

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 19, 2010**

APPROVED 04-16-2010

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, February 19, 2010, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: Good afternoon everyone. I'm calling to order the February 19, 2010 meeting of the Maui Redevelopment Agency. This is a regular meeting. In attendance, at the start of the meeting, are James Giroux, Corporation Counsel; Leilani Ramoran, staff; Erin Wade and Morgan Gerdel who will be reporting on agenda item (D). I'd like to call for approval of the December 18, 2009 minutes, which, did you all receive them by e-mail?

B. APPROVAL OF THE DECEMBER 18, 2009 MEETING MINUTES (via email)

Mr. Robert Horcajo: I move.

Mr. Warren Suzuki: Second.

Mr. Horcajo: I have discussion.

Ms. Betts Basinger: All in agreement to approve?

Mr. Horcajo: Discussion?

Ms. Betts Basinger: Yes.

Mr. Horcajo: Leilani, I noticed that – I didn't have time to go back and check but this one did not have the names of the members who were present, and usually you point that out, staff and otherwise. You didn't – I don't think you mentioned us this morning. But there was nothing on this last one. Is that because it was not stated or –?

Ms. Leilani Ramoran: . . .(Inaudible) . . .

Ms. Betts Basinger: Thank you Bob. And I want to welcome and acknowledge Warren Suzuki, Robert Horcajo, and myself, Alexa Betts Basinger as present at the start of this meeting.

Mr. Horcajo: And so my comment is, I guess, if it was not recorded, then it's fine. If it was recorded, and then it should be noted on the minutes where you mention we're present.

Ms. Betts Basinger: Any other discussion on the agenda? I mean, on the minutes?

Mr. Suzuki: Question. So what you're saying, Bob, is that if it's not mentioned by the Chair, then it's not recorded?

Mr. Horcajo: Then it should not be on the minutes, right?

Mr. Suzuki: Right, it shouldn't be on the minutes, but I think somewhere –. It shouldn't . . . (inaudible). . . what is discuss. But irregardless I think somewhere in the minutes and it doesn't have to be in the discussion section, there should be some notation as far as, you know, who was present.

Mr. James Giroux: James Giroux, Corporation Counsel, what you can do is on your cover sheet, there can be a cover sheet or a title page, and that would list the members present, and staff and such. And it might be on the back.

Mr. Suzuki: It was in the back.

Ms. Erin Wade: It was?

Ms. Betts Basinger: It was.

Ms. Wade: Okay.

Ms. Betts Basinger: I thought it was there.

Mr. Giroux: Okay. Alright. Because the minutes just should reflect what happened at the meeting.

Mr. Horcajo: Yeah, because at times, I remember when the Chair says who's here, it's on the minutes, but I didn't see it this time.

Ms. Betts Basinger: And it's also at the end.

Mr. Horcajo: Alright.

Ms. Betts Basinger: Any other discussion on the minutes? It's been moved and seconded. All in agreement to approve, say "aye?"

Agency members: "Aye."

**It was moved by Mr. Robert Horcajo, seconded by Mr. Warren Suzuki,
then unanimously**

VOTED: to approve the December 18, 2009 meeting minutes as presented.

- C. PUBLIC TESTIMONY: Testimony will be limited to three (3) minutes per testifier. At two minutes, thirty seconds, a thirty second notice will be given. With the recommendation of the Chair, an additional three minutes may be granted. There will also be time for public testimony during each agenda item.**

Ms. Betts Basinger: Moving on, thank you, to public testimony. Anyone wanting to testify on any agenda item before us today, can come forward and do so at this time. You'll also have an additional opportunity after the end of each agenda item.

Ms. Jocelyn Perreira: Jocelyn Perreira, Wailuku Main Street Association. Since you folks had a discussion on the minutes, I've wanted to bring this up for sometime. In the past there are records of MRA meetings that lists who were also here in attendance, people here in attendance as well. And I thought that was a very good practice because when you go back to, you know, items that were discussed or so on and so forth, it's nice to be able to see, you know, certain people that were in attendance because sometimes you have a commissioner that never comes back, ever, again. And you know can go talk to somebody, and you can't contact them, and you know you can talk to somebody else. It's helpful when you want to go back and find out, you know, track some of the discussions that may have taken place, or the rationale behind certain things or people's recollection. But I think it would be something that I thought was a really good idea when they had a paper that just was circulated attendance at the meeting.

Ms. Betts Basinger: Thank you. Thank you.

Ms. Perreira: Sure.

Ms. Betts Basinger: Any other public testimony on any agenda item? Seeing no one coming forward, we'll move onto agenda item (D), Morgan, update and discussion on the parking structure project. Morgan, before you get started, I know this body had requested of you some time ago, to have a brief written report as well, just a reminder.

- D. UPDATE AND DISCUSSION ON PARKING STRUCTURE PROJECT INCLUDING ISSUES RELATING TO DESIGN, SCHEDULE, CONTRACTS, PROPOSALS, PROJECT COLLABORATION AND FUNDING. REPORT ON RFP FOR FINAL CONCEPTUAL DESIGN FROM MORGAN GERDEL, PARKING STRUCTURE COORDINATOR.**

Mr. Morgan Gerdel: Okay. Okay, I can do that.

Ms. Betts Basinger: Thank you.

Mr. Suzuki: That should be standard.

Ms. Betts Basinger: Yeah.

Mr. Gerdel: Morgan Gerdel with Nishikawa Architects. I'd like to give you an update on the status of the resolution supporting the parking structure. It's in the Committee of the Whole, with the County Council, and they have it as item (32), and right now they're on (23), so we're having a tough time of getting a commitment of when they'd be able to review that resolution. So our plan is we're going to get request from the administration that we publish the RFP prior to the resolution being approved. So that's our plan. And I've also been working with PUMA, in terms of ideas, to incorporate information when we may need in the parking structure EA into the survey.

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

Mr. Suzuki: Chair? I mean, at a prior meeting we also requested that at each meeting a project schedule will be submitted to us that we can look at it each month, so we can have some sort of sense in terms of, you know, how we are tracking relatively to what the schedule is. So if we are falling behind at least we can have some of indication at that time, you know, what specific actions or activities we might be falling behind on, and have some discussion from the standpoint of, you know, what can we do to maybe bring us back on schedule. You know, rather than finding out maybe six months later we're behind schedule, you know, we request this for the schedule to be submitted each meeting that tells us, you know, how are we doing relative to the original project schedule. And that could go or be something at the same time to submit the written report. But, you know, I agree with you, a written report should be submitted, you know, prior to this meeting on a monthly basis, as a matter of standard protocol.

Ms. Betts Basinger: I agree with that, and this body did vote on that, so Morgan, just as a reminder.

Mr. Gerdel: Okay.

Ms. Betts Basinger: Including the time line at each meeting. I know we had major discussion about the time line at our last regular meeting and the one prior to that as well.

Mr. Gerdel: Okay, I guess as far as the schedule, I was waiting to get a date for when we could publish the RFP because right now I'd just be projecting.

Ms. Betts Basinger: Even if it doesn't change.

Mr. Gerdel: Okay. Just send the same time line?

Ms. Betts Basinger: If the time line is still the same, we will would like to see it relative to the day we were going to be meeting.

Mr. Gerdel: Okay.

Ms. Betts Basinger: What have you done from this report.

Mr. Gerdel: Okay, so we could show the same schedule and just show the progress on each bar?

Ms. Betts Basinger: Yes.

Mr. Gerdel: So that would be helpful?

Ms. Betts Basinger: Yes.

Mr. Gerdel: Okay.

Ms. Betts Basinger: And then the narrative would simply be, you know, what did you do between the last meeting and this one.

Mr. Gerdel: Okay. And I guess the other thing I can mention for the schedule, we did sign the phase II and III for the EA and the fundraising research for the project so we're just waiting to get the notice to proceed on those items so we can do those phases of work concurrently with the phase I so we can stack the schedule now.

Ms. Betts Basinger: Yeah, that's very good. Thank you. Warren?

Mr. Suzuki: And just basically what Morgan said. He said that the phase II and III both have been signed, but, if we had the schedule, we would be able to compare okay when were they initially anticipate to having that thing signed so we could see as compared to when it actually was.

Ms. Betts Basinger: Yeah.

Mr. Suzuki: Again, just to have something in front of us, visually, we can look at so we can track, again, to make sure this project doesn't fall behind unnecessarily.

