

**MAUI REDEVELOPMENT AGENCY
SPECIAL MEETING
JUNE 10, 2009**

APPROVED 07-17-09

A. CALL TO ORDER

The special meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, at 9:02 a.m., Wednesday, June 10, 2009, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: The June 10th meeting of the Maui Redevelopment Agency is called to order. I'm Alexa Betts Basinger, Chair, and present with us today are Robert Horcajo. Bob, would you like to move over to this side, so we can view our presentation.?

Mr. Robert Horcajo: Sure.

Ms. Betts Basinger: Thanks a lot.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: Bob Horcajo, Warren Suzuki, Katharine Popenuk, and expect Raymond Phillips to be popping in at any time, but in the interim, we're going to get started. I'm really excited members because this is – I'm excited twofold that we've all agreed to roll up our sleeves and really get some work done for the MRA, and this is the first of those special meetings for strategic planning. And I do hope to get some real work done when we get to the budget portion of this meeting. But on the top of the agenda, after public testimony, is going to be a presentation by Erin that she's worked really hard at to help us understand where we stand, what we can do, what our assets are, what potential assets we have to get the work done, and I'm looking forward to it, so thank you very much for being here. At this point, I would like to open for public testimony. Has anyone signed up to testify? And Chair recognizes Ray Phillips arriving. Ray, would you sit on this side because we're having a presentation? Thanks Ray. Has anyone signed up to testify? Seeing none, I'm going to close the public testimony portion of our agenda and move right into strategic planning, item c, and we're going to go right down the line. Members, is it your pleasure to stop after each item number and have discussion or wait all the way through number seven?

B. 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.

C. STRATEGIC PLANNING

1. **Redevelopment opportunities education**
2. **Sharing of general interests regarding Wailuku Redevelopment Area**
3. **Powers, Duties and Responsibilities of the MRA - presentation and discussion**
4. **Actions outlined in the Wailuku Redevelopment Area Plan**
5. **Discussion on remaining actions**
6. **Discussion on expanded and/or new actions, funding and timing of actions**
7. **Prioritizing actions of the MRA**

Mr. Warren Suzuki: Could we go through the first section and see how that goes?

Ms. Betts Basinger: Okay. Very good. Erin, would you have any preferences?

Ms. Erin Wade: The presentation is kind of designed to act as a supplement to your discussion, so it can flow however you prefer - however the board feels it's done best.

Ms. Betts Basinger: Thank you, so it's all your floor. Thanks Erin.

Ms. Wade: Okay, I'm hoping my portion of this is going to be brief because I want you folks to have the opportunity to have a lot of discussion. The first thing, though, Alexa asked me to talk about was my background and experience with redevelopment and different places that have embarked upon which you guys are making an effort to do.

My first experience with any redevelopment planning was in East Lansing. I got my undergrad at Michigan State University in Urban and Regional Planning, and I lived in the downtown. I lived above a gift shop right on MAC which is the street that you see full of people for an art festival. And I was first on the Planning Commission in East Lansing, and when my term expired I was appointed to the Downtown Development Authority (DDA) which is the equivalent of the Maui Redevelopment Authority in terms of function and its responsibilities. I was appointed as the resident member. They required one resident member on their DDA and I used it as an opportunity to really learn a lot about downtown design. I was fortunate enough to be on the DDA when they financed their street scape redevelopment. They also launched a capital campaign to raise money for additional elements related to their street scape improvements such as benches and fountains and those types of things which I got to be a part of – and an alley way improvement program. So this was sort of my introduction in it and I caught the bug. I was stuck and really excited about downtown redevelopment and mix-used redevelopment programs from there.

Since then I've worked and written downtown development plans for all of these communities, finalizing with Grand Haven, Michigan, where I was the Planning and

Community Development Director, and started them from a community – a downtown community visioning process all the way through their tax increment financing plan which I'll talk a little more about later. But I think the things to our success was we started really small in Grand Haven. This is a lake front town. Grand Haven, Michigan is on Lake Michigan which is like an ocean, actually. If you haven't been there, it seems like an ocean. And the downtown is right on the river front, but there had been a significant lack of investment, and it was in the slum and blight condition that we will be talking about later on.

The first thing that we did though was really small. We wrote a sidewalk café ordinance. This was one of the most contentious issues in the downtown to begin with. There were a lot of residents and old timers that felt alcohol should not be served on sidewalks, that noise levels should stop at a certain time, that crime would result from sidewalk cafes. And then there are a lot of restaurant owners that felt it would expand their business, and a lot of people my age, you know, of what's referred to by Richard Florida, as the creative class. It's an awesome book I would recommend everybody read. But they all wanted the sidewalk café experience, so we just started holding focus groups and really trying to pinpoint what were the fears and what were the hopes and then tailoring an ordinance to fit that.

Once we launched that and had everybody on board, it was really positive, and I think people began to dream a little bit bigger about what could happen in the downtown area. Then we wrote the downtown vision plan, and we streamlined the redevelopment process similar to the way you folks have already done it with the zoning code. Then we developed our tax increment financing plan, and for most jurisdictions on the mainland that have a downtown district, they use the tool of tax increment financing. And if you're not familiar, it's a way to capture the improvement value within the district for use of the Redevelopment Authority, and I can explain that a little more in detail. The process was very political because you take that capture out of the general fund. So in Michigan where they have Milledge – they have a library milledge, a parks and recreation milledge, and school milledges – it takes the captures from those entities as well. So getting people onboard to approve this was a huge sales job, and it was really, I think, the Downtown Development Authority's opportunity to sell the potential of the downtown. And even though it's a financing tool, it ended up being our marketing tool, which I think was a really positive thing. And then as a result, we had immediately a \$250,000 budget after the first year of capture and it just built from there as people began to redevelop and we invested the money and it started to grow.

The most extreme advantage, I think, of having a redevelopment agency is the opportunity for inter-agency coordination. At the time, we also did in Grand Haven a, what they called the SWIST project which was a comprehensive infrastructure update throughout the city. Just like Maui, our infrastructure was 40,50, 60 years old and failing. We were having broken water lines. We were having sink holes, like we had down here, down the street.

And they did a full – we scoped out a full assessment of all of the infrastructure and its age, which we already have for Wailuku in a town assessment so that's really handy. And then we just started coordinating projects where we knew sewer has to do this, so what can we piggy back. What can we do to get the most bang for our buck as we know the street is going to be opened or those types of things. And we actually got a lot of public-private partnership dollars when people saw the level of coordination that was starting to happen. So I think that was one of the biggest positives. And then because we had so much buy in we were able to secure Michigan State Housing Authority grant and a community development block grant totaling about \$2.7 million and that was for our parking redevelopment. It wasn't for our street scape. What we did first was the parking which was behind most of the store fronts in the very traditional downtown Grand Haven. We re-did that first, and then we moved ahead and did the street scape. Actually, when I left, they had only done a portion. They're going to complete it this year. So nothing happens quickly. And then I think the thing that really drove everyone to exceed expectations was our commitment to that. That was the mission statement was we will exceed people's expectations of what a downtown can be, and I think that really helped.

In terms of just key little anecdotes that I would recommend - start small - like the sidewalk café ordinance because it build confidence that you know what you're doing and that you mean business. One of the things I think that many of you have raised and other members of the community have raised to me is just maintaining our existing parking lots. Something that small can begin to build confidence. The fact that we let the landscape go and the grass is growing all over the place – something that small – just the lack of maintenance – once you take over that and say we're going to take responsibility is something that can build that kind of confidence. The dream big. The share the inspiration responsibility is one that it's not any one group's success, that it's everybody's success. And it's not just our downtown, it's everybody's downtown, I think, helped us a lot. And then the methodical take one bite at a time – you know, you eat an elephant one bite at a time – and that was, I think, just driving the continual driving forward was the best thing.

The thing, though, you can't do without is political will. I was lucky to have in my interview process for the Director position, I requested that the Mayor be present and that a Council member present in my interviews so they understood what my interest was and that I was really hoping to be able to support the downtown redevelopment process. And what this required was the enforcement –. We had a number dilapidated buildings in the downtown district that were in our tax capture area, and we wanted those back on the tax rolls and making money. And they were also unsafe and harboring homeless and harboring rodents. It was not a good situation. But, the building code does all for us to tell – and our building code, even here on Maui – allows us to say, okay, this is an unsafe condition. We're going to be giving you notice, and if you do not repair the condition in a timely manner, we will be demo-ing your house or property, billing you for such, and then, you have the opportunity to redevelop. We actually did that in four cases in Grand Haven because it was such an

unsafe condition. And the properties owners ultimately thanked us because they were absentee landlords basically and hadn't taken the initiative to get off the dime and do something about it. And, you know, we sort of took care of it for them, and then billed them for it, but it was a positive thing. I don't know how well that would go over here. I don't know if there is the political will to do something like that. I don't know if that would even be an acceptable thing to do here in Hawaii, but it is part of your tool box, as it was ours.

Property acquisition was something we did for satellite parking, just like there's a possibility here. The new taxation structure which was the tax increment financing and make it work. This is similar to what I said before. And then I guess the thing that makes everything successful, any collaborative effort was as much communication between inter-agencies and other non-profits that are working towards the same goal, the better. And I think your Chair has already taken some really good steps in that direction. Is there any questions about my background that anyone wanted to ask?

Mr. Suzuki: I've got a question Erin, so within your areas of work – within the so-called districts – where there a lot of single-family homes in the areas strictly for business commercial type of thing?

Ms. Wade: In every district I worked in, there were single-family homes, and some of them were in the process of converting. They were becoming home offices or that type of a thing. But in every case, I think, residential occupancy was an encouraged thing. And it's great when you can put residents above stores or mix them into the existing building infrastructure, but single-family homes were part of the mix, and I think they were encouraged to stay part of the mix in most of them.

Mr. Raymond Phillips: Can you give me – can you fill me in a little bit of the tax increment financing plan?

Ms. Wade: Yes. Sure. You know what, let me do this real quick. Okay, when you are capturing taxes in a district – this the very reason I got this marker because it's easier to draw – let's say we're capturing about 17 million right now.

Mr. Phillips: Property tax.

Ms. Wade: In property taxes.

Ms. Betts Basinger: Hold Erin one second. She did provide us –

Mr. Phillips: Okay.

Ms. Betts Basinger: – with a listing which you should have in your pass out packet here of

every TMK and its valuation in our founded area. Thank Erin.

Ms. Wade: Sure. So, if today, in today's dollars, we're right about here, about 2010, we're capturing about \$17 million. So in the future, we would anticipate that not a lot of redevelopment would occur if we do not invest in the infrastructure. In fact, there's a possibility it could decline. So the whole reason that we might capture money is to have more money to invest within the infrastructure. So let's say we would anticipate a really slow growth curve over time if nothing was done. So this the analysis you would go through. However, if we did invest in infrastructure we would expect it to be a much higher growth curve – something like this. Now, if you implement tax increment financing, you essentially freeze the capture towards the general fund. So if we're capturing \$17 million now, we would freeze it at that over time. And only this would go to the general fund until the expiration of the tax increment financing plan which is usually 25 to 30 years. 30 years is a really common time to use. And then the additional capture which would be this goes into the fund for the use by the MRA. Now, in your plan document what you need to do is prescribe exactly what this would be used for. The challenge with the MRA – actually this isn't a challenge – right now there's a tax abatement within the Wailuku district. They're not mutually exclusive. The tax abatement says for the first seven years after you make improvements to your building, you do not need to pay on the additional investment to your property. You do not need to pay the taxes on that investment. And then the eighth year is you pay half of the worth of the investment for property taxes. So what would happen basically is that would just delay us by about seven years. So whenever – it's tough to show these together because the abatement is a property issue and the tax increment is a whole district issue.

But if we were to say, in theory, let's say in 2010 we get a whole lot more investment. For the first eight years basically – so this time, they're abated of their taxes, so they don't need to pay this, this addition. They still are just paying at their original assessed value. But then in 2020, it kicks up and we would get that. So all we would really lose is this. Now this is if we just froze time and all the improvements were said to happen immediately. This will continue to happen on a property by property basis. If you keep the tax abatement, it will continue to delay what we capture, but not forever. You know, and it is a long-term program. So when I had spoke with Joe Alueta and John Summers, they tended to think that because of the abatement, it might not be worth while to do the capture. And I haven't done the analysis to know if that's the case. If you direct me to do that as a result of this, I'm happy to do that. This is like the black and white fax about how it works. Whether how beneficial it will be for this district, I can't answer that without further exploration, but that's how it could work.

Mr. Phillips: Erin? I'm sorry, Alexa?

Ms. Betts Basinger: I'll recognize Bob Horcajo. Go ahead.

Mr. Horcajo: I guess relative to that issue here. As far as the funding for the infrastructure that was done at those sites, was it strictly of funds that came through the MRA bonding process or they came from the County or State? And my reason for asking is that if the County – if the funds came through the County process, they would have an argument saying well we put up the money, so maybe we should get part of that difference there. So I'm curious what happens there and what argument you see coming from County districts?

Ms. Wade: Generally with the pure agency services, like Water or sewer or fire protection – those type of things – they were able to get the financing through their own CIP budgets for that only. Now once you cover up the road again, though, the way that road is covered up, the DDA or MRA took on that responsibility. Normally, they're just going to patch it over and call it good. But what we would do then is prioritize. Like right now Vineyard is about to be re-done which is critical. Thank goodness it's happening. But what we would have done is say okay we know Vineyard is going to be re-done, since it's going to be under construction, it's going to be disrupting anyway, let's see if we can program in sidewalk improvements, some new lighting and – you know, throw in the things that we would like to basically add on to the Public Works contract and also give them the money to do it. So generally we're not going to capture enough to do full water main replacements. It's just not very likely. For small projects like the things that we had talked about – if we wanted to put in additional fire hydrants or things like that for people – if we wanted to get everything fire protected adequately within the next five years, it's something we can easily fund with tax capture, for sure.

Ms. Betts Basinger: Thanks Erin.

Mr. Phillips: Is it possible for the MRA to levy a special assessment in our area? And if so, might that be an easier way? Of course, we'd have screaming and yelling as usual, you know, as anticipated. But possibly easier than trying to go through the County and have the County allocate property taxes to us which I'm sure they'll also complain.

Ms. Betts Basinger: This question goes to the authority of the MRA, I guess.

Mr. Phillips: Yes it does. Right, can we assist?

Ms. Betts Basinger: Funding. Go ahead and answer, and then we'll follow up with Warren. And I would like to, as you go through this particular issue, if you could designate or describe to us the difference between what you're talking about here, and BID zoning, Business Improvement District zone, which many of us have heard about.

