

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 9, 2009**

APPROVED 11-18-09

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, at 1:00 p.m., Friday, October 9, 2009, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: . . . MRA meeting of October 9, 2009 is called to order. Members present are myself, Alexa Betts Basinger, Raymond Phillips, Katharine Popenuk, Robert Horcajo, and we are expecting Warren Suzuki. Members, our Counsel has to leave early so we're going to push this agenda as quickly as we can. And I'm going to start right off the bat with item number (B), approval of the August 7, 2009 meeting minutes. Has everyone had a chance to review these by e-mail? Do I hear a motion to approve?

B. APPROVAL OF THE AUGUST 7, 2009 MEETING MINUTES (via email)

Mr. Raymond Phillips: Move.

Mr. Robert Horcajo: Second.

Ms. Betts Basinger: It's been moved and seconded to approve the minutes of August 7th. All in favor?

Agency Members: "Aye."

Ms. Betts Basinger: Any opposed? Thank you very much. Moving on to item (C), public testimony. Is there anyone here today that wants to give public testimony on any of the agenda items? Seeing none, we'll move along with item (D), update and discussion on parking structure project. Erin?

It was moved by Mr. Raymond Phillips, seconded by Mr. Robert Horcajo, then unanimously

VOTED: to approve the August 7, 2009 Maui Redevelopment Agency meeting minutes as presented.

**(Assenting: Raymond Phillips, Robert Horcajo, and Katharine Popenuk
Excused: Warren Suzuki)**

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

granted.

D. UPDATE AND DISCUSSION ON PARKING STRUCTURE PROJECT including issues relating to design, schedule, contracts, proposals, project collaboration and funding.

Ms. Erin Wade: Morgan Gerdel is here to provide us an update. He's also passed out an outline so I'll let him take it from here.

Ms. Betts Basinger: Thank you. Hi Morgan.

Mr. Morgan Gerdel: Hi. Good afternoon. Morgan Gerdel from Nishikawa Architects. What I've done is I put together an outline of some of the input that we've gotten from the stakeholders and I also started by listing some of the major design elements of the options PC-1 which was, I believe, approved by the MRA initially. So I guess you can go through and look at the details. Some of the new things that were brought up were transportation connections -- the way the parking structure relates to the Maui Bus system. And actually I did meet with the Department of Transportation. They said there were some, not really obstacles, but considerations when looking at the design. A lot of the streets accessing the parking structure are really narrow, so he said we either have to look at taking out parking spaces or widening the streets or possibly locating a bus stop close by not directly in the parking structure or maybe across the street on Main Street. But he said it's possible that there may be obstacles into incorporating that.

And then something else that came up when we were talking about sustainability with some of the Council members was possibly bicycle storage and that can also free up parking spaces, encourage people to bicycle to work, and it also can be a potential LEED credit if you're looking for LEED certification for the structure.

And we had several comments from Council members about adding a fifth or sixth level. And one idea was it could just be incorporated in the design, and the bid process, you could have it as add alternate to add the other level. And it might also make sense to design it that way and then when you go through the EA process, you already have the approval for a larger structure and if you scale back, the EA is still valid.

And there are also some additional sustainability features. We talked about doing a LEED certifiable design. I guess we say LEED certifiable because you don't want to commit to a certain level before you've done the design, and it makes more sense to call it that way. And there are some renewable energy ideas: roof top photo voltaics, possibly wind turbines and even the option of electric vehicle charging stations once electric vehicles become more prevalent. And then also running the light -- I think the light well is in the design of the

option PC-1, but also making sure there's enough opening so the parking structure has daylight and doesn't need artificial lights.

As far as the architectural features, there is a, I think, an important key from the WMSA. They said to utilize the existing topography and storm drainage for the structure. Some of the Council members mentioned that lighting and security are important to the design -- to look at that aspect of it. And also providing the architectural treatment in conformance with the Wailuku Redevelopment Area Design Guidelines. And some Council members talked about doing landscape planting or screens. There's some concern that the planters could be an issue, kind of like in the One Main Plaza Building where they could at some point fall, but possibly it could be a roof top garden or something like that that could be incorporated.

And then for the remnant parcel, when I met with the Council members, we tried to get some feeling of what they might like to see in that area. And some ideas were apartments for professionals. Maybe not really affording housing, but maybe the gap group housing for any housing for people that work in Wailuku as professionals and making it more of a 24/7 space that way. And they could maybe, not entirely, but it could be a potential space for some County office or be leasable office space maybe on the upper floors. And a lot of the Council members liked the idea of an anchor tenant, maybe something like the Pukalani Superette or some other use that would draw people to the area and kind of give it some weight and make it successful. And I also mentioned that we might need to look at additional spaces in the structure if there's not parking on that site itself because that site will generate parking needs.

And then these are just the number of public relations comments that Council members thought that we really need to look at ways to get everyone behind the project and educate them on how it can benefit the public in general. And also advertising and promoting it so you get more people behind it, it makes it easier to move forward. And then these are also just some comments on financing, different ideas to use as funding source once we get to that stage after the EA.

And I did an update of the initial parking coordinator schedule we had done with our proposal. And I guess there's additional steps we're looking at taking. When we finalize design parameters, we're thinking of having the County Council review and possibly taking action on those parameters to make sure before we do the RFP for the conceptual design that they're onboard with it and they kind of, on record -- they go -- that they're in support of the direction we're going in. And we don't do a design and then change directions once we've presented to them.

And right now these are just projections. I'm still working with the Planning Department to establish the schedule of when we'll go to the County Council, but I think we have the information we need to do the RFP so that's the variables when we get on that schedule.

Ms. Betts Basinger: Thanks Morgan. Before I open it up to board members for questions, so you did an exhaustive set of meetings with our Council members. That's excellent.

Mr. Gerdel: Yeah.

Ms. Betts Basinger: I want to know regarding the bus stop situation, what department would be responsible? Is that State Highways if it's on Main Street? I mean, if that's going to be something that Council wants to see is it really part of this phase of the –?

Mr. Gerdel: Yeah, it may not be part of this phase if it's not on the parcel itself. Maybe it's just coordination with the Department of Transportation, letting them know there's a need and they could kind of take the lead on it.

Ms. Betts Basinger: Good. And Council all knows that LEED certification is really costly right?

Mr. Phillips: It is costly.

Mr. Gerdel: Well, yeah, there's a debate about that. Sometimes, and it depends on the project, but it's not always more costly. But it can be depending on - I think a lot of it has to do with how early you start the planning of it. A lot of times people will design a building and then go try to get the LEED certification once the design is complete and that's where you end up spending a lot is when you try to – it's like your forcing a round peg in a square hole.

Ms. Betts Basinger: And regarding public relations comments, I love your report and I would like to know if you might be able to do something more like an article for the MRA website so we can be keeping the community up to date on all of these.

Mr. Gerdel: Okay. I can do something like that.

Ms. Betts Basinger: Thanks a lot. That would be terrific. And the time line, is this time line still in concert with the EDA grant requirements and are you working closely with Joanne Inamasu on that?

Mr. Gerdel: No.

Ms. Wade: We're kind of buffering Morgan from EDA right now because technically our grant with them is only just beginning and we intend to pay his salary with their money. So we don't want it to – we want them to understand that he is just now coming on with us and

beginning his work as we are just beginning our work on the parking structure. So we did have a meeting, a conference call, with the EDA rep on September 22nd to talk about options for funding, and that kind of thing. So I do have that listed later in the agenda, but I can speak to it now if you'd like.

Ms. Betts Basinger: No, we'll wait.

Ms. Wade: Okay.

Ms. Betts Basinger: Thank you. Members, I'm done.

Mr. Phillips: Question for you Morgan.

Mr. Gerdel: Okay.

Mr. Phillips: Ray Phillips. On the LEED certification – okay, LEED certification, I'm in agreement with Alexa. We can do the parameters of the LEEDS and it is costly and unless we're going through some tax benefits or unless it's a requirement of the funding, you know, it is costly. That does take a lot.

Mr. Gerdel: And that's the other option. You can request that the design comply with it.

Mr. Phillips: Sure.

Mr. Gerdel: But the certification is kind up to the County whether they want to go through that expense.

Mr. Phillips: Okay. Second comment, just a quicky on the, obviously on the retail, there's a retail split on this thing, and as for a percentage of the build out, how much do we anticipate for a retail? So like Pukalani?

Mr. Gerdel: Is that for the remnant parcel?

Mr. Phillips: Right.

Mr. Gerdel: Yeah, I guess we haven't – basically I just have input from the stakeholders. We haven't established any percentage of –. I believe some of the discussion was the whole ground floor be a retail space, but that could be a two or three story building. So I guess it depends on the design.

Mr. Phillips: How large is the remnant?

Mr. Gerdel: It's 20,000 square foot – 20,500 square feet I think.

Mr. Phillips: And the parking, of course, would be provided next door?

Mr. Gerdel: Right.

Mr. Phillips: Thank you.