Ms. Betts Basinger: Yes, I agree. And so that would be the case. I know that you did tell us at your last report that you've been able to stack certain things to catch up on the little bit of loss time that we had. So, you know, a visual is really good. Color coded too.

Mr. Gerdel: Okay, I'll send it for the next meeting. So I guess I'll make it a habit of e-mailing the report and the scheduling if the schedule doesn't change. I'll do that a week prior.

Ms. Betts Basinger: So we can get it in our packet.

Mr. Gerdel: Okay.

Ms. Betts Basinger: Any other question, members, on the parking structure project? Okay.

Mr. Gerdel: Thank you.

Ms. Betts Basinger: Any comment from members?

E. UPDATE AND PRESENTATION FROM YUKI LEI SUGIMURA ON MARKET STREET IMPROVEMENT PROJECT, PHASE II THROUGH HAPPY VALLEY.

Ms. Betts Basinger: Moving right on to item (E) update and presentation from Yuki Lei Sugimura on Market Street Improvement Project, Phase II through Happy Valley.

Ms. Wade: I did speak with Yuki this morning and she wasn't feeling very well, so perhaps she wasn't able to make it today. I know that there is a brief delay right now with the extension project due some encroachment into the right of way that were unexpected so they're resolving those issues right now and then Yuki will let us know when they're going to be back on schedule. So right now the construction is delayed for a couple of weeks.

Ms. Betts Basinger: Following up, Erin, can you email Yuki? She was going to provide us a written report for the website on phase II, the progress of phase II.

Ms. Wade: Okay.

Mr. Suzuki: Chair?

Ms. Betts Basinger: Warren?

Mr. Suzuki: I wanted – and unfortunately Yuki is not here – but, you know, I just wanted to state for the record that I've had conversation with, you know, various individuals relative to the impact on Takamiya, and conversation made to me relative to discussions that might have been had with Lance Takamiya. And from what I can conclude from the comments made to me, it doesn't appear to me that – well, it doesn't appear to me that he's satisfied – satisfied with what's been proposed to him and that's something that, you know, at one of the meetings, you know before they started construction, we made it real clear that they need to resolve the issue to the satisfaction of Takamiya and Lance Takamiya. And also the issue as far as the use of Makua Road. You know, I asked people on Makua Road if

anybody came by to see them, and response was “no.” So, you know, I’m starting to get really concerned, and this is the concern that I expressed back at that time is that I don’t want to get to a point where work starts and because work has commenced, it’s too late now to try and find other alternatives. To me, that’s being very negligent if that situation actually occurs because this was something that was brought up, you know, quite a little bit before any sort of construction work had commenced. So for the record, I think they still need to do some sort of follow up. I’m not assured that Takamiya is satisfied, and I’m not assured that the residents of Makua Road have been notified and they got the buy in relative to use of their road as an alternate detour road during construction.

Ms. Betts Basinger: Thanks Warren. Any other comments, members?

Mr. Horcajo: I guess my only comment is – you were gone the last meeting I think, but I know Yuki had – there was a lady here from, who lives down there. I think she has hostel.

Ms. Betts Basinger: Sybil? Sylvia?

Ms. Wade: Cherlyn.

Mr. Horcajo: I’m not sure what her name was.

Mr. Suzuki: She doesn’t like on Makua Road. Makua is mauka.

Ms. Betts Basinger: No.

Mr. Horcajo: No, no, no. But I understand that Yuki and her, and she was organizing a whole bunch of folks to actually meet, so I guess we can follow up with Yuki whether that happened. I’m not sure if the meeting happened, but that would be nice to know too. So for the purpose of written reports as we’ve asked Morgan to do, are we asking Yuki for the same thing?

Ms. Betts Basinger: We did Yuki for a written report which we could put on the website that would keep the community apprized on the progress. So we are going to remind her of that. Members, I saw a hand. Jocelyn?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. I would like to echo some of the concerns that Commissioner Warren spoke about this afternoon. We, likewise, are getting many calls from people that are concerned. I know they did e-mail blasts or whatever. I don’t know if it’s because people don’t have computers or what, or they too busy, or what have you, but, you know, it seems this area you really got to go and knock on the doors and really make these people understand because we are in fact working and looking at preliminary reviews on a project in the area that may be impacted when the project actually – you know when capital improvement project actually takes place. So

we're trying to apprise those people and that's how we know that some of these people have gotten no word so it's perplexing. I'm glad to hear that something is trying to be organized. Wailuku Main Street Association had asked for the construction drawings, now, was two months. The first month we got no response, and then we got it last month, maybe two weeks ago. So our structure and design committee just met to look at the construction drawings of the street scape plan, and we haven't been able to finalize our report yet in time for this meeting, but we will have our report to you all. I think once we make our report from our professional's view point on what's going on with this project, part of it will allay some of the fears, I believe, because I have knowledge of the findings. But we are continuing to say that there is a need to communicate personally, if possible, with the people in the near vicinity. And the parking management plan continues to be something that we've talked about now. There was a big mistake done on phase I in upper Market because even in spite of our noting that, prior to the project coming out and during the project, no parking management plan was provided and that really creates a problem in perception of the lack of parking and the reality of being able to find parking. So I would recommend that you folks keep on top of the – and make sure that there is a parking management plan. I think that will go a long way, and I'm sure you'll get the report on the actual onsite construction in time for your next meeting. Thank you.

Ms. Betts Basinger: Thanks Jocelyn. Members, I did have an opportunity to go down, in person, and walk around where construction has started, where they're cleaning out the back side, and they're moving along quite nicely. I took pictures over a one-week period and there's a lot of improvement. I'm going to make a recommendation that the MRA write a letter to the contractor, to Yuki, sharing with them the concerns that we've heard from the community as were stated here, Warren by you and by WMSA. Do have agreement on that?

Mr. Suzuki: Yeah.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: Okay.

Ms. Wade: Will do.

Ms. Betts Basinger: Thank you. Any other discussion on item (E)? And we will defer this item to the next meeting as well when we start setting the agenda. Okay, item (F), discussion on letter to Wailuku Redevelopment Area property owners with properties that are exhibiting signs of distress.

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

Ms. Betts Basinger: Let me see if I did. We'll skip this item so that the letter can be present

for us to review, and move on to –. After the phone conversation –. This meeting is in recess until 1:25 p.m.

(The Maui Redevelopment Agency recessed at approximately 1:20 p.m., and reconvened at approximately 1:26 p.m.)

F. DISCUSSION ON LETTER TO WAILUKU REDEVELOPMENT AREA PROPERTY OWNERS WITH PROPERTIES THAT ARE EXHIBITING SIGNS OF DISTRESS.

Ms. Betts Basinger: We are back from recess at 1:26 p.m., and we are taking up agenda item (F) discussion on letter to Wailuku redevelopment area property owners with properties that are exhibiting signs of distress. And members as you remember this is part of an overarching goal of MRA to be proactive and in the community as an organization that can help them. So I'll turn this over to Erin at this time.

Ms. Wade: Okay. We have this draft letter that we're proposing to send out actually to all of the commercial property owners within the district, and I guess, take a look and if you have any recommended changes I can make those. The issue for me right now is just getting it organized so that the property owner field auto fills based on a data base that doesn't exist yet, but we're working on that.

Mr. Suzuki: Chair?

Ms. Betts Basinger: Warren?

Mr. Suzuki: I guess, the only comment that I have, Erin, regards to your letter is that in second paragraph in the last sentence you talked about number of resources available. You know, could we kind of expand on that to provide some sort of examples as to what kind of resources might be available?

Ms. Betts Basinger: We –. Yes, and we are also putting together that list with the help of Anna Rubican of at the Maui Resource Center and others so that when they do contact us, we have a very complete list of all the agencies and organizations that can help them.

Mr. Suzuki: So when you talk about resources, you're not talking about anything that –. I guess the question I have was I thought that in reading this letter, when you refer to resources available, these are resources that may be available to MRA or Wailuku redevelopment area, and you're saying right now, that's not necessarily the case?

Ms. Betts Basinger: No, it would be to places like –. Well, no, it's not, because we are not a resource in that way, but that's good. We should re-word this is it's better understood. We want to be a facilitator to get them to the places in the community that could help them, whether it's MEO or Lokahi Pacific's loan fund or whatever it might be. So how would you

suggest we re-word that? There are a number of community resources available to you, and we'll be happy to put you in touch with them?

Mr. Suzuki: Yeah, exactly, something like that.

Ms. Betts Basinger: Okay.