Ms. Wade: The special assessment is a possibility. You do have the authority to do that. And actually, both the BID, the Business Improvement District, and the public facilities or public infrastructure district utilize that, the special assessment tool. You do need majority

of the property owners within the district consent to do something like that. So political will, you need either way. You're going to need a lot people on board which ever direction that we go. And keep in mind, this is the original growth curve, and if we do a special assessment, maybe it does this, so I guess this is actually the more true curve that we would look at, you're going to do a special assessment which is going to do this. So you are raising taxes with a special assessment, and there's nothing bad about that. It's good because they're getting a benefit. But it can be actually politically more difficult to raise taxes than just take the existing capture.

Ms. Betts Basinger: Warren?

Mr. Suzuki: Couple of question Erin. The graph that you show reflects an ideal situation and if property valuation were to increase on average of, let's say two or three percent a year, then you would see an upward line as you move forward in time. The reality is that with the economy and everything else, the property values will fluctuate. I mean, as we see there today, I'm sure the property values for Wailuku in general have gone down, thereby reducing what you would consider to be the tax that would generate from those lands. So it would show a downward movement as compared to an upward movement on an annual basis. How has that been handled in the past when you implement a program that is just explained when you do run into a situation where the economy, let's say, impacts the property values and the values goes down, go below, that might have been established as a base line?

Ms. Wade: That's only happened in my experience once, and that was in Luddington, Michigan, and they lost a huge employer and the property value did go down. And they had already issued bonds for new construction. They had not started the construction, so it really depends on where you are in your process. If you already spent the money that you were planning on raising, you're in a much precarious situation than if you're still planning it. So, that's why, in terms of the analysis, if I were you I wouldn't trust me to do that. I would – that's something I would suggest you get a consultant to take a look at and determine if that makes sense for you. Particularly, though, my experience with a down economy is it's a really good time to start a tax increment financing district because your degree of capture is higher. If you start in a high market, and then it dips down, you know, you're much worse off. So starting in a down economy is actually a positive – if you can, you know – if you can predict what the outcome is going to be to some degree.

Ms. Betts Basinger: Members, I think that would be something that we should discuss with the funds that we still have available this year, and hiring a consultant to do a historical analysis of property values in bounded area. And if we can look at, have they ever dipped, you know? Ray?

Mr. Phillips: No. I mean, that was just an agreement.

Ms. Betts Basinger: Bob?

Mr. Horcajo: Just a general question – not about the tax stuff – but in all those towns like the DDA from Grand Haven, was there a paid staff position and staff, a director or manager, to help implement all of these programs?

Ms. Wade: Yes, I was the County staff or the consultants staff in several of those cases that they had hired me to write their plans. In Grand Haven I was the City's staff and we had a Main Street group that we worked in partnership with. So they were a traditional Main Street, though, under the national program. I think our Main Street program isn't the traditional program. But the director of the Main Street program was actually the project manager then for the redevelopment of the parking lots. To be honest, we really shared the duties. I was the grants coordinator, so they were the project management, but I coordinated all the grants and was accountable to the time lines and things like that. And I was responsible to get the plan through the planning commission and the City Council process, and to go along to the County and let everybody know that we're going to be taking their money. But, we each had, I guess, roles. And ultimately the person who is going to be acting as our parking coordinator, our coordinator position, is going to sort of fill the role that the Main Street director filled for me, and my position, because they managed the construction crews. And I didn't have to deal with the day today, you know, oh, there's a bulldozer coming in today and he's going to block access to my business. That was the Main Street coordinator. And I think here we're going to be relying on the coordinator that we hire to do something to that.

Ms. Betts Basinger: In addition members, this is another example why it was written into the law that this agency have a staff. And so what we hope to do is develop our credibility over the next fiscal year and go back again and get Council's authority in funding, to have our own manager and have our own staff.

Ms. Wade: Ray?

Mr. Phillips: Two other questions. We do have the capability of looking for grants, and you are capable, Erin, of writing, being a grant writer, a request writer?

Ms. Wade: You know, I have to clarify that role, or I've asked Alexa to maybe clarify that role with the Mayor because the County has a grants writer, and I'd certainly don't want to step on anybody's toes on behalf of the MRA. So you know we don't want to get in bad stead with anyone. So, I can do that, and I have been looking for grants for you folks which I've asked Alexa to pass on that information to the current grant writer. But, we'll get that clarified.

Mr. Phillips: Do we have the capability of looking for bonds?

Ms. Wade: Absolutely. Yeah.

Ms. Betts Basinger: At this point members, I'd like to ask Erin to continue with her presentation, and then we can go into more discussion later. Thanks Erin.

Ms. Wade: Sure. The majority of what I'll be talking about in these next few slides is related to your authority so a lot of the questions you just asked are applicable and we might be able to go through this more quickly than I have even hoped which would be great. I'll just start too because this is going to come up shortly.

Your first power that's designated to you in the plan is the power to write a plan and to conduct studies. So these might include surveys as was discussed, studies and plans. It has to be submitted to the Planning Commission for review and approved by, say, Council, all of these activities related to the plan if we amend it would need to. So as we – in a little bit, we're going to go through the tasks that are designated and discuss how you would like to either expand those or refine them better. And if anything substantive gets changed, we would have to go back to the County Council for their approval. If we're just refining and tweaking a little bit, that can stay within the MRA's authority.

The second power is to undertake urban renewal projects which that is exactly what was done with the Market Street improvements. The parking structure is considered urban renewal project. So it's defined as development design clearance and reconstruction. All of these different types of uses can be envisioned for your redevelopment planning. And then this is the construction typed, grade, drain, construct streets, install necessary utilities. I think with most redevelopment authorities that I have worked with, the focus has, by in large, been on infrastructure because perhaps it's just like it's just indicative of the time that I came into planning. Which is, within the last 10 years, almost all the infrastructure and a lot of the American cities is failing, it's being to fail, so that's a huge reason for the blight. So infrastructure has been the main focus.

The next activity is to acquire property. You can do this through many different ways – purchase, exchange, eminent domain, lease – and the reasons we might do this is with satellite parking, the constructing staging which is something that, I think, is going to be, we're going to need to consider sooner than later, and just preparation for redevelopment. The image behind this site, behind the wording on this slide is right in the middle of Wailuku. It's a perfect redevelopment opportunity. Perhaps there's something that's not quite right about it. You have the power to authorize the purchase of that property and to improve it in ways that makes it more marketable for redevelopment.

The power to execute contracts and professional services – you've already done those with the trash pickup. The landscape maintenance I suggested could be done. Did you have a question Ray?

Mr. Phillips: No.

Ms. Wade: Okay. We can utilize property managers and realtors, through contract, consultant studies, design services and training. One of the things the Chair has mentioned is bringing in other people for training. This would be executed under our professional services contract.

The power to adopt and amend and repeal your rules. You can do that. As long as we hold a public hearing, you can do that at anytime throughout your time on the MRA. So all we have to do is notice that you're going to be amending your rules. Which I don't see any reason to do right now, by the way. They look pretty good to me.

You have a power to appointment a manager and a deputy manager. So I'll be honest with you, in the last three weeks, I have worked full-time on MRA issues. And I have two really big projects that are heating up – one in Makawao and one in Lahaina – that I'm going to have to pay a little attention shortly or else it's going to be a problem. So I definitely see some validity to needing some staff of your own.

And as we discussed, the power to borrow, issue bonds, and invest. Just one side note, in Grand Haven, we also had an Economic Development Corporation which is exactly what Bob was talking about and that is working in Honolulu. It's a different form, but the corporation is a little bit stronger. And Bob asked me what's the difference, and my reaction was they're a little bit "sharkier," and that wasn't in a negative. It's in a positive. They are investors and redevelopers and they generally consolidate land, acquire it, pull it together so that they could package it for a redevelopment program, and that can be a really good thing. It doesn't help the little guy very much. It doesn't help your mom and pop business owners, but it can be a really good supplement to whatever the development authority is working on. So I can see those things working really well together if they're a larger redevelopment sites. But it might be something we look to in the future. But the investing is actually you folks have the authority to do that here which isn't – which if you get your own source of funding other than just what the County is giving you, is a really good thing to look into. And when we have vacancies on the Board, I would recommend seeking someone with financial experience, or a financial advisory background. Generally bankers, and investment brokers and things like that do sit on development, and economic development boards and redevelopment boards, and it can be a really helpful resource as a member.

The whole reason we're here is the condition is slum and blight. And here's all the reasons things might be designated as slum and blight. It's mostly safety, overcrowding. It can be some anomalies with the layout or the street layout – Ho`olai is one of streets that's like, it's really poorly laid out. It's not even actually a public street, and it's in the redevelopment, so we'll get to that. But these are all the reasons that we may designate something as slum

and blight. And if you think it doesn't exist in Wailuku, it does. It's really easy to look at the amount of progress that has been made because there has been a lot of progress. But I took all of these pictures last week, and it's still out there. And you have the authority to make this much, much better, so it's great.

So your plan is divided into tasks, into five separate sections. And I mailed out, or Leilani mailed out for you, a spreadsheet that indicates which tasks are remaining. Some of them are ongoing tasks which were in the cover letter, and then there's a 11 by 17 table of tasks that are still left to be completed. So that's where I thought we could begin the discussion about where you would like to go from here.

Ms. Betts Basinger: Thank you very much Erin.

Mr. Horcajo: Chair?

Ms. Betts Basinger: Okay members, what is your preference? Should we now go down in order of the presentation and discuss those items rather than just kind of a free for all so we have some basis? That would be my preference. And starting with number one, redevelopment opportunities education. Did everyone find Erin's presentation informative and educational? I sure did, and thank you so much Erin because I am just thrilled to know that we are embraced by your depth of experience and your enthusiasm, so we can't go wrong. Also, on the point of education for the MRA, for us as members, where we need to hear from experts in financing these kinds of maybe public-private redevelopment or just redeveloping with monies we have to make it more attractive to investors. From time to time, I'm proposing that we have these strategic planning meetings that are single focused where we will have a guest speaker either in person or via video conferencing which we have the capability of doing now. And is everyone up for that seeing that as a real benefit? Good. So anything else about opportunities, educational opportunities, that we can put in our bag of tools to make sure that our mission is completed. Any other thoughts on education? Yes Warren?

Mr. Suzuki: Go ahead.

Ms. Betts Basinger: Ray?

Mr. Phillips: In speaking to people that are residents or people that own businesses here, Wailuku, they really don't have a very good understanding of the MRA. And a lot of times we're blamed for various things that occur more than anything else. So we're either blamed for things or accused of just doing nothing at all, just hanging out for the last 40-years, so everybody laughs. And I remember when I told people I was going to be on the MRA, you know, they just – okay. Regardless of that, can we have a way of mailing documentation or somehow – and I know we have a website and I know we provide information to people

who chose to that, but I don't think people really know what we're doing. And if we were to come up with a game plan and we really come up with a methodology of what it is we're here to achieve, our tasks. I mean – if we were to go in for assessments – God forbid – and look for money to be able to do these things, we have to be able to incorporate the areas so that they do want to assist us in making these things all happen. How do we do that?

Ms. Betts Basinger: Ray, that's a good thing, and Erin, I would put this under outreach opportunities. And we have a budget. We can do a mailing by zip code. In addition to the website, there are a tremendous number. But I think that's valid and I think it's on the top of our list as a group to have that public outreach.

Mr. Phillips: Is there anything else that's specific only to Wailuku that's a communication that's publically distributed or maybe Jocelyn can assist us with?

Ms. Betts Basinger: We certainly want to reach out to our community partners and the Wailuku Community Association has a newsletter they do their members. I'm not –

Mr. Phillips: Maybe a newsletter?

Ms. Betts Basinger: We will be doing a newsletter on our website, and other community stakeholders will be doing newsletters on our website. There is –. We're going to be hearing about, soon, a program called Malama Wailuku, which is going to partner with the MRA and get the word out. So I think we're at such a rich moment of people wanting to get that word out, and we have the venue now to do it through the website and other opportunities. Warren? Thanks.

Mr. Suzuki: I guess my thought were somewhat consistent with what Ray brought up from the standpoint of, you know, we'd been talking about educational opportunities for the MRA members themselves. But my feeling was, it needs to educational opportunities as far as for the landowner's properties within the MRA area. And you explained about the newsletter, the website and all that, Alexa, but, you know, there's a caution too that we need to take. You know, when we go to the point where we reach out to the members and explain to them what our objectives are, we need to first have clear in our minds and all agree as to what our objectives are. You know, from my perspective as a new member, I'm still kind of trying to feel my way around to understand, you know, really what the MRA is, and still have not gotten a grasp in terms of, you know, what are our priorities are and what our objectives are. So I think, before we reach out too much, you know, we need to have clear in our minds relative to what our primary objectives are.

Ms. Betts Basinger: Absolutely. The big task that we're going to start taking up today, and will continue with further strategic planning meetings, is exactly that Warren. We're going

to look at our Bible. I mean, our mission is here. We don't have to invent it. It's already invented and it's been approved by our Council. All we need to do is tweak it, and then like you said, then let the stakeholders, the landowners, the public know how we have prioritized this plan. Thank you. Katharine?

Ms. Katharine Popenuk: I just want to say that I was really impressed by your presentation and there's obviously a huge wealth of knowledge in you. I want to kidnap you. And I also liked your concept of piggy backing and interagency work. I think that's critical to make things happen. To figure out who else has a stake in something and try and align whatever we can think to do at the same time. But the information, that Vineyard Street is about to be re-done. That's like, okay, let's start thinking about Vineyard Street and what needs to happen on Vineyard Street. And if we didn't know that Vineyard Street was going to be re-done, there would be a loss opportunity there. So, really, I think, the interagency, touching base, is critical.

Ms. Betts Basinger: Bob?

Mr. Horcajo: Thank you Chair. You know my comment was actually specifically about the interagency, education. I guess, first to us, before we go out, as Warren says, to the public because we need to be the most informed before we give information out on the website. So the same old thing. It reminded me that, I guess, when John Summers was staff for the MRA, there were standing members here from the OED, Public Works Department, as well at these meetings, so there was a lot of coordination as to what was going on. So I think that's something that this body needs to revisit to be sure that we're on the same page.

Ms. Betts Basinger: You know, that's really excellent. And when we start designing our agendas for each of our regular meetings, members, if there's a specific thing like the Vineyard Street plan, would you like to have staff from Public Works come here and make a presentation to us?

Mr. Horcajo: I would say yes, you know, but, also, for example, we're going to hear from Yuki soon. And I know even last year, Darla was working with OED on re-doing, making some kind of display on Market Street. And, again, I've been on this for one year, I don't remember that having come up during my term here or before. So there's a lot of stuffs happening, funding through OED that affects our district, that we don't get to hear about.

