveway – I believe the code requires that the driveway be 45 or 50 feet from the intersection. So for me, that should be a standard. That's something that would normally come from Public Works. But maybe the fact that they told them to just come to us, those conditions like that, conditions like you can't back up onto the street, those would have been, for me, normal conditions that would have come out of the Public Works' office there. Commissioner Alexa had been asked about how long it was going to be on site. And I

realized the application, I believe, said November 1<sup>st</sup>. So my only other condition, or maybe the third in this case, is to whether the applicant would be willing to say something like – again, if it passes – they will not come forth with any other extensions beyond November 1<sup>st</sup>.

And then my last condition was just some kind of condition regarding the sign location, regarding site distance requirements, that it is not blocking the view when you're coming out, and see the cars to the right at approaches that intersection there. But again, my plan is to vote no just because, you know, I don't think that's the reason for – I mean, that's really within what we should be making a decision on is the building permit process versus the code issue.

Mr. Kawahara: Ray?

Mr. Phillips: Having seen one of those guys that's been out there getting a permit for a sales trailer, usually, I think what the difference here Bob is that there's no hook ups. I don't think there's a restroom. Is there a restroom Francesca?

Ms. Carey: No.

Mr. Phillips: Is there any electrical hook ups whatsoever?

Ms. Carey: I do have temporary electricity.

Mr. Phillips: You do have temporary electric.

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

Mr. Phillips: And maybe possibly, you can help us, assist us again, by telling us what Departments you went through and –

Ms. Carey: I talked to the building department and they were the ones that sent me here in the first place. So my original idea was to just be able to put this as a temporary work trailer on that space, telling them it was a temporary situation. And Ralph Nagamine and Jarvis Chun let me know that the best way for me to make this happen because it was in the MRA area was to come before this group. And so that's how that whole thing got started. I did go before them. We talked about the parking. There is – you will be able to drive into that parking area, and back up without coming out into the street. The driveway entry, that entire area, will be graveled. The driveway entry is far enough away from the intersection that it won't be interfering, and I will have those little barriers that I talked about so that no cars will be able to enter off of Central or near that corner of Nani.

Ms. Popenuk: I have a question. Why is that you've chosen not to pursue with getting a permit?

Ms. Carey: Ralph Nagamine told me that I did not. He didn't think I needed to do that – that I needed to come here. Because what I was asking for was variance from the building permit process, and I started this back in November. And what I was led to believe by other people was that the easiest way to make this happen quickly was to go ahead and get a variance from the permit process. And that's what he told me.

Mr. Alueta: If I may Mr. Chair. I'll just try to provide some type of history and where we started from, and kind of echoing some of Commissioner Horcajo's concern is that when they first came in, the idea was that they would seek a variance from the board for a temporary structure from your code itself. And that they come up with specific code requirements from the building department so that they would not have to provide – such as paid parking. You were concerned – like this would be gravel and other things like that. I was not aware, and I don't think Erin was aware at the time, that Public Works had asked them to seek a variance from the entire, I guess, building permit process in itself. We were looking at it that they would still get a building permit, but they would be required to get a variance from only certain sections of it. And I guess we were surprised – I was surprised – that's the methodology in which was recommended by Public Works. And so I think that's where Commissioner Horcajo has some issues – nor do we deal with individual code requirements.

My suggestion at this point in time, given the letter that we have from Public Works, as well as the unusual nature in which the variance is being sought, from the entire building permit, is that the Commission look for the issues that they have that they would want them to have as a requirement of being granted a variance. So in a sense, working backwards saying you want them –. They're proposing to do gravel parking. Originally they wanted no gravel. We said we couldn't support that. We wanted at least gravel parking, a temporary power pole – until we at least require them if they're not going to go through the building permit process – instead of what requirements you do want them to establish as part of the variance such as either site distance – that they do meet the site distance – they do have to meet the site distance requirements for driveway access. They do have to provide gravel parking. They do have to provide the temporary lua, and establish the time frame. They do have to get an electrical permit for a their temporary hook up, and whatever else you feel that is necessary in which to be comfortable. If you're not comfortable with that concept, then, yes, again the option to deny the variance is always there. But it is unusual. Normally it's specific code requirements that you're being asked for a variance from the building permit process. This is the first time I've seen it that Public Works has said that. And I can only assume that it's because it's a temporary structure. I think they're uncertain with this temporary structure in nature. I think if it was a permanent structure, they would still require you to get a building permit and they would be asking you for a specific building

code requirements.

Mr. Horcajo: Chair, you know, again, I've got two concerns, but the second part is the temporary part. The point being that a construction trailer has to get a building permit. The County of Maui putting up tents had to get a building permits. Every tent you install on a public property or be on property beyond two days, over night, you've got to get a permit. So, for me, the temporary part, being on the trailer, you know, I don't get it. For me, once we go down this path, for me, it sets a bad precedence from a building permit variance as oppose to a code variance. We're not talking code for the application for saying you don't need a building permit. That's the part I don't really like. It kind of bothers me.

Ms. Betts Basinger: Mr. Chair, call for the question.

Mr. Kawahara: Well, someone needs to make a motion.

Ms. Betts Basinger: I move to call the question as worded to approve Planning Department's recommendation to waive requirements for this applicant.

Mr. Kawahara: Okay. Do I have a second?

Mr. Phillips: Second.

Mr. Kawahara: Moved and seconded. Discussion?

