

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 16, 2009**

APPROVED 05-15-09

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, at 1:01 p.m., Thursday, April 16, 2009, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: I'd like to call the meeting of April 16, 2009 of Maui Redevelopment Agency into session. I would like to recognize present Robert Horcajo, Katharine Popenuk, myself, Alexa Betts Basinger, the Vice-Chair, and our newest member, Warren Suzuki. Absent today – excused is Raymond Phillips.

B. ELECTION OF OFFICERS FOR THE 2009-2010 YEAR - CHAIR AND VICE-CHAIR

Ms. Betts Basinger: Item B on the agenda is election of officers for the 2009-2010 year, for Chair and Vice-Chair. I will take nominations for Chair.

Mr. Robert Horcajo: I'd like to nominate Alexa Basinger as Chair of the MRA for the next year I guess.

Ms. Betts Basinger: Is there a second?

Ms. Katharine Popenuk: Second.

Ms. Betts Basinger: All in favor, aye?

Agency Members: "Aye."

Ms. Betts Basinger: Oppose?

Mr. James Giroux: Did you check if there were other nominations?

Ms. Betts Basinger: I should. Thank you Counselor. Are there any other nominations for Chair? Hearing none, we'll let the vote stand. Nomination for Vice-Chair for the 2009-2010 year. May I hear nominations?

Ms. Popenuk: I nominate Bob Horcajo.

Mr. Warren Suzuki: Second.

Ms. Betts Basinger: It has been moved and seconded to elect Bob Horcajo as Vice-Chair for 2009-2010. All in favor indicate by saying aye.

Mr. Joseph Alueta: Any other nominations?

Ms. Betts Basinger: Thank you. Do I hear any other nominations? Hearing none, all in favor, say aye.

Agency Member: Aye.

Ms. Betts Basinger: Opposed? So welcome as Vice-Chair, Robert Horcajo, and Chair, Alexa Betts Basinger.

It was moved by Mr. Robert Horcajo, seconded by Ms. Katharine Popenuk, then unanimously

VOTED: To elect Ms. Alexa Betts Basinger as Chair for the Maui Redevelopment Agency for the 2009-2010 year.

It was moved by Ms. Katharine Popenuk, seconded by Mr. Warren Suzuki, then unanimously

VOTED: To elect Mr. Robert Horcajo as Vice-Chair for the Maui Redevelopment Agency for the 2009-2010 year.

C. APPROVAL OF THE MARCH 20, 2009 MEETING MINUTES (via email)

Ms. Betts Basinger: Item #3, approval of the March 20th, 2009 meeting minutes which we all received by e-mail. Do I hear a motion to approve?

Mr. Horcajo: So move.

Ms. Betts Basinger: Do I hear a second?

Ms. Popenuk: Second.

Ms. Betts Basinger: It's been moved by Robert Horcajo, seconded by Katharine Popenuk to accept the, and approve the, March 20th minutes that we received via email. All in favor, say aye.

Agency Members: Aye.

Ms. Betts Basinger: Unanimous.

It was moved by Mr. Robert Horcajo, seconded by Ms. Katharine Popenuk, then unanimously

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

D. MAYOR CHARMAINE TAVARES UPDATE ON WAILUKU MUNICIPAL PARKING STRUCTURE

Ms. Betts Basinger: Item #D is Mayor Charmaine Tavares' update on the Wailuku Municipal Parking Structure. And I see Joann Inamasu here. Should we wait?

Ms. Joann Inamasu: If you don't mind, I'll try to call and figure out where she's at.

Ms. Betts Basinger: Good. So we'll continue to E, public testimony. And testimony will be limited to three minutes per testifier. Anyone want to testify? Teri Edmonds is the first to have signed up.

E. 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. Teri Edmonds: Aloha officers. Thank you so much for volunteering again. As always, nice to see you. I would just like to report – I'm here representing If the Shoe Fits, and my name is Teresa Edmonds. And I'd like to report on first the improvements of the street. I greatly love them. Love the flowers and they seem to be doing really well. I think it's given a great face lift to the town. I know parking is its own issue, but regardless, I love it no matter what. So I think it's been a great improvement. Thank you. Rubbish pickup – thanks again for continuing that because our street seems to be a lot cleaner, the planters are a lot cleaner, so I'm glad you're still doing that.

And I'd like to also like to mention that since I was here last, I think in the last year, I have notice – a year ago, my tourism visitors were about 10% of my business. I think it's gone

up to about 30% of my business. So I've definitely seen an improvement in tourism. I don't know if it's because we're such a unique town and now with the face lift, we are really more established. On that note, I'd also like to make mention that when I walk from Happy Valley where I park up to my office, I see many more people like Eco-Adventure tours using the restrooms up there. And I just want to suggest one more time if you do ever consider turning that into a tourist spot, an information center, I think it would be great. Some really cool photos and I know like Jocelyn got some cool pictures of how Wailuku use to be, and it's so interesting. And with Lao Valley being our number one tourist destination, I think it could really put us on the map a little bit more. I don't know what advertising is planned for the future. I know we do our own advertising as merchants, but I do think that now, or in the near the future, it would be a great time to really literally put us on the map. If you look at maps, Wailuku still isn't that significant on the maps. So that's my recommendation, and thank you again for volunteering.

Ms. Betts Basinger: Thank you. Any other testifiers? Seeing none, we'll move on to – well, the Wailuku Community Association, I see no – Alexis, I didn't see you back there.

Ms. Alexis Dascoulias: Good afternoon. My name is Alexis Dascoulias. I'm representing the Wailuku Community Association. And we met last night, as we do the third Wednesday of every month. And we are very excited to continue our efforts with first Friday which continues. Teri was mentioning which is try to bring people down to Wailuku and hopes that they will see something that they will want, and then return during the business week. And to that end, we have hired a new events coordinator. Yuki Lei Sugimura is our new events coordinator for first Friday, and she was voted on last night, so we're excited. She is certainly no stranger, so we are excited to welcome her on board. And that's it.

Ms. Betts Basinger: Thank you. I want to congratulate you too on the 80th birthday celebration of the Lao Theater. That was just a wonderful event and it's so cool in there.

Mr. Horcajo: Excuse me Chair, I have a question at this time.

Ms. Dascoulias: Yes Bob?

Mr. Horcajo: What's the latest on first Friday, May 1st, in terms of planned activities? I know there's talk about some May Day thing on the street.

Ms. Dascoulias: There is.

Mr. Horcajo: Dedication.

Ms. Dascoulias: I believe Yuki is going to be here later, so it would be best for her to report on that. But there is, as you know, Native Intelligence is going to be opening that night for

their blessing. There is an approved street closure for the street, from 6:00 p.m. till 8:00 p.m. to help keep that under control. So it is going to be a big May Day with lei making, et cetera, festival. I would like to hope that it will be the biggest first Friday we've seen to date. Does that answer your question?

Mr. Horcajo: Thank you. Yes.

Ms. Betts Basinger: Is there further public testimony? Seeing none, we'll move on to agenda item F, Planning Department update. Joe Alueta who sits with us, and I'd like to identify staff members here – Jeff Hunt.

Mr. Alueta: Erin Wade.

Ms. Betts Basinger: Sorry, and –

Mr. Alueta: Kathleen Aoki.

Ms. Betts Basinger: Yes. Thank you.

Mr. Alueta: And Jeff is more than a staff member.

Ms. Betts Basinger: That's correct. He's the Director of the Planning Department.

Mr. Alueta: And Kathleen's the Deputy.

Ms. Betts Basinger: Yes. Yes.

Mr. Alueta: Thank you Madame Chair. Again, we have passed out the open project's list. Staff Planner or Small Town Planner Erin Wade is here, also, to address any of the – if you have any questions with regards to that.

Mr. Horcajo: I've got a comment again. So I guess my same issue is, again, that this sheet stays current. In the past couple of times we've been talking about the John Rippey project and Up Town Food and Car Wash – those are basically settled and closed. So my only comment is if it is then we should probably get it off the list. If it's not, then that's fine too.

Mr. Alueta: Those are from another planner, and again, the W. Cain, MRA one is also been resolved also. So all three of those should be removed from the list. We're currently working with that staff planner to get them to update the KIVA system which automatically generates this list for us. I apologize for that.

Mr. Horcajo: Thanks. That was it.

Mr. Alueta: As you know cash in lieu is scheduled as a special meeting for the May 27, 2009 meeting here. We did go out for a public hearing – to publish the public hearing on that, on the cash in lieu ordinance. I will just – my only brief comment on it is that a public hearing is not required. It's being sent to the MRA for comment because it's an amendment to Title 14. The first time around that you held a public hearing on it, it was required because it was an amendment to the MRA Rules. And so that's where a public hearing was required. We're doing it as a courtesy to make sure we get as much comment on the item and for your comments before we send it up to Council for final action on it.

Mr. Horcajo: So excuse me Joe? So I guess for the purpose of public knowledge, that meeting is at one o'clock right?

Mr. Alueta: That is correct.

Mr. Horcajo: On the 27th?

Mr. Alueta: Yes. Again, you have your MRA expenditures report as to where you're at. We do have a – let's see – your Teens on Call one will be finally – will be increasing because of the increase in trash pick up. So the cost for that will increase on your next go around as we receive invoices. Secondly, we did finally – we're in the process of working out the payments with regards to Mana Web. We're trying to get them on that. And I see that the Mayor is here, so at that point, if I can Madame Chair, I'd like to see if you'd be willing to move up to item D for the Mayor.

Ms. Betts Basinger: Yes thank you Joe. And welcome Madame Mayor, and we are putting Joe aside for your presentation which actually was an earlier agenda item. Thank you for being here.

Mayor Charmaine Tavares: Can you hear me now? Great! Well, thank you very much for letting me come and talk with you folks about the Wailuku Municipal Parking Lot. I know that this has been a while and much interest and thank goodness you folks have a lot of stick-to-attuativeness because this has only taken 18 years, or 20 years or whatever it is. But you know, never say die, and never give up.

So what I wanted to share with you today was the presentation that we did in Seattle with the EDA, and I want to thank all the folks who provided information for us also and trying to help us get through this last minute, okay, throw that one in there to the mix and let's see what happens. And the good news is that we presented two projects, we thought only one would be chosen, but they chose both of them. So we're very fortunate, very unusual. And Joann Inamasu, from the Office of Economic Development, was instrumental in setting up the EDA presentation, as well as her experience with the EDA. And with the EDA specialist assigned to Hawaii was extremely helpful because I think I would have probably thorn my

hair out trying to deal with some of the Federal bureaucracy. We think County is bad, hey, we're nothing compared to these guys.

Anyway – you're going to push buttons – okay. So this is what we presented. And this was put together by a whole lot of people – graphics and all that stuff – and it was very well received. People liked our thing – our presentation. So we had that. We told them where we were, just in case they didn't know, and I made lots of comments about how many miles it was from to there and everywhere. Then we went into the need. As you can see, I won't read it to you. It's just to give you a brief overview. And that in talking about this parking lot had been envisioned back in 1960s. And the seriousness of the parking problem in Wailuku and how everyone has felt through the years that a parking structure or parking was critical to the revitalization of Wailuku.