Ms. Katharine Popenuk: I just wanted to make a comment. I know sometimes when you're LEED certified, different monies come available for certain projects, perhaps even grant monies or something like that, so there's an up side for the LEEDS. And I don't know whether you have to just be like minimally certified to access those funds or if you have to go for the platinum standard or whatever, but there is an up side for it. And would you be involved in the documentation of the certification for LEEDS?

Mr. Gerdel: I guess when we get to that phase. I'm still coordinating the project. I would be. Yes.

Ms. Popenuk: And my other comment was maybe for future meetings or for whatever you might prepare for the website if we could have like graphic. Like for instance this first paragraph, the circulation connections, re-establishing Pili Street and these various setback and stuff, a graphic would be very useful.

Mr. Gerdel: Okay.

Ms. Popenuk: I know it's like you sort of redesigning it, but, you know, as you move through that, that would really help us visual – and the public visualize – where it's at and which direction it's taking and that sort of thing.

Mr. Gerdel: Okay.

Ms. Popenuk: And I had a question also about the eminent domain for two parcels. These eminent domain, where will that be taking place?

Mr. Gerdel: I think the access in the design for option PC-1, it has access off of Main Street. Right now, there's other parcels. I believe, it's not owned by the County.

Mr. Horcajo: Thank you for your report. I guess I have just some real kind of questions about your discussion with the Council.

Mr. Gerdel: Okay.

Mr. Horcajo: I guess my first question is did you talk with all the Council members out of curiosity?

Mr. Gerdel: I've met with all of them personally except for Wayne Nishiki. I did e-mail him the comments we've gotten and kind of asked for his feedback, but I guess I haven't been able to get on his schedule.

Mr. Horcajo: Okay. Of, I guess, all the Council members, did any one of them mention the fact that, of course, it would be the long timers that remembered getting, you know, information on this back in, what, 2003? And my reason for asking was there any other discussions or comments from them about having a County office facility within the structure? Just curious.

Mr. Gerdel: Okay. Yeah, I think there were. I can't remember exactly who mentioned it, but I think there were a couple of comments about some County space in that structure. But I don't think they wanted it to be entirely a County office, the building. They were looking at maybe a portion or maybe one agency or something.

Mr. Horcajo: And that was within the parking structure itself, not on the vacant?

Mr. Gerdel: No, that was in the remnant parcel.

Mr. Horcajo: Remnant parcel.

Mr. Gerdel: Generally, I would say the parking structure plan, they liked the plan, and they just had the idea of adding to it.

Mr. Horcajo: Okay, I guess I'm going to ask him the question I was going to ask the last meeting. And that is according to the process of the timing, I guess, to have the – I forget what it was called – the mitigation – at least the parking management plan for when the construction actually starts, and then having discussion of the funding strategy, that is more in phase two or maybe in phase three or four.

Mr. Gerdel: Right.

Mr. Horcajo: My thought after reading the proposal for the first time was that based on what you know now having talked with Council, does it make sense that we consider pushing that up into phase one so that when you sell the Council on the design and the PC-1 and they ask you, well, where are we going to get the funding? We, who are also going to be selling the project to the public and the Council, at least can say well we've looked at this, this and that. And then the merchants on the street are going to be up in arms about losing parking. At least we have started the process of saying well we've talked with Department

of Transportation, we've got these vacant lots for potential parking stalls. What's your opinion whether that would make some sense for us to consider? I realize we have a contract, and again, but for me, personally, it kind of makes sense to move that up the ladder so that when you make the sales pitch, it helps our case with the Council and the public.

Mr. Gerdel: Yeah, I think, I mean, probably the more information that Council has that would probably help make them make a decision and may even help with the EA process if there's already – like you're talking about the parking mitigation, that could help the EA process also.

Ms. Betts Basinger: Bob, are you suggesting a formal modification of the contract?

Mr. Horcajo: That's what I'm suggesting yes. I mean, I don't know what you folks think about that.

Ms. Betts Basinger: That's something that maybe Erin, you can look into what the steps are on that?

Mr. Gerdel: Yeah, I guess, I mean, I want to be advocate and help the project along so if it needs to adjust our contract to do that, that is fine.

Mr. Horcajo: Sure. Well, for me, I know once the word gets out that we're going to have public hearings, you know what the merchants are going to be saying about loss of parking. We all know the issue will come up about well where we're getting the funding from, so my point is let's be pro-active and at least start the process and have some of the answers. Because it's not just the Council. Before I forget, excuse me, just one minor stuff. You had mentioned bus stops so I was curious too, I guess, on two things. Where was the bus stop? Because there's no bus stop right now in that area right?

Mr. Gerdel: Right. I think the closest one is at the State Building.

Mr. Horcajo: Right. It's up here and then it's down by the old O`oka's. There's nothing in between.

Mr. Gerdel: Right. Right. And I did discuss that with Don Medeiros. He's with Department of Transportation. He said they tried to stop on, I think, Vineyard at one point. They said it was a disaster because there's no space to maneuver and I think the constraint they have is they have a one hour loop they tried to do so that the bus is consistent. And if they add a stop then they start to lose that speed. But I think there are ways to accommodate it. It may entail changing the routes or adding a route. I think there's opportunities there.

Mr. Horcajo: So my last question Chair is the limited access from Main Street, undoubtedly that's through the Joslin property and First Hawaiian Bank, with or without eminent domain proceedings and stuff, how important – on a scale of one to ten, ten being we need it before we can build a parking structure – how important is having that access from Main Street in your opinion right now?

Mr. Gerdel: I guess I can't say for certain because I'm not a traffic engineer, but I think it would be helpful to have the access. I think it would keep all the cars from turning down Market Street. They could access it from Main Street, so I think it would be more fluid for traffic coming into the structure.

Mr. Horcajo: Okay.

Ms. Betts Basinger: Members, any other comments? Erin?

Ms. Wade: A traffic study will be part of the EA process. Is that right? Or have you guys talked about that?

Mr. Gerdel: We haven't talked about it, but I would expect it would be. Usually it is.

Ms. Wade: So, hopefully we would be able to research the necessity of that at that time. And then I wonder if anyone had brought up what the floor heights would be within the parking structure if that's a fix number at this time. I know that ultimately, you know, the – let's say the 75-year goal for Wailuku is that we're much more pedestrian accessible and there's less vehicles coming and maybe some of the structure gets converted back to retail space or useable for residential. And then you can't have the lower height. You know, you need occupancy height for building code requirements. So I wondered if that had come up in any discussion.

Mr. Gerdel: Yeah, there wasn't much information on the floor to floor height in the master plan. I think the whole structure itself was below 45 feet, so it's probably about 10 or 12 feet between each floor.

Ms. Wade: Okay, that's higher than most I would think yeah.

Ms. Betts Basinger: One last question from me Morgan, the RFP, what's the time line here on when that goes out?

Mr. Gerdel: I guess depending on when the Council looks at our – and comments on it – it could be the middle of November. But I think I have enough information now to draft the RFP. I just didn't want to be out of sequence and do it before we know we're moving in the right direction.

Ms. Betts Basinger: Okay. Thank you very much. Any other questions?

Mr. Horcajo: Just one quick one. On this public relations list here, your questionnaire and meetings and stuff to educate the public – I'm sorry I didn't pay attention here – but your plan is to do that after the RFP? Was it after we get the design or a little bit after?

Mr. Gerdel: Actually, these are just comments. I don't know if I'm actually going to do the questionnaire, but these are just comments I got.

Mr. Horcajo: I'm sorry. Right. We have to decide. Thank you.

Ms. Betts Basinger: Very good comprehensive report Morgan. Thank you.

Mr. Gerdel: Okay. Thank you.

E. DISCUSSION ON PARTICIPATION FROM MEMBERS OF THE PUBLIC and community organizations at MRA meetings.

Ms. Betts Basinger: Okay, members, lets move on to item (E), discussion on participation from members of the public. Erin?

Ms. Wade: Okay, this agenda item was requested by member Suzuki. His original intent the way he phrased it was to discuss when it's appropriate for members of the public to be able to comment on our agenda items. This initially arose related to organizational reports. We talked about it in May. On the May 15 agenda, those were removed and it was decided by the board that would allow participation from the public at each agenda item. So, I think, member Suzuki's idea was he just wanted to have a conversation about what's the best way, is it working, re-evaluate and also to consider the letter from the Main Street Association regarding their request to place their report back on the agenda.

Ms. Betts Basinger: Discussion members.

Mr. Horcajo: I guess first of all, it's my bad for not really paying attention at those two reports from WMSA and WCA were removed, so my apologize to the public for that purpose, I guess, for that. I mean, as far as those two reports, I think that's important to have that as a standard agenda item as far as reports. We're talking about two different issues, right? One is that, and the second is public testimony after each agenda item.

Ms. Wade: Correct.

Mr. Horcajo: You want to just talk about that right now, first?

Ms. Wade: You mean the reports?