Ms. Betts Basinger: Yes. Thank you. I agree with everyone that has talked about us sticking to our own kuleana here, and our kuleana is not to decide whether this is good construction, bad construction, it will help or not help our economy – we're being asked if they can be waived temporarily to set up this model home which as others have testified may or may not turn out to be something that Hawaii uses, or Maui uses. Two things though however strike me that fall into line with our mission as the Maui Redevelopment Agency. Firstly, this effort is going to bring folks to Wailuku, and that's a good thing for us. It's going to introduce people to our shops and our restaurants while they're here looking at a potential model homes for developers. And who puts them together and, you know, questions like well what if a larger developer with land buys a whole bunch of them, maybe they would want their own employees to be trained to put them together.

My second and last item, and why I will be voting for a waiver is that unlike the County Fair and other temporary structures, they're used by people, the public, you know. This home is never going to be a home. It's not going to be anyone's dwelling. It's really just going to be a model of what could be provided, and it's going to be a model for a very short time. It reads no later than November 1<sup>st</sup>, and there's a likely hood it might be moved prior to then. So those are my comments.

Mr. Kawahara: Any other comments?

Ms. Popenuk: Yes.

Mr. Kawahara: Katharine?

Ms. Popenuk: I'm thorn because I like that this is providing another option for people on Maui for affordable housing. But similar to Bob, I'm very concerned that this sets a precedence that instead of applying for a building permit, it's handed to us, and we're suppose to decide whether or not we should have the gravel driveway or not or, you know, make certain decisions that seems that would have been more appropriately made by the building department. I'm looking at this portion of the docket, on page #3, on the bottom of page #3, and it gives the description of review criteria for a variance application. And it gives the A, B, C and D. And it gives specific reasons why MRA might consider granting variance. And I don't really see that this one particularly fits in on any of these criteria. So I just kind of feel like we're being put in a – asked to be doing somebody else's job, the building department's job. And I sympathize if they were told by this building department that they should come to us for an action on this issue.

Mr. Kawahara: Well, from what I understand, it's not the fact that they were told to come – from what Francesca said, it appears that they were recommended to come here to expedite the situation because it's a temporary structure, and the MRA can easily accept or deny. So that's that's really what I see. All these other social issues, you know, this is not the forum to discuss that. So the question before the Commissioners is – the motion that was made was whether we should go along with the Planning Department's recommendation to approve the waiving of the building permit for this temporary structure. It's a yes or no answer.

Ms. Betts Basinger: Mr. Chair? I understand what you're feeling, but we don't have to make these decisions all alone today. We have a wonderful staff that does the homework, checks out the code, knows what this body is allowed to waive, and has come to us with a recommendation that on this project, we can waive it. So it's not like we're sitting here, you know, being the be all, end all judge. We've been well represented by the Planning Department's staff. So I just wanted you to know that it's not up to you and me to know all of those things.

Ms. Popenuk: And have the specifics of the project been reviewed by the Planning Department though? When they recommend to expedite matters, they take it before MRA, does that mean that they've actually looked at the project closely to see whether or not there are perhaps some issues?

Mr. Kawahara: Yes, before it comes before us, the Planning Department either is going to

vote fore or recommend fore or against a particular project, and it's up to us to make the final decision. Because typically these variances will be variances from the code, like setbacks or, you know, the various ones that we've dealt with before. It just don't fit into the normal mode, so they ask for a variance.

Ms. Popenuk: So, have they in fact granted a variance then?

Mr. Kawahara: No. They're coming to us for that.

Ms. Popenuk: We're deciding.

Mr. Alueta: And again the Department, from your staff report that you have, we're granting the variance subject to conditions. So there are. If you look at your page #8 of your attached report, there are recommended conditions that's being established. So it's not like we've just granted a variance and they can do whatever they want. There are things that they are going to have to do. And one them is that they're going to develop the site, or they need to develop the site, although temporary, in accordance to what they're proposed and represented to you. So again, that's why, I mean if you do choose to -. And I will say it is unusual to go down where you're granting a variance from the building permit process. The only reason that I can think of that Public Works would do that is because it's temporary in nature. It's not like a permanent building. Because normally it's a specific code. You're still going to the building permit process, but they're only getting a variance from a certain specific code requirements as Bob pointed out. But again, even though it is temporary, we do have conditions that the department would like to have incorporated. These are also reflected by recommendations that came from all other reviewing governmental agencies.

Mr. Kawahara: So would you, Alexa, would you want your motion to stand, or do you want to incorporate these 14 conditions?

Ms. Betts Basinger: My motion stands with those conditions as set forth by the Planning Department's report, which is very thorough thank you.

Mr. Kawahara: Ray, would you second that?

Mr. Phillips: I'll second that.

Mr. Kawahara: Any further discussion? All in favor of the motion, please say aye.

Agency Members: "Aye."

Mr. Kawahara: Three. Nay?



Mr. Horcajo: No.

Mr. Kawahara: Three ayes, one nay. Very good. It's passed. Thank you.

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

**VOTED: To approve the Planning Departments report and recommendations as presented.**

**(Assenting: Ms. Alexa Betts Basinger, Mr. Raymond Phillips, and Ms. Katharine Popenuk  
Dissenting: Mr. Robert Horcajo)**

**F. PLANNING DEPARTMENT UPDATE**

- 1. Update on Proposed Projects and Enforcement**
  - List of Projects**
- 2. Cash in lieu update scheduled for May 27, 2009**
- 3. Update on Wailuku Municipal Parking Structure**
- 4. MRA expenditures and Budget update**

Mr. Kawahara: Moving on the agenda, we have item F, Planning Department update. Joe?

Mr. Alueta: I think you guys were given a list of your projects that are out there. There's a couple we saw that probably still needs to come off. As you can see the majority of these are Erin's as she's our small town planner, MRA planner. So if you have any questions on those, Erin is here to help address if you have anymore specific questions. Otherwise, it's just for your files and for your information.

Mr. Kawahara: Alexa?

Mr. Horcajo: I've got a question for Erin.