So we did a little history of Wailuku, just briefly trying to –. These people who were on the panel were kind of from all over. And a few of them had been to Hawaii and Maui. And a couple of them had actually been to Wailuku and had seen where the parking lot was. So we gave them an aerial view and explained the proximity to the County Building and all of the other buildings in the area. We also showed them, you know, that this has been planned. There's a plan. There's a redevelopment plan. It's been talked about, and ordinances have been passed, addressing real property abatement, having the design guidelines adopted, and things like that. So then we talked about, you know, some of the architecture in Wailuku, in the Wailuku area, and how it was really important to a lot of us that Wailuku be returned to its former glory, at least revitalize to a point where we could still say this is our jewel in Maui County, our County seat. It was a place where everything was happening from, you know, colored popcorn to crack seed. It was the place.

So we went into a little bit then about the Wailuku Redevelopment Plan. Am I going to fast? I'm going to slow, or something is happening. I'm faster. Okay. So we just went in and just briefly described what the Redevelopment Area Plan included, and especially where it talks about the parking structure. You folks all know this stuff so it's not like I got to go through this a lot. So we talked about the current project which is now done. At least phase one of it is done. And that's the infrastructure, you know, the streets. Repaving. The side walks. The block. The hanging lights. Well, the lights – those historical looking lights. It looks very nice by the way. And then talked about other projects in the Wailuku, in this particular area. So we have the Joslin Building. And then we went into this specific project and talking about how we intend to approach this and how much has already been done towards reaching this goal of a parking structure for Wailuku. So we showed them again the map of where it was and it's hatched marked there in the red, where the surface parking lot is. We had to assure them that yes in deed we did own the land. It was ours. And then some shots of what the parking lot looks like in the current day.

And we also talked about, you know, who was using it and why there was this congestion

– County Building, State Buildings, Federal Buildings are all in proximity to that, along with, you know, shops, and so there's a real mix. So then we went into the what have been some of the preliminary concept drawings for the parking structure itself. You folks have all seen these before. Okay, then we talked about the things you worked on as the stakeholder's group. That was the criteria that was considered to be important to incorporate into whatever the design is. So we talked a little bit about that to address some of the things we knew we would be asked about later on, which is about how do you fit in and how do you address EPA and all these other kinds of regulations regarding access, drainage, run-offs, all those kinds of things, so we did include it in there.

Then we went on to one of the design concepts, so it makes a nice picture. Whether it will be that or something else is still yet to be determined. Just more about the structure itself, looking at the views. It does help to have those beautiful mountains in the background. Everybody drooling as we were going through this. It was what, 30-something degrees in Seattle when we were doing the presentation – and raining. The fact that it was raining, we had to take a cab for three blocks. It was mostly her high heels. She's not going to make it down the hill in those heels. I said, no, we're taking a cab. I don't want to take you to the hospital in the process.

So we talked about the concept of the number of stalls, about the land, the value a little bit. Then we went into what we considered to be a two-year budget for the project. And we had to design it for – even though this isn't like the whole cost – design it for what part of the grant or the grant was going to cover a portion so we had to do the detail about the portion of the grant that we felt these activities would be covered in it. So this is usually what we call preliminary planning and design.

And you know, while we asked for EDA funding of \$800,000, we got \$1.2 million, instead of the \$800,000. So that was kind of like pick me off the floor. They gave you more than you asked for. And then our matching funds then went up to what it is now.

Ms. Joann Inamasu: No, it went down.

Mayor Tavares: Our matching went down.

Ms. Inamasu: \$1.2. When we came back, and that's when got the good news. They upped their portion to \$1.2, therefore making our matching – and they took us from a different set of funding – so the County's matching is only 25%. So it's at \$400,000 as far as the County's side, so that was a very good thing.

Mayor Tavares: Yes, it was surprising, but, hey, some good things happen. And this was even before the new administration started, so it was kind of pre-stimulus stuff. So that was nice for all of us. And the rest of the things that just outlining how we were going to

go through the process, or laying out how we were going to go through the process to finalize the conceptual plan. And you know, who all would be involved, what's the process, County Council gets involved at one point, and just a general time line, and that's like the quick and dirty version of this. And we talked about the benefits for this project, definitely. And I brought the – just to show proof that it is in the budget – this is a page out of the proposed budget that's before Council right now, in the CIP section. And it's page 26-16 if anybody wants to look it up in the full five-inch document. And the money is in there so far. We're looking at the \$1.2 million Federal match, and \$400,000 cash from the County is the matching. And then there's another \$1.2 bond that we put down in the plan for 2012, but that's still all adjustable as we proceed and we find out more about the cost. But we don't know yet what kind of partnerships are going to be formed, where some of the revenues might come from. So everything is on the table.

Do you have any question about the presentation? That was basically it. We took about 20 minutes to do the presentation, and then we thought there would be deluge of questions, but there were amazingly a very few questions. Yeah, and it was about, do we follow – what kind of procurement laws do we follow? And we said, well, I think we're worse than the Federal agencies when it come to procurement in the State of Hawaii. So we went through what we do. Everything is according to laws. Even our selections – all kinds of ways up and down. They asked about – Did they ask us about Davis Bacon? Yeah, they did ask us about wages – what wages would be paid. So we reminded them that we follow the Davis Bacon laws also.

It was quite interesting. You know, when you go before those panels – and you know of course, Alexa – that they start out there, and they're all sitting there, like, you know, you feel like you want to die because they're all just glaring at you and not smiling and just being like I've got to come to another meeting kind of attitude. But through the presentation, they really go into it, and they started to get excited a little bit about it. A restrained excitement – I guess – restrained excitement. But I could tell from how their body language was that they really did like this project and that they liked the presentation very much. And after we did the presentation and we were done, some them, about five or six of them came up to us individually to tell us about the project, they really liked it, we've done a great job with the presentation. It seems like a lot of community inputs and all of these – all the things they like about projects and communities. And we didn't have to lie about it. You know, we just have to say what it is, what we've been doing because you know, you don't do anything in Maui especially without having a whole lot of people working on it. It just doesn't happen. So we were very happy to have presented. I thought they were going to tell us something the next day, and we kind of waited around, but nothing came the next day. In fact, they told us it would be while. We'll get back to you – you're right, you don't want to hear that. It's like, it's in the mail. But, we'll get back to you. So we said, okay, so I guess we can just go home then. So that was our quick trip. Up to Seattle and back. And the day we left it was beautiful. The sun was out. It was 70-

something degrees. It was very nice. So here, we're either freezing or sweating over there. But we think it went really well, and I think we represented you folks well through this presentation too. Do you have any questions about the presentation?

Ms. Betts Basinger: Go ahead.

Mr. Horcajo: First of all, Mayor, thank you for being here and thank you for both you and Joann for your great presentation. You got more money than you expected – than we expected – and that's great. I just have two quick questions. One is how soon do we have to spend the money before it disappears? I mean, is there some kind of deadline by which the money –?

Mayor Tavares: I'll let her handle the money part. She's the money person.

Ms. Inamasu: Actually when we did the application, we put in – the time line changed a little bit on there because of everything being pushed back – the notification and the letter to apply and all of that. We've actually said that we would start in August of '09 looking at just that time frame. And the ending of the period that we said we'd complete all of that would be December 2011, with the thought that in the case that things get pushed back, there's unforeseen circumstances that would hold us back, that there's an opportunity for us to apply for an extension.

Mr. Horcajo: I guess I'm going to have a follow up question. So I know, what I understand from the County's CIP projects, it generally lasts for 18 months. But if the Fed's deadline extends, then it's somewhat guaranteed that the County matching funds of \$400,000 would be extended also?

Ms. Inamasu: Right, those would still be there.

Mayor Tavares: Yeah, the 18-month life on a CIP project is up to the point where the funds are encumbered, not when the project is done. So we have 18-months to encumber that \$400,000 – starting with July 1st when this new fiscal year some in. So we actually have till the end of December 2011 – no, 2010, to encumber the funds. That's by a contract or whatever – the County funds. The Federal funds are according to the contract that we signed with them, and there is room for extension if we need it. There's no penalty for finishing ahead of time. There's no penalty for that. So we will go along and be mindful of what the deadlines are. But we are also mindful of the fact that we want to move this along so that we can get into the next fiscal year cycle for the County so that we'll have again matching funds for whatever we want to do next. We don't want to wait until these run out, and then go for the next set.

Mr. Horcajo: I guess I'm going to ask my second question if you don't mind. Undoubtedly

we all know that your – the budget for the MRA for 2009 included – well, I guess it \$100,000, half of which was approximately for a project manager specific for the parking structure. Can you tell us –

Mayor Tavares: Okay, are you going to start with that series of questions? Because if there's any more about this, we'll answer that one.

Mr. Horcajo: No, no. That was it. Sorry.

Ms. Betts Basinger: Well, I do have a question Mayor about the EDA funding. So at the end of 2011, we should be prepared to be presenting for phase 2?

Mayor Tavares: Yes.

Ms. Betts Basinger: And does the EDA have a lapse time, or will this continue to be viewed by them as one project? Sometimes you have to –

Mayor Tavares: Each phase is a project in their eyes. So what we've described for phase one, the preliminary planning and design, that part should be completed or well on its way to completion before for we ask for any money for the next phase. But it's not tied from the start to the completion – you know, the blessing and untying the maile. So we portioned it out that way knowing that realistically we cannot finish design, construction all in one period, in the Federal period, so we have it kind of over two periods.

Ms. Betts Basinger: Good. Thank you. Questions, anyone else? Mr. Dan, we'll be happy to take your testimony. Do we want to pause at the end of this presentation board and open it up to public testimony? Do I have an agreement there? Okay, we'll allow three minutes.

Mr. Richard Dan: Hi, I'm Richard Dan. I'm a business owner on Market Street. I don't understand the three phases.

Mayor Tavares: Well, there can be three, five, seven, eleven. It doesn't really matter. What matters is what you say you're going to do in each particular phase. This is generally called a preliminary planning phase which is conceptual design, land acquisition if there is one, environmental assessment – all of those things are in phase one. Phase two usually is the design detail that's going to be part of the bid specifications that will go out to bid for construction. So that's usually the second phase. The third phase then is the actual construction. So those are basically the three phases of any project. And how we combine them is kind of up to us and what we feel we can do in a particular time period.

Mr. Dan: Great job Mayor.

Mayor Tavares: Thank you.

Ms. Betts Basinger: Any other public testimony while it's open for public testimony?

Ms. Jocelyn Perreira: Good afternoon Mayor Tavares, Members of the Maui Redevelopment Agency. We did send a list of questions to the Mayor by e-mail. I don't know if you had a chance to review it, but in light of the three minutes which we did say we were going to need to have more time to discuss this if we were going to do it in the redevelopment agency. I'm going to at least read in the questions. Yeah, I'd like to try to put it on the record though as questions.

Ms. Betts Basinger: Maybe you can do it then, Jocelyn, after the presentation is finished.

Ms. Perreira: You have more of your presentation?

Mayor Tavares: . . . (Inaudible. Did not speak into the microphone.) . . .

Ms. Perreira: Oh, okay.

Ms. Betts Basinger: This is just if you have one burning question right now that Mayor can answer.