Mr. Suzuki: I guess the reason why I asked the question is when you go to the sentence prior you talk about finance, ability to finance public improvements, purchase property, flex zoning and all of that.

Ms. Betts Basinger: Those are the things that we can do. So if they were to come before us, asking for any one of these powers that we have –. It's kind of a letter – Erin, wouldn't you say – to kind of educate them about how we can help them in our own powers which probably takes a little bit more time to do. And then also other community resources that could help them in the short term.

Mr. Suzuki: But when you refer to, you know, ability to finance, purchase property, are those resources that are available to the property owners or no? That they may have access to?

Ms. Wade: They would have to come to you and make a request to –

Mr. Suzuki: Right, but that's something that, a resource would be available to the property owners, but through MRA.

Mr. Horcajo: Not the public financing.

Ms. Wade: Right. Well, I mean, at this time, we could – like if we use the Four Sisters example, we could pay for the fire hydrant on their property if they wanted to come and ask us to do something like that. That would be an example. The purchase property would be, probably not initiated by an independent party. We would initiate that.

Mr. Horcajo: Yeah, for me, Warren, I mean, I say the second paragraph – I mean, the second sentence, of the second paragraph – I mean, it does say that the role of the agency. And I agree with Alexa that our goal was just to just educate the general public. Well, first to let them know that we're here, and that really is what, I guess, that second sentence says. And I guess, beyond that, we can act as a facilitator. I mean, half the people getting the letter are not going to understand either, but at least it gets the word out. And if they have any question, they can find out to get further educated.

Mr. Suzuki: And I reason I say this, then if you go to the first paragraph, last sentence, it talks about wanting to know about resources available to property owners. Then the next

paragraph talks about, it talks about this financing on that. So, they may somehow get the perception that because of the statement that's been made in the last sentence of the first paragraph, now you're expanding that in the second paragraph is something that, you know, when you talk about public finance or the finance public improvements, you know, that's something that MRA can do. But it's not something that the public might have access to, to the MRA.

Mr. Horcajo: So maybe my suggestion, if possible, is that we take the first sentence of the second paragraph and include that as the first paragraph, so the first paragraph basically talks of the MRA. And then the second paragraph starts of, "In addition to the MRA," you know, so that then talks about other resources.

Mr. Suzuki: Yeah.

Ms. Wade: That sounds good.

Ms. Betts Basinger: Yeah.

Ms. Wade: Excellent.

Mr. Horcajo: I have a question on this. I guess, is this going out only to lots that have commercial usages because undoubtedly there are commercial zone properties that are either being used as residential or are vacant. Just to clarify.

Ms. Wade: Essentially my plan was to send to everything zoned – everything, but those properties zoned for public quasi/public and for single-family residential, so that would include all the mixed use and business districts.

Mr. Horcajo: Right, with houses or not. I mean, as long as it's designated at least multi-family, commercial business.

Ms. Wade: Right. Yeah, my database doesn't show what the existing use is, only what the entitlement is.

Mr. Horcajo: Okay, well, that's fine.

Ms. Betts Basinger: There's been a lot of good discussion and newspaper articles, et cetera, about how there has been a trend for younger people to buy living properties, homes, in the area. And so, I guess, my question would be, is it just too difficult to include all the tax map key even residential?

Ms. Wade: I can send it to everybody if that's your preference.

Ms. Betts Basinger: So I'm just asking to include the residential dwellings within our area.

Mr. Suzuki: But, the question that comes to my mind is that, you know, what is the purpose of doing that?

Ms. Betts Basinger: It is PR. It is marketing. It's educating the public and letting them know a little about what MRA really can do in spite of what they might have heard. This also, all through out, should this also be a public letter on the website?

Ms. Wade: That's fine.

Ms. Betts Basinger: To the community. And then the mailboxes of everyone in our tax map, every tax map key in our area.

Mr. Suzuki: But then the resource available, is it only then through commercial property owner?

Ms. Wade: The resources that we have access to at the small business resource center, and through the Main Street Association, the majority of those resources are focused towards commercial properties and commercial related activities. So, that's not to say we couldn't provide some sort of a contact for people who are experiencing anything residential, you know, problematic or want to convert to a residential structure. It's up to you.

Mr. Suzuki: The question that comes to my mind in terms of when you send it to someone that lives and owns residential property, how would they interpret the letter that they're getting? If the letter itself is directed just to commercial properties. So you send a letter to someone who owns residential property, you know, how would they interpret it? And would they interpret in such a way, well, I'm residential, it's not commercial, this letter is just written for commercial property so I'll just ignore the letter? Or could they somehow misinterpret it, maybe it's a resource or an opportunity might be available to me?

Ms. Betts Basinger: So you would be suggesting if it were true, to take out "if you are a commercial." Just have it say, "if you are a property owner in the Wailuku Redevelopment Area."

Mr. Suzuki: No, but then, Erin is saying that there may not be resources available to residential property owners. It's more directed towards commercial property.

Mr. Horcajo: I think Warren is saying, and maybe I agree, is that we keep it the way it is, that it is really to properties that are designated commercial. And there could be a residence, but is designated.

Ms. Betts Basinger: Well, aren't all – isn't everything mixed use?

Ms. Wade: No.

Mr. Horcajo: No, you do have single-family.

Ms. Betts Basinger: So if a single-family wanted to improve their property and they wanted to be available to the fast track permit review processing through the MRA, is that not something that could happen? Well, it's what we're saying in this letter.

Mr. Suzuki: No, we're taking it out.

Ms. Wade: The thing with any residential use that's already zoned residential is they're probably not going to have to come to the MRA anyway. I mean, unless – it's likely that they're going to be able to have administrative approval, and the fast track isn't really going to apply to them.

Ms. Betts Basinger: Got it. Okay. So I'm hearing we should limit it to tax map keys that are zoned commercial. Okay. That's great. So we're going to add the second paragraph in with the first so that's a discussion about the MRA, who we are, blah, blah, blah. The second paragraph will be in addition, we can you put you in touch with several community resources that might be able to help you, and then to call Erin, check out our website. This goes on letterhead by the way. Our letterhead which lists all of you as commissioners. Okay, thank you. Any public comment on this item?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. I believe under your copies, you know, because you're referring to other resources, if you are going to be using like the business center, or Lokahi Pacific and us, you better have them listed as a cc to notify us that we might be referred, have somebody referred to us, but I do think you do need to have those names on there.

Ms. Betts Basinger: Good suggestion.

Ms. Perreira: And you may want to put it also, as a matter of fact, in that second paragraph as well to be – for professional etiquette and courtesy. Thank you.

Ms. Betts Basinger: And we still want to try to keep it to one page, though.

Ms. Perreira: You still can. One line.

Ms. Betts Basinger: We could maybe put that resource list together and have it be, attached, yeah.

Ms. Perreira: Maybe we should also specify what kind of assistance they can do so that, you know, you're not inundated (phonetics).

Ms. Betts Basinger: Exactly.

Ms. Perreira: Oh, an one last thing. When you talk about resources, it's our experience that whenever they say they may provide resources available, they think you get money. That's the kind of resource they're looking for, so you maybe, you know be prepared because you're going to have people thinking you – like I just had today – are there funds? Are there grants available? Are there low interest loans and those kinds of things?

Ms. Betts Basinger: Thank you, yeah. And that's why it's a good idea when we list the resource, to list what their limits of their help can be. Thanks Jocelyn. Any other discussion on this topic? Then we'll move on to item (G) discussion on Wailuku Police Substation, potential uses and partners. And I think this is an carry on discussion that we've been talking about for a while, in light of the fact that they don't want it.

G. DISCUSSION ON WAILUKU POLICE SUB-STATION POTENTIAL USES AND PARTNERS.

Ms. Wade: In my conversations with Sergeant Orikasa, the Police Department is intending to give back the Police Resource Center, essentially. They don't use it as a substation. And we had initially talked about making some suggestions to the Department of Management for what that building might be used for. And we're kind of taking a step in that direction right with the two trash cans we just ordered. We're going to be able to store those, until they get installed, at the Police Resource Center. So I think, I mean, we're beginning to take a more active role on that structure itself, so what would it mean, in the long term, what's the vision for the use of that facility. And I think the Police would still like to be able to use it for kind of like a central command or whatever during events and things like that which I don't see any problem with that. But, what else would you like to see that used for, and did you want to send a recommendation to Department of Management for its use? Because basically it just goes back to them as a facility, you know? We are not occupying this facility at this time, so with that void, it's good to have a recommendation or a request in there when that happens.