Mr. Kawahara: Any questions?

Ms. Betts Basinger: Yes.

Mr. Kawahara: Go ahead Bob.

Mr. Horcajo: Go ahead.

Ms. Betts Basinger: No. Go ahead.

Mr. Horcajo: Erin, excuse me. I guess the last couple of months, I asked Joe about a couple of things that probably should be off, like the Up Town Service Station, and maybe a couple of others. But I also asked about a couple of projects that maybe should be on the list, but I'm not sure. Actually, one I'm sure, and that is the one we just voted on, and then the second was regarding Debbie Daniels.

Ms. Wade: I spoke with Debbie Daniels several weeks ago. She is interested in expanding her project at the corner of Vineyard and Central, and would like to add a couple of office spaces for two more accountants. This actually turned into quite a discussion with Debbie. She ran into a whole of trouble after going to the MRA approval process, and she had a great experience with the Planning Department and with the MRA, and then we she got out into reality and started building, Fire was tough on her, Public Works was tough on her, and I think there were a number of things that were unanticipated for their construction. So what we're trying to do right now is have her come in and talk with us about some of the problems so that we can anticipate those for our future applicants. And then also, we're trying to facilitate a meeting with the other agencies of the County and inform them about what the MRA's purpose is, and get on the same page with the intent related to traffic, circulation, fire prevention, all of those kinds of things so if there are things that we need to know that those agencies are telling our applicants after they've already come here, and we think everything is just fine, that we're aware of those. And that they can understand what your folks mission is and that kind of a thing. I'm hoping that we can work with Debbie to get her to come back and improve the project.

Mr. Horcajo: Okay. My only other comment, and I don't know if it matters with you folks, but I've noticed that you guys sort by TMK. Is it okay if you sort it by entry date or something? For some reason, it seems like an easier way to kind of keep track, just by looking down from when somebody has submitted their application.

Mr. Alueta: The entry date is there. It's just a matter of formatting. It's like when you do –

Mr. Horcajo: Well that's what I'm saying.

Mr. Alueta: You can either sort it by MRA permit number or –

Mr. Horcajo: Right. Or entry date.

Mr. Alueta: Yeah.

Mr. Horcajo: But it doesn't matter. Unless you see a problem, can you sort it either by permit number or entry date? But that should kind of mirror each other, right, because you

don't give a permit number until you get the entry date or –?

Mr. Alueta: No, it would probably be easier by MRA permit number. I'll see how difficult it is. Normally you're dealing with a standard data base, it isn't – but this is a KIVA database which some times you have to –

Mr. Horcajo: Don't crash the system.

Mr. Alueta: It's just something that's not – you set up these set reports, and then to change a report, you have to re-write the whole report in crystal report. But we'll try your method. So you would rather have it sorted by MRA permit?

Mr. Horcajo: Or actually entry date.

Mr. Alueta: Okay. Any other questions on the open projects Mr. Chair?

Mr. Kawahara: No.

Mr. Alueta: Okay, then, again cash in lieu is on for your May 27<sup>th</sup> meeting as you requested. We will be publishing the notice in the paper shortly on that. Update on the Wailuku Municipal Parking Structure, that's our standing item. I'm not sure if any of you have read the Mayor's budget. As you know, we did get, I believe \$1.6 million for the design and basically to get the ball rolling on the whole project. And this the first time a major CIP project that will be located within the Planning Department, so it's going to be interesting. We have had some preliminary discussions with Public Works, and they're fine with it. We'll take it through the design phase, and once we get to the construction of it, we will pass it off to Public Works to handle from there. Hopefully we will get to the construction phase and get money for it, and then they'll just turn it over and they'll handle it from there. I think the fastest and easiest way, and as we research this more, just to let you know that this board did – this board did approve a parking structure design.

Mr. Kawahara: PC-1 right?

Mr. Alueta: Yes. And so it will be quicker and easier if we don't re-do it, and less politically consensus. And so my job at this point in time is going to be to go through the historical files of our minutes – to pull all that up and then re-educate our Council Members so that we can get their blessings which is where we stalled the last time. So if they have a change of heart, hopefully, and will sign off on moving forward with that design structure, then we can move ahead and use the money, all of that money, for specially for construction drawings and further designs, and hopefully for off-site temporary parking locations and what not. And we're going to look at what the conditions are with the Federal money because as you know, it's \$400,000 from the County, and \$1.2 million from the

Feds. I have to see what kind of strings the Feds have. But we're very excited. The Department obviously is very excited about it. The Mayor's excited about it, so we have to get this going.

Ms. Betts Basinger: Well the MRA is excited too.

Mr. Alueta: Okay. And I'm sure --

Ms. Betts Basinger: Can you tell us where the hiring of the coordinator stands?

Mr. Alueta: The hiring of the coordinator still sits with the Mayor's Office. She has had that since then. My hands are tied, and my Director's hands are tied. We have been trying to get it out of the Mayor's Office.

Mr. Kawahara: But doesn't this make this -- that -- kind of obsolete?

Mr. Alueta: Yeah.

Mr. Kawahara: I mean, what's the point of it then?

Ms. Betts Basinger: No it makes it even important --

Mr. Alueta: It makes it more important.

Ms. Betts Basinger: -- that we need someone --

Mr. Kawahara: I thought you said the Planning Department was going to take this on as an internal project.

Mr. Alueta: It is. It is an internal project as far as the money and the management of the grant and the funds.

Ms. Betts Basinger: But the work.

Mr. Alueta: But the work is still and so the manager will, again, lay the ground work. Because the manager will be going from -- I think my vision, I think your vision of a manager is to take this to look for other alternatives as far as funding. You know, this \$1.6 isn't going to get us very far as far as concrete goes. And as well as the political conjoining private and public funds. And I think that's the key where the manager is going to come in. Again, just bird dogging the whole project itself. I think, I agree, it's very critical.