Ms. Betts Basinger: Again, I'm going to bring up this document because there are specific tasks in this document. And I think what you're talking about is a group of tasks that came under kind of like marketing Wailuku that included things like Darla's project, and maybe things like what Yuki is going to talk to us about soon. And so, before we even get there, we need to make a priority for that. Is this really something that we want to do on a day to day basis, or do we want to partner it out with someone else? So, thanks Bob. Any other

comments about the educational needs of the MRA, and outreach needs? Thank you. Let's go on to item no. 2, sharing a general interest regarding Wailuku Redevelopment Area. I think that is part of this outreach, so we can skip that if everyone agrees. Powers, duties and responsibilities of the MRA. Now I thought Erin's discussion was excellent. Erin, by the way, would it be possible for you to email your power point presentation to the members? Thank you. So we have an opportunity at our own computers to look at it again and digest it, particularly in the areas that she covered that related to our powers, duties and responsibilities.

Mr. Phillips: Alexa?

Ms. Betts Basinger: Yes?

Mr. Phillips: I have a question.

Ms. Betts Basinger: Sure. Is it related to powers, duties, and responsibilities?

Mr. Phillips: No, it's not. I just want to jump back to the sharing of the general interest and the communications. One of things that Erin communicated to us was it's very important to have a political will. I don't think we have that political will, you know, with the Mayor, unfortunately, I don't think so. And I don't think we necessarily have it with, you know – I'm the kind of guy who calls a spade a spade, and developing for 30-years – and I'm not so sure we have it with some of the departments. So how is it that we can better, you know, bring these different groups of people into what we're doing?

Ms. Betts Basinger: Thanks for that questions. And, you know, I'm going to agree with you, but I'm going to state some good news. Our last chair before me instituted a monthly meeting with the Mayor, just about the MRA, and that meeting has continued. And I was fortunate to have our newest member, Warren Suzuki, attend our meeting with the Mayor last week. Was it last week Warren? I can't remember when it was. And I can assure you, and I'll let Warren speak to the meeting also, and we'll discuss it more detail later, there is positive goodwill about the MRA and improving this Wailuku district by the Mayor. One of our challenges is to get that same buy-in by Council. And we have proposed and we will discuss further our priority in meeting with Council members from time to time, on behalf of the MRA, letting them know what we're doing as well. The inter-department communication which again is extremely important is what we just talked about, and you all said you would like to have them present to us. So we'll incorporate that into our agenda at every meeting. And I want to show you that there is better will, political will, at this moment than you can imagine, especially with the acquisition by the Mayor of \$1.4 million for the parking structure. So money goes a long way and will. Warren?

Mr. Suzuki: You know, I agree with Alexa that there is that political will, there is that

support, but that only goes so far. And I think, MRA needs to build a certain level of credibility with the Mayor or with the Council before we can go beyond that. The support is there, but the support will go only so far. To take it beyond that point, as I said, we need to build the credibility. I had a question for Erin in terms of powers and duties.

Ms. Betts Basinger: Yes?

Mr. Suzuki: You know, when we met with the Mayor we talked about the concept of improving districts, within the MRA area, possibility setting up a separate task that would go towards the funds. Is that something that the MRA might have the authority to initiate? I don't think we can establish into ordinance, but is that something we can initiate that we could possibly take it through the process?

Ms. Wade: Yes. That would be the special assessment process that we would follow. It's the same mechanism. So essentially the way that the process works is we, as the MRA, define what your special assessment district would be, what the rate for taxation or if it's a flat rate per property – both have been used before – and then hold a public hearing –. Well, first you need 51% of the property owners to basically sign a petition that says they are willing to participate. And then you do the public hearing process here, at MRA, and then another one is held at Council for the approval of the district.

Ms. Betts Basinger: One of the comments to that – actually, every question that Warren or I posed to the Mayor at our last meeting, I think it was received positively. She really would like to see this agency beef itself up. However, there's a big difference between the property tax capture and what you're talking about, a BID, because what the property tax capture – and correct me if I'm wrong Erin – we already have the authority to do that and we don't need to go to stakeholders. Could you explain further why it might be easier to go the tax capture route?

Ms. Wade: Well, the tax capture route is written into your HRS 53, so anything under the powers and – under your powers and duties can be paid for with tax capture money. If you do a bid or a special improvement district, a special assessment, all of those are synonymous with one another, you have to really define what you're going to be using the money for, and then it goes into a fund which might now even be under your budget. It might fall under Public Works. The MRA itself has more control of the monies if we use the TIFT structure, but that's not necessarily good or bad thing. As long as you appropriately define the terms under which you're going to specially assess. It works well, and particularly if you have an urgent issue. Perhaps you don't have the political will to pass the TIFT right now, but people say we have to have adequate fire suppression in Wailuku. And we will be specially assessed for that, and we will be on board for that and you know exactly the dollar amount you need. That can be a much easier thing to do if you've defined it more narrowly. So it really depends on your overall objective. And like Warren

was saying, if that's something that builds confidence and political will, that might be a first step, and later you try the TIFT. So, the way that gets choreographed can completely depend on the needs and the desires of the larger public.

Ms. Betts Basinger: Bob?

Mr. Horcajo: Thanks Chair. I guess I want to make comments. I guess I feel like I have the comment to Ray. I disagree, I guess, the comment. I mean, I feel that this Mayor does want to see something succeed here. The fact that she put in money in the budget specifically for the project manager – a position I think was key – granted she took out fund for the office director's spot, but I believe if somebody understands what happened in the past several years with who was hired and the problems there, I don't think she thought she could sell it to the Council. But, if the big parking lot got going, with the MRA's help, people then start to build credibility with the Council or build back. And for me, there was a purpose there. Also, creating the small town planner position, that came from here, which we now have Erin. So for me, there is a goal. Things, as Erin said, it doesn't happen quickly. But, for me, she has a will to make something happen in Wailuku town.

Ms. Betts Basinger: I agree with that.

Mr. Horcajo: We need to work on the Council.

Ms. Betts Basinger: And it ties with Warren's feeling that for us to have universal approval, we need to accomplish, we need to start showing what we're doing, and the municipal parking lot is a huge part of that. But there are a lot of things we can do right now within our budget that will start showing the community that we mean business.

Mr. Phillips: I think, Alexa, just to go along with what Bob said and what Warren said is it's when we got into questions of authority, and what can the MRA do and what is our authority, our reading is different some times with what the reading is from the Planning Department and from the Mayor's Office.

Ms. Betts Basinger: Yeah, I agree, and that's why I'm so happy that all of you have decided to roll up your sleeves and have these strategic planning meetings because we are the five that need to understand our power, and not go with the tide of whoever is telling us what our power is. And our power is clear, and Erin did an excellent job getting us started in understanding that. So, correct, we need to feel confident in what we're doing so that we make a positive, we leave a positive mark on our MRA area.

Mr. Phillips: We need that to be acknowledge also by the Council and by the administration.

Ms. Betts Basinger: Yeah, and Warren's idea is that it will be acknowledged once we start

showing them what we're doing and that we're not sitting around (wahamekane) talking.

Mr. Horcajo: Chair, I do have a comment on the issue of powers and duties, if you don't mind.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: I guess a question. Erin, you had mentioned before, of course, you know, looking at business leaders financial as adding to the makeup of the board, so in your history with other, I guess, DDA's or whatever you call them, what has been the size of those agencies? Has there been, as I mentioned before – what do you call the term – having members from OED in this case, or Public Works on that – what has been kind of the general? And do you think maybe the MRA should expand its capacity for members?

Ms. Wade: Well, HRS 53 designates the number of members that you are required to have, so I'm not sure how we could adjust that. What I have seen is liaisons. A really common way to do that is to say we have an OED liaison, we have a Council member liaison that attends your meetings, and it gathers a lot of buy in from that organization. In fact, all of our boards and commissions in Grand Haven had Council member liaisons who attended each boards and commissions meeting. And it's busy for them. I mean, we had just as many boards and commissions as we have here, but they know then they have first hand knowledge of what took place at the meeting and I think it's a really beneficial thing. In terms of the financial community, you know, ultimately I think getting a member of the financial community on the board would be a really positive step, but there's nothing that says you can't invite someone to attend now. I know we had Trevor Tokishi on the GPAC and he had some good insight throughout the process. There are volunteers that are willing to participate as just out of the goodness of their heart.

Mr. Horcajo: Thank you.

Ms. Betts Basinger: I think as we – when we get ready to talk about our tasks in this book, you know, I think there's a wisdom in a five member commission, if that five member commission has a staff and has great liaison and has great communication because five people is not too unwieldy to get decisions done. It's small enough that we can move quickly and I think that's one of the reasons behind that requirement in HRS 53 for MRA was to move quickly. Okay, anything else on powers, duties and responsibilities? And I'm sure we will have more questions as we move forward during the year, but for our conversation right now. Okay then, I guess we're going to move on to number four which is the meat of this agenda item - the actions outlined in the Wailuku redevelopment area plan. And does everyone have their plan? And if everyone would pull out the list that Erin so graciously did for us, the outline of tasks done or undone. Where's that – this one right here – the memo. Erin, do you want to take the lead on this?

Ms. Wade: As Alexa said the first page of the memorandum has ongoing tasks which, for me as your staff right now, it would be good to understand how you feel of these tasks are working now, what you would like to see me address, or what as a group you would like to address related to the ongoing tasks, and whether or not it's being effective or not, or how to make it more effective. So, if we wanted to start with the Land Use 4 task about the public participation.

Ms. Betts Basinger: Quick question Erin, this list doesn't look as big as the one I saw before on the big spreadsheet.

Mr. Suzuki: The 11 by 17?

Ms. Wade: This is just the ongoing one, and then, attached you have the big –

Ms. Betts Basinger: Got you.

Ms. Wade: This is the remaining tasks that have not been completed.

Ms. Betts Basinger: Thank you.

Ms. Wade: So, if we can address ongoing first. There's only a handful of them.

Ms. Betts Basinger: Yes. Okay, encourage ongoing public participation by forwarding projects and planning proposals to community associations such as WMSA and interested individuals for review and comment. As all of you know MRA initiated an outreach, two stakeholders, and other organizations in this community and we held a meeting - I don't recall the date, sorry. Erin facilitated this meeting and the first two stakeholder organizations that we invited was the Wailuku Main Street Association/Tri-Isle Resource Center and the Wailuku Community Association. These are two very involved and active organizations in our community and often times a lot of misunderstanding has arisen as to who does what, who's responsible for what, including the MRA in that mix of three. It was a very positive meeting in that we were able to start a dialogue where we actually looked at the tasks of the MRA and looked at where these other agencies might be a better leader for that particular task or where we might find partnerships among the three of us there, or where we might also look outside of that because there's a ripple effect. I mean, when you look at MRA and then you look at Wailuku Community Association and WMSA, and there's another of residents, there's another group of very active business people in Wailuku, and the merchants. So there's this ripple effect where the idea is everyone who has a stake in Wailuku will in some way be partnering with each other to accomplish tasks that are in our lists of tasks. So, related to that number one issue, LU-4, I would defer to you as how we would fill in these other columns. I mean, next two years, I think we have started that process.

Ms. Wade: Well basically right now what I do when I get a proposal in from anyone within the MRA district, the application is forwarded to the Wailuku Main Street Association for their review and comment, as it is to any other agency within the County and State that has applicable – that would have applicable jurisdiction. So, they are the only organization that currently receives copies of applications. I am not sharing confidential – what I consider to be confidential information before I have an application. If someone comes to me and says I really want to open a coffee shop in Wailuku, where are some places I could do this? I offer them the opportunity to approach the Main Street organization on their own terms, but don't contact Main Street Association and say here's what happening before I have an application. Basically that's what triggers the public process. It's once I have a formal submittal. If there are any other organizations you feel I should be sending copies to, let me know. Or if you feel that the process, the way it is, is not helpful and it needs to be changed, I'm open to that too. For me personally staff, I think it's working pretty well. Their organization provides really good and constructive comments. And sometimes it's protected me from having to make critical comments about the design of a project because their architect team does it for me, and I don't have to get in the middle of that, so it allows me to be a little bit more objective which has been good.

Ms. Betts Basinger: I have a question Erin. They are funded through the Planning Department as one of their funding sources. Is this a scope of work in their contract with the Planning Department to be a review mechanism for the MRA area?

Ms. Wade: Yes it is.

Ms. Betts Basinger: So there's a funding requirement for them to review anything that –. You know, I'm concerned because we don't get notified, and I'm hoping that's going to change with your addition to our staffing.

Ms. Wade: Clarify what you mean, you don't get notified?

Ms. Betts Basinger: In the past, we sometimes have come up like, oh, we didn't know that was happening in Wailuku, or that project was going on, or that interest had been shown by some potential developer. And I'm hoping now with your regular reports to us, we will have the same opportunity to see a potential investment in Wailuku as Wailuku Main Street Association does.

Ms. Wade: Again, you know, until I have an application, it's considered confidential any consultation with a staff member. So if they are actually moving forward and want me to make it known, I can do that. But if they're – let's say they're shopping for the best real estate price, it's to their disadvantage for me to share what they're looking for. So I really need to be respectful to of them being able to make it work in Wailuku. There were a couple of cases where it was on the edge whether Wailuku was going to be the place for

these businesses to locate, and had I shared specific information, it could have made it worse, you know, because of the type of business model these people have. So I can't tell you some of the things that I know in advance, but as soon as it's made public or if I have an application, you guys will absolutely be notified. And you'll know too by the KIVA list of projects I have ongoing.

Ms. Betts Basinger: Is that satisfactory members?

Mr. Horcajo: It is to me I think. I remember when we went through the project list, even the one at Kahikili Terrace. I mean, there was a comment made about they're redoing fences, I think it was, and other newer projects. I believe Joe kind of made some comments about stuff that's coming up, but it was general. I guess in response to just the issue at hand, about LU-4, I mean, I think it's working fine, if we can incorporate the items we talked about, about the website, which would be an avenue for the public to be informed as to what's going on that would be great. But, I'm not sure that needs to be added here. But I do have a question, I guess, for the Chair. You had mentioned earlier an actual meeting between WMSA, WCA and MRA. Was that recent or was that years ago? Where it was kind of discussed about who was doing what?

Ms. Betts Basinger: I think it was in the past two weeks maybe.

Ms. Wade: Yeah, it was the same day as our cash in lieu meeting, so I think that was the 29th.

Ms. Betts Basinger: It was very recent, and I will be reporting on that meeting at our next regular meeting. It's not our agenda today.

Mr. Horcajo: No, I was just curious. I didn't know what was going on. Thank you.

Ms. Betts Basinger: Members, in this LU-4, would this be the place where we would amend by adding seek out liaison members from departments, from the community bankers, the liaison resources, a Council liaison, a liaison from Office of Economic Development, a liaison from Public Works to kind of reach out and see if we can start establishing those communication lines.

Mr. Phillips: Sure.

Mr. Horcajo: Well, I guess if I'm looking at the five elements, that's the only one that makes logical sense that it should be there. So –.

Ms. Wade: Yeah, I would agree with that. I think the way the LU-4 is written is a little bit more narrow than to incorporate the liaison activity, but that doesn't mean we can't do it.