Mr. Horcajo: I'm curious on – two questions I guess – #1, does the Police Department pay rent for that space?

Ms. Wade: No.

Mr. Horcajo: No, okay. And then #2, who runs the Office of Management? Is that out of the Mayor's Office.

Ms. Wade: Sherri Morrison. Yes.

Ms. Betts Basinger: It's a County property.

Mr. Horcajo: Right.

Ms. Betts Basinger: That was built with the funding that went along with the – prior to the phase I Market Street improvements. Yeah, separate from and before. Warren?

Mr. Suzuki: How big is the space?

Mr. Horcajo: Six by twelve maybe.

Ms. Betts Basinger: On the inside, it's maybe –

Ms. Wade: Yeah.

Ms. Betts Basinger: And it has another, maybe, six by twelve lanai area at the entrance. And then behind it is public bathrooms. It is not classified as a substation. Substations are something totally different. They, as a resource stations, the Police still will have a presence in Wailuku. It's just not going to be there. They're finding that that's not conducive to what they want. So I guess this discussion might be about does this body think that it might serve this body in anyway. And then additional discussion might be what we've already heard from the community in the past about there have been discussions that it might be used as a tourist information center to get maps. You know there are a lot of ideas that have floated about the use of that building. So I guess if we can structure this conversation about starting first is there something that we think the MRA could utilize?

Mr. Horcajo: I guess I'm going to first suggest that given we have two groups that are out there, WMSA and WCA, to ask for their suggestions. You brought up the visitor whatever advertising. I remember, I guess, for years now, different people have gone forth to get money from, I believe, the HDA. The last one being, I forgot what her name was, but she was the previous director of Maui On Stage to have a structure with a glass front that talks about all the events.

Ms. Betts Basinger: The history and events.

Mr. Horcajo: Well that and the events, and I guess that funding died because the project never moved forth. And then I thought Yuki was also working on the same thing. If this spot is going to be vacant that might be, whether that's a temporary use or whether that becomes a permanent use, for at least the outside of that space. I'm not sure about the inside yet.

Ms. Betts Basinger: Well because even as we speak, it is used by the Police. So until that relationship – till it goes back to the general properties, I think that was one of the stumbling blocks with all of those previous suggestions. So I guess, members, Warren, do you think there's something that MRA could?

Mr. Suzuki: I'm just trying to think as far as in to my mind relative to, you know, what sort of operational benefits might that space have to the Wailuku Town, Main Street area. And right now, I can't really think of anything.

Ms. Betts Basinger: Okay.

Mr. Suzuki: I mean, at some point in time, let's say when the parking structure commences –

Ms. Betts Basinger: They can come buy their parking tickets there.

Mr. Suzuki: No, it could be a space where it could be used as a temporary office. Because whoever the consultant might be, if you have a project manager, you know, a lot of times it's very convenient to have a space in close proximity to the construction and have an area you can kind of base yourself out of rather than having to run back and forth between offices. So that could be a space that could be very beneficial at the time the parking structure under construction, but between now and then, I'm not really sure.

Ms. Betts Basinger: So let's keep thinking, you know, as we talk to the community and we're out there about uses that might benefit our town, so when we talk about this again next month, you know, we might come forward with more ideas.

Mr. Horcajo: Just one other comment. Up stairs on the second floor, there's that informational booth that's being serviced, I believe, for free by a whole bunch of volunteers. What's their role? I mean, do they only talk about stuffs that's going within the County?

Ms. Betts Basinger: What are you talking about?

Mr. Horcajo: Upstairs on the second floor in the County building right when you walk in the lobby.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Now they have an actual booth that they just give out information.

Ms. Betts Basinger: Yeah, yeah, yeah.

Mr. Horcajo: So my thought is what's their role upstairs and whether that group, whoever

that is, it's mainly made of elderly folks. Maybe that's another location for them to share information about the County. But I'm not sure exactly what they talk about upstairs at the County second floor.

Ms. Betts Basinger: So like a County informational outlet.

Mr. Horcajo: Right.

Ms. Betts Basinger: Jocelyn?

Ms. Perreira: We're really pleased that they want to give it back because we've tried to say from the very get go that the, you know, we need the police kind a not in your face and we know they had problems with the lights and the security for them at night and what not. It's just, you know, it wasn't really a good idea. We have talked about this and we have worked on this. I want to make it known to those who are just newer to the agency. Terryl Vencil and we worked on a project for that particular facility and it involved us working with the Carpenters Union, and we had some very good ideas and plans. I'd like to try to take that back to the board of directors and see what they want. But I do know, and I want to make it very clear that we are very capable of being a historical resource. We have our oral history group and they are the keepers of the historical data and information. And they, at one point –. I mean, there's a lot of ideas that have been talked about. My suggestion is because it is a facility that is owned by the County of Maui, it shouldn't go to just anyone. You need to, even if on a rotational basis, and I would suggest, I haven't talked to the board, we will certainly sit down and put our thinking caps on. But if you are going to use it, you need to rotate it because I know that we've put in a lot of time and effort, and that's one of the reason why that's there. So I think that is important that we can utilize it for what it was intended in the first place. I do know it would be an excellent site, if not inside, but on the exterior when we were talking about where to put information for visitors, you know, when they come, that that was something that could be worked on. We were just trying to work out any possible security concerns on placing that there and vandalism and so on and so forth. And so we can look at that again.

And so, I do think it needs to provide a combination of service. I think the residents need to get some kind of benefit from it. The visitors certainly could be, if we had the maps that go on the outside, that was originally planed, except we wouldn't encourage putting that vinyl junk. If you had something nice on there, you know, that would be complimentary, I think that would be good. But the whole intention, when the design for the whole are was planned, was again, I want to remind everybody, the reason for that area was for it to be an open, green open space in the long term. Right now it's being utilized for parking. At some point in time, because Wailuku Main Street Association will continue to educate on the reason why the County purchased that property, is for it to be a passive park, like setting, where people can come and sit down with a brown bag lunch or what have you, and feel they're in a nice, safe environment. And I think that is conducive for visitors to be

drawn to the area as well. So I will go back and revisit that with the board of directors, and the seniors and see what they think. Thank you.

Ms. Betts Basinger: Thank you. So, any other discussion members? I do think that it could be a community resource like in lieu of a town square, and you know, how some small town, some store front ends up with all the, you know, the bulletin board and everything posted about what's happening in their town. It could be something a little classier than that for the Wailuku town. If we could, if the MRA can email all of the pertinent stakeholders and let them know that this is going to be again on our agenda next meeting, and that we would like their input in writing or if they want to come share it us, just for ideas. And I don't think we should tell them the Police wants to get rid it, but just, you know –

Mr. Suzuki: There may be an opportunity in the future.

Ms. Betts Basinger: Yeah, there might be an opportunity, you know, blah, blah, blah.

Mr. Horcajo: So lastly, Erin, I assume that Sherri Morrison, I guess, knows of this opportunity. So do we know for sure that they're relying on the Wailuku stakeholders to help decide what could go in that space?

Ms. Wade: No, and you know I haven't talked to Sherri directly about this so I don't know what her knowledge is of it. In fact, officially, as Alexa said, the Police are still are using the center, so they're not turning it over. It was just when Sergeant Orikasa and I were talking about the facility and he was saying their minimal usage of it, he thought it's a great space, we should have a conversation about the best utilization of it.

Ms. Betts Basinger: And that utilization may still include their presence, but shared with other opportunities as well, so thanks. I also think this is another example about the MRA being ahead of the ball rather than behind it, and taking some initiative in something that could improve the area. I see that Yuki Lei Sugimura has arrived. Yuki we did go through agenda item (E) and we have moved passed it. Would you like to be scheduled? Okay. So members, would we like to take item (E) again before we move on to item (H)? Members?

Mr. Horcajo: Sure, if Yuki wants to.

Ms. Betts Basinger: Okay. Thank you.