Ms. Betts Basinger: And it's out of our budget so the MRA has great input and great

responsibility with this coordinator.

Mr. Alueta: Yes.

Mr. Kawahara: Well, here's a comment. You know, I think, ever Commissioner who's come on to the MRA – or I guess, to most County boards and State boards – you come in with very high hopes and you want to make changes. You know, I came in and I just wanted to do so much and you know, all of this stuff. But, you know, the reality is – and it's not necessarily anyone's fault – I think we have to accept that the way things move through government is not as we would like it to be sometimes. But on the other hand, the positive side is, you know, things get discussed thoroughly, things change, and maybe the original thing you were trying to accomplish was going to happen, because I think we started the RFP process back in April right? We started the whole thing, and then met with Mayor and all of this stuff, and we still don't have an RFP published. So, Warren, I think, is more seasoned. He's served on a number of Commissions and Boards, so, you know –. But, well that's the only comment I wanted to make is that, you know, we need to recognize that the wheels of justice moves slowly.

Mr. Horcajo: So Chair, at the last meeting – I guess at the last meeting because we missed a couple – there was some discussion that Alexa and you, and your monthly meeting with the Mayor, would ask her – what happened with that? At the meeting, did you ask?

Ms. Betts Basinger: Grace – the Mayor's – has gotten back to me that she is planning to meet with us in conjunction with Mr. Min.

Mr. Kawahara: But they haven't set a date.

Ms. Betts Basinger: Right.

Mr. Kawahara: That's still open.

Ms. Betts Basinger: We don't have a date yet, but she's aware.

Mr. Kawahara: So to the extent that it is possible, we'd like to get two Commissioners, you know, giving an update on the MRA or whatever, just to maintain the contact because I think the reality of things is that if you have an important project, you need to keep it on the front burner. You just can't let – you can't do it by correspondence – face to face counts. So I wouldn't suspect that, you know, two of you should decide – not more than two because of the sunshine law – but should actually try to set up a meeting. All right, anymore discussion on the Wailuku Municipal Parking Structure. It looks like we have some traction at this point.

Ms. Betts Basinger: Yes.

Mr. Kawahara: You're going to be right after this.

Mr. Alueta: Expenditures. You have your expenditure report. I just wanted to – before I sign off on this piece of paper, and the Director signs off on this other piece of paper, this is to – if I recall at your last meeting, you had authorized that you guys wanted to have trash pick up – expand the trash pick up with Teens On Call. Was that –

Mr. Kawahara: That's right.

Mr. Alueta: That was my understanding, correct?

Ms. Betts Basinger: We asked you to negotiate a contract with Brian, and I've since talked to him. I told him you'd be doing that.

Mr. Alueta: Yes. And so we did do that, and we have a new request for services, and then we're going to go through a purchase order. And so I just wanted to make sure. It's going to be approximately, just over \$9,000 for a year.

Ms. Betts Basinger: Could you share the details of that contract please?

Mr. Alueta: It will empty trash receptacles, four times per week, on Market Street, Wailuku, for 11 cans, times four weeks at \$16.60 equals \$733.04 plus \$30.50 for general excise tax, 12 months for \$9,162.96.

Ms. Betts Basinger: I don't have a calculator. How much is that a month? Because we're almost at the end of our fiscal.

Mr. Alueta: \$763.58 a month.

Ms. Betts Basinger: And is that to commence after the Main Street beautification project is turned over?

Mr. Alueta: No he's already doing it, so it's going to start. I mean, it's going to be for the coming year.

Ms. Betts Basinger: So it commences on what date?

Mr. Alueta: As soon as we sign this. I think also, I think –

Ms. Betts Basinger: The first of April?

Mr. Alueta: I'm sorry. It says – payments to be made in six installments being on May 1<sup>st</sup>.

Ms. Betts Basinger: May 1<sup>st</sup>.

Mr. Horcajo: Yeah, my understanding – in fact, I think it was brought up at the last meeting – that he's actually picking up the trash now because the plastic got removed once the trash receptacles were out. So Joe, I'm sorry, the 11 cans, I don't know, where's the last can? Is it down by – is it anywhere near Kahikili Terrace or is it still up on Market and Vineyard?

Ms. Betts Basinger: There's one on Wells, isn't there? Close to Wells?

Mr. Alueta: Yeah, the Market Street improvements go from Wells Street all they ways up.

Ms. Betts Basinger: Yeah.

Mr. Alueta: I'm sorry. I've not gone and counted my trash cans.

Ms. Betts Basinger: I did.

Mr. Alueta: Or the benches or anything like that. So you might have a better idea. I'm assuming there's 11 trash cans. And again, what do you call, in relationship to this finance, who will pay for this, as well as you're aware of the Mayor's budget for the MRA for the next coming fiscal year is going to be \$90,000. So we're looking pretty good.

Ms. Betts Basinger: We are.

Mr. Alueta: Yeah, and I think that from a funding standpoint you have, you know, you still have money. I mean, as a side topic, I would think about potentially at your next meeting to be put on the agenda that you, maybe a letter of support for the budget or encouragement of whatever that, that come out of this board. And then secondly, as far as expenditure, I passed around, I guess, the sales material from the bench manufacturer, as well as trash can guy – you know, obviously, Alexa has been around Market Street. If you did want to spend money to buy other stuff, then we should because we do have a lot of funds left over. Because remember all of the funds that's left over at the end of this fiscal just goes to the general fund.

Ms. Betts Basinger: Well we do have some ideas on projects that we want to use that money for. Some of them will require the hiring of a consultant to gather certain research for us. But, did you get the invoice from Mana Web and is my reimbursement in the works?