And I would maybe with the direction of the board would be to request that the Chair in her meetings with the Mayor bring those up and find out if there's support for something like that. Because ultimately the Mayor directs the staff or the County to attend things or not attend things, so that might be something you discuss with her, and it will happen if she instructs it to happen.

Ms. Betts Basinger: Okay. I know it does seem odd that it would be under land use, but of our five areas, there doesn't seem to be another one that's more appropriate. Warren?

Mr. Suzuki: So are we saying when we set up those liaisons so-called, they wouldn't be asked to attend every single meeting. I think it's on an as needed bases depending upon the agenda items for that particular meeting, correct?

Ms. Betts Basinger: Well, and I envisioned it that they would just be our point of contact for communicating what we do, and then they can disseminate to their departments. Unless we need them at a particular – yeah. So they would be our experts and we would invite them here when it's correct to invite them here as expert testimony. But mainly they would be our point of contact for that department. Bob?

Mr. Horcajo: Excuse me. I guess it brought up a thought in my mind earlier, the WMSA submits a report that they have reviewed as part of the packet when the applicant comes forward, at least most times. I'm just curious whether in your opinion or if we feel it would be appropriate for OED in this case, or Department of Public Works, or Water Department to submit a monthly report on projects, or future, that they have proposed in their budget or there's something you can help with so we know in advance stuff that OED is planning with funding, or Water Supply is planning with infrastructure and Public Works, as part of an education process for us which then shows credibility to the public that we're all working together as oppose to us hearing about it on the street.

Ms. Betts Basinger: I'll let Erin give us some comments also, but in my view of it, it needs to be related to our tasks and we're going to prioritize our tasks so I think it's a burden to ask people to report monthly on what they're doing. And if they are doing something in our area, then we invite them to come and talk to us about that project.

Mr. Horcajo: Well I agree, but if we don't know. I'm not saying every month, but at least, for example, Water Department has in their budget plans for infrastructure all over Maui. How much of it is in our area, I don't know. But, they know now, so does Public Works.

Ms. Betts Basinger: And that's a perfect example of why at one of our next meetings, we would have an agenda item and invite that department to come and explain how our area is effected by their upcoming work. Warren?

Mr. Suzuki: I agree with, I guess, the concerns that, you know, Bob is raising, I guess, to request, you know, for some level of information be provided to MRA. Because I agree with Bob that I'm sure there's many situations where, let's say, Public Works or Water, you know, might have some plans for infrastructure improvements within the MRA that they don't realize it's something that probably should be brought to the attention of the MRA. And hopefully what they're planning is consistent with what we have here in our documents. So again, it goes to the communication Erin talked about – it goes to a level of coordination. But, my feeling is that the direction you're moving is the right direction that we need to get to the point where the agencies understand our responsibility so it becomes an automatic thing with them where whenever something is being considered within the bounds of the MRA, they automatically come to the MRA or bring it to our attention so we are aware of what they're planning to do as far as the work they're proposing.

Ms. Betts Basinger: Is that kind of unanimous feeling?

Mr. Phillips: Exactly.

Ms. Betts Basinger: Erin, how would you propose to set up this linkage?

Ms. Wade: Well, I provided you the update from my interagency meeting on April 19th where I invited Public Works, Water, Fire and Police. Police were the only ones who were not able to attend to share with me what's going on in the district, their concerns and things like that. We agreed at that time to do it at least twice a year, that we get those people together and I could then do a report. If we do a regular meeting like that, your staff, I think, should be able to compile a report about the concerns and get it to you. The thing that I think hasn't happened and they actually mentioned this at the interagency meeting was they haven't been invited to discuss projects as they come before you. And I don't know why whomever has been staffing, I think, because it's been all different planners have been assigned Wailuku projects within the past 14 years, there wasn't any consistency. And for most projects, we don't ask agency representatives to attend. If you're going to a planning commission meeting, we don't ask agency representatives. But, here, because we're able to grant so many variances to so many types of codes, it's very relevant their first hand knowledge. So I asked them at the meeting if they would be willing to attend when we're granting variances to their codes, and they said they would appreciate that invitation. So I think that might be something that we could do that would really improve the communication process. And with the additional reporting, I think that would be good. They do all already get copies of the applications – all of the departments within the County do. So they are aware and they're made aware, and as you know, when I give you your packets, their comments are attached. But often times, they're superficial comments. There's a lot more behind it that's helpful for you in your decision making process. Often when I call Mike Miyamoto and say what's the deal with the road widening comment. You know, you just say they need to meet it even though they're asking for a variance. And he

will tell you, overall, we're going to say that. We don't know – I told you this – they don't know what our priorities are in terms of road width and they're looking to us basically. But they're just going to stick with whatever their code says in a lot of cases. So it's nice to hear those kind of comments, first hand, sometimes.

Ms. Betts Basinger: Members, I think this would be one area where we can all agree and instruct Erin to include relevant agency testimony as necessary each time a project comes before the MRA. Well, not just ones that are asking for variances, but all of them. Does everyone kind of agree? Okay, so this is a task with a check on it, so we've got something that's going to happen.

Ms. Popenuk: So who determines when it's relevant? I mean, if someone doesn't say it's relevant then they never get to say anything. Or the other side of the coin is that this a public meeting, and they sort of have a blanket invitation, don't they?

Ms. Betts Basinger: Well, I think the relevancy – Erin, can you speak to the relevancy of when an application comes in, and what happens and why the MRA has to be a part of some of the things that happen?

Ms. Wade: I'm the one that makes the determination when the application comes in as the staff planner. I'll go through and determine which agencies might be relevant. I tend to be more conservative and provide it to a lot more people than I think are even interested, just in the hopes that I catch every comment. There have been a couple of cases in the past though where it came back and I thought – this was all in Lahaina – but I should have told OHA or somebody else that activities were going on. So I'm learning though that the broader the distribution, the better. And if they don't want to comment, they don't want to comment, but at least we've provided them the opportunity.

In terms of the invitation, you're not going to get any employee that shows up uninvited generally to a meeting. They might sit in the gallery, but they are certainly not going to offer their comment without you requesting it.

Ms. Popenuk: I'm just concerned that we should request them to comment but we wouldn't know to do so.

Ms. Wade: What I can do if it seems the discussion related to any item is venturing into an area of expertise of a particular department. If they're in the gallery, maybe note to the Chair that we have a member of that department who may/might, want to invite to comment, or we can always make a phone call from this room. I mean, DSA, or Development Services Administration, is the most common variance or the organization we're going to need questions of, they're right across the hall. So nine times out of 10 they're there, and can at least shed light on why the code says what it does, which is often

answers a lot of questions for me. I call Jarvin Chun all the time to ask that questions, so it's really helpful.

Ms. Betts Basinger: Thanks Erin. Bob?

Mr. Horcajo: So Chair, before we leave this item I guess, are we going to ask staff, Erin in this case, to actually give the board at our meetings County infrastructure projects whether it be OED, Water Supply, that you know of that's ongoing aside from the private developer projects, public projects, that are within our boundaries? I know Erin had suggested she could do that because she meets, I guess, or you will meet with him twice a year.

Ms. Betts Basinger: Yes, I think this body should be aware of every activity that's going on in the MRA district by every department.

Mr. Horcajo: Sure. I want it on the board.

Ms. Betts Basinger: Thank you. Thanks Bob.

Ms. Wade: Sorry, could I add one comment?

Ms. Betts Basinger: Yes.

Ms. Wade: The one agency that I think might be helpful for us to hear from more regularly was the one agency that couldn't attend and that was Police. The slum and blight condition is often tied directly to crime. And hearing from them, I think, even if they want – I think the things that would be helpful to know is better lighting needed in a certain area or do we need improved signage because there's a high rate of accidents at this particular location? Those type of things are things that the MRA has the power to solve almost immediately, and I would like to hear from them on a more regular basis. I already initiated this through our Deputy Director. I don't know what Police's response will be, but if I have your support for that, I think it would be even stronger for me to pursue.

Ms. Betts Basinger: I for one think the MRA should let the Police know that we are their best friend in this area so, members? Okay. Moving on to the next item, LU-5, create and operate one-stop permit center. Erin, you want to explain what that means?

Ms. Wade: Okay, you are the only body that has the authority to grant variances to ever code we have in the book. The Board of Variances and Appeals doesn't have the power that you have to approve projects – to approve everything from the design, the use, the construction, the fire – everything. So that's what's intended by the one-stop permit process. In reality, it's not one-stop because often we get the design concept and we realize – and this is what I talked to you about related – Deborah Daniels was a perfect

example. The concept is great and matches 100% with our redevelopment plan and code. However, it doesn't meet fire, or there's no – the water line is inadequate, or those types of issues that cause it to be at least two phased. And in that case, we don't know until the plan has already been approved at the MRA and then they're in construction and they realize they've got these problems. When I talked with the agencies, they recommended we not quite tote ourselves as a one-stop permit because, I think, it creates false expectations we can't meet. But that we, one, as I'm learning what our problems are within the district, I'm better able to inform applicants earlier on, but I'm not always going to know everything. You know, Herb Chang knows the entire water system line by line, and I'm never going to have that degree of expertise for the system, but with sort of a two phase process, once they get through the design phase, and we can say, in concept this is an excellent program, now you can dig deeper. It might be better to set expectations that way.

Ms. Betts Basinger: Warren?

Mr. Suzuki: Thank you Alexa. Erin, provide some clarification for me. When you talk about our authority to deal with the grant variances, but that authority, as far as variances, is limited to just certain aspects of the code, right? So are you saying that when it comes to let's say fire protection requirements, if it comes to water requirements, if it comes to sewer requirements, we don't have the authority to grant variances in those particular areas do we?

Ms. Wade: Actually you do, and that's even more of a reason for better agency coordination because it doesn't necessarily mean that those agencies are going to respect your variance. And that has happened in the past where variances have been granted, and the agency said, I can't do that. We can't respect that that variance was granted because we can't ensure health and safety. And that's just lack of communication basically.

Mr. Horcajo: Chair? Go ahead.

Mr. Suzuki: I guess, just kind of carry on to that, so isn't it something that, you know, obviously needs to be clarified and maybe Corporation Counsel can provide and bring some light to. Let's say the MRA does grant a variance that the Departments have to respect the granting of that variance and not take a position that's contrary to what the variance might have kind of granted.

Ms. Wade: Yeah, that was the whole reason I called the agencies together in the first place because of the Deborah Daniels issues. A couple of variances were granted that weren't being respected. And we only found out later that she had run into this problem. Part of that though I'm going to take the responsibility of – the Planning Department has a responsibility to inform the redevelopment agency about the drawbacks of granting such variances. And I think, maybe, that wasn't done in the past to the extent that it should

have been because I can see a clear rationale for the variance granting, and there's not a whole lot of basis for cons. There's a lot of pros described, but there's not a lot of description about what the cons might be.

One of the – I'll just give a brief scenario and this might help to understand – there was an application this year for a variance to doing a sectional drawings that are required by building code for the final product of a design. I didn't think that was a big of a deal. I didn't understand it completely though, but when I went to the building department and asked the question, they said, if I don't have those drawings, I have no idea how the building is built, I can't confirm anything, and if you grant that variance, I'm going to make them do it anyway. So I was told in advance this is not something the Planning Department should support. And I think that level of research, I think any variance deserves that level of research by whomever your staff is because I don't think you're getting that due diligence before because you had any planner could have been to the applications in the past.

Ms. Betts Basinger: Ray?

Mr. Phillips: So, instead of saying that we are a one-stop permit center which in actuality we're not, and sometimes we can just inferred as another obstacle to get through. Can we instead say that we can be an ombudsman? So somebody brings a project to us that we can – and this is how it's really done in places like San Diego County. If you bring a project, you're assigned a project manager, and he, that project manager, is the one that takes that project to all the various departments, and the project receives a certain designation number. Would we be better suited to saying that we are that we are that, we can provide that ombudsman person that goes from area to area, or from department to department?

Ms. Betts Basinger: I'll answer you briefly. I think that's a really good idea if we had staff. And when we get to the point where we have a manager and a deputy manager and perhaps support staff, I think that's exactly how this should be worded that the MRA can be your –. Go ahead.

Mr. Suzuki: I have a huge concern with the term ombudsman because it could connote certain expectation upon the applicant, and you may assume some level of liability that you may not want to assume.

Ms. Betts Basinger: I like the word project person.

Mr. Phillips: Project manager.

Mr. Suzuki: Like a facilitator.

Mr. Phillips: Project facilitator.

Ms. Betts Basinger: Yes.

Mr. Horcajo: Chair? I guess I was –. Let me answer this comment first. I guess I have some major concern with the idea that we're a facilitator and an ombudsman. We are the authority to deny or approve. And the fact that we're now a facilitator, the connotation is that we want it approved. So for me, I have some issues with that.

Mr. Phillips: No, I don't.

Mr. Horcajo: Well, I'm not sure. I'm just making my comments. Okay? The second thing is – I lost my train of thought now. You know, this issue of MRA granting actual –

Ms. Betts Basinger: – waivers.

Mr. Horcajo: Yes, here, and the Water Department or Public Works saying you can't do it, for me, I agree with Warren that really aside from talking with the agencies, we should be talking with Corporation Counsel. We should be talking with Brian Moto, and as Counsel for the whole County and all the agencies, they should really let us know what true authority does this MRA have, and we should start there.

Ms. Betts Basinger: I agree, but I think we have all that authority to waive all these things. However, we need to be smart. I mean, this agency needs to have an expert that can advise and we certainly don't want to go counter to a fire requirement or a fire code or a water code that hurts anyone of our public. So, I think, we're all talking about the same thing. We do have this authority, but we need to structure a policy about how we're going to implement it. And if we're going to butt heads another department, we need to have a good relationship with that department so we can talk story about it. Maybe the waiver we grant will be amended by this body. But –

Mr. Horcajo: Yeah, my thing is we, the County, whoever, we should be following whatever the code is, period. That's kind of black and white. So if in fact we don't have that authority, according to Corporation Counsel, then we should know that, and we should inform the actually applicants. But if we have the authority and Corporation Counsel says yes we do, just like the BVA, then we should know that too, the agency should know that. For me, their job, our job, administration and Council should follow the law.

Ms. Betts Basinger: I agree with the both of you. Katharine?

Ms. Popenuk: I just wanted to say that I don't think that we should put ourselves in a position where we're like a proponent for a certain project. I do see us in a position to

orient someone on who you need to look at, who you need to talk to, you know, this might not fly with the Fire Marshall or something like that, but I don't think we should undertake to – you know grease the wheels or make it happen or even contact or ask Fire Department, but rather tell the person who is seeking the variance that they contact the Fire Department, and they discover that they will need to do XYZ, and put in a sprinkler system in or whatever it is, rather than us getting into that position. The a liability issue there, and I think it would be extremely labor intensive if we put ourselves in that position.