Ms. Yuki Lei Sugimura: Thank you. Sorry for the delay. I was tied up in a meeting that I didn't expect it to be that long. Thanks for letting me come before you. I really appreciate this opportunity. My name is Yuki Lei Sugimura and I come here on behalf of the Market Street Improvement Project. I just wanted to give you a quick update as to where we are on the project. We are right now on a – the project has been put aside for a little bit. We

ran into a problem, so we have an easement problem that we're trying to work through, of an encroachment. And so we are, on the 15 of February, we sort of put everything on hold for while. We're working through the paper works and the procedures and their realignments that we need to do. But we do plan on, of course, picking up as soon as we can, we're still meeting like normal, we just don't have the construction going as we had seen from when they first started. But, we were hoping that by sometime in late March or April we can hit Market Street, and you know, still continue on with our plans. So that's where we are right now, and I will come and give an update if I could at the next MRA meeting, but we're working as fast as we can to get this done.

Ms. Betts Basinger: Okay, so you say the date that the project stalled was the 15th?

Ms. Sugimura: 11th, sorry, of February.

Ms. Betts Basinger: The 11th of February. Because it was moving right along before that.

Ms. Sugimura: Yeah, really fast. Goodfellows is just an awesome company. Very professional. But I will keep you updated, and I actually prepared a power point presentation for some of my other community presentations that I did. I would love to show you just so you can see and hopefully by then we have started again and I can show you where we were and where we are. So, again, I apologize for being late.

Mr. Horcajo: Chair?

Ms. Betts Basinger: Members, questions?

Mr. Horcajo: I'm just curious, what kind of encroachment are you talking, building, sidewalk?

Ms. Sugimura: So, what we ran into is, just because as you know things take time and so I believe what happened, you know, although I wasn't really there, we're all like shocked that it was there. But there's a home on the pathway of this drain line that we're creating, that kind of was a makeshift add on, a lot of different structures. And the last structure that they added on is actually so close to the boundary where our easement is, the County easement is, that for us to actually build our drain line where we had planned, he's now like in violation of what is allowable. So we're trying to work through that. But you know, things like that happens right. No buildings were met and the home, according to what the County inspector came to look at, is very different than what's really there today. So we ran into that, and we're also, at the same time, which we actually could have – as you know, we took down that monkey pod tree, so we're readjusting our plans at the same time to accommodate that change.

Ms. Betts Basinger: Warren?

Mr. Suzuki: Are there going to be sort of cost impacts due to the delay?

Ms. Sugimura: I'm sorry, what?

Mr. Suzuki: Cost impact due the delay.

Ms. Sugimura: And what about that?

Mr. Suzuki: Are there going to be any additional costs impact?

Ms. Sugimura: Yeah, there will be. So they're actually – Goodfellow is working on that and will present it to the County. So that was part of our discussion at our last Wednesday meeting.

Ms. Betts Basinger: So in the interim, are all of the other things that you were doing in community outreach still progressing?

Ms. Sugimura: Yes. So in the interim what I've been doing is talking to the impacted residents in that area just to make sure they're fine. As you can imagine because we were under construction, the homes in that immediate area have been very gracious in allowing us, the general contractor, to utilize that for some of the storage of their equipment and having to make adjustment to their private properties. So we're keeping close tabs on that. So they're not getting all dusted out or anything during this period. So, yeah, we are. That's one. The other thing that I'm waiting to hear back – I told Erin this – we need to hear back what the traffic plan will be which hasn't yet been approved yet by our contractor, our project managers. But once that is, I will be able to report that to you and that would involve some of the concerns about the traffic mitigation which I know Warren had a concern about, so we do too. So we're keeping in contact with, you know, the different businesses, so that when we do something, you know, we're always trying to be ahead of the phone calls so we've been pretty lucky about that so far.

Ms. Betts Basinger: Members? Warren?

Mr. Suzuki: I'm going to bring up the points that I raised Yuki while you were not here. First of all was the issue as far as impact on Takamiya, and I've had various people, you know, make comments to me about the fact that Takamiya or Lance is not yet satisfied with what's been proposed to him. And also, I've spoken to some people along Makua Road as to whether or not anyone has talked to them about the potential use of Makua as a detour road, and the response is no. And as I shared, you know, early on, you know, prior to the commencement of work on the project, and these are things that need to be taken cared of before construction because a lot of time what happens during construction is that once a contractor like Goodfellow gets started, they're moving along so fast and you could potentially put the residents and Takamiya in a position where they've got no choice but to

accept what's being proposed to them, even if they don't agree because of the fact that if they don't, then it has an impact of the project in itself. So like the traffic plans, for example, the traffic plan is suppose to be approved prior to even start of construction and not is something that goes through review and approval process while construction is going on. I mean, same with the parking plan, and those are things that needs to be done, and again approved by everybody prior to commencement, and not while work is going on. So I still have a fair amount of concern about these things, and I'm not totally comfortable that these things are being handled in a way that, you know, it needs to be handled.

Ms. Sugimura: I appreciate that. The –. I am told that the traffic control plan, once it gets approved, and I did hear you from before, I think it was a couple of meetings back, my instructions I guess is basically to talk to the residents once it's approved because I would hate to say that we're going to do this and then we don't do it. So once we're at a point where we know, you know, what the situation is, then that's when I will definitely do that next step.

Mr. Suzuki: But again my concern is these are things that should have been done and could have done prior to commencement of construction, and you're trying to do while construction is going on. I know Goodfellows. Once they get started, they're going at their pace and you better not stand in their way. And you could find yourself in situation where you want the traffic plan approved and they're ready to go forward, and again you've got no choice but to do what's being proposed, otherwise it's going to have an impact on the project. And I would hate for that situation to occur, and the residents be forced to accept whatever, again, whatever is being proposed to them because they've got no choice and they don't want to be blamed for, you know, being the ones that could potentially delay the project from being able to move forward or get done in a timely manner that hopefully is going to get done. That's my only concern.

Ms. Sugimura: So, I hear you and will ask that question because that probably was before I stepped into this project. But, I will find out what, you know, what was communicated to them before.

Ms. Betts Basinger: To the best of your knowledge at this moment, when do you think the traffic – who's approving the traffic plan?

Ms. Sugimura: The County is through SSFM. They're the project managers.

Ms. Betts Basinger: And it has been submitted already?

Ms. Sugimura: It's been submitted. Yeah.

Mr. Suzuki: By?

Ms. Sugimura: By Goodfellow. And as you know there's a whole – as you know there's a whole process that goes on in terms on notifying the community with Maui News ads. There's a whole process that's involved. We're not there yet because we're not on Market Street, and I guess with this other delay that's happening, it sort of given us an opportunity to get it approved and I'll be talking to the tenants – not the tenants, but the residents.

Mr. Suzuki: Chair, again, it doesn't take that long to approve a traffic management plan. It doesn't take that long. I mean, you know, as an engineer who has prior experience, it doesn't take that long.

Ms. Betts Basinger: So Yuki, is there some help the MRA can (phonetics) here?

Ms. Sugimura: Well, you could send them a letter of something if you want, but I think we're really close to getting that done. The last meeting that I attended was Wednesday so that's what I was told.

Ms. Betts Basinger: And it has been submitted by Goodfellow?

Ms. Sugimura: Yeah, it has. Actually it has been.

Mr. Suzuki: Do you know when it was submitted?

Ms. Sugimura: I don't know the exact date.

Mr. Suzuki: What about the parking landscape plan?

Ms. Sugimura: A status of that is I have had some discussion with Erin on that for this project, as well as Don Medeiros with the bus company looking at a possible shuttle system. And my next step would be to talk to the people in Happy Valley. As I've talked to them, just to see who would be –. I think the alternative would be by looking at the different parking available which will basically be street. There's no municipal parking lot in that area for other parking. It's all private basically or street parking. And so a shuttle to look at possibly doing the possibility of a shuttle from some place like War Memorial Gym to Market Street and having it start like seven in the morning or whatever just to see if that would be a possibility. Some kind of shuttle service.

Mr. Suzuki: So are you suggesting that someone that wanted to go to Takamiya would go down to War Memorial, catch a shuttle to go to Takamiya?

Ms. Sugimura: No. I'm talking about employees that park and work in Happy Valley. I don't think your example is probably what a person who wants to buy something from Takamiya would do. But maybe at the next MRA I can show you what the traffic plan would

be during the time that we hit Market Street. Because right now, as you can tell, on January 19th when we started construction, I got calls from people saying, hey I thought you were starting construction. What's happening? They couldn't see it and that's because it was all on the Spreckles ditch side so it was pretty invisible to hindrance of traffic or ongoing flow. But once we hit Market Street, as you know, that's when we're going to feel it. As soon as we get closer the Alahee Street is the street right by Happy Valley Hardware. So as soon as we get towards that, I'm sure we'll start feeling the impact of the traffic. But at the next MRA meeting, if I could, if you could put me on the agenda, if you're interested, and I would like to just to maybe show you what the Goodfellow plan is in terms of what the traffic flow would be like once we hit Market Street.

