

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

APPROVED 01-21-2011

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Robert Horcajo, at 1:08 p.m., Friday, November 19, 2010, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A quorum of the Commission was present (See Record of Attendance.)

Mr. Robert Horcajo: Okay, Chair will call the meeting to order, the Maui Redevelopment Agency, at 1:08 p.m. We do have a quorum today. Present, Vice-Chair Katharine Popenuk; Alexa Basinger; Ray – thank you for coming – Ray Phillips; and myself, Bob Horcajo. James Giroux, our Counsel, Erin Wade and Leilani Ramoran, staff.

B. PUBLIC TESTIMONY

Mr. Horcajo: Okay, first on the agenda is public testimony on any agenda item. You can testify now or wait until the item does come up on the agenda. You have three minutes to testify. Leilani will inform you when you're at two minutes and thirty seconds, and at three minutes I will ask you to conclude your testimony. So is there anyone who wants to testify at this point in time? Okay, and for those who don't know, there's a sign up sheet up there if you do want to provide testimony. I'm sorry, please identify yourself, and the group, if you're representing a group. Thank you.

Ms. Teri Edmonds: Aloha! My name is Teri Edmonds, I'm here, owner of If the Shoes Fits, as well as, representing the Wailuku Community Association today specifically. I, unfortunately, won't be able to stay for the whole meeting as I am working at my shop and it's busy. That's a good sign for Wailuku. So I am reporting the latest news is, with the assistance of some community help, we got a grant from Young Brothers to help us with our first Friday event. And when we were receiving that, those funds, I thought it was significant because there's some wonderful agencies out there that were also receiving them. You know, Maui Aids and some really important companies. And I felt that being recognized for first Friday is showing that we are growing and we are creating a presence and that wouldn't happen without all of our community partners. Everybody in this room, volunteers that are showing up, the business owners, some of the landowners. It's just this huge collaborative effort that is happening and it's really exciting to see the community. I haven't seen this kind of a count, you know, participation consistently in many years, so I'm really excited about it. So that's really great news for us, and that's what our focus is.

We have had some ideas thrown out for this next year that maybe you'd like to chew on and give us your feed back. Again, we talked about the Taste of Wailuku. It's a big project. We've also had somebody ask us in addition to our regular first Friday to do a Halloween

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event, at a decent hour, which is nice. We're always a kid-friendly event, and it keeps it nice and clean. And as soon as our event ends, the streets kind of just clears out and I think that's another good sign. Our streets are clean after our parties, and they're very safe. It seems a very safe event. And so Halloween might be an option. I'd like to get everybody's feedback on that at some point. And that's what's our focus is for this year. And if you have any questions, I can answer them now.

Mr. Horcajo: Any questions for the testifier?

Ms. Alexa Betts Basinger: I do have a question. I'm so glad to hear how successful first Friday has become, and about the grant because the larger it gets, the cost grow. And the cost in particular that I'm curious about, if you would like to share it, is what is the cost for police presence?

Ms. Edmonds: That is our most significant event. At this point, I don't know what it comes out to per event. I know we're looking at about, I think, it's about \$120 per officer for the evening. And I believe, I'm going to guess here, I don't know exactly, but I think we're at six or seven right now. You know, this event is growing and the last time, in September, the streets were thick, so parking was an issue. We have been trying to take this event up on Main Street and wrap around the block, and we've tried that now for a couple of weeks. This gets to the police issue is that, and I don't know – this would be a good question for Jocelyn at some point because she knows all the permits and stuff – but the County parking lot. We have a parking issue, so we can't really use the County parking lot right now, but I'm thinking that might be a venue that we could explore in the future. We have this new beer garden which kind of brings your attention up into the parking lot. And it's an issue of trying to get people out of just Market Street and up to the other shops which is our main goal. Like Swan Interiors, you know. We want to get people up to Saeng's and the Maui Bake Shop, and so, it's a thought. But with that will come additional cost, of course, and additional man power. I think right now we have the police that we need, but the cost, and I believe we're still under budget and we are doing a big fund-raising campaign starting January to raise additional funds. Does that help?

Ms. Betts Basinger: It does Teri. Thank you.

Mr. Horcajo: Any additional questions? So Teri, if you can just remind us first Friday started October 2007?

Ms. Edmonds: I believe so. This is our second year.

Mr. Horcajo: Correct, so three years.

Ms. Edmonds: Third year.

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Mr. Horcajo: All right. Thank you very much.

Ms. Edmonds: Yes. Thank you.

Mr. Horcajo: Any other public testimony at this point in time?