Ms. Betts Basinger: I agree. I think that one of the things under here that may or may not be known – Erin, you would know better because you see the applications – to me this is – the fact that MRA has all that power to waive is just another tool amongst many to encourage development. We don't want a developer that may have a fabulous investment potential to be deterred away from redeveloping Wailuku so we have this authority, but I think it needs to be used really smart. I think getting a written Corporation Counsel – it's very hard to get them to write it down – but if we do get an opinion, it negates that potential that a developer might have to find redevelopment in the Wailuku area attractive. So I'm going to be on the fence and say this is a great power that we have, but we're probably never going to utilize it to the detriment of avoiding codes that are for public safety. Warren?

Mr. Suzuki: I don't necessarily agree. I think we need to know going in, if we have a certain authority, to what degree would that authority be respected? Because as a body, if you're able to grant a variance, but that variance really is not respected by the different departments, then what's the sense of being provided with that authority. So the bottom line is we need to know going in, with that authority, will it respected the different departments within the administration? That's all we're asking. And as you said, if an issue comes up before us that may compromise health and safety, then we need to make a decision, you know, whether or not we want to grant that variance. But it goes through the basic crocks of that authority. Is that some, if we grant that, will it be respected by the departments? If it's not, then there's no sense even being granted that authority.

Ms. Betts Basinger: You're right. Erin, can we – can you request in writing to Corporation Counsel to provide us with a written opinion about that waiver/authority? Thank you.

Ms. Wade: I can do that. I don't know how they are going to speak to whether or not the other departments are going to respect it. They can say they're suppose to, but it doesn't mean – and that is what they'll say, that they're suppose to – but it doesn't mean that –. Well, I guess for all for all of us, we have a certain pride we take in our job, and if you're going to grant a certificate of occupancy to someone knowing the building is unsafe, I think that's a really hard thing to ask Development Services Administration to do. Now, you may – it may be totally legal for them to do something like that based on the variance and they should be able to walk away and say no problem, and they're fully legally protected to do

that, but personally, I think several of them have had a problem doing that. So that's where it comes in. You know, legally, yes, everything is in place for you to do this. I think the problem is a human problem, you know? So, I'm hoping this gets resolved through better communication, through our Planning Department advisement about whether or not it's something that should be supported.

Ms. Betts Basinger: Warren?

Mr. Suzuki: Well, isn't it similar to, like a BVA? You know, when BVA grants a variance, it's something as it pertains to the code. And when the variance is granted, all the departments are required to accept the variance as granted by the BVA. They're required to accept it. I mean, I think, they probably have the responsibility to express their concerns and have it in file, but at the same time, they have to respect the decision that's made by the BVA.

Ms. Betts Basinger: Yeah, I understand that, and I think the point here of the MRA is we would just feel more secure and more comfortable having a written comment by Corporation Counsel in our own deliberations. So that would be the first step. Thank you. Anything else members on LU-5? You know, I did bring up something. I'm not sure whether or not – our job is to invite and “incentivize” redevelopment in Wailuku. Do developers know about the waiver authority and other authorities of the MRA? And is that something we maybe need to, you know, talk story with them about?

Ms. Wade: I think a significant number of recent applicants came to Wailuku for the very reason that they have that waiver authority. The parking waiver is –

Ms. Betts Basinger: Huge.

Ms. Wade: – huge. Yeah. A lot of development couldn't happen without the parking. The ability to get a variance for the parking. So, yes, I would say they do, and if they don't, by the time they get into the door with their application, they know that. However, if they don't know that, and they aren't able to meet the requirements, I don't think there's any reason we should say, you know, oh, well, you don't have to provide all that parking, you could get a variance.

Mr. Horcajo: Chair? I guess, my only comment about LU-5, I guess, when I first read this, I thought this meant like a physical center site like what Mayor Apana did at the old Woolworth's store. Was that the original purpose of this?

Ms. Wade: You know, it may very well have been given your – the history of having a manager. Right now, you're one-stop permit center is my cubicle. If it was a physical center, I'm sure we're not meeting the intent of that right now. But, if you had a manager

who had their own office, that could easily be done.

Mr. Horcajo: Just so we all know what it's suppose to be. Thank you.

Ms. Betts Basinger: Maybe we should eliminate the word one-stop, and keep it as a task of ours, so at the time when we do have staff again, we can actually again create and operate an MRA center. And maybe move it from next two years – well it is in two to five years – leave it at two to five years and keep the implementing and coordinating agency as is.

Mr. Horcajo: I guess I would rather leave the one-stop until we –. We haven't had Corporation Counsel's opinion yet. Maybe we do have a one-stop permit center.

Ms. Betts Basinger: Okay. So, we're going to leave that as is –

Mr. Suzuki: Chair?

Ms. Betts Basinger: – to accomplish in two to five years. Warren?

Mr. Suzuki: When you use the term one-stop permit center, what it means is that an applicant would go to a specific location, and in that location, be able to process whatever permits – I mean, this is how I perceive it to be – process whatever permits are required for that application that is being brought forward. But that is not the case. They can come before the MRA and be granted approvals for certain aspects. But we can't grant building permits. We can't grant plumbing permits. We can't grant electrical. We can't waive their requirement. So I'm struggling with the term one-stop permit. When you talked about a process – how did you describe it? – some kind of a MRA Center?

Ms. Betts Basinger: Yes.

Mr. Suzuki: Maybe that's a better way of describing it. Because then it's just a little bit more generic. Rather than being a specific term, one-stop permit center.

Ms. Betts Basinger: And you mean that it could be the MRA Center where maybe someday it could be a one-stop permit center for anything in Wailuku, but we don't advertise that.

Mr. Horcajo: Warren brings up a good. So, my question is do we really need that as an action item?

Mr. Suzuki: That was my thought.

Mr. Betts Basinger: I think –

Mr. Horcajo: – (inaudible) . . WMSA and County agencies.

Ms. Betts Basinger: Well, from my understanding of this item, it was, when we had staff, a place where an applicant could go and guided by our staff, would be assigned – our staff would be their project person to walk them through, or teach them, all the places they have to go, and aid them because what the MRA is about is making development happen quicker. So, if we can walk them through the whole process, their job can start sooner in our area than if they had to do it themselves, so I kind of envisioned it.

Mr. Phillips: We are facilitator. We are facilitator.

Ms. Betts Basinger: Yeah, I think we are facilitators, but we don't take a side on whether this a good or bad.

Mr. Phillips: Yeah, we're not advocates, but we are facilitators.

Ms. Betts Basinger: Right. Yeah. So, that's how I saw one-stop, Warren. Not really that it's all going to end there, but there will be someone to hand hold them through the whole process.

Mr. Suzuki: Right. But, I guess, trying to kind of restrict them more. Maybe permit is a term that needs to be –

Ms. Betts Basinger: Yeah, that might need to be changed. Maybe something like create and operate a one-stop MRA Center, where, that's their one-stop, and then our staff will help them.

Ms. Wade: Maybe it should be WRA, Wailuku Redevelopment Area, Center because the Maui Redevelopment Agency is your entity, but the Wailuku area is the actual location of the project.

Ms. Betts Basinger: Yeah, that's a good idea. Everybody agree?

Mr. Phillips: Yes.

Ms. Betts Basinger: So create and operate a one-stop WRA Center. Okay, moving on to VPC-8.

Ms. Popenuk: Chair?

Ms. Betts Basinger: Would you like to take a break members? 10 minute break. We'll stand in recess until five to eleven.

(The Maui Redevelopment Agency recessed at approximately 10:46 a.m., and reconvened at approximately 10:57 a.m.)

Ms. Betts Basinger: The June 10th meeting of the MRA is reconvened at 11:57. Thanks members for reminding me that we need breaks. Okay, so we are now at VPC-8, review and provide recommendations on vehicular and pedestrian circulation improvement, and every column is blank. We don't know when we want to do this. We don't know who is going to implement it, or if we're going to partner on this.

Ms. Wade: Sorry, you have my plan, so you folks can look at the chart and see where I missed the x. I'm sure its got an x in the plan. It is blank?

Mr. Horcajo: It is all blank.

Ms. Wade: Okay.

Ms. Betts Basinger: So members – Erin, would you like to give us any background you have on this particular line item?

Ms. Wade: The Market Street improvements, I think, contribute to this. You'll see, as we get into the task sheet there's a couple of cross walks listed for improvement that I think that this would fall under. I would suggest and Alexa and I talked about doing more education relating to this, and maybe bringing in someone to do a walking audit through the district with the group. And Alexa had some good ideas about how to do that, so I think you can take that discussion.

Ms. Betts Basinger: Warren?

Mr. Suzuki: I guess, because of my engineering background like Ray, you tend to be a little bit more practical in terms of analytically in terms of taking the steps as far as addressing this issue. My question is that has anybody done a vehicular pedestrian circulation study for the Wailuku area?

Ms. Wade: No, they have not.

Mr. Suzuki: I mean, because, in order to review and provide recommendations on something, you need to have something to review and then provide the recommendation. And one of the things, I think, crosses my mind is there's been a lot of comments made to me by people that live in the Wailuku area and drive to the Wailuku area in terms of the increase in traffic because they're developing the Waihee-Waiehu area. And because of that reason, I think, maybe it might be something that we might want to initiate some sort of study to be done. Look at the whole MRA area and do an assessment and come up with

recommendations on vehicular and pedestrian circulation.

Ms. Betts Basinger: A very good idea Warren especially it's a good way to utilize the budget we still have remaining. Erin, who would you recommend come before us, to educate us, on what is existing as far as vehicular and pedestrian traffic in Wailuku? Or any known projects that maybe coming up that would affect it?

Ms. Wade: I've been on several project teams that did this. This is how I ended up in Hawaii. I was just telling these guys. There are several consultants that can do this, and they almost, all of them initiate the process with the walking audit where a big group goes out and actually walks the street and we talk about what works and doesn't. This generally creates by in. But ultimately like Warren is saying, in downtown districts it's tough because you're stuck with a certain road width or a right of way width and that's all you have to work with. So, the point though, that, getting the person here for the walking audit is possibly something I could do within this budget term, but commissioning the study, there's no way I can turn around before the 19th of June.

Ms. Betts Basinger: Would they be one in the same?

Ms. Wade: Well, it would be an effort towards the same activity, but the contract would be broken up into pieces basically. So, I mean, I had suggested to you we use Mark Fenton because the State of Hawaii uses him. The Health Department uses him. And if he was going to be here, we could piggy back on them flying him out to Honolulu already, and we could just fly him to Maui and do the walking audit. But I think his schedule is book actually. There's another guy. His name is Dan Burden who is over there. He consults with the traffic calming program in Honolulu and is there on a regular basis too. Actually, he's a good a friend of mine, but I don't know if he would be able to make it in time. Their cost is about \$6,000 a day and that includes flight, meals, consultation services and all of that.

Ms. Betts Basinger: Warren?

Mr. Suzuki: Can we try and work with somebody local?

Ms. Betts Basinger: Yeah, I agree. Is there any local? Well, Mark Fenton has done a lot of work with local organizations and I've been to events where I've seen him. But is there anyone that has that local expertise?

Ms. Wade: Well, whomever is in the traffic calming department in Honolulu now, I know that they had a facilitator in the past. Dan was who they brought in and they Harrison Brightrew who ran the program and he could have easily done it. So, I don't know who's there now that could do it, but I could investigate that a little bit better. I don't know of anybody on the island besides Joe Bertram who might want to do it.

Ms. Betts Basinger: Correct me if I'm wrong, are you thinking in to two parts? One, someone who would lead us on a walking audit, lead this body and any public that wants to attend on a walking audit? And then number two, the actual study of vehicular and pedestrian circulation in the MRA district?

Ms. Wade: I would, but, you know – perhaps, we should just leave this for next year's budget item because I think tying it together and having it initiated and completed by the same organization would be a better idea. And getting that full contract awarded in less than a week is not possible.

Mr. Horcajo: So Chair?

Ms. Betts Basinger: Bob?

Mr. Horcajo: I guess I have a question for Erin, but maybe for all of us. The extent of what this thing means, you know, for me, I look at it as not just looking at circulation in terms of the width of the street. It really pertains to issues that I brought up a long time ago of changing the times in the parking lot potentially – municipal parking lot – paid meters, merchant car pooling, shuttle County/State workers. Somebody talked valet parking. When you look at VP – I guess this element two – all of these items are kind of what this talks about. So would the study encompass all of these parking circulation issues because if you have people with parking meters and that effects, on Market, that effects circulation. If you have only a four hour time limit in the municipal, instead of 12, that effects circulation. So that the big issue and if it is, it's certainly something that's going to take some time, cost some money. But for me that's kind of was my some-what purpose of my survey. It was to answer these questions to help guide us, see what the merchants on the street feels if they used parking lot. But, undoubtably, for me, it makes better sense that we hire a professional who can look at all of these VPC items, and additional that we feel we want to include here, which I feel is not in here that we should add. But anyway, so it's a long winded question, but is it beyond – would the study encompass all of what this – our Bible – talks about?

Ms. Betts Basinger: Ray?

Mr. Phillips: Alexa, I think the thing that we can do as the MRA is we can write a scope or request for bid and as a developer, and I'm sure as Warren interacted many, many times, there's lots of professional groups who come out and do traffic studies for us. And it depends on how extensive, but they always ask what's the scope of the work? What do you want me to do? And so, first thing first is what's the state of the condition? Where are we at right now? Then they can, depending on what we direct them to, come to a recommendation and recommend to the specific areas. Area is a street area, but also areas of where do we want to look at? Parking or whatever is a necessity. It's going to be

an expensive project to say the least. And, so we say we get the study, what do we do with it? It's a good bases, sure.

Ms. Betts Basinger: Well hopefully we'll be able to implement many of those recommendations with our new found tax budget.

Mr. Phillips: Yeah, and our assessment capability.

Ms. Betts Basinger: Katharine, any comments?

Ms. Popenuk: Well, I think it needs to be comprehensive. I'm reading through this list right now. There's a lot of interesting stuff on the list here that I think should be (inaudible), and I'm just thinking if we could get that TIFT going as soon as possible.

Mr. Phillips: Yeah, we have to write the scope. Exactly, what do we want?

Ms. Betts Basinger: I'm going to recognize expert resource, Yuki Lei Sugimura, on this particular topic.

Ms. Yuki Lei Sugimura: I'm Yuki Lei Sugimura. And just because the MRA doesn't operate in a vacuum, you have something really exciting happening simultaneously which is that municipal parking lot coordinator's position and that whole effort that's going to happen with the plans and development as you move forward. But as part of that this has to happen. And just know that you should keep this in your action plan because you're a big part of this big picture of Wailuku, and this study has to happen. If you want that municipal parking lot to happen, it has to, so keep it there. And you don't have to pay for it.