Ms. Betts Basinger: And would it be possible to invite the project manager or the person who has written the plan?

Ms. Sugimura: So that would be Goodfellow.

Ms. Betts Basinger: Okay. Just ask if they can attend with you. Warren?

Mr. Suzuki: So, you mentioned, Yuki, that there may be a possible they may recommence construction in March?

Ms. Sugimura: No, no, no. It's a ball park because we don't know when the construction is going to start, but around, ending of March, we may hit Market Street. But right now, we hope to continue soon. We're working – not we – but they are working hard in terms of getting all of these discrepancies worked out or even to, you know, realign our plans so that we can work through it.

Ms. Betts Basinger: I think the biggest concern to the residents and the merchants is going to be that time line of construction as it moves down closer and closer to Takamiya and then finishes. So if your presentation is able at our next meeting to show the parking mitigation as it relates to when we're in this area, how long it's going to take to finish, you know, pass the bridge and all the way down. That will be terrific, at least for someone like me. Members, is there anything else that you might be interested in seeing other than the map?

Mr. Horcajo: I guess my comment was more related to the parking management plan, and this is just kind of general discussion because it's been brought up before, and we may need it especially when we get to the parking structure itself, but is it more Goodfellow or more SSFM who really would have dealt with the parking mitigation for the project? And they should be the one talking to us about that.

Ms. Sugimura: I'm not sure if it normally would be in this project because I think it's more a realm of the impact of the community that maybe the County would be more concerned

about because a construction is a construction. But how it impacts all of that, it was never written into the contract, so this a kind of little bit above and beyond what I'm looking at, but it's an important aspect of it.

Mr. Horcajo: No, it is and I guess I bring that up because for future big projects with – I like this – I guess we should be sure to remember that maybe within the RFP there's something to deal with parking mitigation that maybe should be standard for big projects.

Ms. Betts Basinger: Particularly what's happening with the parking structure.

Ms. Sugimura: That would be huge. I think the municipal parking lot one would be a huge impact.

Ms. Betts Basinger: Members, any other comments? We had an earlier discussion and the concerns that Warren brought up were brought up to this body at that time. And there was some concern from the community that echoed what Warren said. We were going to write a letter that you could pass on stating those concerns. Having had this report and knowing that she's coming back next month with a more detailed report, do we want to cancel the letter?

Mr. Suzuki: No.

Ms. Betts Basinger: Okay, so we will be sending a letter that shares the concerns of the community and this body about the parking.

Ms. Sugimura: Okay. That's fine.

Ms. Betts Basinger: Anything else members? Okay. Thank you.

Ms. Sugimura: Thank you.

H. DISCUSSION ON 2010-2011 BUDGET REQUESTS

Ms. Betts Basinger: No, moving onto item (H) discussion on the 2010-2011 budget request. Erin and I had the honor meeting with the Mayor – gosh when was that?

Ms. Wade: Last Monday.

Ms. Betts Basinger: I forgot. Time flies. And you know, I think, most of you heard her State of the County of address and she was very straight forward about the condition, the financial condition, of the County at this time. We, however, did present to her if this were in normal times, this is what our budget request would be, and it would be for all these reasons. And our reasons were well justified. And we also – I think she appreciated that.

We also said we appreciated the fact that we understand there are going to be some cuts. So we are expecting – well, I don't know what we're expecting. Actually, we're not expecting \$250,000. We had hoped, or were hoping, and we have a budget that we can easily expend on the priority items that we want to work on of \$80,000 and we're hoping that we might be able to stay with that, but we're just going to have to wait and see what comes out of Planning Department. Other than that, was there any thing else of note in that discussion with Mayor and this agency?

Ms. Wade: I think she was very excited about the PUMA work.

Ms. Betts Basinger: Yeah.

Ms. Wade: We did share with her the work with the market study that's going on and she was pleased to hear how many agencies and organizations are collaborating and looking forward to the results because it's also a step forward for the parking structure project so she's pleased with that.

Ms. Betts Basinger: Yeah. She remains supportive of the progress in Wailuku town, so she has said that from the beginning. We did mention that it would be nice. We did mention to her all of the alternate funding avenues that we have discussed like TIF, et cetera, and she really was excited about our discussion as we shared with her about TIF and that was another reason she's looking forward to the results of the PUMA study, the market based study because they're going to be implementing strategies that go along with that study that are going to, you know, write the ordinance that we have to put out in order to do that. She understood clearly too – you know how good Erin is at explaining these things so we all get it – she understood right off the bat how this is an ideal moment in economic times to institute a TIF when property values are low. And so that gradient amount of money that would come to the agency really can do a lot of good CIP work in our area. So all in all it was a really positive meeting on our work. She gave us an hour and a half which I was just astounded, you know, that we had so much of her time. Any comments, members? Any questions?

Mr. Suzuki: Chair? So, the budget is submitted to the mayor through the Planning Department?

Ms. Wade: Correct.

Mr. Suzuki: So did the Planning Department include all that we requested for? I mean, do we know?

Ms. Wade: Right. We do know what was submitted. They submitted a request for basically \$5,000 for the MRA to use for operational purposes, and the MRA's portion of the parking lot coordinator's contract which is about \$45,000, so a total of \$50,000 operating budget

for the redevelopment agency.

Mr. Suzuki: But when you two met with the mayor, you mentioned \$250,000.

Ms. Betts Basinger: Yes, because what we wanted –. We knew that mayor was going to be receiving the Planning Department's allotment.

Mr. Suzuki: Okay.

Ms. Betts Basinger: And we wanted her to understand if times were better, all the things that we would like to do, some of which she really likes, and so there's that hope that it could be augmented. And then we have the Council. So, any other questions?

Mr. Suzuki: Nope.

I. EXPENDITURES

Ms. Betts Basinger: Okay. Moving on to item (I) expenditures. Erin?

Ms. Wade: Okay, you should have a revised report and we just worked out one of these issues earlier yesterday, so unfortunately this report doesn't reflect that. If you look over to the column stating Wailuku Muni Parking Lot, \$15,300 is underneath that. And then you look down to the bottom where it says subtotal working budget, parking lot coordinator contract, that \$15,300 should be coming out of that \$40,000 so I will ask Sandi to adjust that. So we actually have that \$15,300 is still within our remaining budget.

Ms. Betts Basinger: So our remaining budget of \$36,197.92 should be increased by \$15,300.

Ms. Wade: Correct.

Ms. Betts Basinger: So the point here members is we want to – going back to all the work we put in re-strategizing the plan and creating priorities for particular studies and actions, we want to make sure we don't lose one penny of that. So what we can encumber now towards our goals is really, really important. So as we talk about this at each meeting, let's have some discussion each time that gives us actions that Erin can take to encumber the funds for things that relate to our mission and our priorities. And so that would be –. What is \$36 –.

Ms. Wade: \$51,000. That can't be. We only had a operating of \$50,000 to begin with. Well, let me double check with Sandi about that because I don't see why we would have this \$15,300 and then it not reflected in this \$40,000 that already came out, so let me double check. Our total operating that we were allocated was \$90,000 and then they took

the \$40,000 for the parking lot coordinator. So, let me confirm. But, you'll see that the \$10,000 for the Tri-Isle, for the contract for the market study, is shown waiting for the grant paperwork.

Ms. Betts Basinger: And that may not be that amount, correct?

Ms. Wade: We can come back next meeting and talk about the total.

Mr. Giroux: Just for clarification. I talked to Michael Hopper, and so he just wanted to confirm with me that there was actually going to be another vote confirming, I guess, the amount.

Ms. Wade: Correct. So right now, they approved in November, the \$10,000 allocation right? And we're going to be talking at the next meeting about whether or not we need to add additional funding to that.

Mr. Giroux: Okay, so I'll just let him know that it will be on the agenda, and we should have a draft document possibly for you guys.

Ms. Wade: Yes. Exactly.

Ms. Betts Basinger: Yes.

Mr. Horcajo: So question Erin. What is Keystone Ridge designs?

Ms. Wade: That's the ones who create the benches and trash receptacles. They're going to be shipping this week, so we should see those containers shortly. And, I guess I should add to that. We need to have those installed by a professional contractor, so we'll have to have a fee associated with that. And I did call Diversified because they did the original installation, and we can do a sole source and it would be under \$1,000, so I will get a quote for that. And procurement said the one quote is fine, as long it's under \$1,000 and it's a sole source.