Ms. Jocelyn Perreira: Good afternoon Chair Horcajo, members of the Maui Redevelopment Agency. Our Chairman of the Board, Tom Cannon, had a prior commitment. He didn't know what time he would be scheduled to present what he wants to convey from the Board of Directors, so in his stead I am going to read to you his comments on behalf of the Boards of Directors, and I'll circulate a copy.

It's a letter addressed to Director Kathleen Ross Aoki. It says:

“Dear Director Aoki. This is to inform you that the Wailuku Main Street Association, Inc./Tri-Isle Main Street Resource Center is pleased with the work of the Wailuku Marketing Study, but we have serious concerns of the need and benefits of the proposed community development corporation for Wailuku Town. In the first review of the final proposal and discussions with the Planning Department's staff Erin Wade, and department's consultant, Brad Segal of PUMA, we have made our concerns known. We feel that the proposing concept has merit. However, it may not be appropriate at this time. We feel that as proposed for Wailuku, under the guidance of the Planning Department, that it can become a great deal more complicated, expensive, less transparent, and could add to the government bureaucracy. Further, we would like to discuss various aspects of this proposal with the incoming administration, and Mayor-elect Arakawa. Thank you for the opportunity to comment and place our concerns on the record.”

Mr. Horcajo: Thank you. Any questions for Jocelyn? Thank you very much. Any other testifiers at this point in time? All right, the Chair will close this portion of the public testimony.

C. PUBLIC HEARINGS (none)

D. MAUI REDEVELOPMENT AGENCY BUSINESS

- 1. Wailuku Municipal Parking Structure update and discussion on the parking structure project including issues relating to design, schedule, contracts, proposals, project collaboration and funding. (Morgan Gerdel, AIA, Parking Structure Coordinator)**

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Mr. Horcajo: Okay, next on the agenda, excuse me, is agenda item C. There are no public hearings. And then agenda item D, Maui Redevelopment Agency Business. First, no. 1 is Wailuku Municipal Parking Structure, so Morgan, if you can give us an update.

Mr. J. Morgan Gerdel: Good afternoon members. Morgan Gerdel with Nishikawa Architects. I have a brief update on the status of the Wailuku Municipal Parking Structure. I've provided you an updated status report and I've highlighted the areas that are in our critical path based on the request from Warren in the last meeting. And I've also included the original start dates that we had in our first schedule we created so you can see how some areas have lagged from the initial schedule. And where we are now, Public Works is finalizing the contract process and it's looking like maybe approximately December 1st when the contract is finalized for the design of the structure. And as far as the parking management plan, our contract has been approved, and it's just being processed, so we should be able to start the parking management plan shortly. And we're looking at doing the construction phase parking plan in conjunction with the parking management plan. Kind of like one document or one scope of work.

And I guess I can make one other comment on the schedule we have. I guess if you look at the overall schedule for the conceptual design we're about a year behind, but the schedule for that design and the construction documents for the structure should be shorter because there's one consultant doing it. We don't have to do an additional RFP for that, so we're hoping to make up time that way. Are there any questions?

Mr. Horcajo: Thank you. You know what, if we can have public testimony first.

Ms. Ferreira: . . . (inaudible) . . .

Mr. Horcajo: We'll ask him. Can you reveal that yet?

Mr. Gerdel: I can.

Mr. Horcajo: I thought you did a couple of months ago, but I can't remember.

Mr. Gerdel: Sorry, the name escaped me at the moment.

Mr. Horcajo: While we're taking public testimony, you can refresh your memory.

Mr. Gerdel: Okay. Thank you.

Mr. Horcajo: Okay, is there any public testimony on this agenda item at this point in time? Okay, seeing none. Morgan, if you can hop back up there please. Is there any questions

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for Morgan Gerdel?

Ms. Betts Basinger: Other than who the –

Mr. Horcajo: Well, you can ask the question. But give him some time.

Ms. Betts Basinger: I'm curious as I always am, Morgan, about – I know a years delay with – it could be looked at as something not so significant, or something hugely significant. But as it relates to funding, how are we in standing with EDA? Do you know? And if you don't know, maybe we can find out from someone else. What is the status of our EDA contract?

Mr. Gerdel: Okay, I guess from the discussions I've had with Public Works, they've been in communication with EDA for the approval of the contract for the designer, so I think they're up to speed on that.

Ms. Betts Basinger: Okay. They're up to speed on –

Mr. Gerdel: I guess they're up to speed on where the project is or what the schedule of the project is.

Ms. Betts Basinger: Maybe Erin we could have someone from Public Works address that at a meeting – the specifics of the EDA.

Mr. Horcajo: Yeah, and maybe the easiest way is just email OED and get a response so we have it in writing.