Ms. Betts Basinger: Thank you for that. That is just what I was thinking. There are other resources to pay for it. There's \$1.4 million that has be acquired by the Mayor to do concept design and planning. So out of that \$1.4 million part of it is paying for half of the – or some portion of the parking coordinator position. And the MRA is paying for the remaining portion of that new hire.

Mr. Suzuki: But focusing back on the study, none of the \$1.4 million monies can be used for the study, right?

Ms. Betts Basinger: We can ask.

Ms. Wade: I think that they can particularly because the element related to the parking facility's effectiveness that's directly related to this is the distance people are willing to walk. So if there are design elements throughout the district that improves the pedestrian condition and the distance people are willing to walk, that improves you area of draw for

the parking structure. So those are design elements that I think we could certainly make a case for.

Mr. Horcajo: And you know, I would think we could make a case because once the municipal parking lot gets under construction, we have lack of parking. So the fact that we need towards satellite parking, lease, purchase, that would also justify for me using some of those funds for this purpose.

Ms. Betts Basinger: It's all tied together. So members, then, would you then – is VPC-8 one of the tasks we would like to pull out and prioritize as immediate rather than next two years?

Mr. Horcajo: I say yes.

Mr. Suzuki: Yeah. Definitely. But I would clarify VPC-8 to somehow incorporate in there the need to have a study done.

Mr. Phillips: Right.

Ms. Betts Basinger: Comprehensive study working in partnership perhaps with this new parking construction coordinator on the scope of the work.

Mr. Suzuki: I don't know if you need to expand it to make reference to the parking coordinator, but just make reference to a need to have a study done – a vehicular and pedestrian circulation study completed.

Ms. Betts Basinger: So we would start it by saying initiate comprehensive study, review and provide recommendations on vehicular and pedestrian circulation improvements. Is that satisfactory?

Mr. Horcajo: Yeah, Chair, just one more comment. When reading this, our Bible again, I know we talked about satellite parking because even after the parking lot, the municipal parking lot, gets built there still needs to be more parking lots. So, I was considering maybe we should add and I'm not sure whether this is the right spot, but a VPC-7a, develop satellite parking lots, you know, temporary.

Ms. Betts Basinger: How about just adding the word, vehicular pedestrian and parking?

Mr. Horcajo: Where are we adding?

Ms. Betts Basinger: Initiate comprehensive study to review and provide recommendations on vehicular and pedestrian circulation and parking.

Mr. Phillips: Well, you're saying improvements, so improvements are inclusive of parking.

Mr. Horcajo: Sure, that's fine.

Ms. Betts Basinger: But specifically add that word, parking.

Mr. Suzuki: Just to highlight it.

Ms. Betts Basinger: Yeah. Thank you. Thanks Bob. Terrific work gang. Moving on to UDB-5, establish a regular program of liter control, cleaning and sidewalk maintenance. Again, this is one of those issues I think we're already on top of and can move it up on the priority list as not being accomplished, but well on its way. Does anyone want to expand on this? It comes out of our budget.

Mr. Horcajo: I guess two points. One, just a question, I think I've asked before and I might not have been listening to the answer, but did we get confirmation that the contractor, or who's liable for the trees on the Market Street improvements after the job is done, and for how long? That's my first question.

Ms. Wade: So far it's been Public Works that has been replacing. We have warranties on the trees, so as the ones that have not been doing so well are just being replaced and Public Works has been facilitating that. You actually have – the trees that are there that are not part of the improvements – there are a couple in front of 33 Market – that's basically the MRA's responsibility because it's not part of the street scape contract.

Mr. Horcajo: Okay, and then my second comment I guess is I believe we'll talk about at budget discussion, but we talked some dimension before about having a service similar to the Lahaina Town Action Committee or the Restoration Foundation that actually maintains – does liter control, maintains the trees, maintains the sidewalks within their budget that comes out of the County budget. So that's my only comment.

Ms. Betts Basinger: That is a discussion we'll have at budget because if this is going to be a regular part of the MRA's budget and responsibility, we need to let those people that currently fund us know what we do with the money they fund us, and as we look forward to expanding our programs through TIFT revenues or whatever. Yuki, did you have anything to add about the warranty period?

Ms. Sugimura: Just a clarification because I'm working on that Market Street improvement project. So it looks like in the next, in the next few weeks I hope, that we're going to have like another review of the project, a walk through with the contractor. The requirement of the current contract is that Diversified Machinerics subcontractor which is Kihei Landscaping or something – they have to all maintain the project for a year before they turn

it over. So they have to make sure the flowers are watered, the trees are cared for or whatever, then it gets turned over to the County. So we're at this kind of wait period right now. I guess it's suppose to be Public Works. It's kind of a gray area who's going to take care of the Market Street improvement projects, so that might be a point of clarification.

Ms. Betts Basinger: Thank you. Thank you very much. So members we have year for the trees and the plants, not the existing things. But I think within a year, we could probably really find a good contractor and scope out how much our budget need. So leaving this item –

Ms. Wade: Chair, could I make a comment?

Ms. Betts Basinger: Yes Erin.

Ms. Wade: I just wanted to share that it's very typically for a redevelopment agency to sponsor an activity like that. Generally it's the merchant association that takes on this cost, particularly with the liter control, but I understand and appreciate the reason for the MRA to do it for now particularly because of it's brand new and it's paid for and we want it to stay nice. That might be something you want to always consider and that you include it in your budget. But, generally, and I know the places that I've worked in the past, even if it starts out the redeveloping agency, at some point, it gets handed back to the merchant association to at least chip in.

Ms. Betts Basinger: I agree with that and as we progress with our outreach with other Wailuku stakeholders, this would be an excellent kind of project that once we got it going, once we got a good contractor, they would be willing to take it on. Thank you. So we would want to have a limit for this item.

Mr. Suzuki: Just a comment. But, at the same time, you know, within the time period that we are responsible for the maintenance, we need to make sure that we set the example in terms of to what level do we want the improvements to be maintained.

Ms. Betts Basinger: The standard. Yeah. Okay, moving right along to UDB-6, provide design review and recommendations, and I think we do that. And we're probably now under Erin's tutelage are going to be doing that more often and have a fuller understanding of the projects that are coming before us and design review. So is there any discussion on that? Have all of you had an opportunity to sit as a body during a design review? Okay.

UDB-7, review and approve new construction and renovation of existing buildings for consistency with adopted architecture site development and street scape design guidelines. Again, as above, we do that, and we're hoping to be richer in that. Erin?

Ms. Wade: I would maybe suggest or I would like you to consider an option of maybe once a year scheduling a materials discussion related to your design guidelines. We had that conversation related to the vinyl windows last time. I know of at least three projects that are going to need to ask for a variance to that again, so it might be worth while to take the time to bring in the samples so we can actually see what is the difference between all of these different materials.

Ms. Betts Basinger: And are you suggesting that we should regularly be looking at our design guidelines as well to update them? Warren?

Mr. Suzuki: To the point that Erin raised about samples. You know, from my perspective on that window situation, I could understand the desire to have the variance granted for the window that they're proposing, but at the same time, what they brought in was just a small piece of that aluminum thing that when you look at it, it doesn't look as durable as, let's say, a wood window would look. But if they had brought a sample that we could touch and feel, I think that would have gone a long way to aid us in possibly in granting that approval for what they're proposing. But with what they provided, I just didn't feel comfortable doing it.

Ms. Betts Basinger: I agree, and I think with the help of our small town planner here who will be the one-stop, you can let them know that this agency needs big visuals and big samples.

Ms. Wade: Well, I have a section of an Anderson window that's, you know, a new product and it's all wood, and it's like a full section of the window. So there's no reason we can't do that. I even talked to that architect, Steven Heller, after and he said he would order a couple of different samples so we could have an informed conversation which I think might be helpful when we start to see recurring requests for variances.

Mr. Phillips: Alexa?

Ms. Betts Basinger: Ray?

Mr. Phillips: Both Warren and I served on the Urban Design Review Board, and Urban Design Review Board has certain requirements for submission before you come in front of the Board, and I think that Erin could possibly just sort of review that and we could have the same sort of things. I know I had the same problem that Warren did when they – they're looking to present a project to us and we really had inconclusive information. It was – how do you make a decision on this thing? We should have sent them back home and had them do their homework. That is what we should have done.

Ms. Wade: They can still come back and ask you to reconsider and have a better presentation. So they have time, but I was just mentioning for this, it might be something

you want to consider annually where we can compile these types of things and have one broad discussion other things.

Ms. Betts Basinger: Mr. Kimura.

Mr. Phillips: I'm going to recommend that we have – possibly you take a peak at what UDRB recommends or requires for a presentation. We would look at adopting the same sort of –.

Ms. Betts Basinger: So members on the idea of having an annual materials review – everyone like that idea?

Mr. Phillips: Sure.

Ms. Betts Basinger: Okay, you can start to schedule it.

Mr. Phillips: It's a pretty expansive thing when you say materials.

Ms. Betts Basinger: We'll start out small.

Ms. Popenuk: I'm thinking it's the responsibility of the person coming before us to bring in the samples because we might bring look at a great window and then they say, yeah, we're doing the same thing, but the windows that they're using are not at all the same thing. So I like Ray's idea of informing them that this is what you need to bring before this Board to effectively be considered a review.

Ms. Betts Basinger: Well, I think in my mind an annual materials review will be more or less like a report from Erin that says everyone that came forward this year, this is was the biggest material issue that we had in this MRA district. Is that what you were thinking or were you thinking more of the MRA establishing some sort stricter?

Ms. Wade: What I'm thinking is in the process of us trying to expedite permits in the MRA district, it's good for me to have an understanding of what is acceptable so that before it even comes to you, I can make sure it has the highest level of acceptability possible. So if I know you don't like this window, but you do like that window, it's much, much easier for me to advise people to not have to go back and do drawings again and revisit the MRA.

Ms. Betts Basinger: So the work you see in this annual review is what?

Ms. Wade: Basically, if we use this window as an example, identifying where in the design guidelines it requires this, and for what reason or what rationale basis it requires the wood windows, and then presenting options because technology changes as time goes by. You

know, there's new products available all the time. And then saying, we might want to consider alternatives to this product on a regular basis and here's some of those options. And maybe you pick two, maybe you pick none, but it can be something then that I advise applicants.

Ms. Betts Basinger: So you're talking about a new products review, essentially, on an annual basis?

Ms. Wade: That's fair.

Ms. Betts Basinger: Members? Bob?

Mr. Horcajo: Chair? I look at it is that the zoning code that we have to abide by says what you can do right? No vinyl which means only wood and metal, you're suppose to have a certain color scheme, you can have certain siding, you can't have highly reflective roofs, so for me, it's more an education first about – does our zoning code relative to a products – and then after that, say look, times have change, this is a good product, why don't you guys think about it. I mean, it's got to start with what our design code allows us, or disallows us to accept.

Ms. Wade: Right, yeah, so it's the design guidelines that are the ones that –. But I do not have the authority to administratively approve anything but what is defined in the designed guidelines. So overtime, though, you may say wood windows and we're going to make these three other products synonymous with wood windows. They're wood-like or something, and you, through a discussion, have adopted those as part of the wood windows. Then I can administratively approve and it's a much faster process than having them come for a variance.

Ms. Betts Basinger: Thanks Erin. And we all should have a copy of the new design guidelines, and that's our Bible there to study. If changes, similar to our Bible, if there are changes to the design guidelines that are not substantive, there maybe just an alternative material, they don't need to go before Council. We can make those amendments ourselves provided they're not huge, substantive changes. So I think what we're planning to do here then is have an annual update on new materials as related to our own design guidelines in order to allow Erin to let developers know that there are alternative materials to some of those certain guidelines. And at the same time, annually, let us amend the design guidelines to reflect that. Thank you. Oh my goodness members, we're at the end of the ongoing tasks, and we did great work. Thanks.

On our agenda, we have completed now discussion on – was this remaining tasks? Yes. So we're moving onto discussion on expanded and/or new actions, funding and timing of actions, and lastly, prioritizing the actions of the MRA. In this particular task we just

complete, I think we did prioritize a couple of tasks, so that's excellent. So number six. No, number five, remaining actions.

Ms. Wade: Okay, so this larger spreadsheet now, is, should be the focus for discussion of tasks. And if I could just make a suggestion, as we go through, talk about land use actions in general, we can talk about each of these two tasks and if there are additions that you would like to see incorporated, you can just mention those and I'll list them up here. And after we're done listing out the land use priorities, we can prioritize and move on if that works.

Ms. Betts Basinger: Thank you members. So we'll start with LU-2, develop the Vineyard side of the I`ao Theater into an open air park and community gathering place. It is currently in our Bible as something we're going to –. When it says next two years, was that back from 2000? So we're going to bring everything up to 2009 as a first task. So we'll just go down the row and start with you Bob.

Mr. Horcajo: I guess my being that I'm on the street there, talking with people, I guess just the general history for maybe folks who are not on the streets or not involved before, but my understanding was that this was suppose to happen –

Ms. Betts Basinger: In 2002.

Mr. Horcajo: No, I'm sorry. I mixed up the Market Street improvements with the parking lot. The parking lot was suppose to happen before the Market Street improvements. I guess my only comment was that most of the merchants want to continue using this as a illegal parking lot until the municipal parking structure is completed. That's my only comment there.

Ms. Betts Basinger: That's a good comment. Warren? No comments. Do you think that should, that task itself, developing it into a park should remain in our MRA task list? Because we can eliminate it.

Mr. Suzuki: I'm struggling. It's nice to have a park there, but when you taking into consideration of all the activities and everything that's going on there, is that something that would be beneficial for that particular area? I mean, having a park there is nice, but is it practical? Is it going to benefit?

Ms. Betts Basinger: Is this something that could be incorporated into the scope of work for our overall pedestrian vehicular and parking study?

Mr. Suzuki: Potentially.

Ms. Betts Basinger: Yeah. Yuki?

Ms. Sugimura: I want to add a comment here because I went through this whole process with the merchants on Market who petitioned. As we were doing this Market Street improvement project and as we proceeded there was this ongoing petition by the merchants saying they do not want this to be turned into a park. And just kind of history, when that idea was formulated for this to be a park, it was only going to be a park once we built the municipal parking lot. The I`ao Theater parking in the back where we've got all this asphalt all around that maybe we needed a green space in town. So this year, when the – well it was already last year. I'm sorry, April of last year – when the County put out a press release saying this is going to stay a graveled parking lot so the merchants can continue parking here. The idea was not to asphalt it. But at some point, the County did want to change or proceed and making it to a green space, it still had the option. But it is something that the merchants, like Bob said, uses right now for parking and that's because the big plan was that the municipal parking lot would get built and then that would absorb a lot of this need, but it didn't. So right now, you know, it still is whatever you want it to be. But in the grand scheme of thing it has to wait before it can turn into a park, I think, based upon on what we heard from the Market Street merchants.

Ms. Betts Basinger: Thank you. Katharine?