Mr. Horcajo: Well, yeah, I think it's important because both of those groups are stakeholders.

Ms. Betts Basinger: Thanks Bob. Ray?

Mr. Phillips: I agree with Bob.

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

Mr. Phillips: She's the Chair.

Ms. Betts Basinger: Katharine?

Ms. Perreira: I just have a point of clarification. I don't like to be ignored. It's a point of clarification Madame Chair because we have the person not sitting there that requested this on the agenda. It's a legitimate question.

Ms. Betts Basinger: I'm taking comments from members of this commission first, and I will open up this topic to the public.

Ms. Perreira: I'm asking for a point of clarification on the agenda. You have an agenda item –

Ms. Betts Basinger: Go ahead. Go ahead Jocelyn.

Ms. Perreira: Thank you. You have an agenda item that was requested by –

Ms. Wade: I'm sorry, can you speak in the mic so you can be recorded please?

Ms. Perreira: You have an agenda item that's listed on your agenda that was asked to be put there by a member of the MRA.

Ms. Betts Basinger: That's correct and that was –

Ms. Perreira: And we are uncomfortable that the member of the MRA that is not here to voice his thoughts and opinions on that is here to enter his point of view and have a thorough discussion. It's been quite difficult when that happens Madame Chair. And that's all I wanted to ask whether or not you folks are going to go ahead with the discussion in light of the fact – you said he was going to be here – so my request was is if he is going to be here, should you take another item and then come back to this when he is here. Or if

he's not going to come here, then you can decide what you want to do with this. But that was a point of order that I wanted to ask about the order of the item on the agenda in lieu of the fact that Mr. Suzuki is not here. Thank you.

Ms. Betts Basinger: Thank you very much. Thank you. Because we do have more than a quorum, we are going to ahead with the discussion. I think Erin is familiar with member Suzuki's position and so are most of the members, so we're going to go ahead with this item. It's been deferred already three times. Katharine, any comments?

Ms. Popenuk: As far as reports from community organizations that are regularly occurring items on our agenda, it's not that I'm not interested in what these community organizations are doing or what their concerns are, but I have to say that it brings up a question of which community organizations will be on our agenda. Potentially there are, you know, there are three dozen different community organizations on the island of Maui, and every single one of them could come and wish to be on the agenda. And given that fact, where would we draw the line? Our entire meeting would be taken over by, you know, ongoing reports by community organizations. So for that reason as having it be a regularly reoccurring agenda item, I am not in favor. As far as participation from members of the public as we carry on our business agenda item by agenda item, I would like anyone to be able to make their comments or register their questions at the time that agenda item is being discussed. To me it always seemed a little bit odd that we have public testimony at the beginning of the meeting and then we dive into the meat of the matter and there's no provision for any public comment or interaction during the course of the meeting. And I would assume that if someone comes to this meeting and sits in our audience that they have a vested interest in what it is that we're talking about and we're making the assumption that they have something valuable to contribute.

Ms. Betts Basinger: Counsel, do you have any advice for this body as we make this administrative deliberation?

Mr. James Giroux: The only, I guess, guidelines that I'm looking at is – well, maybe there's three. One is the sunshine law, and it says that, you know, people are suppose to be able to go to a public meeting, at least, you know, give testimony, and you can reasonably regulate that by limiting the time. As far as how you go about – you know, is it before, during or after – I think that has to be regulated by the agency itself and the Chair is usually, with Roberts Rules of Order, you know, has that decision as far as, you know, what –. There's a balance between efficiency and openness and fairness. So the body pretty much has to agree on how well they're doing with that. At a minimum, people should be able to speak.

Your rules also have a little guidance on that issue. If you look at your Rules in sub-chapter 2-17-701-10, meetings, section (d), it says the MRA shall allow all interested persons an

opportunity to submit data, views, arguments, or present oral testimony on any agenda item in an open meeting. The MRA may provide for the recordation of all our testimony. A reasonable time limit may be placed on such testimonies from the public which shall be not less than three minutes per person. So that pretty much mirrors the OIP's opinion that, you know, your rules mirror their opinion that, at a minimum, you should be doing.

I think on –. If there's matters that are, you know, that have action, I would strongly advise, you know, that you allow the public at the time the action – you know before the action occurs – to give comment because the idea is that if you're going to take action, the public testimony is suppose to have some kind of baring on your decision making. You don't want to be taking action and then saying does anybody have any comments. I think that would fly in the face of the open meeting law. With that, it's a matter of, you know, what you're comfortable with and how efficient you are at running a meeting and getting the information that you think you need in a timely matter.

Mr. Horcajo: So Chair, I guess I want to finish up my comment on the second item of allowing public testimony after an agenda item. Having been to a lot of Council meetings and I kind of feel the same way that Katharine had basically spoken, it seems kind of odd that the public doesn't get to participate in the discussion on an item. I am concerned about having an extra long meeting as far as getting through the meeting. So I would – you know, so, I'm willing – I'm saying that I think it's important that we get the public input especially for items that we are going to be voting on. But I have a comment through the groups that are out there, and that is, if WMSA, WCA is making comments for the group and making a comment on behalf their board, we should get that in writing. I've asked that from my first meeting here, that if you're representing a board, public funds, and we're asking for a public report, a written report, we should get one, so as to lessen the time by which we're discussing an item. Those are my comments.

Ms. Betts Basinger: Okay, members, it sounds like I'm hearing some sort of common threads here, and I too agree that when we originally set up for testimony on agenda items, particularly those requiring action, be at the beginning. It was for the purpose that folks who were here for a particular item but can't maybe wait or don't want to stay through our whole meeting, would have an opportunity to make their statements on that particular agenda item. But I'm perfectly willing as we have already voted to open it up to public testimony after each actionable agenda item that we come across and I think that will be our practice from this point forward.

Regarding setting a regular spot on our agenda for reports, you know, I'm kind of hearing a concern about how that can add to the length of our meetings, how it can take us away from the work of our meetings. And just by example, this year, I think we have completed a tremendous amount of work at our meetings, and I want to see that continue for this body particularly now that we have a parking structure and a lot of real things happening in

Wailuku town at the moment. One of the ways we can address groups that may want to be on our report is that we can set them on our agenda at the commission's will. If we're setting our agenda for next month, for example, and it's our will to listen to a community group or an educator or someone from a department. We can do it that way. And I'm willing to listen to any other ideas on how, other than, through public testimony. And I also agree with what Bob said that anyone who is testifying on behalf of a group, during public testimony, at three minutes or longer should have that in writing and so I would like us to make that a rule in our agenda. So if there are any other ideas from this body as to how from time to time we can hear an update on what a community group is doing I'm all ears. And remember they would be subject to a time limit also would be my suggestion.

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

Mr. Phillips: The only comment I might have on that Alexa is if the community report, community organization, wants to provide a report or comment or whatever that it is specific or particular to something that we are going to be taking up to that particular meeting. Otherwise it's just information.

Ms. Betts Basinger: Correct.

Ms. Wade: That's correct.

Mr. Giroux: Yeah, Corporation Counsel in the past – James Giroux – has asked that the agendas, you know, if there was like, you know, a report from said organization that there at least be something like a regarding da-da-da, and so what that does is it allows the community to understand that, you know, it's just not going to be a blanket report. It's a report about trash cans on Main Street, or a report on First Friday, or you know just some small – just so the public is aware of, you know, what we're discussing and they can get that awareness from the agenda item. So, just to comment.

Ms. Betts Basinger: That's a very good comment because if other community organizations wanted to present a report to us, it would be agendized in the same way with a clear definition of why Maui Coastal Land Trust wants to talk to us, for example. I think that's a real good idea. Any other comments, members?

Ms. Wade: Is it standard practice or do other agendas utilize an announcement as a possible agenda? Where if they wanted to announce we're having a Wednesday in Wailuku forum or First Friday is coming up or Community Work Day where if it's not directly associated with any agenda item where organizations could make an announcement or request to make a report at the following meeting?

Mr. Giroux: Yeah, OIP heavily frowns on that. Other agencies do do that though. I'm not

going to say they don't. I have to say that, you know, as an attorney we try to advise you guys as they make agendas. But OIP states that you can't just have a, you know, reports – new business, without it being – you've got to be able to look at the agenda and say, oh, they're going to talk about the recycling on Market Street. There's got to be something that triggers the public's interest if they want to come to the meeting or they don't, and that's usually the standard. What I've advised a lot of committees is that you have a line item called "agenda building." And at agenda building, the only thing it's for is can at the next meeting, can we talk about the recycling on Market Street. Okay that's it. It's either on or off. You don't debate the merits of recycling. Okay, we'll talk about it at the next meeting. And that really is helpful because a lot of people just want to make their comment on something that may have been said but it's not really agendaed. And that's the tricky part because the public will come forward with something and it's not on the agenda, and you're like, oh, where do we put it? Now we're heading astray, and the worse case scenario is there's an action. And so what you want to do is you want to leave that. You know, if you have an agenda building line item, then that's probably a lot better so people know this isn't going through the cracks but we're just not on point right now.