Ms. Perreira: No, just one comment. Wonderful job. We're really proud of you. Thank you so much. After, you know, like being on the 90 yard line, and the last 10 yards to get over is really sometimes undoubting. So thank you so much!

Ms. Betts Basinger: Thank you Jocelyn. Mayor, you can continue with your presentation.

Mayor Tavares: So we're done with that. So what I would like to address now are the questions that were e-mailed to me from John Min, and –

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

Mayor Tavares: Right. Okay, I just got it from him, so if he was representing all of you because I saw all of the cc's. So all the cc's shows that it's everybody in there. So the first question that you asked about was the parking structure stakeholders committee previously recommended that the project manager be under the Department of Public Works since DPW has the experience of implementing capital improvement projects. Has this arrangement changed, and if so why?

Yes, the arrangement has changed. What we have changed is instead of calling this person that the RFP is going out for a project manager, it is now called a project

coordinator. And this is a matter of semantics. And the semantics is when you see a project manager, people usually associate that with construction. When we're ready at the point. When we're ready to go to construction, there will be a project manager who will be the construction project manager and will be under the supervision or working very closely with the Department of Public Works. But during the project coordination period, this project coordinator, that Joe will tell us a little bit more about in detail, will be under the Planning Department's purview and the MRA. And actually anybody who is working on this project is under the MRA also. So it's a matter of trying to explain that when we go out, people see project manager and you're going getting the type of the – the engineering types that will apply for project manager or construction people. But this project coordinator is the person who is going to be responsible for looking for funding, for meeting with the community, for making recommendations regarding all kinds of things, much more than what a project construction manager does. So it's been broken out into two kinds of things.

I think that this project is so huge – the whole project – it's so huge for even to expect the MRA to manage the project themselves, or coordinate it. It is really an unreasonable request. You need to have somebody who works on it full-time that will, of course, stay in touch with everybody. And you'll be able to see that when Mr. Alueta provides some things to you which lead us into no. 2 which was what will be the scope or the work for the Wailuku Municipal Parking Structure Project Manager. What is the scope of work? So maybe this is a good time, Joe, that you can pass out the RFP that is scheduled to –. It will be published April 19th in the Maui News and it will close May 19th. The selection should be by June 1st, and awarded right after that. And I think that the selection committee, as I see it, and you folks can talk about this, but I envision it's made up of representatives from the Planning Department, the Public Works Department, Office of Economic Development, the Mayor's Office and the MRA. And so I see a group of people who will review the applicants and do the interviews, then make a recommendation. Like with all kinds of – other kinds of contracts and things like that, final selections are usually approved by the Mayor. The recommendations come in from whoever the selection committee is, or who they are and who they recommend, but it's a matter of, most times, formality that it does run through the Mayor's Office for authorization. So I don't make the selection. It's the committee that makes the recommendations. And unless I know something that nobody knows about the person, usually I will go with the selection that's recommended by whatever screening committee has looked at it. Joe, you want to just take over and go over the scope?

Mr. Alueta: The scope is very –. This board has already saw the primary scope and has very little change. A little, except for the fact that it's now called the project coordinator. There's some semantics on, you know, time lines that have changed. But, Mayor, I previously have reviewed this RFP. So it's broken down, one and two. Written description, very similar to the one you had previously. And then going down with the time line, and those time lines have been modified based on discussions with the Mayor and given the fact when certain budgetary items can come up for improvements, as well as this new EDA

grant that the Mayor and OED has secured for us. So as far as any new information, there hasn't been too much. Again, we still – as this RFP goes out for the project coordinator, we're open to bids on how this will come about. As you can see, there's a multitude of skill sets that will be required, and so, we're not sure if this will be a single person with the skill sets, or a consulting firm with a team that has the skill sets. Given how much that we're looking to pay this, we're unsure how it's going to come about. And so that's pretty much it on what the project coordinator would do. And again, they're going to work with the, sort of the liaison between the Mayor's Office, the County Council, the MRA, and the general public at large, as well as, again as the Mayor indicating, trying to seek additional funding for the project. And also, will probably, most likely dive into the preferred option, with the 20,000 square foot remnant parcel, looking as to whether that will be tied into the parking structure in some fashion, with the funding sources, as well as, massively early coordination with securing a satellite parking in anticipation of a construction. Because as you know, parking is a premium now – how we manage that parking situation when they go under construction is going to be a key issue. So I think that's going to be one of things that they're going to be working on is trying to secure leases for satellite parking early on.

Ms. Betts Basinger: Question Joe. So this employee will be paid out of MRA funds? Is that correct?

Mr. Alueta: My understanding –

Ms. Betts Basinger: This Planning Department employee?

Mr. Alueta: I'll leave it up to the – Erin.

Mayor Tavares: Yeah, it's coming out of the Planning Department's budget, so it's like a consultant hired by the Planning Department. So it's in the Planning. It will be in the Planning Department.

Ms. Betts Basinger: So is the Planning Department anticipating using MRA funds for that consultant?

Ms. Kathleen Aoki: Mayor if I can?

Mayor Tavares: Sure.

Ms. Aoki: Yeah. What we have anticipated is we originally thought we were going to have to pay this person completely out of MRA funds, but thanks to the graces of the EDA, and Joann and the Mayor, they actually added \$20,000 into the grant that can be used for personnel. So now we're looking at about \$45,000 out of the MRA budget and \$20,000 from this EDA grant, approximately.

Ms. Betts Basinger: Thank you.

Ms. Aoki: You're welcome.

Ms. Betts Basinger: Another question that this body has discussed is as you said, Mayor, the requirements of the coordinator morphing into the construction project manager is probably going to require different skill sets. I'm noticing here that the time line for the coordinator seems to continue till 2013. So is that the frame work that you're looking at before construction phase starts?

Mayor Tavares: First of all, I want to say one thing, that this project coordinator does not morph into the project manager.

Ms. Betts Basinger: The position morph?

Mr. Alueta: No.

Mayor Tavares: No. A project manager will be a separate position that will be tied into the construction contract.

Ms. Betts Basinger: I see. A new addition.

Mayor Tavares: A new body. Yes.

Ms. Betts Basinger: I got it. Okay.

Mayor Tavares: Joe, you want to –?

Mr. Alueta: Yeah, that's basically what I was going to say is that this coordinator is going to – has to have his finger in or his/her pulse on all aspects of this project, from beginning to end. And that the actual construction manager, whether that's a contracted employee out of when Public Works takes over the actual construction phase and goes out to bid once we get building plans out and go out to bid. From that point on, it will no longer become a Planning Department project. It will fall within the Public Works realm, and it will be treated like any other Public Works infrastructure improvements. And as to whether they assign an in-house project manager for the construction or they hire out to a private consultant project manager is up to them. And then this coordinator will have their pulse, or his or her pulse, and talk with that person to make sure that everybody is in the loop when the construction goes on.

Ms. Betts Basinger: Terrific. So the new coordinator – the new construction project manager will be under Public Works. So we have no concern right now – budgetary

concern for that person. Okay. Good.

Mr. Horcajo: Chair, I've got, I guess, not a question, but a comment. I think the public should thank, I guess, the Mayor and the Planning Department because there was a question last year about because of the prior efforts to get the parking lot built. But there was a decision made by the MRA, with the help of other people, that this is considered a infrastructure project. And that's a real big, big difference. I'm assuming with what you sold to the EDA and the County Council that this is no different than a sewer line improvement, road improvement.

Mayor Tavares: We made the point that it is part of the infrastructure. Whether you want to call it economic infrastructure or physical infrastructure, it's both actually. In this case, it's extra special because it is both. That we need the physical infrastructure and we also need the economic one. So, I think, it gets a little convoluted sometimes because the first part of the project is in the hands of the Planning Department, and the construction parts are in the hands of Public Works. And hopefully, we'll talk to each other. You know, we're kind of in the same county, so that might work out. Be we still need to have one person overall that coordinates even that, so the project coordinator, that would be that person's job. So we're not asking for somebody with an engineering degree to apply for this job. They have to be more on the planning animal side, and persons who can work with communities and all the different groups and still keep everyone in the loop.

I mean, this is a complex project in that sense, and you know, which leads us, I think, into one of the other questions about the County Council's role in this. And the County Council's role is they don't necessarily approve the project. Their approval comes when they fund it. But it's a good idea that they like the design and that they're listened to, which I think as we explained before in earlier meetings, that the Council, and past Councils, have felt that they weren't even listened to. That there were consultants that just went on their own and just said, no, this is what it should be and take it or leave it. That's not the way to approach the Council. This is taxpayer's dollars that are being spent so they want to make sure that they're looking out for different interests and their input is very important. So once the final conceptual is agreed upon by whoever is going to be working on it, that has to be presented. That should be presented to the Council. And I know Chair Mateo has held up meeting about the Resolution. It's still there, but he wanted to hold that until the final conceptual is done, so they can do it all at once. But before that, it's in the budget now, so they're going to have to either shoot it down now or trust us – said the spider to the whatever – no.

Ms. Betts Basinger: Thank you Madame Mayor. The timing couldn't be better for your successful trip to Seattle. One last question about the position. Is it an annual fiscal year contract?

Mayor Tavares: Yes. It will have to be because we cannot encumber funds in another fiscal year because the people might be all different. But normally, I have not seen where one thing starts and then the next Council says no we don't like this. You've got too much invested in it. That's why it's critical for us to get well along the way, so that people cannot back out and say, well, maybe we can put this on hold for, you know, three more years, five more years. We don't want that. Once we start it, we want it to go all the way to completion. That's going to be my priority.

Ms. Betts Basinger: Thank you.

Mr. Alueta: If I may Mayor. I think, because of the time frames and the way they lined up the budget, it also puts the feet to the fire to the coordinator make sure that they're accountable. So if they're not doing their job, either their contract is not renewed or we go back out and do it all over again. So I think that's kind of a good thing to do.

Ms. Betts Basinger: Well the scope of work is very clear.

Mayor Tavares: Yeah. Good.

Mr. Horcajo: That's it. Thank you.

Mayor Tavares: So, did I get all your questions in there? I think the roles of the stakeholders was another one – a question – and it was this project coordinator person will have to set up regular meetings with the stakeholders to make sure that everyone is included in the whole project. It's not like we have your input in the beginning and the next thing you know you're invited to the blessing. It's not going to be like that. We want people along the way the whole time because we're going to need everybody's help especially when surface parking elsewhere has to be identified while that one goes under construction. That's going to be one of the biggest challenges for this project coordinator – to identify that and they've got to start that right away. Identifying lots that can be used, making arrangements with those landowners for temporary leases, what ever it might be, but it's going to be a huge challenge. It may involve shuttles back and forth from War Memorial. We don't know. But that all needs to be explored. And all of everyone, especially everyone in this room, needs to be part of that process, definitely.

Ms. Betts Basinger: One last question. Maybe Kathleen you can answer this. So when you expect to award immediately after six-one, so we're still going to be in this current fiscal year. So we should assume that \$45,000 of our existing budget is encumbered, and I'm happy about that.

Ms. Aoki: It's not encumbered until you do the contract.

Ms. Betts Basinger: Well, I mean, that in our own internal planning on contracts to clean the streets ,et cetera, we'll already set aside that \$45,000.