Ms. Popenuk: I'm pro-park. I would like to see a green space somewhere in Wailuku. I'm not particular where it would be. If it was part of the design for the municipal parking lot, you know, a portion of that site would be designated like a town square or something, and then that would be good. But I just don't want it to sort of slip through our fingers and we end up with no town square at all.

Ms. Betts Basinger: Erin, on your listing of all the tax map key lots, is this property owned by the County? And do you know what the size of it is in total, that specific area?

Ms. Wade: I don't know that.

Ms. Betts Basinger: Because –

Ms. Wade: It's on your listing, though, somewhere.

Ms. Betts Basinger: Whatever we decide members, this parcel is in our area, and having it redeveloped is part of our job, so –. Okay, so we've got one vote to keep it on our task list but perhaps move it to a priority after the municipal parking lot is built and that doesn't, for the reason of illegal parking or alternate parking, excuse me, during construction. Would that be your –? Any comments Ray?

Mr. Phillips: I'm in accord with you Alexa. I think it's the function of time and priority – when do we want to do it?

Ms. Betts Basinger: Okay. So we've all agreed that we're going to keep that on our task list because it's a property in our area. We're going to caveat it by saying that it's time when we focus on it. Well, we know that we can do nothing there until the parking structure is completed so we're going to prioritize it time wise. Do we all kind of agree in concept that in the interim it's just going to be what it is? Okay.

Mr. Phillips: It is what it is.

Ms. Betts Basinger: Informal parking without asphalt.

Mr. Horcajo: Yes. Chair, just a side note. There is a consultant/developer in town who, I guess, years ago, proposed – and you may know this – to the County a plan to take that parking structure, create the park on the Market Street side, and on the east side create a commercial space to help pay for the building of the parking lot. But some of that space would be for use of public groups, you know, dance groups, theater groups, as a staging area for them to practice. And then they get, of course, to use the I`ao Theater at show time. And I've seen the plans. So just kind of a side note that may come up in the future.

Ms. Betts Basinger: Is that the Tim Wolf design?

Mr. Horcajo: I don't know who design it, but I think, David – I forget his name is – who kind of was a consultant for Giovanni and the other partner, Paul somebody.

Mr. Phillips: Maui Architectural.

Mr. Horcajo: I forgot what Dave's last name is, but –

Ms. Betts Basinger: This is the actual design of what we're talking about. And I think what we're saying right now is that we're going to stay kind of with this.

Mr. Horcajo: This is just for your information. I'm just saying, future information. It's not just a park. It's a potential. If the County wants to do something, then we should just keep our ears open and eyes open. That's all.

Ms. Betts Basinger: Thank you.

Mr. Horcajo: FYI.

Ms. Betts Basinger: So, you got all the notes on that? LU-3 – and we're going to go,

members till noon. We'll adjourn at noon. I'm a big believer in starting and ending when we say, so we'll just try and get through as many as we can and then we'll pick up where we left off at our next strategic planning meeting. Redevelopment the municipal parking lot with the potential opportunities for mixed use development such as a business hotel, commercial, residential, entertainment, public parking or other uses that will create an activity generator, and I think this moves right up to priority. If we're going to pick five priorities for this year, this is already there. Does everyone agree to that?

Mr. Horcajo: Yes.

Ms. Betts Basinger: Okay.

Mr. Suzuki: Can I just make a comment Chair?

Ms. Betts Basinger: Yes.

Mr. Suzuki: My only concern, though, is that we don't compromise the number of parking that we provide because when you start to mix in too much of the types of uses, then you take away space that could be provided for parking. And it is no question that parking needs to be the priority.

Ms. Betts Basinger: Members, other comments? Katharine?

Ms. Popenuk: But I do feel like what fronts the street should be something besides a parking lot. It needs the life, the people, the activity, so –.

Ms. Betts Basinger: Ray?

Mr. Phillips: County Council, I think, always envisioned it – when the Riki Hokama was speaking about the municipal parking, he saw it as a multi use type of area, with retail, commercial and parking.

Ms. Betts Basinger: There is a preferred opinion that was approved by this body, PC-1, and I think upon the hiring of the parking structure coordinator, we're going to want an immediate report by the new parking coordinator and the Planning Department as to where we stand right now as we start our steps under the Mayor's time line work because – just because there is an approved PC-1 doesn't mean it can't be improved a little bit. And so these are the things we're going to be looking at with the new coordinator. So does everyone agree to leave this, move it up to number one priority? Do we agree to – it says two to five years – do you think our portion is two to five years? Or forever?

Ms. Wade: Maybe like two to six years. The funding is the big question. How are we going

to raise that fund in the amount of time? And if we bond, it could be quick. But, if it's not, then it's going to take a lot longer. So, I would leave it at two to five years though. I think it illustrates your priority.

Ms. Betts Basinger: Excellent.

Mr. Horcajo: Chair, just a comment. The Chris Hart proposal, I guess, on this design called for a five year plan. I mean, I'm not talking about funding source, but five years for completion assuming that all the phases goes as plan.

Ms. Betts Basinger: Okay, implementing, coordinating agency – actually that is now the MRA, is it not? MRA and County of Maui. Or should that come out of there in that discussion we had? The implementing agency?

Ms. Wade: Yeah, I think MRA – leave County of Maui because it's still their funding source, and the MRA could be added.

Ms. Betts Basinger: That's right. And moving up back to LU-2, the implementing agency, MRA is not involved in that, do we want to take that as our agency being the implementing agency of what to do with that parcel next to the I'ao Theater ultimately?

Ms. Popenuk: I would like an input.

Mr. Suzuki: But do we want to be the one responsible for the communication?

Ms. Betts Basinger: You know, the interesting thing, and we'll grow into our shoes, is if we are able to have a good revenue stream, we'll be more and more able to actually do these projects if we decide that they fit our mission. So, perhaps maybe adding MRA as an implementing or coordinating agency to planning parks and rec, and finance. Okay? Does everyone agree to add us to that group? Thanks.

Okay, moving right along to VPC-3, acquire access easement off of Main Street into the municipal parking lot. Maybe we should look at this as a group. No, no, I guess not. So VPC-3, acquire access easement off of Main Street into the municipal parking lot. My comment first is that I'm uncomfortable sort of with this because we don't really know what the parking lot is ultimately going to be, but I think we should have a role in that review. Okay, comments?

Mr. Phillips: We certainly can originate an eminent domain type of proceeding. We can do that. But I do agree with you. Where's the parking lot going to go? What is it going to look like before we originate an access easement?

Mr. Horcajo: I guess for me, once, as you say the manager is hired, that's going to be one of the goals of that person because I would imagine – I mean, First Hawaiian Bank, the Joslin family, the Aluli family – those are the three owners we talked about. They kind of know that this is on the books. And I would hope that process of eminent domain is not even thought about. That they know that, you know, the plan has started, there's money for this, and let's start talking. So I guess I'm saying that, yeah, it should stay on here, but it's not necessarily a priority. I guess it is because it's part of the parking lot structure improvement project. But I think we are going to have that discussion sooner than later. Because they want it because they're going to lose parking. They're going to want to know am I going to get reserved parking in the parking lot.

Ms. Betts Basinger: Has a study ever been done on vehicular study? Well there hasn't been one. Do we know that having an entrance or exit from Main Street is even a smart thing?

Ms. Popenuk: Good point.

Ms. Betts Basinger: It may end up that egress and ingress should be elsewhere.

Mr. Horcajo: Chair? I was going to say if we could recognize this gentleman.

Mr. Howard MacPherson: If you don't mind. Hi. My name is Howard MacPherson and I have an application in for the Wailuku Municipal Parking Structure Coordinator. And I've done a great deal of study involving this and it has come to my attention that it is not appropriate to have an entrance and exit off of Main. The main reason is you want to get –. Well first of all, Main is one the busiest two-lane streets in existence. You want to have the parking structure vehicles off of Main all together. You don't want 400 cars ever coming down Main to go into that structure. What you should do, in my opinion, is close off that all together, that entrance and exit. The reason being, number one, you've got the potential of putting 400 cars at that intersection off of this structure at any given time. Say you have concert somewhere and you've got 400 cars, and if people are flocking out – sure they have Vineyard to go up and down, but they could theoretically go up into Main and you would have 400 cars trying to traverse Main to the right and to the left without a stop sign or a light at all, which is prohibited in the area as far as I'm concerned. No right or left turn lanes even. So you eliminate that all together, and it's actually a blessing because you want to reduce the traffic on Main Street right? You've completely eliminated the 400 cars that could potentially come onto Main. You go up to High Street, you have very nice signage at High and Main directing you straight across the street. You go across the street, and then another nice sign going right onto Vineyard, and bang, you're right into the structure.

Ms. Betts Basinger: Mr. MacPherson, thank you. Any questions? Yeah, Warren?

Mr. Suzuki: I always have a concern believing that statement there. I mean, again, if you just try to visualize right now because of the one-way streets and all, you know, restricting access to that parking structures where vehicles could get to the parking structure only through Market Street, you could potentially create a traffic congestion for those particular streets. So I wouldn't want to rule out the easement off of Main Street. I mean, keep it open right now. And again when you do your traffic circulation study, if that's what they ultimately end up, coming up with, as for a recommendation, fine, so be it. But, to at this point say, no, without having something before us, to could give us some guidance, you know, I wouldn't make a decision.

Ms. Betts Basinger: Thank you Mr. MacPherson.

Mr. MacPherson: Can I make a comment?

Ms. Betts Basinger: One comment, thank you.

Mr. MacPherson: Just a quick comment. Well, by directing the vehicles off of Main Street, you've created additional traffic for Vineyard and Central, which they're going to love you for it. They're crying. They don't have enough vehicles running up and down their street. If you direct these vehicles into Central and into Vineyard, and they're going to love you for it. It's going to eliminate the thing on Main all together.

Ms. Betts Basinger: Thank you. It looks like you've got your heart in what you did. Thank you. Do we agree members then to perhaps add this as a scope of work in that overall traffic pattern and pedestrian pattern? Go ahead Ray.

Mr. Phillips: Would you care to expand it and say acquire? And I think it comes back to the traffic study we're going to do too.

Ms. Betts Basinger: Yeah, you know –

Mr. Phillips: – first priority, you know.

Ms. Betts Basinger: By limiting it, though, maybe, Warren, we could say acquire access easement as necessary –

Mr. Phillips: As necessary, right.

Ms. Betts Basinger: – into the municipal parking lot. So it just doesn't limit it to Main Street. So we'll remove Main Street. Acquire access easement into the municipal parking lot.

Mr. Phillips: Easements.

Ms. Betts Basinger: Yeah. And that would then be also part of the SOP for the study. VPC-4, improve the crosswalk at the intersection of Main and Church. This is listed, the –. Also for VPC-3, do we all want to have the MRA added as implementing agency with the County?

Mr. Phillips: Yes.

Ms. Betts Basinger: Okay. VPC-4, improve the crosswalk at Main and Church. This is DOT, and DOT was suppose to have accomplished this in two to five years from 2000. So no one get done.

Mr. Suzuki: It's still a priority though.

Ms. Betts Basinger: So is it a priority we may want to move into our leadership?

Mr. Phillips: We can prompt DOT.

Mr. Suzuki: Put ourselves in together with them.

Ms. Betts Basinger: In with them.

Mr. Horcajo: So Chair, I have a question. Why this crosswalk? What about Market and Main?

Mr. Suzuki: It's not signalized.

Mr. Horcajo: DOT ownership. High Street and Main. Oh, it's not signalized.

Mr. Suzuki: It's not signalized.

Mr. Horcajo: So is the thought that they're going to put a signal or just raise the sidewalk? I mean, do we know why this is on here?

Ms. Betts Basinger: You know, this is another item that should be in the scope of work. A little important. Does everyone kind of agree that it should be SOP? Yes, Katharine?

Ms. Popenuk: I just wanted to comment that – it's kind of what Bob just said – I also noticed like everybody is trying to cross the street at McDonald's mid-block, and that's a definite hazard. So there's another location where not crosswalk exists and there probably should be something there before someone gets killed. So maybe this needs to be more expanded, less specific, to the exact location.

Ms. Betts Basinger: Does everyone kind of agree with that? So we should alter the language to say, improve crosswalks.

Ms. Popenuk: Or create crosswalks, even, you know. Like there is no crosswalk right now at McDonald's, but everybody crosses there anyway.

Mr. Horcajo: Or across the promenade.

Ms. Betts Basinger: Okay, it will be a scope of work and a study, but should we just do like what we did in VPC-3 and take out the reference to just Main and Church? Okay. And add MRA along with the department and leave it at the two to five year from our new start date. Okay, and moving right along, VPC-6, develop additional parking at the site of the existing municipal parking lot. What the heck does that mean? It means re-stripe perhaps. That municipal parking lot needs a lot because it's still going to be – there's still going to be time before reconstruction begins or development. In the interim, it falls –

Mr. Suzuki: We should add the term interim in there.

Ms. Betts Basinger: Interim, yeah.

Mr. Suzuki: Additional interim parking.

Ms. Betts Basinger: And that would include along with our task also of keeping that place maintained or making sure it's nice, and the landscaping is taken cared of and there's no "pukas" and all kind of flaws in it.

Mr. Horcajo: Chair, I want to throw out one of my out of the box ideas a long time ago on my list and that was changing it from parallel to diagonal parking, somewhat scaled it out, and I thought you'd get another line of parking. I kind of had a design once. I mean, I know that Joe Alueta thought it was good idea – Darin Suzuki, Mike Summers – but that was my little sketch, you know, kind of scaling it out. So I'm not sure whether that's appropriate for discussion now of if that's part of that circulation and pedestrian study there.

Mr. Suzuki: Is it parallel or perpendicular?

Mr. Horcajo: Right now it's –

Ms. Betts Basinger: Parallel. Oh, no, it's straight in.

Ms. Wade: It's called perpendicular.

Mr. Horcajo: It's called perpendicular.

Ms. Wade: A ninety degree angle.

Mr. Horcajo: Right. I mean, like the gap between, I think the stalls are like 20-something feet now. If you go diagonal, it can be from 12 to 15, so you kind of gain some extra space. But I guess I'm just making a comment and maybe that can be part of that study. Just to gain some more parking over the next two or three years before the construction starts.

Ms. Betts Basinger: You know, that's really a good idea because I'm sure there are a lot of outside of the box ideas that we can use as an interim, but I think we just need to get it started. So, does everyone agree? Or should this hold a separate study? Just to how to re-stripe or restructure and we'll award that separately.