Mr. Horcajo: So Chair, I guess, back to my initial comment, for me, having WCA give their announcements which is what they generally do about First Friday or Christmas – that's very short and sweet – so for me that's really not a big deal having them as an agenda item. That group as well, pretty much what I've noticed in the year, year and a half, that I've been here, you know, the small items that do not interest WMSA in making comments, they don't comment on. But the ones that they do, they actually do, so I feel like Jocelyn has been pretty good about not going overboard on what I would consider nonsense stuff doing her report time, but more focusing on the items that we are going to take action on somewhat because, well, always because that group has betted the issue and testified. So again my thought is as long as WMSA, WCA understands that our goal was to get through the meetings in an efficient manner, but of course, a very, you know, being sure that we bet the whole process. I think it's fine, again, that both of those groups – because they are stakeholders within our Bible – that for them to be on the agenda as long as they understand what we want to see as far as protocol – not talk about nonsense. Thank you.

Ms. Betts Basinger: I'd like to comment on Corporation Counsel's comments just now about announcements, and I think what you're talking to is that, that there's no place on our agenda that says announcements, where these community groups could come up and announce. However, taking an example from our County Council, I do notice that they, themselves, as Council members, before they adjourn have an announcement, announcement time, where they, from their constituents or people that have contacted their office do make announcements about upcoming events. And that might be something that we could incorporate where it's announcements from our members. I think we have two opposite kinds of ideas here, and that is –

Ms. Perreira: Can we please participate since our name was mentioned that –?

Ms. Betts Basinger: Excuse me. Excuse me if you don't interrupt I was going to call both of you up.

Mr. Giroux: Can I just comment real fast?

Ms. Betts Basinger: Yeah.

Mr. Giroux: As far as having it on the agenda, there's nothing that will keep a public member using their three minutes to comment we're having First Friday this weekend because they're not under the sanction of the law. We are. The body is. But the thing is that if an announcement is made and then you start debating the merits of that and then, you know, all of sudden it's I move to no more First Friday or something. I'm a lawyer, I've got to look at the worse case scenario. And that's why, you know, as far as having announcements on your agenda, I think, it's broad. But if you understand the concept, the concept is that you're not debating the merits of the announcements and you're not taking action on it. So there's nothing to stop that announcement from being made. It's just a matter of, you know, your agenda shouldn't look like something that has something on it that people don't know what's going on. But there's nothing that stops the public from, while they're giving their three minutes, from making an announcement.

Ms. Betts Basinger: During their three minutes.

Mr. Giroux: During the three minutes. As long as the body doesn't then engage in further, you know, discussion or action or anything like that. And you know there's nothing to stop somebody on the board from mentioning it either. It's just that, that shouldn't be the impetus for another discussion.

Ms. Betts Basinger: Members, do you all understand that? Okay, at this point because I see –

Mr. Phillips: I get it.

Mr. Horcajo: I get it. I'm not – but I can counter that.

Ms. Betts Basinger: I see two stakeholders in our gallery, and I would like to invite Alexis Dascoulias up to speak about WCA since they were mentioned, and then Jocelyn Perreira for Wailuku Main Street Association. That's alphabetical.

Ms. Perreira: Well, whatever you can do to do that, you will.

Ms. Alexis Dascoulias: Alexis Dascoulias from the Wailuku Community Association. I understand the discussion that you're having and I know that First Friday is being used as the example, but we never felt like we were using it as an announcement. It was more of a report of what was coming up and what the organization was doing since that has been the focus of the organization for the past two years. It's been, you know, the main focus of the organization. I feel if I were in your shoes that having a standing report from our organization at least is not well used time because as exactly as you said if there is something we chose to comment on, then either we can do that in public testimony or if you are going to have it as an agenda item that you're going to receive testimony after a specific action item, then that would be our time to comment. So I feel like having both, obviously, would be – it's not a good use of anyone's time. And certainly any time that it is requested to have a written report, that can certainly be produced as well. But, I don't feel from the WCA that there's a need for us to present during public testimony unless there's a specific item and then we will do so anyway. I mean, hence, that's why it's called public testimony.

Ms. Betts Basinger: Members, any questions of Ms. Dascoulias?

Mr. Horcajo: Yes, one question. I guess my reason for thinking about having it on the agenda is that if you look at what people call the actual (inaudible) it mentions these two groups. And we, as far as I'm concerned, we are the ones that who make that decision, but they are partners. So it's somewhat empowering them to make them realize, hey, we are part of this team here. We're not just another public person making public testimony. We are part of this Wailuku project here, and that's my reason. Yeah granted that they can talk all they want to about First Friday, about street cleanup, about stuff, but it's more empowering them to feel part of the system, the natural projects. I'm sorry, so my question for her is, is that a valid opinion?

Ms. Dascoulias: Yes.

Mr. Horcajo: Does it matter for WCA that you're – that by having your group on the agenda, that you feel more empowered that you are part of the process?

Ms. Dascoulias: I think that by having the organization on the agenda either as testimony in the beginning or as testimony based on an action item, those would be equally empowering to us because it shows that you're asking for the opinion of the stakeholders – the organizations that are considered stakeholders. However, having it both ways, unless there's a topic that we feel we want to bring to forefront, which I guess, it's just six and one half dozen of the other because all I'm saying is if the WCA has something that they want to say, they know they can say it during public testimony. So whether we are on the agenda or not during public testimony, we know that we have are empowered to get up and speak. That's why you have public testimony. I guess, in addition, the other organizations

that I have been a part of, however – not here on Maui but on the mainland – it was always set up so that public testimony was in the beginning for the reasons that Alexa mentioned which is so that people could give their testimony and then leave if they needed to leave or if they weren't sure it was going to get to, you know, if that agenda item wasn't going to be addressed during that meeting because we ran out of time or whatever. So I think, it's really, you're talking about do you like chocolate chips or white chocolate chips, you know?

Ms. Betts Basinger: Any other questions or comments?

Mr. Phillips: Comments Chair. I serve on the UDRB as an alternate member, and we get our comments as the items come up, so people have to sit there.

Ms. Dascoulias: Right, and that would be fine, and that's what I'm saying. If you have a topic that we feel we want to speak on and we're given that opportunity at the end of the discussion or before an official motion or during the discussion after the motion is made, then either way we feel we have the voice. But I don't think that it's necessary to have both simply because if there are no agenda items that we want to comment on, then we may choose not to give public testimony at that meeting.

Mr. Phillips: Why bother.

Ms. Betts Basinger: Right. Thank you. Members, any other comments for the testifier? Thanks.

Ms. Dascoulias: You're welcome.

Ms. Betts Basinger: Jocelyn?

Ms. Perreira: You're going to call up the Wailuku Main Street Association like you did for the WMSA Madame Chair. My name is Jocelyn Perreira. I'm representing the Wailuku Main Street Association Inc./Tri-Isle Resource Center. And honestly, unlike the WCA which does a very good service for the community, we are in a different situation. We have been a part and partner to the Maui Redevelopment Agency for vastly more than 20 years – very close to 25 years. Each Chair of the MRA has noted in their minutes the extent that our organization participates and interacts. In fact, we are very responsible for that bible that you refer to, the Wailuku Redevelopment Plan, and supporting this agency so that many times and many attempts to undermine it and have it go under, we have provided an inornate amount of professional information that was utilized to make projects better and so on and so forth.

We have sat through three months of not being able to say anything because even though you have an agenda, it's not clear what you're talking about. And the way we operate is

we need to have the agenda, or know the agenda items, go back and make comments. I noted down a few notes from sitting with my board chair that I can share with you all today. The format and structure is difficult since it requires us to make –. It's difficult to share information or render assistance which is what we have done and what we continue to do which we are totally qualified to do. In the course of discussion we have information that we may want to share. Like there are things that happened that happened like yesterday or just before I came to a meeting. There's some information that's going to happen in your area that you probably, even your planning staff, doesn't have the information yet. I would hasten to add ask your planning staff if we do not work continuously, almost daily, at least three times a week we talk stories and we interact on working things through the agency. Previous arrangements worked much better. We could sit through the meetings. We made that commitment to sit through, and offer comments at the end of each agenda item, in as well, as something particular. Our agenda, our title, said it was items pertaining to what was in your plan and we never had anything outside of what we were doing because we do a lot of things, but we've always stayed on what was the items in your plan. Under normal circumstances there's no big rush of people to testify here. Make the opportunity available after each agenda item is very important, we think, so that communications can be brought. What we're asking here is flexibility.