Mr. Alueta: I thought it was, so let me follow up because Kathleen, my boss, had it. And

so I'll follow up with her as far as that goes.

Ms. Betts Basinger: Thank you.

Mr. Horcajo: Mr. Chair I have a budget item, I guess – again, we'll talk about it next month – but I think Alexa while she was – well one of the items maybe she was alluding to, I had brought up, is I made this comment maybe twice since I've been on this board and that is the idea of reorganizing the MRA to be somewhat like the HCDA in Oahu where the MRA becomes a lot stronger where you have, for example, from Maui County, first of all, all the rules and the guidelines as oppose to being in Chapter 53, it's in the Maui, as like HRS 206E for that group. But then also, we have, for example, the Planning Department's Chair, the OED Director, but we have more of a full legal body at which time it makes more sense to either have staff, so dealing with the administration or dealing with the Council would be a lot easier. At least that's my goal and my intent is to bring that up at the next meeting. And if the members have some time, I would suggest you get on the website and look up HCDA and –

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

Mr. Horcajo: Hawaii Community Development Authority. They're developed in Kakaako, and they're developed in Kalaialoa at Ewa Beach. But again, they're very strong. They've got private citizens. They've got government people on that board. And for me, you know, in dealing with the actual lack of passage of the cash in lieu, to me, this is all part of it. If the MRA was stronger, legally and politically, maybe that would have gone through a lot easier. So anyway, that's a future budget item that I'm going to –

Mr. Kawahara: So noted for next month's agenda. Again, you know, refer to my previous comment about how things move.

Mr. Horcajo: Yeah. Got to start some where. Incidentally, it's not the first time this issue has come up. I've talked with Stephanie Ohigashi when she was Chair, or at least, on the Commission, you know, that was something she was trying to get done. But I tell you, I did talk with the Mayor. She will support it depending on, of course, we have to get it out of our commission first.

Mr. Alueta: I'm sorry. She's in support of what?

Mr. Horcajo: Support of just –

Ms. Betts Basinger: – revitalizing –

Mr. Horcajo: Revitalizing or re-tooling the MRA.



Mr. Alueta: Kind of off topic, I'm sorry, but we do have stuffs like that. It's not like – I don't want to say it's difficult – it's just that we've already talked with Corporation Counsel regarding – you know what I mean – anyway, it would just be adding you into Title 19.

Mr. Horcajo: Right. Okay.

Mr. Alueta: Okay. It's not a problem.

Mr. Kawahara: Good. Bob stop that.

Mr. Alueta: And that's all I have.

Mr. Kawahara: All right. Next item, redevelopment area parking issues. Bob?

Mr. Horcajo: What about Wailuku Main Street –?

Mr. Kawahara: I'm sorry. You're right. Excuse me Jocelyn. You're next.

**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.**

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association/Tri Isle Main Street Resource Center. Let me start with the Municipal Parking Lot. Because the MRA has asked the Wailuku Main Street Association to please gather together the stakeholders. And I know Alexa, Commissioner Basinger, mentioned what Grace said, but John Min is not the organization, nor is he the only stakeholder. So the comment from –

Ms. Betts Basinger: Grace was simply replying to the MRA's request for a meeting.

Ms. Perreira: Yes, because we had asked via our Chair – Wailuku Main Street Association made the request, but here in lies the problem. The stakeholders would like to meet as a stakeholder committee meeting, instead of having it an MRA meeting. They understand since we got all that money, you know, from the Economic Stimulus and what not, that it's nice for the Mayor to come and have a discussion in a public forum, a public meeting. But, if you're going to do that here, we have no objection, but there has to be – I don't know how you're going to dispense the rules or whatever – but it can't be like the stakeholders have three minutes to talk and they can not interact and have a discussion because that's what they want to do. They want to have a discussion with the Mayor and it needs to be where they are interacting because this is not just a project alone by the MRA. It is a project that was initiated by the community first, supported by the MRA, and moved along by the MRA,

and brought together by the different entities so that we had different things that were discussed. A lot of different people have been involved and have set their sights and including from what we hear from the Council Members that they are waiting for their presentation on the power point presentation. It's going to be a presentation from the stakeholders' committee. And that's why we still need to have input as stakeholders.

Ms. Betts Basinger: The MRA has a regular monthly meeting with the Mayor that's separate from what you're talking about. We are 100% in support of being of a part of the stakeholders' meeting.

Ms. Perreira: No, but, my understanding –. I understand what you're saying and we thank you for that, but the point is there are stakeholders who want to have discussion with the Mayor. That is their own discussion that they're not sitting in the audience, given three minutes and they can not ask questions and whatever. We're not here just as observers, and that's the thing that we want to make sure that if we have it in the Maui Redevelopment Agency meeting, that the Mayor comes and she apprizes everybody and whatever, there has to be a consideration for allowing the stakeholders only, not the audience, but the stakeholders, those who are on the committee, to ask questions so there is interface and dialogue because I know the Chair of our revitalization committee, Glenn Kunitake, specifically asked for this along with other committee members. John Min is the Chairman of the Board. So when we made the request to the Mayor for a stakeholders' committee meeting prior to notifying everybody of when the meeting would be, our comment that we got back was that it was good to have at the MRA because it's a public meeting that's noticed, and everybody who wanted to hear about the Federal money and what not, could be available to hear what the discussion is, which is true. I mean, that's a good idea, as long as there is an opportunity for the stakeholders to interact and have discussion relative to this. It's not a problem. Otherwise, I believe – I haven't checked with Mr. Kunitake yet – but I know that was their expressed desire was that they needed to have interaction and discussion.