Mr. Suzuki: But if the County is going to bring on the project manager for the parking structure, that individual could take on that task in the interim, and implement that while they're going to a design for the parking structure itself.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Just another out of the box idea which may relate to this too. One of my thoughts was you take that illegal parking lot now and people, because there's no lines and I realize they don't want to pay, but people you know "kapakahi," so sometimes there's five feet between cars, and I looked at it on several times that, if really the MRA wants to take that under their wings, you know, there's been parking lots with four by four, and four by six, I suppose, to kind of define the actual stalls, so we gain at least two stalls there. And I figure, you could probably cut some of the gray down towards the service station, towards the restrooms I should say, and make additional parking stalls. So, again, just interim measures to create more parking until the parking structure is built. So my point being is that, as it's written here, it could be develop additional interim and/or permanent parking lots, parking sites, parking stalls, I'm not sure.

Ms. Betts Basinger: I think that's a really good idea, so what I'm hearing from you guys is that on develop additional parking, VPC-6, that we should be implementing or coordinating agency should be this new coordinator with the MRA?

Mr. Horcajo: Right.

Ms. Betts Basinger: Okay, so that would be the change there, remove County of Maui, and have MRA and the new parking lot coordinator.

Mr. Suzuki: I think County of Maui should stay in there.

Ms. Betts Basinger: Yeah. Well, sure, they should always be there.

Mr. Horcajo: Right, we should always be there.

Ms. Betts Basinger: Katharine?

Ms. Popenuk: Would it be appropriate to also consider satellite parking locations or interim parking locations when the structure is under construction?

Ms. Betts Basinger: I know that is in the scope of work of the parking coordinator, so that would be covered again, similarly, MRA and the coordinator. VPC-7 – that seems redundant doesn't it, or is that the one we already did?

Mr. Phillips: No, we did six.

Mr. Suzuki: We did.

Mr. Horcajo: Actually, there's a typo there I think. VPC-8 should be – that should be 8.

Mr. Phillips: Well, four and seven. We expanded four to be seven.

Mr. Suzuki: VPC-8, right.

Mr. Horcajo: But VPC-7 on this list should really be 8.

Ms. Betts Basinger: Thank you. And that is the study that we're going to commission. Okay, I think we should change the implementing agency there to MRA.

Mr. Horcajo: And while we're talking about VP, Erin, I noticed VP-5 and I guess VP-7 was not on there, but VPC-5 pertains to improvements like what's happening on Market Street. So I'm sorry, I guess, that's done. I just remembered somewhere it talks about expanding it to other streets like Vineyard.

Ms. Betts Basinger: Well I know that –.

Mr. Horcajo: Oh, UDB-3. Okay, I'm sorry. I'm fine. Thank you. My mistake.

Ms. Betts Basinger: Okay. Because I believe this – all the tasks that have been completed are not in front of us. Erin has honed it down to what's remaining and of course we've already covered what were ongoing tasks. Okay, so, VPC-9, develop a fee structure at the Wailuku municipal parking lot to discourage long term parking.

Mr. Suzuki: Sounds good to me.

Ms. Betts Basinger: Yeah. I think, again, this should be conjoined with VPC-6 and under the scope of work of the coordinator, working with the MRA. Does everyone agree?

Mr. Phillips: Shouldn't we just be looking for a fee structure?

Ms. Betts Basinger: We're talking now about the existing lot, which is actually interim.

Mr. Phillips: I see.

Ms. Betts Basinger: So I think we should promote this. It's a really good idea but work with the coordinator. Okay, that takes us to VPC-10, adopt shared parking and cash in lieu of parking ordinances which we are working on now with our cash in lieu. Maybe we might want to talk about expanding VPC-10. Notice now that the implementing agency is Planning. If we want to make this an MRA task, and when I say that, in all reality I mean it will get done. Maybe it should not just limit itself to shared parking or cash in lieu of parking, but parking solutions in general and we could use some of our funding to have a study done specifically to alternate parking solutions. Not just for interim, while we're building, but for the long-term. So, it would be adopt parking solutions ordinances.

Mr. Suzuki: But Alexa. But Chair.

Ms. Betts Basinger: Yes Warren?

Mr. Suzuki: The shared parking and cash in lieu parking requires specific ordinances to be passed.

Ms. Betts Basinger: Right.

Mr. Suzuki: What you just touched on may not require ordinances. I think we need to understand the difference between when an ordinance is required and when ordinances are not required.

Ms. Popenuk: Or do we just want a study shared parking, cash in lieu parking or other alternate solutions, period, not say ordinance. You know, as part of the –

Ms. Betts Basinger: How about study and implement, and if the implementation requires ordinance then –. Okay, so, study and implement parking solutions – long term parking solutions. And that should be MRA as the implementing agency.

Mr. Horcajo: Chair, I've got a comment before we leave this vehicle and pedestrian circulation action.

Ms. Betts Basinger: Yes Bob.

Mr. Horcajo: And maybe this is for Erin first. The comment was made that whatever is on here, whatever is not on here has been done. So this is just for confirmation for me. VPC-7 is not on here, and VPC-7 says update the comprehensive parking study for the Wailuku area. There was discussion at the last MRA meeting whether the last Chris Hart report of 2004 was adequate for that purpose. Is that the opinion of the Planning Department that that is correct, and I'm wondering what the Board Members feel because we had the discussion with some members saying we have to do re-do a study. Joe said no, it's adequate. Some of us might have said it's adequate. So Planning Department opinion first?

Ms. Wade: I know Joe and I drove around and looked at the recommended satellite parking that was discussed, and that's really out of date. The satellite parking, new construction has occurred on some of the recommended sites, so that definitely needs to be updated. In terms of the number of parking stalls recommended for the total Wailuku area, I think, that's still fairly current. So, it might be that we just want to have portions of the study updated.

Ms. Betts Basinger: And I think that would be a scope of work encompassed in this study that we're going to commission.

Mr. Horcajo: Right. I was just curious whether it should be on this list or not. If it's completed. I guess it was completed, now we're saying we need to update it.

Ms. Betts Basinger: We're going to do a new one.

Mr. Horcajo: Okay.

Ms. Betts Basinger: Members, it's twelve noon, and we can close now if that's the wish of the group. But we really only have two items left to really finish this, so I'll leave it up to you if we want to spend another 15 minutes to complete.

Mr. Suzuki: We've got the back.

Ms. Wade: Yeah, I hate to burst your bubble, but we have the whole back.

Ms. Betts Basinger: Okay then –

Mr. Phillips: Next time.

Ms. Betts Basinger: So thank you everyone. We'll close at this point and we will schedule

from time to time, we'll update our strategic planning and they will be single agenda items like this meeting was, although we do have a Planning Department update.

On Item D, Planning Department update, cash in lieu update and MRA expenditures and budget update. Is this our last day, Erin, on committing funds? Okay, so, if members are willing to spend 15 minutes we'll move right into budget then, and defer the other items. Thank you. Okay, everyone has their budget, and you can see our remaining budget is \$88,584.62. We have had discussions today that give us some ideas on studies that we're going to use this money for. But in addition, I have – thank you everyone who responded about ideas on what we can spend this money for. There are ideas that refer to the street scape – adding bicycle racks, adding fire hydrants – so that's what this conversation will be about.

Ms. Popenuk: I suggested several things, but the one thing that I thought maybe was the most doable would be benches at the bus stops.

Ms. Betts Basinger: And you want to describe to the group where the bus stops are in Wailuku town, in our MRA area?

Ms. Popenuk: Actually, I only really know where one of them is and I see people standing there, in the rain, all the time. So, it's like, oh, poor people.

Mr. Phillips: State building?

Ms. Popenuk: Yeah, the State Building. So, you know, ideally, a bus shelter would be great, but I don't know if we can scramble to get something like that organized in the short time we have, but there's always a lot of people waiting for the bus there.

Ms. Betts Basinger: Warren?

Mr. Suzuki: I guess my question to Erin is that given the time remaining in this fiscal year, realistically speaking, you know, what will we be able to do to encumber the funds? Because the key is to encumber the funds right?

Ms. Wade: Exactly. I have to have the requisition written up before and into Finance Department by July 19th, so it gives me a week –

Mr. Horcajo: June.

Ms. Wade: I'm sorry – June 19th – so that gives me a week to do it. If it's something small and it's all out of the same catalog, like if we want the benches that were already used in the Market Street improvements, that's really easy. I don't even need to get three bids.

We can go through the same contractor. Things that were already purchased are easy for me to just purchase more of. If it's something new like the Mark Fenton consultant, I could have been able to do had he responded to my email three weeks ago, but he didn't. So that one is probably out. Studies and those types of things, I need at least – if it's under \$25,000 – I need three verbal quotes. If it's over \$25,000, I need three written quotes. So the one thing I have looked into is the letterhead request and I have two written quotes for that, and I'm expecting a third in the next day or two and hopefully that's going to be part of the budget.

Mr. Horcajo: What's that form? I'm sorry.

Ms. Betts Basinger: I think we're talking about three different – four different area here. Actual improvements that we can purchase right away. Contracts that we need to enter into for maintenance, and we can certainly encumber these funds for looking annually – correct? – which would include our website as well because we need to encumber funds to continue payment for the website. And then the next area would be studies that we want to commission. And if the studies do not exceed \$25,000 all Erin has to do is get three bids on the phone. I don't know – I guess you can make every attempt on this large parking vehicle and pedestrian study.

Mr. Suzuki: The scope of work.

Ms. Betts Basinger: Too big because we don't have it yet, yeah. Okay, so that's in the next budget. And the last – were those the only areas?

Mr. Suzuki: Letterhead.

Ms. Betts Basinger: Administrative things that we need. We have no way of communicating our self on paper as the MRA, so I asked Erin to look at ordering us our own letter head that lists who the current members are, and it comes under our auspice. So I think that's going to be small amount. Unless anyone can think of other administrative things that we might to budget for beyond this fiscal year. And I'm not sure about court reporters or overtime. For example, there are many simple studies that actually Erin could do. If we just want research done on like this she did with the tax map key, that may involve her overtime to do it for us. But we have a big budget and it's things like that that we might want to encumber too. To have –. Go ahead.

Mr. Suzuki: I guess my question is are we talking about budget going forward or recognizing between now and June 19th, we have \$88,000 to spend. What we can do to expend that money? So I think that's where our focus needs to be right? What can we do between now and June 19th to encumber as much of the funds that we can.

So let's indicate to the benches. I mean, I, personally have not seen the benches. I avoid Market Street as much as can because of the traffic situation. It's the traffic situation.

Mr. Horcajo: The bus doesn't go down Market Street. No worries.

Mr. Suzuki: No, but as far as the benches, I mean, can we purchase the benches and keep it in inventory and not have to physically put it in place, but purchase it? But my question is are those the kind of benches that we appropriate for that particular purpose in that particular location.

Ms. Betts Basinger: Yes, they would match. And also bike racks that would match, you know, the improvements that are already there. And is it just Market Street or would we be looking at other streets in the area too to have these benches ordered for?

Ms. Wade: You're asking me that question. But, I mean, there's no plan for benches anywhere but where they are right now. So I think the bigger question is can we buy them and hold them somewhere? And I can ask the County's Department of Transportation if they've got some storage. Maybe Public Works has. I don't know what condition they will be in when we pull them out, but we might be able to hold them.

Mr. Phillips: Erin, can we just allocate funds and just not exercise?

Mr. Horcajo: . . .(inaudible) . . .

Mr. Phillip: You've got to go and buy them?

Ms. Wade: I need an item number in a magazine by a specific vendor.

Ms. Betts Basinger: Another idea that could fall under this category of encumbering is a water fountain, you know, a place to drink water. I don't know how you would encumber that money though unless you went to a catalog I guess that would match the look that there is now.

Ms. Popenuk: Are you able to encumber the money for the inflation costs even though they might not be done immediately?

Ms. Wade: Well, I don't know if I could do it for that. One of the things that I'm trying to do is get a landscape quote for the parking lots for the I'ao Theater parking lots, and the graveled lot next to it, and then the municipal lot because they are a mess. And I think I can encumber those if I can get a third verbal, quickly, for the coming year. So that would be like a year of service I would encumber basically. But, beyond that, like, I have no idea what kind of quote they could give me if I don't have the fountain already from a plumber.

You know, I don't know how to do that.

Mr. Suzuki: We just need to be realistic given the time constraint that we have. I mean, when you look at the landscape maintenance, you know, what amount are you looking at? What ball park range, Erin – \$20,000, \$10,000?

Ms. Wade: Under \$20,000. So it's like \$17,000 one came in at, and –. But that's actually for ripping out the tall grass and putting in, like, a native ground cover, and then weeding. So ongoing would be weeding and some trimming, if necessary. So that would be clean out, installation and then ongoing maintenance.

Ms. Betts Basinger: And it wouldn't come out of our budget for next year because –

Mr. Suzuki: This year/

Ms. Betts Basinger: Yeah, it would come out this money so we save. Because our budget for next year is much smaller.

Ms. Wade: The thing though that makes me really nervous as your staff though is you just got to trust me that that's the way to maintain the parking lot, and I just got to hire somebody who gives me the best quote, you know? I don't have time to come to back to you. So if you're willing to go along with me on that – I'll give you updates – but we'll be stuck with those people for year.

Ms. Betts Basinger: Everyone agrees?

Mr. Horcajo: Yes. But I have a question about the municipal parking lot. I know the I`ao Theater parking lot has irrigation. Does the municipal parking lot have current irrigation in the holes and stuff? So is their contract including watering with the trailer type of thing water?

Ms. Wade: That's why I did the native ground cover as a spec just to request. That they put one in that's not going to need regular watering because it's less money for us instead of having somebody coming around.

Ms. Betts Basinger: I do have a question. So maybe in total we might be looking at, out of the \$88,000, we're looking at max of \$20,000 for landscaping. I can't remember what the website maintenance and completion number would be, but we still have a chunk of money left. And I'm wondering if we couldn't hire a part-time staff person that would have to work like a consultant. To work with you in helping to implement a lot of the things that we need to do.

Mr. Suzuki: It has to be under \$25,000 though.

Ms. Betts Basinger: Yeah.

Mr. Suzuki: Because anything over \$25,000 you've got to follow the procurement laws.

Ms. Betts Basinger: Very good. So are we able to do that?

Ms. Wade: I did ask Ann Cua, who has an intern, if I could do like an intern position. The tricky part for me is where do we put them. We're out of space. I don't have a computer for them. I don't have a desk. I can have them do the inventories, and that could be something. But I can only think about, maybe, \$2,500 worth of activities to come up with. You guys needing the room? We've got to go.

D. PLANNING DEPARTMENT UPDATE

1. **Cash in lieu update**
2. **MRA Expenditures and Budget Update**

E. NEXT MEETING DATE: Regular Meeting on June 19, 2009

F. ADJOURNMENT

Mr. Suzuki: Meeting adjourned?

Ms. Betts Basinger: Meeting adjourned at 12:15. Thank you members.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 12:15 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Alexa Betts Basinger, Chairperson
Robert Horcajo, Vice-Chairperson
Raymond Phillips
Katharine Popenuk
Warren Suzuki

Others:

Erin Wade, Small Town Planner