We've been doing this since 1986 -- 25 years. We started with MRA at the request and the encouragement of the Mayor. Professional resources at our disposal have made qualified comments and have given hundreds of thousands of dollars in their reviews of projects and so on and so forth. There were times that agency doesn't even have – right now you have two architects sitting on here – but there are times there hasn't been. There are items that Morgan talked about that we are and we have a concern. There are things that relate to traffic and parking, and we have those kinds of professionals too, and we want and need to interact. We have information you want to share requesting MRA to be accessible and to allow receipt of more information to make good decisions. It would be beneficial to the MRA to get additional resources such as ours to provide input to assist with your decision making. If you provide the opportunity on each agenda – and we're saying everybody should have the opportunity on particular items. If WCA or anybody else feels there's a particular item, after its been presented by staff or whatever, before you make your decisions, public has to have the opportunity to discuss it. In our case we do this around the clock. We interact with your Planning staff on a weekly basis and we are roots on the ground with information for you if you want to have good information.

I want to just note certain things that you didn't have information on that you made decision that would have benefitted –

Ms. Betts Basinger: Jocelyn, two minutes.

Ms. Perreira: You could have benefitted from our interaction with you. One is the Betsill

project. There was comments made and decisions made and what not that did not take into account some serious important information that was through no fault of your own because you weren't on the agency when commitments were made, and Corporation Counsel alluded to the fact about the commitments that were made.

MRA operations and procedures, we asked to have these meetings when we could be present. We have invested and we've been to nearly every single meeting for 20-years. Cash in lieu is something we've got to go and take back. There are things – the Maui Island Plan for instance. You had a presentation on infill development in this area. Well guess what? The numbers don't correlate to the property, and our professionals see that. They don't. Plus, we have been in contact with some of the property owners whose property have been designated for the infill development that are not very happy about it. Now these are stuff that we need to have dialogue and discussion with you about and that is what we asked for in our report session. So that when we get down to our report, anything that is pertaining to what's in that bible that has somehow needs an update – so you need to have – you are able to get it and it's noted because it's right there in your bible. It worked for a long time so we ask that the MRA board accepts the policy to allow that opportunity. We have listened to our people, in conclusion, conducted extensive surveys and workshops with overflow crowds at many of our events. We understand the history, the background on issues, long held sentiments of our people and especially those who are uncomfortable in participating in a public process.

So I want to thank you and thank all of those – and I've been a commissioner on this board myself, and one thing we always knew was the importance of hearing the public because you are appointed. You're not elected. And to hear the people and to respond to the wishes of the people is a good thing to do. And we thank you for trying to do that and we ask you to please reconsider and allow us to present our brief – and we've always had it –. If we had extended reports it's because I had to respond to questions from the commissioners. But we've always stayed on exactly on what was outlined in the Wailuku Redevelopment Plan. And Erin Wade herself has stated on occasions I think the WMSA has something to offer to this. And I think she knows how well we are working intently so it is a little different. Thank you very much.

Ms. Betts Basinger: Thank you Jocelyn.

Mr. Horcajo: I have comments/questions. I think we already made that decision we're going to have public comments after each agenda item right? What bothers me about a part of that testimony there, you mentioned Betsill, you mentioned cash in lieu, you mentioned General Plan. The last letter I saw from WMSA about cash in lieu basically said we have some concerns. That's all it says. And you're telling us that you guys spend a lot of time. Well, where are your specific concerns about cash in lieu?

Ms. Perreira: No, the recent round that you had on cash in lieu, Bob, we followed it and we were okay with it. Prior, prior to you going through this, when you went line by line, we already expressed our concerns and we knew you had that in. So perhaps maybe that wasn't the best example, but there are other items.

Mr. Horcajo: Well, I disagree with that statement because again I've seen the letters from basically WMSA –

Ms. Perreira: We've given you letters on every project.

Mr. Horcajo: Okay, Betsill, you just mentioned that you guys have a lot of information. Why wasn't that given to us if you're saying that come all the time?

Ms. Perreira: Okay I'll tell you why because we didn't see the agenda until the day of –. We didn't get the agenda.

Mr. Horcajo: Wait, wait. You're saying you talk with them every week.

Ms. Perreira: Yeah. But we didn't get it.

Mr. Horcajo: You get the agenda the same time we do.

Ms. Perreira: No we didn't, so we don't –. We didn't. We honestly didn't get it.

Ms. Betts Basinger: Okay, this is not an argument. Thank you.

Ms. Perreira: No, no, but I have to make it clear. We didn't get that agenda and Erin knows because I told her.

Ms. Betts Basinger: Thank you.

Ms. Perreira: I asked her what was this on Betsill and we did have something to offer relative to that, and Betsill asked us why didn't we say anything, and I said because we didn't know it was going to be talked about.

Ms. Betts Basinger: Thank you. Thank you.

Mr. Horcajo: Well my point being whoever is going to testify for an association who is saying that they have a lot of information and we are in the same – we all want the same votes for our community, then WMSA, WCA should make the effort to give us the information that they are or say –

Ms. Perreira: We have done so Bob.

Mr. Horcajo: Let me finish. I can make a list of the amount of stuff I've got in writing from WMSA since I've been on.

Ms. Perreira: That's a lot.

Mr. Horcajo: Very little. Very little.

Ms. Perreira: That's a lot. And we can document it.

Ms. Betts Basinger: Thank you. Thank you Jocelyn. Members, any other comments?

Ms. Perreira: And we also would like –

Ms. Betts Basinger: Thank you Jocelyn. Thank you.

Ms. Perreira: We want to make clear that we are concerned we don't have our own representative sitting on the board as well, which we would like.

Ms. Betts Basinger: Your own representative?

Ms. Perreira: Someone that is affiliated with our organization. There are others affiliated with other organizations. There is no voice from Main Street on this body, and we would like –

Ms. Betts Basinger: Thank you Jocelyn.

Ms. Perreira: Thank you.

Ms. Betts Basinger: Okay members, thank you very much. I'd like to make a proposal. Thank you both members of the community for testifying. The suggestion I'm going to make at this point. Actually the structure of our process does not diminish the value of your organizations in any way whatsoever. WMSA has always been important – an important source of information for this body, and this body has always appreciated the input of Wailuku Main Street Association, and the same with Wailuku Community Association. To reiterate we have already voted to open up a second segment of public testimony after each agenda item that's going to require action in addition to the initial public testimony period that's open. I would like to suggest that we follow the suggestion of Corporation Counsel and Erin Wade regarding a period of announcements which would not be agendized, but would just be part of what we do and it would afford those people in the community that have announcements to come up and testify within the time limit. And I

also would like to suggest that this body, at its pleasure, when needing specific information that is held by a community association, another department, other experts from whether they're in building or in the university that we, from time to time, invite these folks to testify before us so we gain more insight and knowledge in our decision making. Members, I believe each and every one of you in your volunteered time is out in the community, and I know that for a fact. I know that you know what's going on on this island, and I know that we listen, not just here in the meeting, but we're listening with our ears in our day to day life out in the community. So, I for one know that this body itself is a wealth of information, and not a novice in any way in the work that is set before us to do. So with that being said – and this is not an action item, but it's for our process and I'd like to get yeh or ney on the suggestion I just made. Bob?

Mr. Horcajo: Yeh.

Mr. Phillips: Yeh for me.

Ms. Popenuk: Yeh.

Ms. Betts Basinger: Thank you very much. It's a yeh for me as well. And Jocelyn, there will be another President and you can –

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

Ms. Betts Basinger: This is not a legal action item. This is part of our housekeeping and how we run our meetings which is at the discretion of the Chair. And for the rest of this Chair's tenure we have just said how the meetings are going to be run. I thank you very much.

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

F. COMMUNICATIONS

1. Letter to property owners within the district Re: zoning, design guidelines and property owner benefits and responsibilities.

Ms. Betts Basinger: Erin, moving on to the next agenda item.

Ms. Wade: Our next item is Communications. This is regarding the letter to property owners. I do apologize. We only had three weeks between the last meeting, and two of those I was on vacation. So I did attend the HCPO Conference, and I have a brief report that I've typed up and will send to you via e-mail regarding that. I will also try to send you

that draft letter which James and I are still working to revise, hopefully, within the week.

Ms. Betts Basinger: Next meeting maybe?

Ms. Wade: Next meeting. Okay, I'm committing to next meeting.

G. EXPENDITURES

- 1. Review of recycling receptacles for Market Street & expanding Teens On-Call contract.**
- 2. Review Request for Proposals for Needs Assessment Study for Parking Assessment Ordinance.**
- 3. Discussion of project scope and possible allocation of money for a marketing analysis and plan for the Wailuku Redevelopment area.**

Ms. Wade: Expenditures – Leilani, can you give Joe a call and let him know? The two issues basically that have come up regarding expenditures are the recycling receptacles on Market Street, and the Teens on Call contract. Right now our contract is for \$9,000 with Teen on Call. They pick up the trash four times a week, which I thought was quite a bit actually. We did ask them to evaluate which trash receptacles get the most trash and where there's the least so maybe we could consolidate. They reported that the ones at the crosswalks receive by far the most trash, so there maybe a few that we could relocate to incorporate or basically to convert to be recycling bins. What I would need to do in that instance is just order the lids that are the recycling top lids. They're \$45 a piece. So if it's okay with you, I will go ahead and identify basically the trash receptacles that are used the least and consolidate those at the crosswalks with a new recycling lid and then I'll have basically the purchase order ready for you at the next meeting for the recycling tops.