Mr. Kawahara: But we did this –

Ms. Perreira: Because there is some kind of confusion, I think, and what people think is going to be happening.

Mr. Kawahara: Well, the MRA has its regular monthly business meetings as you are well aware. We also can call special meetings as we did for that parking issue. And that was an open discussion.

Ms. Perreira: Okay, that's good.

Mr. Kawahara: And that was an open discussion. There was no three minute limit.

People –

Ms. Perreira: Why don't we do that then? That's a wonderful suggestion. And I think that would make everybody real comfortable and it would be a good opportunity.

Ms. Betts Basinger: Well has your organization – you do wonderful lunch workshops that are well attended – has your organization thought of doing something now that we have money for the parking structure?

Ms. Perreira: That is one of the items that we would be having, but not at this juncture. At this juncture, we still have to iron out some questions and concerns and what not, and that is what the purpose of the meeting is, and then what's our next step. Once we have all the ducks in line, we probably will have a panel and ask the Mayor and the MRA and everybody else to talk about this wonderful project for Wailuku and we'll have it in our own public forum so that all of the community can talk about what's the possibilities once we have it.

Mr. Horcajo: Okay, I've got a comment. I guess for me the options are what we just talked about because at the request of the Mayor, have it at a regular scheduled meeting here in a workshop format. I'm not sure whether the second option might be better and that is have a stakeholders meeting as we've had in the past, in the Mayor's Lounge, discuss amongst ourselves, the group, ask the hard questions –

Ms. Perreira: Yeah, that was the intent.

Mr. Horcajo: Well, yeah, ask the hard questions, and then after we and the stakeholders are on the same wave length, then come to the body –

Ms. Perreira: That's right.

Mr. Horcajo: – because I fear that if you have a public meeting with the dissension then that's going to deflate ego –

Ms. Perreira: Of course, it will send the wrong message –

Mr. Horcajo: So, anyway, I'm just suggesting that maybe that's a better option to talk about, to think about, for that initial meeting with the Mayor.

Ms. Perreira: I absolutely concur especially hearing the feelings of the stakeholders and what their expectations are in having a dialogue in a continuing process. The process wasn't just stopped all of sudden. They were patiently waiting to get it back on the track again, and have been talking to the Council Members so that everybody is on the same

page so that we all go united with everybody just rooting this project to move forward as quickly as possible.

Mr. Horcajo: Well for me, that's the goal. And that's all we've got to speak as one mind –

Ms. Perreira: So what is the pleasure then –

Mr. Horcajo: – but the negative –

Ms. Perreira: – of the MRA?

Mr. Horcajo: Excuse me. I mean, there's no doubt that the negative for the MRA is that only two people can go. But, for me, the main – we undoubtedly, you know, are for it. Maybe not as much questions as representatives from WMSA, but for me, that's the right route. So do you folks agree with that, try to having a stakeholders' meeting, whether it be the Mayor's Lounge, whatever, Unisan, just some place just within the group?

Ms. Betts Basinger: I think that's been the agreement for months.

Ms. Perreira: Well, that was the request coming from MRA to us. So what we need to do is just go back and explain to the Mayor that it was discussed with the MRA, and we concurred that we'd like to have a stakeholders' meeting first. And then she can do her MRA.

Mr. Kawahara: So I have a question for Corporation Counsel on this. These meetings are very important, and if only two Commissioners can attend, and you come back and report, you kind of lose the flavor or the sense of the atmosphere of that meeting. Now my question to Corporation Counsel again, is it true that only two Commissioners can appear at these types of forums, public forums?

Ms. Perreira: But it's not a forum. It's just a meeting.

Mr. Kawahara: Well, it is a forum to discuss issues.

Ms. Perreira: It's an ad hoc committee though. You've always had –

Mr. Kawahara: Well, you can call it –

Ms. Betts Basinger: I'm not understanding Jocelyn. Are you saying that we have to wait?

Ms. Perreira: No, I'm following up on Bob. I'm just responding to Bob – what Bob said. And that was the kind of the expectation was to have a stakeholders' meeting so we could

flush out any concerns or any misunderstandings amongst the group of what was going to be taking place prior to the Mayor coming.

Ms. Betts Basinger: But you said that should happen before the MRA has its next meeting with the Mayor.

Ms. Perreira: No, MRA would have –. No, no, no.

Ms. Betts Basinger: So we can go ahead and have our meeting with the Mayor as we always have?

Ms. Perreira: What you normally do. What you normally do, yeah. No, this is only a follow up on the stakeholders. See, as for the board of the WMSA, we were okay with the Mayor wanting to explain or have a discussion in a public meeting, but in fairness to all of the other parties that are part of the stakeholders that would like to have a chance to ask questions or give their comments or what not, I think they would feel more comfortable that there was a stakeholders' meeting for the very reason that Bob Horcajo noted.

Mr. Kawahara: I think there's no question. If I can speak on behalf of the Commissioners that we're all in favor of better communications, more open and transparent communications, and more people involved in these communications.

Ms. Perreira: Yeah. Because otherwise, it might be viewed as just two entities that's going along and continue with whatever, and there's no real opportunity for what was a team effort. And it's going to take a team effort to pull this project through to furison. And I think that we should all just be cheering this on so if there's any questions or any concerns, it's probably good that it's expressed at that meeting as Bob Horcajo said. So if the MRA gives me the instruction to go back and say that, then I will.

Mr. Horcajo: I vote yes.

Mr. Kawahara: Of course, we're in favor of that Jocelyn. So –

Ms. Betts Basinger: I thought we did last month.

Mr. Kawahara: I have a question.

Ms. Perreira: I did too, that's why I was like –

Mr. Kawahara: Excuse me, Corporation Counsel, what is your response to that?