Ms. Aoki: I mean, there's enough money left in the budget to cover June through July, but I don't know if we anticipate -. Even though you make your selection. If we made our selection on June 1st, the contract still has to go through all the channels with Corporation Counsel, and be finalized, and you would have to get it notarized. So the likely hood that will actually go into fiscal year '09, or '08 right now - yeah - it will probably be fiscal '10. But even if it is '09, we have money -

Ms. Betts Basinger: Okay.

Ms. Aoki: - to fund it.

Mayor Tavares: If by some miracle it should happen, I would not hold my breath for something being processed in June, because they actually close processing in April. I mean, this month. Earlier this month in fact.

Mr. Alueta: I think Mayor, we're looking - the board is looking at how much can we spend before the end of the year, like more benches or you know, tables with chess board pieces for the Market Street improvements. But we like to plan ahead. This board is very good about their fiscal responsibilities.

Ms. Betts Basinger: We do.

Mayor Tavares: Yeah, it is - the realistic picture is it will not be in this fiscal year. It will be in fiscal '10, which starts July 1st.

Ms. Betts Basinger: Excellent.

Mr. Horcajo: It doesn't matter. Whatever money we don't use, it lapses, and pick up in '010 anyway, right?

Mayor Tavares: Yes. Correct. We don't deduct it from your next -

Mr. Horcajo: Were those the only questions or all the questions, excuse me? No, I just meant from the John Min letter?

Mayor Tavares: No, I think we've hit all of them.

Mr. Horcajo: I'm sorry, the Main Street. Excuse me.

Mayor Tavares: So, yeah, I think I addressed the ones that I got. But Jocelyn has some other ones, or more, that we missed or something, let me know.

Ms. Betts Basinger: Thank you very much for the presentation. And if you're willing to spend a few more minutes for us I can open it up again to public testimony.

Mayor Tavares: Sure.

Ms. Betts Basinger: Three minutes. Thanks Jocelyn.

Ms. Perreira: Okay. Our committee that's in this for over a great amount of years, has decided that we were going to listen to you today and see what your presentation and your responses. I'm sure we'll have additional questions especially from our professional standpoint perspective relative to the scope of work with the project manager which we're not there yet. But relative to the professional expertise relative to design, planning, and so on and so forth; and how we can be sure that we are interfacing with the Planning Department that is going to be responsible for design, that we want to be sure that we are getting – have a continued dialogue as we've had with them in the past to ensure that we are having the elements that we had expressed concern that is part of the design concept that is attached with the Resolution. So at this time, I don't have any specific questions, but I'm sure the group may have one or two or a few more, and we will try to get that to you and see if they have any desire to have a further discussion about it, and we would appreciate that. Thank you.

Mayor Tavares: Yeah. And the design is not going to be a Planning Department. The design work is going to be done by the project coordinator with whoever consultants are selected. The consultant selection for design will involve the people also. I think, that would help the selection of the project coordinator. So it will still be a process that, you know, you all can participate in.

Ms. Perreira: Okay. Which leads me to so what happens with PC-1 which is the preferred compromise design that was voted on by the Maui Redevelopment Agency, and is the design that everybody is kind of like focused and primed to go and support when we talked to the Legislatures and what not to continue supporting this. So I want to make that clear we're not starting from ground zero on design.

Mr. Alueta: Jocelyn, that's an excellent question. And we've briefed the Mayor previously on it, and we're hoping that the preferred, PC-1 design, is acceptable to everyone. It's still acceptable. And that's the one we wish to go and hit the ground running with. And that's the one that was also presented at the EDA funding. Our concern is that we're going need everyone in the community to pressure or to encourage the Council not to make significant changes to the design that would require us to go back into the community to get buy in

because I think that's the one thing. And I think that's where we need to move. Because once we get the Council's buy in, or at least their comment, and if there's not any significant changes – you know color. Maybe they want more gothic arch systems on the outside – that's not a big problem. But if they all of sudden want seven stories or eight stories or something like that, that outside of the norm, then we have to go back, I believe, through a design phase. But if we get an early signal from Council in a blessing of some sort during their comment period, we're hoping that we can go straight. We can pick up again with the EA/EIS process, get through that relatively quickly and then move into a construction design phase. And then it's just the funding through two fiscal funding cycles.

Ms. Perreira: But I would like to remind the Maui Redevelopment Agency when the comprised was reached for the PC-1 which they ultimately approved and accepted, it was with a caveat of sort. That to be very clear that when they were going to do the footings for this project, that they were going to do the heavy duty footings – and I have to stipulate that because otherwise it will get lost in the cracks – that we have to have heavy footings because should we – when we get to some point in this project where we see we are under built, the worst thing could be under built on day one, you'd have to just go back and get more money. And that we could then expand it, you know, expand it if necessary and also that there would be some provisions. As you know, some of the work that we brought forward to the Maui Redevelopment Agency relative to the economic development components of it, that would be also looked at and it wouldn't be too much of a process since it's already been supported by the Maui Redeveloping Agency in adopting that. That it could be something that could be incorporated into the project without having to go start from ground zero all over again.

Ms. Betts Basinger: Thank you Jocelyn. And I know the MRA is just so thankful for the years of input on this project by your organization.

Ms. Perreira: Well, it's not just input. It's the amount of professional services pro-bono as well.

Ms. Betts Basinger: Yes. I do have a question for – do you have comment?

Mayor Tavares: I had a comment. I went through the slides so fast that you didn't see that one part. But on one of the slides, when we talked about the parking structure, we made a point of mentioning that the footings were going to be such that the building could be added onto because it's a lot cheaper to do that now. Even though it's more expensive now to put footing, but in the long run, it's a lot cheaper than trying to retro fit it afterwards. So we made that a big selling point for it. So we tried to keep all of the things in mind that you folks had been talking about, and what the stakeholders and the MRA, everybody agreed it. So we want to hit the ground running for sure on this, and not start from scratch.

Ms. Perreira: Thank you very much.

Mayor Tavares: We're talking seven - eight more years –

Ms. Perreira: And again, we will – I'm sure they have more questions and we'll be talking with the Mayor about it. Thank you so much.

Ms. Betts Basinger: Thank you. I have one question on that topic Madame Mayor. In your presentation to EDA, was it understood that the design – and you presented PC-1 essentially – that there was a flexibility in what ultimately would be built and that's okay?

Mayor Tavares: Yeah.

Ms. Betts Basinger: Okay.

Mayor Tavares: We said – we showed a couple of them, so we've had work done on conceptual designs for years. This is the latest one that has the most agreement among the community and this is the plan that most likely will surface to go to the Council for its, you know, final approval or blessing, and then we can just move forward. So we're not starting from scratch. We made that point with them. A lot of work has gone into this to date, and there's still much interest in this and I'm sure we're going to have no problem with getting participation in all aspects of this project, not just the design.

Ms. Betts Basinger: Thank you. This is really exciting. Any other public comments?

Mr. Horcajo: My only comment is thank you Mayor and Joann and everybody else. This is just exciting.

Mayor Tavares: It is exciting.

Ms. Betts Basinger: Thank you. Madame Mayor, have you or do you plan for the Office of Economic Development to make this presentation to the Council? Or how were you envisioning perhaps approaching them – maybe in partnership with the stakeholders? It's an excellent presentation by the way.

Mayor Tavares: Yeah, we want to show them this presentation, and we'll probably change some of the slides around to reflect today's stuff because the money has changed and all of that. They have not seen this yet. You folks are the second group to see it outside the EDA Committee. So that would be – but I think it's going to be coordinated through the Planning Department. And hopefully we'll do this when we have the coordinator on board. We'll wait till budget is completely done, so that's going to be mid-June sometime. We're still fighting about, you know what, that big \$18 million gorilla that's sitting in the middle of

the room. We're still fighting for that. So depending on what happens, you know, we may be going into budget amendment right after the budget is passed. Who knows? But, you know, we're gearing up for whatever the outcome might be. But I think that when it is presented to the Council, that it should be a planned coordinated effort by everyone. That it's not just a few representatives of. I think this is where you give the push so that you don't have to keep coming back to convince the same people, hey, remember so-and-so came and talked about this. But if the show is good, they'll remember it. And I think a lot of them, most of them, or all of them, want to see this project get off the ground. And when I put it in the budget and explained it as we were – because it's under my Office right now – the \$400,000 – and I have to go and explain what that was for. And thank goodness I know a little about it, so I didn't have to lie or anything. But, they were very supportive of it. The thing that I hear them talking about now is that to find money to do things, they want to move the cash CIP into bonds, and do all these other things. So that's my next meeting in a few minutes – where I talk to the Council about how – what flexibility there is and there isn't in the budget. And right now there isn't until we know what happens to that TAT.

Ms. Betts Basinger: Thank you so much Mayor. You've have just done an astounding accomplished and an astounding thing.

Ms. Betts Basinger: Thank you too Joann.

Ms. Inamasu: You're very welcome. Thank you.

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. MRA Expenditures and Budget Update**
 - a. MRA Web Site**
 - b. Letter in Support of Mayor's MRA Budget**

Ms. Betts Basinger: Thank you Joe for giving up your time. I guess we'll move back to your item F, Planning Department update, and I guess we're done to website, #3a and b.

Mr. Alueta: As far as the expenditures, again, we're working through the procurement with Mana Web Design, to get them paid.

Ms. Betts Basinger: I saw that.

Ms. Alueta: A few bugs and we'll get it done. And then from then on, the Board just needs

to decide what kind of content you want to put on it, and we'll work from there, and we'll see what else we have. I just wanted to also, back tracking, in your packet, you did receive, you know, letters that we did approve or any type of administrative approval letters, as well as, follow up approval letters that was conducted by the Board. You also received copies of the Reso with regards to the Lao Theater, 80th anniversary, and then you also have –. I think there was another showing that your rules were amended to incorporate the new design guidelines for the redevelopment. That rule got lost, but it was found again. And then we re-did it all again, and we finally got it signed off by everybody so that it's now official that those design guideline booklets that you did approve – that Jim Niess had done – is now incorporated into your review criteria as part of what you look at when you do redesign it and variance as well.

Ms. Betts Basinger: And I think the planners have already sort of have been using them?

Mr. Alueta: Yeah. We've been using it and just –

Ms. Betts Basinger: Excellent.

Mr. Alueta: And that's all.

Mr. Horcajo: Joe, I have a couple of questions to ask. Excuse me. I guess, I don't know if I'm missing this, regarding item B, letter in support of Mayor's MRA budget. Was that something we were suppose to have or something? That was already done?

Mr. Alueta: No, I think I just put it on there because I think we wanted to discuss it as to whether or not there was going to be a letter drafted by the MRA or by us saying you support the budget – up at the Council. Given the scheduling of the meetings, we kind of already – it's like a foregone conclusion. We already went. We supported it. From the Department's standpoint, Mr. Hunt and Kathleen did a great job of defending our budget, so it wasn't –. And you know, I think everybody was pretty happy. With the cuts that we took, everybody took it. And so I think we all recognize the austere times that we're in. And so the MRA budget, you know, again got cut by 10% like everybody else.