Ms. Betts Basinger: You lost me.

Ms. Wade: Okay, the goal will be to keep the trash cans at the crosswalks. They're the most heavily used. There are a few mid block that would be relocated to the crosswalks and converted to recycling bins.

Ms. Betts Basinger: So we'll have a convergence of bins at the crosswalks?

Ms. Wade: We would have maybe two at each of the crosswalks. One would be for trash, one would be for recycling, and I would purchase the same reading series lid – but it's a recycling lid for the size of the bottle. The hole is the size of a bottle.

Ms. Betts Basinger: I see. Okay. Are they locking lids Erin?

Ms. Wade: They're not. None of ours is locking lids which is one of the reasons we wanted the recycling because people are taking the big lids from the trash receptacles now and they're now "kapa-kahi."

Ms. Betts Basinger: Okay, now I get it.

Mr. Joseph Alueta: We've already caught. I've caught –

Mr. Horcajo: So Erin, I'm sorry, does that mean – do we need to buy more? Because I don't think there's that many mid receptacles that would allow one at each end, each side of the crosswalk.

Ms. Wade: Yeah. Maybe Joe can help me out. I asked him to come down. He's got the details on the contract.

Ms. Betts Basinger: With Teens on Call?

Ms. Wade: Teens on Call.

Mr. Alueta: Right now - Teens On Call - we have a contract with them for about \$9,100 and they currently empty the trash cans. And I've talked with Brian McCafferty about it, which ones are more heavily used and he said the crosswalk ones, by Iao Theater where that crosswalk is and then down by, in front of Request Music and your shop Bob. So we talked about putting new cans, you know, recycling bins next to each one of those cans in that location, and in talking with Erin, she said that some of the complaints is that the streets are getting a little crowded or busy. So maybe not adding more, but just relocating the one that are less heavily used which I think that is a great idea. I mean we can figure out. Right now there's an informal recycling going on. There's a well dressed man. You probably all seen him taking the lids off and then pulling the cans out, but he doesn't quite get the lids back on correctly.

Ms. Betts Basinger: Is that Teens on Call?

Mr. Alueta: No, no, no. Teens on Call are not taking the recycling. It's some –

Mr. Phillips: Local.

Mr. Alueta: Some local gentleman is taking care of it. And right now, if you noticed the lids don't really stick on the can itself. They sit on three hooks that are protruding from the container itself. And then Brian will also be repainting the one that got painted with silver painting. He'll be spray painting that black.

Mr. Horcajo: So Joe, like at the Main Market crosswalk, at the American Savings – no, not American Savings – the crosswalk by 33 Market and there's a crosswalk down by American Savings and of course, Market and Vineyard – so again –

Mr. Alueta: You talking about cans?

Mr. Horcajo: I mean trash cans. I'm sorry. Again, so you would put a trash can and recycle at each one of those, on either side of the crosswalk? At either side of Market Street?

Mr. Alueta: Wherever there's a can now. Right now there's cans on either side, you would relocate one additional can just directly adjacent to it.

Mr. Horcajo: Right. So like the First Hawaiian Bank one, you would move that and make that a recycle one at one of these spots. I guess I'm not –. Right because there's one at First Hawaiian Bank, where the little ATM machine. I mean, I know there's one there. So that is one of those mid whatever block that you would put –. I guess, so my question again is based on what we have out there in the middle of the – between the sidewalk – we have to buy more.

Mr. Alueta: We're going to do a count. I want to walk the street with Brian and ask him which specific ones you're emptying more and which ones don't. He's going to be the one on the ground. He's the one emptying. He knows.

Ms. Betts Basinger: I'd like to make a suggestion when you guys do that. I think not just the clutter of cans, I think people are not going to be as following the rules as we hope they are so I think we're going to find trash in recycle and vice versa anyway. So while you're investigating, maybe you can find out if that same company or something similar has both, an option for recycle and an option for trash so it's one container, like maybe with two sides that would match and that might solve the dilemma in those very busy places. And second question, Joe, are you going to include the recycle pick up with Teens on Call then?

Mr. Alueta: That would be one of the things, along with putting together a proposal on the drain outs, culvert drain out – as well as a separate – I told him to break it down into two contracts. One is for the cleaning out of the culverts, but also – Brian takes pride with work . . . (inaudible. Did not speak into the microphone.) . . . They don't like the way the County parking lot looks, and they're going to give me a quote on weed whacking and cleaning up the County's parking lot.

Ms. Betts Basinger: Well, we don't want to use the entire MRA budget. Thank you.

Mr. Alueta: And that's exactly why I asked to give me a separate bid, and then we can talk with Public Works or whoever and then see whether or not we can work something out.

Ms. Betts Basinger: Thanks a lot. Thanks a lot Joe. It makes sense to me Erin.

Ms. Wade: Okay. So we've proceed and then I will likely have for you at the next agenda item a contract for recommendation and a purchase order for additional cans and lids as necessary.

Ms. Betts Basinger: At our last meeting, I believe I recall that you were going to talk with Public Works about the drain out because, you know, it's something that is the responsibility of someone else at this point. And maybe if we can work together it wouldn't become -. You know, I don't want to see MRA area be taken off of every department's list saying the MRA is going to pay for it. So I know that you were going to follow up.

Ms. Wade: I did follow up with Public Works, and I got a commitment from them to get Highways to go through and clean out the drain, the culverts, very thoroughly. To lift it off, scrub it out, clean out the actual drains which are at either end, and then we would take over basically the maintenance which is going to include more than just the clean out. And this might be a PR thing that we work with WCA on for the merchants is just having shop owners go out and sweep periodically. The trees drop liter. That's what clogging things up. And it might just be an educational campaign to keep the streets nice, we need some help sweeping and keeping the tree liter up. And then also combining it with Teens on Call so we've got something formal going on. But because nobody anticipated this or whatever, nothing has been done since the construction so it's just been building and building. So we'll get the one time clean out from Highways and then we can work in partnership to keep it clean.

Ms. Betts Basinger: Maybe a quarterly clean out from them. I was accosted by the way on the street by an angry merchant who had issues with the clean out so I'm glad we're addressing it.

Mr. Horcajo: I guess, just a last thing, and Joe may want to comment on this. I'm not sure if you were here last meeting, but Joe we also commented - there was some discussion about the old planter boxes that maybe some people felt like it added to the -

Ms. Betts Basinger: Clutter?

Mr. Horcajo: Yeah. So I guess when you go through with Brian, if you can look at those planters and if you have an opinion as to where we can use it. I suggested that the WCA consider, I guess, being the caretakers and give us some ideas as to where that could go if that would benefit the town.

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

Mr. Horcajo: In front of the mini-park.

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

Ms. Betts Basinger: We'll have it on the agenda.

Mr. Alueta: Yeah. I think it's a good idea. They were great when they went in, but I think today, with the new streetscape, it doesn't necessarily match where they are at now. And so maybe the relocation of them, recycling them within the site would be great. The big issue Public Works has with them, as well as Public Works, is that people are rolling them out into the road. The vandals who tip them over and roll them into the roadway, and then they have to send a crew out to pick it up. So it may be that if we consolidate them into the park or some location where we can also contain them so they don't necessarily get rolled away, would be good too.

Ms. Betts Basinger: And maybe into the existing municipal parking lot, there might be some – if we're going to clean up in there, have some nice decorations. Thanks Joe. So, do you think you'll have walked around with Brian before our next meeting?

Mr. Alueta: Yeah, when is your next – next month right?

Ms. Wade: November.

Mr. Alueta: Yeah. I'm anticipating a call from him with some bids that way I can get together with him.

Ms. Betts Basinger: Okay, so we'll look forward to that next month.

Mr. Horcajo: So make it official, is it that WCA and WMSA is going to give their opinion as to the use of those old planters to staff? In writing?

Ms. Perreira: Yeah. Provided you folks request in writing. . . . (Inaudible. Did not speak into the microphone.) . . .

Ms. Wade: Okay, the next item is the request for a proposal for the needs assessment study for the parking assessment ordinance. Joe and I are working on compiling the needs assessment – well, what we have right now for the needs assessment. I can't write an RFP until I know what we've got, so that's going to be the first step and then we'll bring that back to you for refinement. So November is our goal.

The scope and possible allocation of money for a market analysis. This item I did list on one of our top goal sheet. I printed up, just quickly before the meeting, I thought about the

top five goals that you folks identified in your strategic planning and tried to do an update for you. The market analysis is (b). I did have a meeting with OED and private funding. We had –. There was a suggesting to work through a 501C3. I have not gotten any approval from any 501C3 at this point to do that, but that might be the process. I did send the draft scope of work which I distributed to you folks at the last meeting to commercial properties for their review. They know the best right now about many of the properties in Wailuku. Many property owners utilize them for management and since Bob already has one, and he manages a lot, I figure that it would be helpful to get their opinion on what else might be – to include in the market analysis. I'd like permission from you folks to meet with WMSA and WCA regarding the scope of work and to get their recommendations for what else we should include. And then I need to schedule a time on an agenda to discuss the scope of work with you folks. You have it now. I passed it out at the last meeting, so let me know when you would be interested in doing that.