Ms. Betts Basinger: Thanks Erin. We're tightening all our belts. Any other discussion members as we carry forward the budget? And next meeting we will vote on it. Planning Department update.

J. PLANNING DEPARTMENT UPDATE

- 1. Update on Project Applications and Enforcement**
- 2. Interdepartmental Coordination**
- 3. Market-Based Plan Update**

Ms. Wade: In terms of new projects, we have been meeting with one for Habitat for Humanity on Kahawai Street and Lewa in Happy Valley. It's a multi-unit project, and we expect their application to come in next month, so it will be routed to all the agencies and probably will be on the April agenda, so be anticipating that.

Interdepartmental coordination, there was a lot of that went on this month with the market base team that was here, so we met with Long Range Planning Division and with Public Works and spoke with Department of Management a little bit about the Wailuku Campus Study. So hopefully going forward that will continue and it did raise several issues related to both processing permits within Wailuku in expediting, and also just the existing infrastructure within Wailuku that is going to come out in the report regarding the market study related to deficiencies and recommended areas for improvement. Which leads me to the market study.

I passed out today. Their initial draft version of the town survey. And you can see it's targeted basically for shopping, entertaining, trying to determine why people come to Wailuku and what they do when they are here. I did have some changes that I already recommended to the consultant team, and I have asked Morgan to take a look and incorporate questions about parking in the study, maybe three to five questions related to parking. Since we're sending out a survey, it seemed like a good time to gather background information about that too. So please take a look at it, and if you've got comments you want to send back to me, just let me know. They're going to be revising over the next two weeks.

Ms. Betts Basinger: Do you want to share with the body the task force? Who the task force was and what a nice collaborative group of people were involved.

Mr. Horcajo: Chair, if you don't mind if I can first comment about this, I guess, please.

Ms. Betts Basinger: Yes, please.

Mr. Horcajo: Yeah, I think I will comment. I will have to look at the survey. I kind of drafted it a while back to see whether there's some need to use some of those. But my main question, I guess, I wanted to bring up is how much have you folks talked about distribution? You know, to whom? To how? So that our discussions can then relate, I guess, in this case PUMA, right?

Ms. Wade: That's a great question. There's two avenues of distribution. Hard copy and electronic. The electronic is the really easy version. This is all ready in the format to be. It's created in the survey monkey which is a website online where you can go and anybody can take the survey.

Mr. Horcajo: Survey monthly?

Ms. Wade: Survey Monkey.

Mr. Horcajo: Monkey. Survey Monkey. Excuse me.

Ms. Betts Basinger: That's a soft ware.

Ms. Wade: So we can – right now the intention is to send e-mails utilizing the employee systems for the County of Maui, the State for employees in Wailuku, Maui Community College, Maui Memorial Hospital, Kaiser and Maui Medical Group. All of those, those six organizations, have employee email systems so we can – they can do a one blanket email requesting people to go take the survey. So that is of no cost to us whatsoever, and it actually tabulates the results on its own, so there's no tabulation costs either, which is helpful. But they have also recommended that we do mailing as well, and Morgan is assisting me in looking into ways that we can save money by either sending out with the water bill or with the MECo bill. And then he's looking into bulk rate mailing – do we have to pay to have it returned to us, or can it be returned as part of the water bill payment and things like that, so Morgan is looking into that.

Mr. Horcajo: So that cost would come from our budget. Am I correct?

Ms. Betts Basinger: In the scope of work of the PUMA contract, this survey is part of it.

Mr. Horcajo: It is part of their –

Ms. Betts Basinger: What we're talking about now is what is above and beyond what they have scoped as – you know, they're the professionals. They said, this is how we need to survey in order to get the best results. If we want to do something more than that, yes, we're going to have to come up with money.

Mr. Horcajo: So, we're saying the RFP was not specific as to the distribution size, method and cost?

Ms. Wade: No, I don't think that's accurate. They – in the scope of work, they agreed to create the survey, and that they would rely on us for distribution. They recommended that we do the electronic version of major employers and then we do some type of mailing, and it is up to us to determine to what extent that mailing should occur and what we want our survey sample to be. But they said the ones that they normally do are not statistical survey samples, that they would do something smaller and they would do something. Instead of a random sample which most utility companies don't have the ability to do, they would say, mail it to all people who's last names begin with "w," or something like that, for the random sample.

Ms. Betts Basinger: Warren?

Mr. Suzuki: You know, my recollection when we were talking about this work being done, and I probably was the one that made the comment about, you know, when you're dealing with a community like Wailuku where you have a lot of older people around, they tend to not respond to surveys. And you need to reach them because they likely could provide you with valuable information, valuable input. And my comment was that you need to somehow pound the pavement, walk the streets and have people go and actually physically approach them. Is that something that was contemplated or, I guess, was it decided that maybe the cost would be too high to put forth that type of effort?

Ms. Betts Basinger: It's not part of their proposal to do it that way. However, in my notes regarding the PUMA scope and those things that we now think may be worth spending a little extra money on, that would be one of the things we would want to discuss. And perhaps there's an opportunity to collaborate here with WMSA and Wailuku Community Association and other stakeholders in a partnership that would get it out to more maybe through an event that it would be held to talk about this to the community. Or even by some churches, or even by some sort of canvassing. So, I think what Erin's intention is when we have this on our agenda next month, we're going to have those options. If we do this, it will cost this much more. If we can collaborate and get kokua from other community organizations it might save a little bit, so you're right. But right now, they prepared the survey and they will continue to add to it especially the parking stuff, and they will do tabulation on those things that are not part of survey monkey.

Now also, we have a website that survey monkey can be on as well, so we can get people to go to the MRA website and take the survey. So these are all options. That would be a fairly low cost way, to have people go to our website. You know, having it in a store front window, like at WMSA, would also be a way for community to see it and take it. So if we say that there all these like polling places where they can drop in and get a survey that might help. It will reach more people. Again, the intent here is not to be like a statistically representative one. But for the people that are concerned about Wailuku, it will represent them. So if you can think before the next meeting of ideas, other ideas, to expand the reach of the survey that aren't going to cost, you know, lots and lots of money, we're happy to hear from them. Jocelyn?

Ms. Perreira: I wanted to add that – you still wanted me to talk to the Maui Electric right, or is Morgan doing that?

Ms. Wade: Morgan is working with water right now.

Ms. Perreira: Yeah, because I thought that was – cool. I wanted to let you know that probably another good avenue is we have some newspapers circulation and they do have the ability to put something like that as insert. And I think that would be a really, really good way to get the hard copy out as well. But, the one thing that comes to my mind is when I look at this survey, it's cool that we're doing and checking with just the Wailuku people

because I really think they are really important. But I think there might be some thoughts and consideration should be given to the fact about people who are not Wailuku residents that don't like or owns a business in Wailuku, but they come to Wailuku regularly. There are a lot people like that. You know, I think, you've got to like categorize it. Your results have to tabulated separately because obviously your priority should be geared to the people who live in Wailuku, first and foremost. But, I think it would be help in the overall marketing strategy which is what, you know, we've always felt we didn't have enough information to get a handle on the leakage sales opportunities and other things that we should be looking at is to figure out what would draw people in here to do more of why they would come to Wailuku to do more things. So that would be not only the people in Wailuku, but people from outside of Wailuku. And then you can, you know, you can even do it, and can even structure it and it means a lot more intensive work, but I mean, if we're serious about it, we got to at least talk about it. I mean, you know, there are focus groups like for instance to me we have a graying community so I would pay particular attention to maybe going to the senior citizen's groups and getting, you know, what would make you come to Wailuku, you know if you're not in Wailuku. Or you know what I mean? There are groups that we – sport groups, or people who are going to have weddings or honeymoons because, to me, Wailuku is a natural for, you know, weddings and – get photos and churches and use to have tuxedo rentals, but still, it provides an opportunity. You've got florist. All kinds of stuff that, you know. I mean, I think we got to put on our thinking caps and be a little bit more creative and try to help PUMA kind of expand their horizon if we can, and I think that will help Wailuku a big, in a big way. Thank you.

Ms. Betts Basinger: Thank you. And we will be depending on you as a partner in getting these surveys out as well. Thanks Jocelyn.