Mr. Michael Hopper: Anytime you have more than two members of the MRA together, and

you're discussing something that's board business, that's considered a meeting of the Board. So you would need to have an agenda, and allow public testimony on those items. And so if you're more than two – three is quorum – so that will be a meeting.

Mr. Kawahara: Yeah, you see, so that's the whole problem is that only two Commissioners can attend. But that shouldn't hold this because, you know, that's a good format.

Ms. Perreira: Thank you because you see, there was like Councilman Victorino was part of this task force, and there was Public Works representative, a Planning Department Representative. It's easier to have a discussion that way. The other way, you've got to kind of dispense with your rules so everybody can interact because you do have a processing. Okay. So I heard consensus then to try to go back and ask if we can have a stakeholders' meeting prior to her coming to address the MRA in a public meeting. Okay.

Mr. Kawahara: Yes.

Ms. Perreira: Cool. All right, the other items, we've been working very closely –. Did you have something? Sorry. We've been working very closely with the small town planner and updating her on various projects and she's more than gotten her feet wet. She's jumped a whole bucket into it. And Deborah Daniels – I'm glad that she had a chance to talk at length with Deborah Daniels. We have been talking at length with the architect who is trying to influence and persuade them also that it's not too late to go ahead and do what they want to do in spite of the cost. And of course, we're lending – so if you're pushing from your end, we're pushing from our end, and hopefully we can make that project come back. But what was the good thing about this is that Ms. Daniels was persuaded to stay in Wailuku, instead of being so totally utterly frustrated that she was looking for a place to relocate elsewhere, so we're really happy with that.

The other item – the only other item – that wasn't discussed is we've been having discussions, and I know that Erin has had some too with some potential lessees that want to – that are in process of getting a long term lease, I guess, for Ron Kawahara's building who is now the lessee from the owner is now David Singer. And he has talked to three Hawaiian boys, local Hawaiian boys, who want to some business in and on Market Street. So we have been talking stories to them and trying to give them good counsel, and try to fit them with resource that knows about the building, and can try to help them through the process. And Erin and I have talked about it, and the importance of codes, code standards and what not, and I'm confident between us working all together, hopefully something can be forthcoming.

We do have some vacancies in town. And anybody who is seeking to do business in town, we are offering that assistance too to try to help anybody who wants to conduct business in town to try to connect them with the proper persons and trying to see if we can

accommodate their needs.

And last but not least is the GPAC. The general plan process is finished. It's gone to the Planning Commission now. It's in the hands of the Planning Department. They did run out of time. The last week of the process – the last week in February – they had to have it done by March 1<sup>st</sup>. They got to the max. And as a result of all the discussion and all the items that came about, they didn't get a chance to revisit everything, but here's the good part. I did talk to many of the GPAC members. Many of which were going to support and do support the addition of in fill development for Wailuku. I know that's been discussed in great length and I talked to John Summers, and I think the Planning Department is going to add the need for –. You know, because they'll be the GPAC's report and the Planning Department will have a comment on the GPAC's report. And whatever areas they didn't finalize or finish, Planning Department will go ahead and put their own spin on it. So we will be interfacing with the Planning Commission and supporting the in fill number of units for Wailuku so it doesn't disrupt the tremendous effort made toward revitalization. And that's all I wanted to report to you on that. Thank you.

Mr. Kawahara: You had a comment Alexa?

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

Mr. Kawahara: Bob you're on.

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

Mr. Horcajo: I guess, I think you folks got my last minute revision this morning. And my email to everybody and I guess Jocelyn did not get the email, but when I first suggested this a few months ago, my thought was just to update surveys that was done by WMSA years ago, as far as who was using the parking lot itself. So if you look at this, that's kind of what the first page does. But, anyway, I mean, my plan was to share this with you folks, get comments, you know, I mean, the questions – I guess the options are yes send a survey, no don't send a survey. If it's yes, any comments you have to change this because it doesn't make any sense, people are not going to understand, some of the questions are too biased, you know, adding more questions, deleting questions. I would like your input. And with those, with your input, Katharine and I can officially meet, revise this and hopefully be able to come to the board, the commission, the agency next month, I assume that to get your approval to send this out. As far as the process – and this is also where I need your input – you know, my intent was to get it to as it says at on the top – this survey is mainly intended for residents who live or work in Wailuku town. So my plan was to get it everybody who lives and work in Wailuku Town. You know, I mean, just walk the street. You know, hopefully get help from WCA, WMSA, you know, whoever, to get this out to whether we start with the parking lot, people who use the parking lot, but the merchants on

the street – downstairs, upstairs, County, State, whatever – just get it out there.

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

Mr. Horcajo: Yeah, that's fine. My comment is email it to me. Does anybody have any initial comments or suggestions or –?

Ms. Betts Basinger: Just for discussion.

Mr. Horcajo: Okay.

Ms. Betts Basinger: You know –

Mr. Hopper: Sorry, Mr. Chair?

Mr. Kawahara: Go ahead.

Mr. Hopper: I just wanted to clarify. Is this the first report back from a committee that was created under the sunshine law to investigate this issue?

Ms. Betts Basinger: Yes.

Mr. Horcajo: Yes.

Mr. Hopper: Then under the Sunshine Law, discussion on the item reported can only occur at a subsequent meeting, and I can get you a copy of the Sunshine Law for that. You can get the report at this meeting. First it's assigned. The next meeting there is a report, and then deliberation on that item – deliberation and action have to occur at a subsequent meeting. And I apologize if I don't have that in front of me right now, but we have gone over the issue before.

Mr. Horcajo: Okay.

Mr. Hopper: I just don't want dive into discussion of this item.

Mr. Horcajo: Sure.