Mr. Horcajo: I just saw it on here. And then my second question I guess regarding just kind of protocol – when studies come out, for example, the campus study that was just completed. Is that normally something that staff would present to the MRA at some point in time? Are far the summary? Or is that something that we choose to –?

Ms. Betts Basinger: I think we can request it, certainly as a body.

Mr. Horcajo: As the normal process, that is something that we request as to a normal protocol from staff?

Mr. Alueta: Yeah, that wouldn't be something that we would schedule before. It was a contract done by –

Mr. Horcajo: Mike Munekiyo. But it was –

Mr. Alueta: Yeah, but I don't know what agency.

Ms. Betts Basinger: I think it was for the Mayor's Office.

Mr. Horcajo: Mayor's Office.

Ms. Betts Basinger: And we could request a copy of that study. Which brings me to a question, I guess, maybe I'll save it till the proper agenda item, about how we as a body actually get a letter written and sent.

Mr. Alueta: Normally –. Well, unless you authorize me to write the letter, that's one methodology. The other methodology is normally you would, a board member, or the Chair, can be authorized to draft a letter, and then we would send it out for you. But, I believe, Corporation Counsel would probably want to weigh in this, if there's hasn't been an agreement on the content of the letter, you would normally bring the contents, or draft a letter, pass it around and then you'd vote on it. And then, you know, as long as I have adequate time, we can just put it on the agenda so that everybody knows what we're all talking about. I think the biggest thing with the sunshine laws is that you just want to let people know what's going on so they have a good idea. So if you have a letter that you want to write, just yeah, let me know ahead of time, and we'll put it on and you bring the draft. Similar to what Bob did the last time, he wanted to have discussion on the re-org. And so we put it on, we didn't have any con – because right now it's just more of a discussion on the potential re-org.

Ms. Betts Basinger: Right. Okay, so if we had a regular –. Thank you very much Jeff. If we had a regular agenda item called correspondences, and if during the month a number of letters are proposed at our meeting and approved and then given to Joe – that's the part. We don't type them on a letter head and mail them out – that's what I'm trying to get at. So it will go through you guys after approved by this body?

Mr. Alueta: Yeah. And what could happen is you could have general content if you want a thing. We could then put it on MRA letter head, and if the Chair is authorized to sign, you can do that. You can come in and sign it, or what many of the – or what happens again as you see with a lot of your other letters, is the director is authorized to sign for you. So it's up to how you – it's all up to you, and you can do it case by case if you want to specifically sign it. But we'll put it on the Planning Department's letter head or something like that.

Ms. Betts Basinger: I'm just trying to get a sense of – because of sunshine laws – the efficiency – how quickly we can contact maybe an expert that we might want to respond to a question that we have. And if it would be better to go through it as a body or if a committee of two that, you know, was created to do that would make it more efficient.

Mr. Alueta: A committee would actually make it longer because you'd have to have – otherwise, the committee, the committee would then have to do it and they can't present their facts. They can present it at one meeting, and then you'd have to wait one whole meeting to make the vote on what they've presented. So it's obviously easier to if you have the general content of what you want, to have someone – you vote on, can the – you know, the Planning Department write a letter inviting this person and then you get a vote on general content of the letter, and the Department would take it from there. We would just write the letter, and then sign it, and then send it out because you've authorized us to do it.

Ms. Betts Basinger: Yeah because I see us doing a lot more, well, correspondence, in seeking advice and experts to come and present to us about certain things.

Mr. James Giroux: I think the most efficient way is that, you know, I mean if you're a member and you think of something that, you know, we might want to write a letter. Just write your own, you know, draft your own letter, call Joe up. If it's six days before the meeting, he can put on correspondences – you know, discussion of proposed draft letter by Ms. Betts Basinger regarding corresponding with so-and-so consulting firm. And so you'll already have your draft and then you just let the body, you know, look at the words. Well, why don't you change this to those, and that and that, and then, okay, just let Joe do it. And we've got the words already and let Joe send out. And then all he has to do is contact the Chair and have him sign it because the body already agreed on the language.

Ms. Betts Basinger: And that's six days before you make the agenda?

Mr. Alueta: Yeah, seven maybe. Just to give us a head up.

Mr. Giroux: Six hours and 53 minutes.

Ms. Betts Basinger: Thank you. Thank you for that.

Mr. Alueta: Leilani like to be early so she likes it early.

Ms. Betts Basinger: She's very efficient. Okay, are you done Joe?

Mr. Alueta: Yeah.

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. Betts Basinger: Okay. Move on to Wailuku Main Street Association report.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association/Tri-Isle Main Street Resource Center. You already heard part of what our work was in revolving potential questions to make clear. We felt that we wanted to honor the Mayor's presentation at the MRA instead of pulling her out into a stakeholder's meeting and then coming back to the MRA. So we decided to do that. We did have some preliminary questions that was generated from various committees and board of directors that was put together as a courtesy to the Mayor in the form of an e-mail. We are discussing and have been in consultation with some of the professionals regarding a proposal from Bob Horcajo about the expanded role of the MRA or changing the MRA, the agency, and we're just in the preliminary stages of that.

Erin Wade and I have gone through a lot of projects in the area. Some that are – and she has access to some of the information on some the projects, that not even in application form yet, to come before the agency – that, you know, a lot of people do come to us initially to try to get some guidance and assistance. And we are working with her to facilitate some of the administrative stuffs that she can do that doesn't have to come to the MRA and clog your agendas, and as well as trying to get a good understanding about this municipal parking structure project because it is one that the Main Street is going to be involved with front and center since we have invested so much time and effort and expertise into it. We will definitely be involved in it. So you can count on us for any assistance there.

And we did do a presentation at the 80-year anniversary of the Lao Theater and we did present them with the history. We have all of the historical documents and some of the artifact stuffs that we are holding, that we were entrusted with, and at the appropriate time, we're going to turn them over to the managing group that will have the theater, for I believe, 30 years. I don't know if they have entered into contract yet, but they will. And so they can record the history from this point forward. Their involvement started in 1984 with the theater, and it's really important that the historical elements are accurate and reflect accurate historical undertakings.

Now, I did have one inquiry about on Market Street. I guess it looks like there are some people who are entertaining thoughts of making improvements to their property and they maybe in a historic building. By that, I mean, more than 50 years old. And some of the lending institutions now, for your information, are kind of trying to request some kind of information relative to is this a historic building versus is this a historic place, a historic area, so on and so forth. Well we did supply information that the only historic building on Market

Street is the Iao Theater and that happened in 1994 when it was officially put on the State and National Registries, and that the High Street is the Historic District for Wailuku. So I do think that at some point in time you may want to have a discussion, if nothing else, then just to refresh your memories or even to bring out the discussion again relative to historic – the pros and cons of having a historic building versus, you know, not. I know in the past, our organization has given testimony that we are not supportive of having like the redevelopment area become a historic district and that lead to some revisions to the design guidelines. At one point, the Planning Department had a historic preservation person and they really took a simple, uncomplicated document and made it frightening, honestly, from our perspective anyway. And we had to have that all changed and amended and what not so that it encourage development.

And the last thing that I have to report to you folks is as you know we are following the General Plan process. This is the General Plan once it left the General Plan Advisory Committee. And it also has the Planning Department's recommendations to the plan and some mappings. One area that pertains to this agency and this section of Wailuku is the fact, and I mentioned it before, about the fill in development. They ran out of time on the GPAC Committee, and they did not have a chance to review and then go over it one more pass through because they really got a lot of the maps and stuffs the last week when they had to get the document put together. We did touch bases with the General Plan Advisory Committee members – 25 of them – and we are confident that we had secured their support for the increase. The original amount that they had was 400 units for Wailuku, and the first go around, they reduced it to 100 units. And we knew that was critical to the continued revitalization of Wailuku to have 400. So we went around and we explained to everybody the reason why this was so important. I felt very happy that the Planning Department already had that view point and so we didn't have to, you know, convince the Planning Department. So even though the General Plan Advisory Committee Members did not get a chance to amend the 100 that was on their – what do they call that?

Ms. Wade: Matrix.

Ms. Perreira: The matrix. Thank you. The matrix. I am happy to say that when I looked at the Planning Department's version, they added it back in, the 400. So we are going to be providing testimony not only on the importance of all the elements in here that does affect this area and, you know, small towns in general, but also the fact that, you know, that's very heavily supported. So –

Ms. Betts Basinger: That's good.

Ms. Perreira: Yeah. I'm really pleased to report that. So now it's just the question of following and tracking the process, and making sure that – one of the concerns I can tell you is from reading the document and is preliminary concerns are for the average person,

they don't know whether they got to hire an attorney if they want to do something. And that has to be a concern because you want a document that's user friendly, and not looking like dollar signs all over the place.

And the other thing – the last thing is the language. Some of the language, when there's things that says required or manage. Manage and monitor is two separate things, and especially when you're looking at trying to take over jurisdictional responsibilities that could be handled by somebody else so you're not growing the bureaucracy that you're kind of stream lining everything which was kind of the intent of the plan. And especially when you're dealing with an area like this because you guys know you already have separate set of hurdles that you've got to go through. So you want to make everything kind of fall into place so that it makes it very easy for you to do it in the simplest manner possible. So that concludes our report.

Ms. Betts Basinger: Thank you.

Ms. Perreira: Thank you.

Mr. Horcajo: Chair, I've got a couple of comments I guess.

Ms. Betts Basinger: Go ahead Bob.

Mr. Horcajo: Thanks Jocelyn. I guess the first comment is about the historic district. You know, it just so happens I got a call from a tenant on the building we own because the lender kind of asked the same question whether – but the client was confused as to what the question was. And I think he was asking whether the property was on the historic registry. And you know, we talked about County Code of age of 50 years old or more, and I told him the same thing that you folks know that pretty much the only historic site we have is Iao Theater and the district that's on the top. I'm not sure that we need to have a lot discussion because all of you, at least you two have been involved in the town or with historic rules that there's no way the town itself is going to want to be part of the historic district.

Ms. Perreira: I don't think we can – with dues all respect – I don't think we can assume that because from some people, from a lot of the questions we get from a variety of sources, we do have people asking and wondering about that and if there is funds available if they're going to do historically, you know, renovate or so on and so forth. So I think operating as an agency like this – and, again I was a Commissioner so I know what you folks are dealing with – you can never assume or think that the authority is just you. You always have to take it out to the public and make sure that they're okay. And then people understand why you're not making that a historic district.

Mr. Horcajo: Well, let me put it this way, if we had a priority of dealing with the parking structure, any other parking needs in the historic district – so my point being – I'm just saying my opinion is I don't think we need to spend a lot of time in that area.

Ms. Perreira: Was that a question? Because I said at some point in your agenda, our priority and it has been for years and continues to remain that we want your priority and focus to be on the municipal parking structure.

Mr. Horcajo: Okay. Second, has to deal with, I guess – Jocelyn, thanks for you comments about the GPAC. I mean, you guys were following that a lot – does the board feel it's important that, I guess, the GPAC planning staff or the small town planner kind of make a presentation specific to the Wailuku Town to talk about what's on the General Plan itself, and what is on the Planning Committee before the course. And we need to weigh in if we want to as a board before it gets out of Planning Commission which –

Ms. Betts Basinger: Bob, is this a question for Jocelyn?