Mr. Horcajo: Chair, I've got a comment or suggestion on the Planning Department's update. I guess my thought is we've got the project list and it's pretty much only projects that have been submitted by an applicant for whatever else. But we also have stuffs that are ongoing that we've talked about that do not necessarily need to make the agenda here. The trees at 33 Market, the banner, the planters. I'm wondering whether that, whether you give it a project number or something and that could be part of your project update or at least part of the Planning Department's update and stuff. And that way if this eventually gets on the website, you know, then the public can see well you've got all these things going on, and all they're going to see right now is just have to do with improvements, not necessarily all the dirty work that's going on, other than somebody's improvement project.

Ms. Betts Basinger: You mean a status. Like a status of the ongoing projects.

Mr. Suzuki: MRA projects.

Mr. Horcajo: Well, MRA projects, you know. And whether it be dealing with cutting the trees down at 33 Market, whether it be discussion of moving the planters, the banner

discussion. You know, it doesn't necessarily have to be an agenda item. It could be under Planning Department and there's a project list that maybe there's a number and maybe not. So I wanted to ask you what you think about that, and I can ask the Commissioners that.

Ms. Wade: Maybe you'll recall in September and November, I did like a staff memo that was for projects that don't have project numbers, basically, just ongoing things that we've been working on. So when I have a large load of things that are like that, I'm more than happy to do that. With this PUMA, you know, we met two weeks ago, and now we're meeting again. And since they've left, their request – I have a really long list of actually of data that they need to get, and I attached some of that for you to this. They needed crime statistics and bus rider-ship, traffic counts, all kind of stuff like that. So I've been busy doing that and it's not a whole lot of what applies directly to you, but it's a lot of data gathering which is going to be great as a resource for us long term. So I didn't have a detailed –. I didn't have a whole lot to report except that we're building our resource library right now.

Mr. Horcajo: I guess for me, it's more just kind of keeping track and keeping us on track as to stuff that are still, you know, happening. So at some future point in time, it's on some kind list, some kind of database that says trees are gone, it's completed, and that's off your list. So when you see a list, you say, I forgot about this, and then it will remind us too. We don't have to talk about it, but at least it is on a data base.

Ms. Betts Basinger: It's sort of like that report that we started getting from Joe, and then I think you modified it to be more reflective. You know, it took off all the things that are already done.

Mr. Horcajo: Yeah, but that one has to do with –

Ms. Betts Basinger: That was a KIVA print out, wasn't it?

Mr. Horcajo: – applications.

Ms. Wade: Right. Exactly. That's only project applications and as you're noticing, we've got a whole lot going on that doesn't have a permit number.

Ms. Betts Basinger: But does that mean there haven't been applications?

Ms. Wade: Yes, it does.

Ms. Betts Basinger: There was an update, I believe, on one of the applications that had come before us prior on the Vineyard Tavern. The Inn. Did you want to –?

Ms. Wade: Well, they're not ready to come back. They're not ready to be scheduled for a

public hearing at this time.

Ms. Betts Basinger: I'm sorry. I meant Hart's Corner.

Ms. Wade: Sure, I have to update you on that. Last year in May, the MRA approved the Mynah Bird Pub as a – gave them a MRA Use Permit and a series of variances related to parking. And at the Liquor Control Commission meeting, two weeks ago, the liquor control failed to approve a liquor license for the Mynah Bird Pub so they will not be opening. And I've been kind of taking with Jordan Hart about what his long term ideas are. But I think he – this came out in the task force meeting too about how shattered dreams, the concept of shattered dreams associated with MRA where we're kind of misleading people perhaps or that the plan misleads you to think it's going to be easy to get anything permitted. And so part of what I'm learning from this is what do I need to be preparing people for in terms of their expectations when they apply. But there are things that the MRA cannot control. We don't control the provision of liquor licenses. And also it's a two way street. What does the Liquor Control Commission need to understand about the MRA and what the vision is for the MRA area. So, there might be some back and forth education that we learn as lessons from this. I guess that's all.

Mr. Suzuki: Not the other way around.

Ms. Betts Basinger: Okay, members, any other comments or questions on the Planning Department Update? Okay, did you have a comment Jocelyn?

Ms. Perreira: I just wanted to say that it's not like there's not a whole heck of a lot going on because there is a whole heck of a lot going on in consultation phase and preliminary conceptual possibilities and what not. It's just that it's not ready to come to the MRA for an application. But we are very busy talking to people about investment, reinvestment in Wailuku. The Main Street team of professionals are really busy and Erin knows because she sat with me with a stack of stuff. But it takes time. You know, people, there's so many road blocks and that was the one thing that we had talked about was like so they don't have a shattered dream. How do we break through the –. And we do have a project that we are doing economic strategies for small town which includes Wailuku, and of course, the redevelopment area is part of that area. And we will be looking at ways that we can overcome some of these difficulties because people can get to a point where they get so excited and then the minute they get into this bureaucratic stuff, and somebody, if they talk to the wrong person, they can make them feel like, oh my god this is not possible. So, I think, you know, it's really good that at least we have this kind of an attitude to try to make it go forward and try to jump over the road block instead of, you know, letting them be disappointed.

K. NEXT MEETING DATE: March 19, 2010

Ms. Betts Basinger: Thank you. Yeah, it has not been outside of the realm of this body to tell people straight on there is nothing we can do for you, you need to go some where else. So members, helps us schedule the agenda for next time, and we can adjourn. So (A), (B), (C), and (D) remain. (E) remains where we will be expecting perhaps a project person, and we will be expecting the –

Ms. Wade: Power point.

Ms. Betts Basinger: – the plan and the power point.

Mr. Suzuki: Chair, on that particular issue, can we extend invitations to the project manager, SSFM?

Ms. Wade: Yes.

Ms. Betts Basinger: Yes. You know, you might want to tell Lance and others that you might see from time to time, it would be a good meeting to come to because it would be enlightening a little bit.

Ms. Wade: That's a good idea.

Ms. Betts Basinger: (F), thank you very much. That letter will be going out with the corrections that you made. (G), we're going to continue that, but prior to further discussion next month, we will be inviting community groups to comment. (H), I don't think we need to discuss our budget request any further, but if there's an update, we might want to know if it's been updated. If administration has adjusted before they send it to Council. It goes to Council on March 15th, and when is our next meeting?

Ms. Wade: March 19th?

Ms. Betts Basinger: So we'll have an update on what the actual number was that went to –

Ms. Wade: Right.

Ms. Betts Basinger: Expenditures, Planning Department Update. And what I want to add to next weeks discussion is a discussion about banners downtown. You know, all of the new street scape lamp post came ready to hang beautiful town banners. And I e-mailed each of you some ideas of what other towns have been doing. And there has been a task force put together about banners that are being promoted by Malama Wailuku which is a private non-profit entity, and they are doing those as an event banner maybe for First Friday, I'm not quite sure, but they will be coming before us with a permit application of some sort. But the discussion arose that perhaps something as important as identifying banners which are logos for our town that it might be something that the MRA would want.

It sort of is in our plan anyway. It's not a high priority, but we do have an entire section in our plan that talks about marketing Wailuku and street scape. So that's why you have that and we will have a permit from Malama Wailuku where they will be showing what they have come up with, that they want to hang, so be prepared for that and I guess we'll put that on the budget.

Ms. Wade: Agenda?

Ms. Betts Basinger: On the agenda.

Ms. Wade: Can I please clarify? Did you want a discussion on the process for banners or on the application or both?

Ms. Betts Basinger: I think both. I think we are going to have a presentation by Malama Wailuku on their proposed banner and their permit application. So attached to that, I would like to have a discussion about the MRA perhaps wanting to have that as one of its tasks for the purpose of if it's under the MRA, it's out there for public review and input. And there's a bigger opportunity to have a branding of Wailuku with more input if it's under that MRA than its private organizations that just want to put one out.

Mr. Suzuki: I don't think we can get into any kind of detail discussion on this item.

Ms. Betts Basinger: That's right. Thank you.

Mr. Horcajo: Thank you Counsel.

Ms. Betts Basinger: I love that. Were you guys signaling?

Mr. Giroux: Just testing.

L. ADJOURNMENT

Ms. Betts Basinger: So if there are no other additions to next months agenda, this meeting is adjourned at 2:42 p.m..

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
Warren Suzuki

Excused:

Katharine Popenuk
Raymond Phillips

Others:

Erin Wade, Small Town Planner
James Giroux, Deputy, Corporation Counsel

Morgan Gerdel, Nishikawa and Associates
Yuki Lei Sugimura