We did speak with the EDA. I understand from Joe that any funds and studies that can ultimately feed into the environmental assessment for the parking structure, we can utilize some of the monies from EDA for that, so we had talked with Joanne Inamasu and with Deidre Tegarden about possibly using some of that money for the market analysis. Ultimately we will have to prove job creation from the parking structure so we can at least, with the EDA, utilize some of that money to analyze existing conditions which should be your first step in a market analysis anyway. So maybe that can be the portion and then the recommendations and plan we're going to have to fund a different way. So that's why I'm trying to get additional funding sources tied in so that the MRA doesn't have to use all of the rest of its budget for this one single item.

Ms. Betts Basinger: Do you have a – ? Do you have a time line on that because I know it is a priority with this group. We would like to – I would like to see an RFP issued prior to the end of this year. Is that something that we can accomplish?

Ms. Wade: That's actually my goal too. With the 501C3 they're going to want to have a commitment too probably before the end of the year, so that's my next big step is to get a commitment from a 501 and then we can probably move forward quickly. I do have actually several private funding sources now that are interested and feel like Wailuku is where the action is so it's pretty exciting. I think this could be a really pretty exciting project and we'll get people to start talking a lot about Wailuku.

H. PLANNING DEPARTMENT UPDATE

- 1. Update on Project Applications and Enforcement**
- 2. Interdepartmental Coordination**
- 3. Budget**

4. Proposed 2010 Meeting Schedule

Ms. Wade: And then Planning Department update. We can now go through the rest of the list related to applications and projects. Let's start at the top with the parking structure. Joe, did you want to provide any additional information about your phone conversation with EDA?

Mr. Alueta: Just that, as far as the market analysis that might be a little stretched, but the parking needs assessment report, getting some of that stuff, I think that we can slide that in depending on how the timing of EA and getting those supporting documents. You have to expend your 20:80 matching funds. You have to – each segments has to be – if we break it down into segments, each segments has to be matched 20:80. You know, we can't have them pay of all of one thing.

Ms. Wade: Right.

Mr. Alueta: But, the meeting went well, and on a side note, we are hoping that, you know, as we anticipated, we'll provide the documentation, in our hiring of Nishikawa Architects. And that will also be – we'll also be filing for funds on that through the EDA.

Ms. Wade: (C) is a vehicular and pedestrian study and plan. It was something that you folks prioritized. I did meet with Public Works to talk about what kind of deliverable we might expect for something like that. Milton thought – Milton Arakawa thought a study and report with an analysis and recommendations would be good and then identification of roadway standards to ultimately be incorporated in the design guidelines. We would like – his interest is to utilize this Wailuku experience and then replicate it throughout the rest of the small towns because they all have the same problem with the narrow streets, and the multi-user functions of the all the roadways. Anyway that was his recommendation that if I, or when I write, the RFP that I structure it that way in terms of the deliverables. My next step for that would be to work with Joe and Morgan so we're not over lapping tasks and functions, and we're producing joint outcomes basically.

I also met with Sandy McGuinness of UH about coordinating our efforts. She said they may have some funding assistance to bring Mark Fenton back to do a walking audit, if we wanted to do that as part of our activity. And they have some additional funding for basically making the streets more pedestrian friendly. So they have a little bricks and motor money. It's not a lot, but, you know, a little money can be your match or it can be seed money which can help us out, so we've got that relationship established and she's very interested.

The next two I haven't been able to do a whole lot of background on yet. But we had the infrastructure study update where we wanted to take the facility's report and update what

needs improvement, and what impacts are basically holding up development. What facilities are hold up development within the district.

And then essentially when I've done – when I've hired out a contractor like this, previously, what we asked for was where's the most dire need and how can we choreograph construction so that community feels the least amount of impact. So I think that will ultimately be what we do. I doubt that we will be able to fund this actually in this fiscal year. It's a really big study and we would need a lot of support, but it doesn't mean you can't still prioritize it.

And then the final one was feasibility study for under grounding the power lines by have – I think that's suppose to be no work yet – I have not been able to get to that one yet. I'm sorry. Our additional priorities you identified maintenance of the district, I think, the sidewalk culverts and the contracts Joe mentioned kind of speak to that. The website, we're getting new things all the time so that's great. And then the property owner outreach, I think once we get that letter, that will be the first initiation. And maybe when we coordinate with WCA about additional maintenance things.

Ms. Betts Basinger: Questions?

Mr. Phillips: On infrastructure study, you'll be working with Public Works primarily.

Ms. Wade: Right.

Mr. Phillips: Are they able to provide you with an infrastructural, an idea, on what they plan on doing with their next two, five, ten, twenty years?

Ms. Wade: Yeah. I do have their capital improvements, you know, the six year plan basically and we might need more than that. And it's not just Public Works. It's Water. It's Environmental Management.

Mr. Phillips: All the infrastructural.

Ms. Wade: Right. So, but I would use – I'm sure the consultant would start with that CIP report, but then also, you know, I won't think that there is all that much prioritizing within the district at this point. And the lack of prioritization of improvements in Wailuku is what's leading to this investment because people aren't able to – you know the water services may not be able to tie into their sprinkler, or we're fixing that on Vineyard, but we do have problems with some properties on Central and elsewhere in the district. So that would be what I would like to get to is if we wanted our district to be in tip top shape, what has to improve, you know, for the optimum amount of redevelopment.

Mr. Phillips: Well, will we able to use that study to take pressure to the Mayor's Office or to County Council?

Ms. Betts Basinger: Erin, do you think it would be advantageous to this body to have Milton or someone from Public Works to come and address that issue to this kind of a comprehensive view and who else besides them could be involved with that? Add some credibility to the action that we might want to take.

Ms. Wade: Sure, we could do a joint request for Water, Environmental and Public Works and see if they could come and explain basically their systems to us and why they're prioritizing, what they are in Wailuku, and what else they feel is efficient.

Ms. Betts Basinger: Members, are you interested in hearing that?

Mr. Phillips: Sure. Yeah.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: Maybe for the December agenda.

Mr. Horcajo: So Erin, excuse me, I guess you had mentioned that infrastructure assessment report that was updated the year 2000, that's something you're going to get to us, but is that only Public Works' CIP or Water and –?

Ms. Wade: Water and –

Mr. Horcajo: So any discussion, for example, with Milton, I mean, is that somewhat their base line and their – I mean, is that what they're using as their guide by which the board, their CIP –?

Ms. Wade: No, I mean, the island is much bigger than Wailuku so I don't think that they're – I think they're barely focusing on Wailuku to be on this. But we did have a couple of shovel ready projects which was lucky for us. Did you have something Joe?

Mr. Alueta: No, I just think the biggest infrastructure has primarily been water, besides our pedestrian sidewalk issues. And I think that the market – the ones that we have right now going on is a big giant leap forward for the town so I'm pretty happy. And now we can start looking at, you know, what do you need on Central because if you tried walking down Central Avenue, it's like, you take your life in your hands.

Mr. Phillips: Item (E), feasibility study for underground, are we planning on asking MEdCo to fund putting lines underground or what's the purpose of this?

Ms. Wade: No we had talked at the strategic planning about how there are certain utility companies that have a mandate to do a certain amount of under-grounding every year. And talking with them about getting on a priority list for Vineyard and other streets that we know are for redevelopment and redesign. So that would be the first, and then the next would be how can we underground the rest throughout the districts.

Mr. Phillips: Yes, very pricey. Extremely expensive.

Ms. Wade: Yeah. I think Vineyard would probably be the next priority knowing we're going to have to improve that after we've made a huge mess of it with the parking structure.

Ms. Betts Basinger: On the contrast, it will be real obvious. Thanks Erin. Item (H), Erin?

Ms. Wade: Yeah, I know, sorry about that. I have one new application in for 346 Market Street. I will give you more details on that at the next meeting. I think the previous report sort of covers sort of my inter-departmental. The budget for 2011 is not looking good. Be prepared for significant cuts to the MRA budget, if not, a complete removal. At this point the Planning Department can't even meet its operational budget with the amount identified for cuts – 10% cuts. So I think what we need to do is basically stay clear about the priorities for MRA and what we would like to accomplish. I think that we're illustrating partnership with other organizations and for funding sources it's a really good thing. And that might be one of the best things that we can do in terms of showing that we're changing with the times too. We realize we can't just ask the Council for our money as our sole source, but I'm preparing you for a very possibly bleak 2011.