Mr. Hopper: There can be public testimony, and a member of the public can testify. But what it does restrict is board discussion. Again, government moves slowly, but that's the Sunshine Law requires.

Mr. Horcajo: That's fine. Can you ask a question? Not really.



Ms. Betts Basinger: Can I ask just for clarification? This was a great report and I am happy to accept it here at today's meeting. And I would have liked to have seen more discussion on process, how is this going to be accomplished. Is it going to be accomplished through the mail, through a website, through door-to-door? So that might be one area to flesh it out so we can have full discussion next time.

Mr. Horcajo: Okay.

Mr. Kawahara: Anymore comments?

Mr. Alueta: I'd like to see a map.

Ms. Perreira: Corporation Counsel you'll have to stop me if I'm not –

Mr. Horcajo: Excuse me. I'm sorry, Joe?

Mr. Hopper: A member of the public has an unlimited right to testify. Since you're not a Commission Member, you wouldn't be restricted. There couldn't be a whole lot of discussions and questions I would say.

Ms. Perreira: Okay. As I mentioned to Commissioner Horcajo, we will be happy to supply four very important pieces on the synopsis if people are going to have a discussion. But, one concern I guess when you folks do discuss this at the next meeting is to try to take into consideration, I guess, it's like a ranking or a waiting. I mean, you know, there are people who work here. They may work here for a short time, and they work some place else. They are property owners who have an investment in properties, and in buildings, and what not. And I just think it's really important that whenever we have public discussions, which is important to hear every member that wants to speak relative to a public – use of public dollars. But, I do think that it's very important that you find a way to understand there are x-amount of property owners in this – and try to designate an area – and our recommendation is stuffs that we've submitted before using the concentric zones area because that's generally the people that will be most heavily impacted by this. And then you can start, you know, weeding it down as to what kind of weight you have to give to certain particular comments. And that's the one thing I want to make clear because I think it is important. Because otherwise, you can have a whole band of people from a business that has a lot of employees and they're going to have one thought and one idea that can be really weighted against, you know, property owners that actually pay their taxes and make the improvements and everything else. Thank you.

Ms. Betts Basinger: In my paid job, we surveyed the Maui Nui community frequently, all three islands. And it might be something in our discussion that we have regarding this survey to look into retaining SMS or some very reputable survey organization so that what

we put together can't be questioned. And so we come out with really, you know, superb, especially now. So the time is really good maybe to spend some of our budget on that kind of a consultant.

Mr. Horcajo: For me, I mean, the timing is good because the funds that the Mayor got. But I don't know if I can say this, but as far as process, I use Microsoft Access data base – I really know that well – so my intent is we can sort as many different areas, filters as we want to get results and weight and stuff as we get into this, but we'll talk more next meeting.

Ms. Perreira: I do want to make clear that we would not be supportive of SMS Research being hired to this because already there has been a complaint about work that was done by SMS Research related to this public parking structure that was found to be a challengeable results, so that's the only thing. Other than that, hire who else you guys want. Thank you.

Mr. Kawahara: Thank you. Any other comments? Any other discussion, legal discussion, to be brought up? New business? Okay, let's go over the items for the agenda for next week. So clearly we have –

Mr. Alueta: A, B, D, F again, G again, H with discussion, and Erin do you have anything scheduled that would be a public hearing or anything else?

Ms. Wade: Not until May.

Mr. Alueta: Not until May. Okay.

Mr. Horcajo: What about Four Sister's you were saying in April?

Ms. Wade: Four Sisters, I'm hoping for April, but my guess is it's going to be May. They have a couple of fire code issues.

Mr. Horcajo: So Chair, I guess, as far as my thought to bring up, spending money for reorganizing MRA. Does that have to be specifically noted?

Mr. Kawahara: Yeah.

Mr. Horcajo: So I would like that to be placed on the agenda.

Mr. Kawahara: Also, you need to have election of officers.

Mr. Alueta: Yeah.

Mr. Kawahara: It should be the first thing actually.

Mr. Alueta: Okay.

Mr. Kawahara: So, any other items to be put on next month's agenda?

Mr. Alueta: When do you do orientation Mike?

Mr. Hopper: Well, it's not just Corporation Counsel.

Mr. Alueta: Right. Right.

Mr. Hopper: We would go along with the Department, and typically it's the same time the Department does its orientation.

Mr. Alueta: So, I'll look and see whether or not we might do the orientation next month.

Mr. Hopper: I mean, you'd obviously want it with any new members on board and there at the meetings is what we look for. I think that's important. But we do it along with the Planning Department's orientation, and with Planning Commissions.

Mr. Alueta: Right, and I think our member starts next month, right?

Ms. Betts Basinger: Yeah, and the good thing about Warren Suzuki is that he has been there, done that, knows it, so –

Mr. Alueta: I can be brief.

Mr. Horcajo: And he's retired.

Ms. Betts Basinger: Yeah, we'll be short.

Mr. Alueta: Okay. Mr. Chair, potentially, we'll put that on besides election of officers, orientation maybe, and then I think –

Mr. Horcajo: Reorganizing.

Mr. Alueta: You want to put that on?

Mr. Horcajo: Sure. At least start the discussion.

Mr. Alueta: Okay, then I may drop the orientation because if we start getting into it, it will

start getting into a heavy and long meeting. So we'll put that on.

Mr. Horcajo: Okay.

**I. NEXT MEETING DATE: April 16, 2009 (Thursday)**

**J. ADJOURNMENT**

Mr. Kawahara: No other items for discussion? No new business? If not, I'll call the meeting adjourned at 3:11 p.m..

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:11 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  
Erin Wade, Staff Planner, Current Planning Division  
Michael Hopper, Deputy, Corporation Counsel