Mr. Horcajo: No, I'm not asking you. I'm making a question for the board.

Ms. Betts Basinger: Okay. So, are there any other questions for Jocelyn?

Mr. Horcajo: Hang on.

Ms. Perreira: Yeah, I'd like to respond to that.

Mr. Horcajo: Okay, I know you're going to respond, but let me ask it first. My question is to the board okay? Is there any feeling that that's something we should try to schedule as far as this body here because it's going to the Planning Commission now?

Ms. Betts Basinger: You mean about the –

Mr. Horcajo: About how – what is in the General Plan pertaining to Wailuku, our area, so that for example, as they say it right now, as Jocelyn said, it talks about 100 units max in fill. If we feel that after knowing that, that's in the General Plan, that we want to send a letter to the Planning Commission –

Ms. Betts Basinger: Thanks Bob.

Mr. Horcajo: – saying that we are in support of the Planning Department's response that it should be at 400, 500 or 600. We need to get educated first.

Ms. Betts Basinger: I get it. I was just taking a look through while you were asking the

question, whether or not that's one of our mandates or one of our goals – historic preservation or its consequences.

Mr. Horcajo: I'm talking about historic preservation.

Ms. Betts Basinger: Well, I think to answer you, we have a lot of work in front of us. And your reorganization letter alluded to, you know, the number of things that we haven't accomplished. So my opinion is that things that are outside of our area or where we depend on Wailuku Main Street Association and others that have more freedom in analyzing those things and reporting to us. I don't think it's something that we are mandated to do.

Mr. Horcajo: Well, maybe I'm not –. And again, I want to be sure that I understand. I'm just asking like you talked about previously the process by which we can write a letter to get so many expertise here to explain something. So it's kind of along the same lines – have the GPAC staff person explain to us how the General Plan affects our, you know, again our Wailuku Redevelopment Area. That's what I'm talking about.

Ms. Betts Basinger: I see. I think for informational purposes, that might be a very interesting thing for us specific to how it affects the MRA district. So yes, I think that might be something we might want to schedule. You know, the GPAC, the plan still has quite a while to go, and so yeah, very good idea to have someone come and talk to us about. But I don't think we have any obligation to take a position, is what I'm saying.

Mr. Horcajo: Okay. I guess, just one last thought. So if the plan that, you know, that gets out of Planning Commission, it goes to Council, suggests that the number stays at 100, that effects what we're doing, what we're planning, I believe for the MRA district.

Ms. Betts Basinger: That's why I would love to have someone come and explain that to us so we know what we're talking about.

Mr. Horcajo: That's what I'm saying, do we want to do that as a board from Planning staff?

Ms. Perreira: May I?

Ms. Betts Basinger: Yes.

Mr. Alueta: You can if you want, then I'll set that up.

Ms. Betts Basinger: We'll see Planning's point of view. We'll see GPAC's point of view. We'll ask the questions that we think are important as they relate to revitalization of our area. So I think that is a good idea for informational purposes.

Mr. Horcajo: We want to schedule it for May, June, July?

Ms. Betts Basinger: Well I think we can talk about that. In other words, what I'm saying is the GPAC process will be going on for a while so it's not like it's as urgent maybe as some of the other things.

Mr. Horcajo: Let me just say one more thing now. Planning Commission has 180 days, right, by which to get the General Plan out of there, and they starting to review as of the 21st. So I guess my point being I don't want to delay at least getting educated, sooner than later, so we can help them make that decision.

Ms. Betts Basinger: Yeah.

Ms. Perreira: Excuse me?

Ms. Betts Basinger: We should schedule.

Mr. Horcajo: Go ahead, ask the Chair.

Ms. Perreira: You want a response now?

Mr. Horcajo: No, no.

Ms. Betts Basinger: I have another question.

Ms. Perreira: I'd like to respond to that if I can?

Ms. Betts Basinger: Was that a question?

Mr. Horcajo: That was a question to the members to know when they want to schedule it.

Ms. Betts Basinger: Right. I don't think that was a question posed.

Ms. Perreira: And I'm saying I'd like to respond to that because we're the ones that have tracked it for you and have been diligent in bringing the information to you all.

Ms. Betts Basinger: Yeah, I know and –

Ms. Perreira: So I'd like to try to respond if I may?

Ms. Betts Basinger: I think that we will still invite your input, but I agree with Bob that –

Ms. Perreira: Can I just make a comment?

Ms. Betts Basinger: Yes.

Ms. Perreira: I think it's a good idea. If it doesn't go – if it's not included in the Planning Commission process, and it leaves the process and it goes to the Council only being at 100, that you have to step it up a notch. Okay? But I do want to let you know that just because you're going to be responding to it, it's not precluding us also from responding to it because it is an area our advocacy as well. And you know, unless you believe that we have not adequately represented you – I mean, you had no input at all initially. And the last thing I want to say is when they took presentations, long past presentation times, but probably it's a good idea to have Planning, maybe the small town specialist to let you know from her perspective because I know she has worked on the plan prior to being that – how that specifically affects the Maui Redevelopment Agency area. And I would, you know, I would definitely say that would be good if she could apprise you guys on that specifically.

Ms. Betts Basinger: Thank you. I do have a couple questions Jocelyn. First, congratulations on your Lao Theater recognition. That was great.

Ms. Perreira: Thank you.

Ms. Betts Basinger: Did you send those questions that you sent to the Mayor to the MRA?

Ms. Perreira: No.

Ms. Betts Basinger: Would you?

Ms. Perreira: I'm going to take it under advisement. I will transfer that to my board.

Ms. Betts Basinger: Because the MRA would love to receive that report.

Ms. Perreira: Of course. Certainly. We may have a few more questions we want to add to it. You see, at some point, we're going to send it to you, but it will probably be with additional questions. That one was targeted specifically for the Mayor.

Ms. Betts Basinger: Thank you. And talking about the historic – the Wailuku Historic District – I can assume that you have an inventory of buildings that meet the criteria although they may not be designated, you know, that 50 year and 100 year designations. Is that something that you are prepared to share with us or to talk to us about at some point? Because in terms of revitalizing Wailuku, I think one of the things we might need to weigh as a body and where it does affect our decision making is if there is money that landowners can use, and it's easy to get to, then I think we need to examine the issue. And

I know there is historic preservation monies. And I know they come with huge strings attached that could down the road belabor any other. So I'm aware of it, but in general I think this body has never been really behind that. But if there is an inventory, just of the age of our buildings, I think that lends us credence when we talk about slum and blight as we move forward with future fundings.

Ms. Perreira: There are a couple of areas where you would access that information that is in the County's hands – okay? – that have a been deliverable. Number one, the County hired a while back, they do have a historic district document, and that tells you about the historic places, significant properties – also residential I might add – not just commercial building areas in the area. And a couple of years ago, we did a comprehensive inventory of the TMK's that told you kind of what the age and, you know – it only has to be photographed into final document.

Ms. Betts Basinger: And if you could share that with us.

Ms. Perreira: Well that was something that you would have request from the Planning Department because we did deliver that to the Planning Department.

Ms. Betts Basinger: Okay. That's our first letter.

Ms. Perreira: And it's two volumes like this – this big.

Ms. Betts Basinger: Thank you. Thanks Jocelyn. Any other questions?

Ms. Wade: Thank you. I just wanted to make a brief comment. Anytime a project comes into the Planning Department, and the building is 50 years of age or older, we request a letter of determination whether or not the building is eligible. So we'll do that from SHPD and our Cultural Resource Planner. So generally if a project is being undertaken in a building that is historic – meaning 50 years or older – meeting that threshold – they will get a letter of determination that says they are eligible. And basically that eligibility then they can choose whether or not to apply for the register designation which makes them eligible for the credits.

Ms. Betts Basinger: Got it. Thank you.

Ms. Perreira: And thank you for thinking about the money because the money is really – that would encourage.

Ms. Betts Basinger: The shift in finding that it is a building that is 50 years or older, do they impose automatically anything at all that would not be imposed on retro fit or rebuild of a building that's younger than 50 years?

Ms. Wade: Generally yes they can because all of our 50 years and older go to SHPD. A lot of times, though to be honest, they were required by law to give their comments within 60-days. Often that doesn't happen. So the public just continues to move forward without their full review.

Ms. Betts Basinger: Yeah. Thanks Erin. Okay. Moving on to – any other public –

H. Redevelopment Area Parking Issues (Sub Committee Report)

Mr. Alueta: H. Subcommittee report if there's any from Mr. Horcajo.

Ms. Betts Basinger: Parking area subcommittee report.

Mr. Horcajo: Thank you. I'm going to be brief. Basically, as you know, last month, Katharine and I presented a draft of this survey, and I asked for input from the members and the community. Katharine had made some comments to it, and I got some comments from WMSA a couple of days ago. So my plan – I'm going on vacation tonight as you all know – but my plan is when I get back, to get with Katharine, go over the comment that we have received so far and any other new ones I guess, and anything from the board, and then come back next month with what we would consider to be the final draft for your approval.

Ms. Betts Basinger: And this is in search for permanent and temporary alternative parking?

Mr. Horcajo: Well, if you remember the questions, it just, you know, it answers a lot of –. I mean, there's a lot of questions. And even the issue of like the Mayor brought up about shuttles. You know, there's a question back here talking about, would you – I would take a free shuttle service to and from work if within Central Maui and consistent. You know, so for me, it's somewhat relevant now knowing that the project is coming online. There's going to be questions about parking, doing construction –

Ms. Betts Basinger: That's right.

Mr. Horcajo: – but it goes beyond that. It asks questions that have come up throughout the years about the time of parking in the big parking structure, whether there should be a level for paid parking by the merchants whether or not they pay an impact fee or not. So there's a bunch of questions which I would think would benefit the MRA as projects come up beyond the multi-level parking structure.

Ms. Betts Basinger: Exactly.

Mr. Horcajo: So that's kind of the general plan. It's just an input. I actually happen to have

– I gave it out to a couple of merchants so far, and it was kind of interesting.

Ms. Betts Basinger: Is it a survey?

Mr. Horcajo: Yeah. It's that survey that I –

Ms. Betts Basinger: – that you share with us initially?

Mr. Horcajo: Exactly. Okay. Unless there's any questions?

Ms. Betts Basinger: I do have a question of Joe regarding – I know that the Planning Department submitted changes in the parking ordinance, Chapter 19, is it? And was that passed? Did Council pass that and approve those amendments to the parking ordinance?

Mr. Alueta: No. Not yet.

Ms. Betts Basinger: Not yet.

Mr. Alueta: They did another one a while back that was passed, but the latest one has to do with mixed use projects.

Ms. Betts Basinger: Yeah, I'm talking about the most recent one.

Mr. Alueta: Right. But that doesn't impact the MRA at all.

Ms. Betts Basinger: I know that former Chair Kawahara was always asking questions about the distance you are from the Municipal Parking lot, so I know it does address that.

Mr. Alueta: Again, you must understand that you have your own parking ordinance.

Ms. Betts Basinger: I did read yours.

Mr. Alueta: No, no. The MRA is own their own district.

Ms. Betts Basinger: Right.