Ms. Betts Basinger: I was fortunate enough to see your Deputy Director allude to the fact that she would have to take MRA money and Wailuku Main Street Association money to fund Planning Department operations. I have had conversations since hearing that. And remember Commissioners, we're not dependent on the County money that comes through the Planning Department.

Ms. Wade: Right.

Ms. Betts Basinger: There are other sources of funding that we can go after so this is not doom and gloom. And there are Council people that want this body to be able to operate and grow. So there's a two fold approach here. My view for the next budget is that not to totally lose designated funding from the County through Planning Department, but to add from monies that we can get elsewhere. So thanks Erin for the update.

Ms. Wade: Very good.

Mr. Horcajo: I've got a quick question on the budget. I noticed on last month's budget, I

guess, it was \$181 is now being taken out of the 09 budget. Is there still money that we're moving around between 09 and 010? I was a little bit confused.

Ms. Wade: Do you know about that Joe? I'll ask. I can follow up with Sandi and find out.

Mr. Horcajo: Okay. Yeah. I'm curious.

Ms. Betts Basinger: Okay, on the budget we don't have Mana Web Design and I just gave you another invoice for them. And I had asked –

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

Mr. Horcajo: It's not an action item.

Ms. Betts Basinger: Excuse me? If we could add the line item for Planning staff for the next report.

Ms. Wade: Is that it?

Mr. Alueta: Erin, another source of funding that could be tapped into is not so much another source, it's just that in my discussions with Public Works, a lot of times, and as you know, they just don't want to manage the contracts. And previously what happens is a lot of these monies get put in and they get put in with the Parks Department or with Public Works to do the cleaning to the thing. It may be advantageous to talk to them about even though we don't want to turn into the clean up crew for the thing, but if you tell them we'll do it, but you move it from your budget to our budget and we, and the MRA, and the Planning Department takes over the administration of the contracts. That's what they don't like. They don't like to deal with having to cut a check or review the contract to make sure they've completed it and then have it come out. And so it could be that the MRA and the Planning Department can act as a clearing house for those things that they find not that important.

Ms. Betts Basinger: Good idea.

Mr. Alueta: So I think –. And that way we can get Wailuku in the way that we want it to be.

Ms. Betts Basinger: Yeah. Thanks Joe. Good idea. And the 2010 meeting schedule. Thanks Leilani. You guys are just way ahead of everything.

Ms. Wade: I don't have any comment on the meeting schedule, but I can take comment if you would like.

Ms. Betts Basinger: Members, I think if now – now that we have the schedule, we can review it for our purposes and our calendars and come back at the next meeting to discuss whether these dates works for all us through next year, so we'll agendize that. Which brings us to our next meeting of November 20th, and we can move into the agenda building -- our new phrase.

I. NEXT MEETING DATE: November 20, 2009.

Ms. Wade: Yeah, I will add that.

Ms. Betts Basinger: For that meeting. I don't know if we need to do this technically on the agenda itself to indicate that public testimony will be yield after each action item on the agenda.

Ms. Wade: You don't. You asked me that in May as well. So basically most boards and commissions, they will read the – the Chair will read whatever the agenda item is and often the staff will make a report and the applicant will make a report if it's an applicant that's coming. And then it will be offered for public testimony. And the Chair just invites the public to comment.

Mr. Horcajo: So Chair, but, excuse me, I guess my comment is because, in this case, I think it would good if the Chair basically says this public testimony, but if you can wait and you want to talk at the time of the agenda item, you might be better served in doing that. Just kind of at least let them know that.

Ms. Betts Basinger: I think I will Bob, and I think I'm going to even make it more flexible that they will have another opportunity also after the particular agenda item. Thank you. Okay, we're going to want to continue with item (D) at each meeting if you have the stamina for it Morgan.

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

Ms. Betts Basinger: We are agendizing at this point.

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

Ms. Betts Basinger: Yes you can.

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

Ms. Betts Basinger: Yes you can Jocelyn. Let us do it and then I will call up for public testimony.

Ms. Perreira: I can't believe that you're not taking action, but we want to participate so –

Ms. Betts Basinger: Well we are taking action on the agenda for the next meeting, so, yes.

Ms. Perreira: Will that be an action item that we can participate and discuss?

Ms. Betts Basinger: Yes, and we're on it now, so I will call you up once we go through this. Communications.

Ms. Wade: Yes, so we'll have that one, definitely.

Ms. Betts Basinger: Expenditures. Next meeting Joe after your walkabout with Brian –.

Mr. Horcajo: Chair, excuse me, if you don't mind, back to update and discussion of parking structure project.

Ms. Betts Basinger: Yes?

Mr. Horcajo: Because that's one of our major topics, I guess, for the next several months and years. I guess my comment is, is it possible that the consultant can get his report out with the agenda or at least if a public member has a lot of interest, to be able to review it, and take the time to meet with the board if appropriate? So when we have the discussion and if we're going to take action, we have a more meaty discussion. So I guess maybe that's a question for our consultant here.

Ms. Betts Basinger: I think it's also a question for Corporation Counsel because we have worded it so that it's a discussion. We don't take action on Morgan's report. It's like a regular report that he gives, and it will be open to as an agenda item – it will be open to public testimony, certainly. I think that's asking a lot but, members, any other comments on that question?

Ms. Popenuk: Well, you're just asking to have his written stuff a little bit ahead of schedule?

Mr. Horcajo: Just written one page report. Yeah.

Mr. Gerdel: Yeah, that's no problem. I can. It's maybe a week ahead of time?

Ms. Wade: Yeah.

Mr. Gerdel: Okay, I can send that out.

Ms. Betts Basinger: Okay.

Ms. Wade: Thank you. So we'll keep that one, communications, expenditures. I think there will be a couple of other issues there too so I will fill that in as necessary as that comes up.

Ms. Betts Basinger: You mean, G3?

Ms. Wade: Right. Yes. The –

Mr. Horcajo: When do you think we're going to have that infrastructure meeting with different departments, I guess? You're thinking if we're lucky next month or two to three months from now?

Ms. Wade: The Chair asked for the December meeting if that would be okay. I'll shoot for that if I can get them all together. It's likely we won't have the department head from Water. We'll probably have Herb Chang, who's incredibly knowledgeable about the system.

Ms. Betts Basinger: Item (H).

Ms. Wade: Okay.

Ms. Betts Basinger: I think all those items will stay.

Ms. Wade: And then we'll add the agenda building to (I) I guess – next meeting date – and then we'll add agenda building after that.

Ms. Betts Basinger: Correct. Yeah.

Ms. Popenuk: Where did we leave the cash in lieu?

Ms. Betts Basinger: The report today was that Erin and Joe are working on compiling what we all worked on and they'll be ready to come back to us.

Ms. Wade: Yes, this next coming month.

Ms. Betts Basinger: At the next meeting, so we have –

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

Ms. Wade: We will send it out with the agenda.

Ms. Perreira: If we can get it before hand because we have our volunteers that review. Sometimes we get this two days before. We get it two days before the meeting.

Ms. Wade: Just to clarify about our reports, generally, you know, we won't be able to provide reports any earlier than when our agenda get set out which is the Friday before the meeting, so we will do the best we can.

Ms. Popenuk: Is it possible to put these things on the website and then people can go and get whatever they need?

Ms. Betts Basinger: But it would be the same time.

Ms. Popenuk: Sure.

Ms. Betts Basinger: As soon as we can get it, we can turn it to what's her name?

Ms. Wade: Leilani.

Ms. Betts Basinger: No.

Ms. Wade: Yeah. Can we post attachments as well as the agenda or with the agenda? Not on the County website.

Ms. Betts Basinger: Or you can e-mail it to me as well as Mana Web, so I get to make a comment.

Ms. Wade: Okay. So we can put it on the MRA's website.

Ms. Betts Basinger: So we will have the agenda and attachments – I don't know how much before our meeting but we'll get better as time goes on.

Ms. Wade: Yeah.

Ms. Betts Basinger: I don't see where we put that on the agenda for cash in lieu.

Ms. Wade: We haven't, so let's add that. That would be our new (E), the cash in lieu and needs assessment study.

Ms. Betts Basinger: Okay.

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

Ms. Wade: Also at your November meeting, I apologize, but we will have the Holmes family project. They are going to be coming back for a parking variance. They're now going to occupy the front corner building which has been used as storage for a number of years.

It will be a new furniture store. That's the intention. But that is no longer grand-fathered under their existing parking allocation so they going to come and request a parking variance.

Ms. Betts Basinger: And where do you want to put that on the agenda Erin?

Ms. Wade: Actually, you know, we usually do those items first, so I would make that (D).

Ms. Betts Basinger: Okay.

Ms. Wade: Okay.

J. ADJOURNMENT

Ms. Betts Basinger: Members, any other business? If not, thank you very much for being here. We had a great meeting. Adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:42 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

Excused:

Warren Suzuki

Others:

Joseph Alueta, Administrative Planning Officer
Erin Wade, Small Town Planner
James Giroux, Deputy, Corporation Counsel