Mr. Alueta: So anything that's in the Maui County Code, Title 19, does not apply to you. It's only what's in that, and that has its own 19.36 Parking Ordinance. And basically what happened was we actually took the language that was in the MRA's parking ordinance and tried to apply it to the County's parking ordinance to accommodate for mixed-use development because we feel the reduction in parking for mixed-use projects is applicable also to Paia, Haiku and to Makawao Town and to where ever you have – and even areas

or districts right outside of the MRA area. But again as far as the granting parking waivers, you have that authority regardless how close the parking lot is. Whereas in Title 19, the waiver to parking is limited to that 500 feet.

Ms. Betts Basinger: I just wanted to say after reading your changes, I liked them.

Mr. Alueta: Thanks.

Ms. Betts Basinger: Erin, before we move on, back to Planning Department's update, no. 3, regarding the MRA website. I'm really glad to hear that Mana Web is being paid because at that point we can actually go on and see the changes that we made. Right now you're still seeing the old website that was funded by the County. I had an opportunity to meet with a group called Malama Wailuku, similar to Malama Lahaina, and there's an opportunity – Yuki Lei Sugimura is here and she might want to take a moment to talk to us about it – but there is just a natural synergism and partnership available to that organization through our websites. And if you all remember, we actually have two websites now. We have the original website done under the MRA through the Office of Economic Development which was meant to market Wailuku Town. Now we have MRA's official website which is distinct and separate that is meant to talk about the actual workings of the MRA, our agendas, what's happening, what's coming before us, the projects, etc. And by having these two different sites linked, it affords Malama Wailuku a huge opportunity in their marketing events. So I wanted to bring that up because it's something that when we discuss budget, I'll want to be talking it. Yuki, did you want to talk a little about it?

Ms. Yuki Lei Sugimura: . . . (Inaudible. Did not speak into a microphone) . . .

Ms. Betts Basinger: Well, it's about the website. What it will do is –

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

Ms. Betts Basinger: The website – I know – and yeah, we'll schedule it for another time. We'll schedule it for another time. But it will take the original marketing website that was going to invite tourists and residents and all the wonderful things about Wailuku Town, and it will allow us to continue that. As the MRA site, which is going to do all the things we know it's going to do, stand as its sister. They'll be linked. And when we have more information, I guess, we'll present it. We'll put it on the agenda for next month.

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

Ms. Betts Basinger: So now.

I. Discussion on Potential Re-organization of the MRA

Mr. Alueta: It would be discussion on the re-org – potential re-org that Bob had asked to be placed on the agenda.

Mr. Horcajo: Thank you. First of all, thank you for the members to put this on the agenda for this month. I gave all of you, I guess, I e-mailed you, I guess, what I'm calling a discussion on potential re-org of the MRA. I don't think we have extra copies but we can get extra copies to members of the public here. When I – for the past year on the board, I had expressed my opinion that possibly the MRA should look at the Hawaii Community Development Authority, HCDA, as a model by which to change how the MRA does business and stuff. And I don't know if anyone of you had a chance to look at the HCDA site, but if you did, you see of course they maintain a lot of State properties. They have a lot of assets. But they are regulated under HRS 206E. They have their own regulations. So my naive thought was maybe that similar regulations to that and or what's in HRS Chapter 53 could be codified in the County Code that then is how the MRA operates. And the HCDA has members of the State agencies within it as a body who makes decisions – State Office of Budget Director, State Office of Planning Director, OED Director, OHA representative, Department of Hawaiian Homeland – there's maybe six or seven. And they're part of the decision making process, so I thought that would be a better route to take. Since then I have talked with and/or met with two past Chairs of this body, two planning consultant firms, and the general consensus was it's a very big leap from how we operate now to how the HCDA operates. And probably the best way to get educated and to look at that possibility or any changes to what we have now is to do what, for example, a non-profit does. They have a strategic plan process by which they re-visit their mission statement, their visions, their goals, almost annually to be sure that they're still in tuned with what was originally mandated.

So that's kind of the general concept by which I'm suggesting here in the re-org is kind of doing step one which is – I'm calling it a strategic plan process – but, you know, that's kind of the idea. And my thought is we can hire a professional facilitator to help us review what we have now, the Wailuku Redevelopment Plan, anything by which we're suppose to be regulators. You know, invite members of the HCDA or other private people, public sources that for us to get educated as a board, and then that facilitator would come back to us and say well this is what I found out, and these are the options that you can take to strengthen the MRA. Whether it's a five year plan, a two year plan, you know, whether we jump from what we have now to an HCDA model, or we don't do it, that's kind of what I'm thinking we should be doing. We should get educated from a professional as oppose to calling up an HCDA Director and have him come here and talk to us. For me, or the Planning staff, who are very busy, we need a professional facilitator to do that work for us, no different than what we're going to be doing with the public parking lot with a project coordinator. Have that person be the professional – get what input that's necessary to educated us, to educate the public.

So I wrote this. I also added some motions down here. But again this is all for discussion purposes. I'm not going to read it but that's my thoughts. I hope all of you have had a chance to read it. So any questions from what I gave to you folks, I'll take it now. And my hope is that when we get Ray back and I guess Warren onboard, we can have further discussion next meeting and hopefully have a motion. If we decide to allocate funds out of our '09 budget, we can do that then.

Ms. Betts Basinger: Yeah, I got your e-mails and I did respond. I know that Ray Phillips responded as well. I don't know if you received them.

Ms. Popenuk: I did.

Ms. Betts Basinger: You did. Okay. And actually Bob, I think all of us on this body agree with a lot of what you had to say about how – what the lack of knowledge is about – you know, is it a perceived capability that we have by law or is it not and we get conflicting reports from year to year, or group to group. However, what I was hoping in this year going forward was to do exactly that, and make this agency much more responsive to our goals. And this is law. I mean, in order to change a law – none of us will be on this Commission, but if and when that happens – and it kind of stops us in our tracks. So I was hoping that we could educate ourselves through expert presentations on exactly what we have now. Because I think one of the problems that we've had as a body – and I'm young on this body – all of us actually are young on this body due to unforeseen circumstances over the last few years. We're not moving ahead with confidence. We are not leading. We are not – we are not the leading force in accomplishing the goals that are right here. These are marching orders. So I'd like to be very aggressive, at least during my tenure as Chair, in order to get exactly what you're talking about – a confident level of what we can do legally, what our kuleana really is realistically, and move forward from there. I would like to invite – you know there's nothing better than someone who's been there and done that. And there are successful redevelopment agencies all over the place, and about 50% of the most successful redevelopment agencies in America are under our same motto. They were legally initiated the same way we were. And you can't believe some of the successes of these.

And I think before we try to change our structure, we do need to know better, what we actually can do and move forward from there. So, and I do agree with you. I know one of your motions had to do with allocating monies to become educated. And I think that's a real good expense. I'm not sure we need a facilitator. A facilitator, really, that's a separate kind of strategic planning tool that's meant for boards of directors as they are planning their five-year strategic plan. And we should be planning our strategic future, but we already have our base. We don't need to change from year to year. So I would think perhaps having a budget similar to what you're talking about that would allow us to bring some of these experts that can really tell us under the same exact legal structure, they were able

to do what they did. And then we as a body were appointed and sworn to then to accomplish those goals, and we'll have a better understanding. So I would like to keep this on the agenda when we get to planning the agenda. The notion of having a committee outside of this body to tell us what this body has to do – we already know what we have to do. It's law. And before we contemplate changing the law which might end up being, you know, a viable option, I think we really need to know how we can move forward now within our structure, within the law, within what our founding – the people 20 years ago wanted to do. Because I too remember at a meeting here where we were so fortunate to have just about every past Planning Director. And I asked all of them that question, has the MRA fulfilled its mission and its mandate, and they all said no. It's so much richer and there's so much more that we can do. So –

Mr. Horcajo: Madame Chair, I guess, I want to comment to your first issue about, I guess, the person, the facilitator. I only used that term in the sense of, again, non-profit groups. Call it what you want to call it – a coordinator – but my fear is that if we're doing the coordination ourselves, through the Planning staff, to call redevelopment agencies, to call to the HCDA Director, you know, to kind of get all this information in a format that they can make a presentation, it's going to be a long time away. I'd rather spend the money and have somebody, whatever you want to call him, who can pull all these resources that we ask them to pull as part of their role so we can get through this as quickly as possible. And by the way, with that information, whenever we get a new member, like Warren – or every year – the orientation is really nailed down packed. It's not just about Ethics Laws. We need to really get – each member got to be informed. I don't need to know about disclosure as much as I need –

Ms. Betts Basinger: Agree 100%.

Mr. Horcajo: So, again, we'll have more discussion next month, but again, I just wanted to say I don't want to lose the sight of – I guess, the need of getting it done as quickly as possible. When I say quick, we know that quick means months.

Ms. Betts Basinger: Yeah. And I would like to say, I agree. One of the options is to hire a consultant to do the research that you're talking about under our direction. So that's a viable option. I think that, you know, once I learn how to get letters written through the Planning Department, we could do it ourselves as well. So, thank you. Thank you very much. It's a really –. It seems like every time there's a new member, we take five steps backward trying to educate that new member on what we can or can't do after they read HRS 53, and they read this. And it was a good comment in Ray Phillips' email today that –

Mr. Alueta: What we say and what we do is –

Ms. Betts Basinger: Yeah. What you read and what we do some times don't match. So we just need to clear up the incongruencies. And I do have a question before we depart because – for Corporation Counsel – this discussion happened by e-mail amongst all the members, and I have concerns. And maybe we need to talk again about when we go out from this room, and who we talk to, or who we share things with and how we talk to each other, should be done under the sunshine law.

Mr. Alueta: Right. Let me back up first.

Mr. Horcajo: Let me just say something.

Mr. Alueta: No, before we get into more troubles. You can send e-mails –

Mr. Horcajo: Information.

Mr. Alueta: Information out, but you just can't have a discussion.

Mr. Horcajo: Right.

Mr. Alueta: So don't reply to your e-mails from another member.

Mr. Horcajo: Yeah, I didn't respond to them. I knew about that.

Mr. Alueta: Yeah. And then – technically – I mean, a lot of times, if you're trying to figure out where you're going, it helps to have a compass and to know exactly where you're at first. And I apologize for not either having an orientation earlier. I was hoping after Warren, we talked about it with Corporation Counsel, is when we're going to do an orientation, and that may help, I hope significantly as far as some of those outlying questions. I mean, we have gone down this road so many times, as far as what the form of –. And remember 53, and I'll just be really brief on this is that 53 is like the Bible. It is so big and it is meant to be to cover everybody. But the one thing that it does specifically say – it tells you, you get five members. And it tells you who those members are. And whereas HCDA on Oahu, they have their – which is whatever – Chapter 206E or whatever it is, and that tells them exactly what that is. We are under 53, so it's not the same, and it tells you exactly. And again, 53, was – the County kind of paired down. So just like the Hebrews take the Old Testament, and some Catholic or Christian take the New Testament, that's what we took. We only took pieces of the Bible. We didn't take the Old and the New, we just took one section of it. Okay? And if you're Mormon, you write your own. We're not trying to write our own. Okay? We are taking one section of the Bible, or one section of 53 to a manageable state because given the area that we had for the MRA. And I can tell you for what we've done given the skill sets, as well as the resources, this body has done an incredible job. Because if you just go through what your mandate – always like you'll say

– go down the list – yes, we haven't made exactly progress on timing wise. But go down the list of what has been accomplished. And then you start looking at all the things that we have done as a board and as a community within Wailuku. And I think you would be impressed as to what has been built. And this parking structure is just going to be one of those crown jewels. So don't just say, oh, wow we haven't done it. Well wait a minute, we build a bathroom. Before everybody was complaining about no bathrooms for the tourists. I wonder why we have so many tourists now – 30% up – because we have a nice clean a bathroom.

Everybody wanted a Police. Well we've got a police substation within that. I mean, everybody was complaining about – there's no community trees or Market Street is our commercial core. Well we did improvements. We need Kou'u. Everybody has got 3,000 square foot lots. They can't build. We'll we had to write a code. Well, we wrote a whole code just for Wailuku. You know how many communities still don't have zoning codes. And here we have a zoning code just for a few square miles of our town that was tailor made for our unique circumstance. So to me, the model of 53 and what we've done with it has been significant. And I think it has been a significant improvement within this given volunteer board. And for the first time we actually have a budget. It's only been what, one year, two years that you've actually had a budget of money allocated. And this is the first year you actually have your dedicated planner. To me, I think we've done an incredible job. As to trying to restructure, I think, hey, it's on the table if there's a better way to do it. But again, figure out where we stand from, where you're standing from, what you've done and if you want to look forward to how we can improve it. You know I'm not too keen on reinventing the wheel if you can work within the existing structure of 53. And I think that's been the conclusions that many, many boards have come. But, you know, fresh ideas, we all want to hear them, and that's the thing. But hopefully, we can get our orientation with when Warren gets on board. And I'll work with Corporation Counsel to go over, you know –

Ms. Betts Basinger: Question about the orientation – I guess Corporation Counsel and maybe you know Joe – does it have to be done in a meeting? Isn't that just a presentation that you're giving individual citizens now that they have been appointed? If there's no business discussed.

Mr. Giroux: We, Corporation Counsel, takes advantage of the orientation to make sure you're adequately apprized with the sunshine law because we have been sued in the past. There's been decrees and judgements and promises made that we'll do it at an open meeting, that we'd train everybody. And there's also the sexual harassment training that, I think, by Federal law we have to do it every year. So there's things. We're just trying to catch you guys all in one meeting, get it all in. And I always, with my other Boards and Commissions, I always tell them that, you know, if they want a further primer on the sunshine law, or if they want a further primer on SMA area, or you know something that's

specialized that I'm always willing to come back and do another, you know?

Ms. Popenuk: I'd like to comment. I think I'd benefit by an orientation, which sort of ties into the whole concept of educating ourselves. Which is finding other examples from other agencies, or other community groups that are making things happen and having things work. And regarding Bob's ideas about changing the structure of the MRA – I mean, for myself, I look at it more like an introspection would be useful. You know, what is my goal and how is this group – what is this group's weakness, where are the parameters, you know, within which we can operate and within which we can hope to accomplish different goals, and then re-educating myself on what's the goals are that we're suppose to be. I think it's pretty clear that it's spelled out somewhere, and I just need to remind myself what that is.

Mr. Horcajo: I guess, maybe, I'll finish up. As I said in the beginning, I mean, after consulting with other people, you know, I did, as they said, it's a big leap. And based on those discussions, to some degree, I feel, yeah, we're probably not going to go there, but we still need to go through this exercise of getting educated, being sure we know where we are now, we know what the Bible is, whether that is appropriately still accurate. Maybe that should be changed at some point in time, but, anyway, no, for me it's an education process, and that's how I conduct my business. You know, you educate, you let them make a decision by education. So, thank you for your time.

Ms. Betts Basinger: Thank you. And one of things I would really like to feel that we've accomplished during the next year is becoming more efficient in our time together because I think we get off the track a lot and that takes us away from focusing on – so I love the idea of having a strategic planning session amongst our board where we go to our Bible and we look at what our mandates are and perhaps we re-prioritize them, or we at least pick. I would be happy if we would just be able to pick some that we want to accomplish by 2010 – accomplish by 2011. And that then leaves the next new person with a better document. And the next new whole commission with a better document. So I look forward to spending this year organizing how we do our every day things. And on that note, I'm going to pass out before we leave –.

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

Ms. Betts Basinger: Yes, go ahead.

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

Ms. Betts Basinger: That's a good idea.

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

Ms. Betts Basinger: That's right. And that's a good idea and we will do it in sunshine laws and in public. I want to pass out to everyone, just FYI, these are – this is from the County of Maui website and it's our MRA responsibilities as viewed by the public. So this is a starting place next to this as to what it is we're suppose to be doing. I also want to pass out Robert's Rules. Do I have enough?

Mr. Horcajo: We got that as part of our packet right?

Ms. Betts Basinger: No, this is a packet I made up.

Mr. Horcajo: You made up.

Mr. Giroux: Something similar.

Mr. Horcajo: Is it authorized by the County?

Ms. Betts Basinger: No. Robert's Rules –.

Mr. Giroux: Whatever the latest edition is.

Ms. Betts Basinger: Yeah. You know what to, maybe, I need to email. Can I email these because I didn't make copies? It's just information. It's not for discussion. I want everyone to be aware of Robert's Rules because I'm going to expect us to be following them.

Mr. Giroux: Give it Leilani and she can distribute it.

Mr. Alueta: Right.

Ms. Betts Basinger: Thank you. Thanks Leilani. And then lastly, I'll do the same. I'll give this Leilani and have her distribute it to everyone. I happened – by happen stance really, to come across minutes from the Budget and Finance Committee of the Council, the County of Maui, for April 11, 2005. And this was during a time when MRA was either going to venture out on its own with its strengths that are prescribed by law and try to do something or not. And I think it's very interesting reading to see what then Council Member Tavares and Council Member Riki Hokama had to say about this agency. And I've highlighted the parts that I thought were important for us to know from a political perspective. Now, Council Member Tavares is our Mayor and she has proven her dedication to the Maui Redevelopment Agency area. So those will be the three packets, and I'll give them to Leilani and thank her very much for forwarding them on – or the two packets.

J. NEXT MEETING DATE: May 15, 2009 (Friday)

Mr. Alueta: So Madame Chair, if we can, as far as the meeting agenda – the agenda for the next meeting which is on May 15th, on a Friday. So we should probably put orientation. We should try to schedule the orientation, get everybody's booklets. Hopefully Warren is on there. As well as – that's right, we have Four Sister's Bakery.

Ms. Betts Basinger: Good. Warren said Friday's really good for him.

Mr. Alueta: Four Sister's Bakery. And we'll keep, let's see, A, C, E, F continued on, G. Did the subcommittee – do you want to?

Mr. Horcajo: Yes please. Hopefully we'll get our final report.

Mr. Alueta: On the parking. Okay. And then the potential re-org. Do you want to leave that on?

Ms. Betts Basinger: I would suggest that we just change it to discussion on potential operational changes. You know the way we operate to get things done. Would that satisfy you Bob?

Mr. Horcajo: Re-org is definitely not the appropriate term, so I have no problem.

Ms. Betts Basinger: Education maybe.

Mr. Horcajo: Can we chew on it and think about it?

Mr. Alueta: Discussion of potential goals and objectives?

Mr. Horcajo: Well, that's already in there.

Mr. Alueta: Okay. Potential goals and objectives on there?

Ms. Popenuk: It's like a refocus.

Ms. Betts Basinger: How about discussion on strategic planning of MRA for the next two years.

Mr. Horcajo: That sounds better.

Ms. Betts Basinger: Discussion on strategic planning.

Mr. Horcajo: Fine with me. Thank you.

Ms. Betts Basinger: Thank you. I would like to also have discussion on the website. And I think for the next couple of meetings, I'll want to have her here showing us each month what's happening on the website, and it will give Yuki an opportunity to talk to us about Malama Wailuku.

Mr. Alueta: So you want Yuki to discuss under the website?

Ms. Betts Basinger: Yeah, we'll have an agenda item just called MRA website.

Mr. Alueta: Okay. Outside of Planning. Okay, that's fine.

Ms. Betts Basinger: Yeah. Please forgive me everyone for a shaky first meeting. And with that it is – unless anyone has any other comment – it is 3:07.

Mr. Alueta: Yuki if you want, it's up to you.

Ms. Betts Basinger: Public announcement. Please.

Ms. Yuki Lei Sugimura: Yuki Lei Sugimura. Just really fast. I think this came up right before I walked in the door. May 1st is first Friday as you know, and we are celebrating May Day with Kapono Ai who's opening up Native Intelligence at the former Emura Jewelry site. But I also wanted to let you know as it was, it came up at a couple of MRA meetings ago, I just found out yesterday that the Mayor is going to do the dedication of Market Street Improvements at the May 1st first Friday event. So we're going to close the street. It's the first time we're going to do that. They'll close at six o'clock and we'll re-open again at eight. It will only be from Main up until the border line of American Savings Bank and that taco stand, that empty stand. So it will just be there that the street is going to be closed. But I wanted you to know and you're all invited to come at six o'clock.

Ms. Betts Basinger: Thank you Yuki. And congratulations on your position as the coordinator of first Friday. Jocelyn?

Ms. Perreira: I know you can hear me. Just I just as FYI, Robert Kimura is in the hospital. You know, Bob has been our constant. But hopefully –

Ms. Betts Basinger: How long has he been there?

Ms. Perreira: Few days.

Ms. Betts Basinger: I ask this body if we can use some of our money and send him a beautiful flower arrangement with our best wishes.

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

Ms. Betts Basinger: Can we send it to their home?

Ms. Perreira: You can call him.

Ms. Betts Basinger: Can I be authorized by this body to do that? Can I even move that?

Mr. Alueta: Sadly to say, based on – you can't use MRA funds for those kinds of things. You can collect money privately for those things, but you can't use any MRA funds. Sadly to say.

K. ADJOURNMENT

Ms. Betts Basinger: Got you. Thank you very much. Do any members have announcements? I have one announcement. I know we all received invitation to tomorrow's night FABMAC Homes. And I called, actually, just having receiving this in the mail, I called. She was thrilled to hear from us because it's an RSVP. So I told her that I would let everyone here know. So please call, and give your RSVP if you're going to be attending. I'll see you there. Are you guys going to be there? Cool. Heavy pupus. At 3:10 p.m. the MRA meeting of April 16, 2009 is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:10 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Alexa Betts Basinger, Chairperson
Katharine Popenuk
Robert Horcajo, Vice-Chairperson
Warren Suzuki (from 1:00 p.m. to 1:23 p.m.)

Excused:

Raymond Phillips

Others:

Jeffrey Hunt, Director, Department of Planning
Kathleen Aoki, Deputy Director, Department of Planning
Joseph Alueta, Administrative Planning Officer
Erin Wade, Staff Planner
James Giroux, Deputy, Corporation Counsel
Mayor Charmaine Tavares, Office of the Mayor
Joann Inamasu, Office of Economic Development, Office of the Mayor