Ms. Betts Basinger: Well, if you think it's Public Works or OED that would be more cognizant of the actual standing and status of the contract?

Ms. Erin Wade: OED is the one that does the actual recording.

Ms. Betts Basinger: Okay. That's who we should contact.

Mr. Horcajo: Okay. Any other questions for Morgan? Go ahead Katharine.

Ms. Katharine Popenuk: I was just curious why the contractual process is taking so long. It's kind of dragging out there, huh?

Mr. Gerdel: Yeah, that's a good question. I think it had to do with some processes. They wanted to make sure the process they were following met the Federal guidelines for the EDA. So I think there were some submittals they had to make in order for them to approve the contract.

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Ms. Betts Basinger: So are you saying that EDA's requirements have dragged it out a little bit?

Mr. Gerdel: It may be a factor, yes.

Mr. Horcajo: Ray, any questions for Morgan? I have a comment first, I guess, and then a question. I understand part of the initial delay was that maybe OED and with Planning staff changed from the original RFP to an RFQ, and that kind of delayed it about two or three months for the architect, right? So that kind of stalled that. But I know within the past couple of months, three months now, it's been just dotting all the i's and crossing the t's between the contractor and OED and EDA.

Mr. Gerdel: Yeah, I guess I can comment a little bit on that. I think the other factor is they had a scope of work, and they had a budget that was already established for the design. So they had to work with the consultant to make sure the scope would work with the funding they have because there's only so much funding.

Mr. Horcajo: Okay. My question is you had mentioned that the – of course the contract has been signed for the parking management plan – can you tell me who's been out there a week ago, maybe doing some survey work in the parking lot itself and on the streets? Is that for this parking management plan?

Mr. Gerdel: Yeah, I guess that's not someone I'm working with. It could be –. Well, no, it wouldn't be the consultant for the design of the structure either, so maybe a different person.

Mr. Horcajo: Well, we'll find out.

Ms. Betts Basinger: Just go ask them, Bob, who are you?

Mr. Horcajo: Yeah. Well, I just assumed it was these guys. Okay, thank you very much Morgan.

Mr. Gerdel: Okay. Thank you.

2. Market Street Improvement Project, Phase II through Happy Valley Update on project progress, public relations and schedule. (Yuki Lei Sugimura, Public Relations)

Mr. Horcajo: Interesting. Somebody's on the street. We're at D2, Market Street Improvement Project. I see Yuki walked in, so –

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Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: No. He's looking.

Ms. Yuki Lei Sugimura: Can I start?

Mr. Horcajo: Yes.

Ms. Sugimura: So as far as Market Street –

Mr. Horcajo: Yuki, if you can, for the record, identify yourself and who you represent.

Ms. Sugimura: I'm Yuki Lei Sugimura, with the Market Street Improvement Project. The most exciting thing that we have done as you all must have felt and seen and heard of, and maybe even received some complaints, is that we started paving Market Street. As you know, it's part of the finishing touches. We really worked hard in terms of trying to get the community and the stakeholders to agree to allow us to do that. Because what we basically did was close down the street from Kahawai to Mokuhaul which is the project area. And over Veteran's Day holiday we closed the street down and kept it available to local traffic only. And it was kind of interesting because over the last year – sorry, my phone – that I have been working with the community, we got to talking with the stakeholders which would have been – I'm sorry. Sorry about that. What we did was we actually solicited stakeholders and went door to door and talked to them, and we got like a consensus in the community when it would be best to do the paving a work with Goodfellows and SSFM in terms of the coordination. So, it was interesting in that Lance Takamiya said this would be the best time to do it, and we basically were lucky that it kind of met his deadline, or met his target date, which was Veteran's Day.

So Veteran's Day which was Thursday, we actually closed down from seven in the morning, and worked till ten o'clock that night. Left our equipment there, and came back the next morning. That was Friday, at eight, and worked till ten. And we did that over the weekend. If you drive thru Market Street now, you're going to notice that they're still – you can tell it's still not finished, but we did a significant part of the paving. We just haven't done the last finishing touches. And that will happen once – if you look in front of Takamiya, there's about five areas that we have crosswalks and that cement which we duplicated what we did in phase one, it's the same kind of crosswalks like right in front of your place Bob, that cement, and that has to cure for seven days. So we're waiting for that to cure, and once it meets all the testing, we have to go through this whole thing of making sure we can pave because we're going to disrupt the community somewhat. Not as severely though, but we will be doing the final paving and then we'll stripe and do whatever.

We will also go through construction. There are some sidewalks that we damaged so we

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have to go through and fix that and make sure. So we're not done, but we've sure did a significant part. I must say that Goodfellows is quite a really good construction company just in terms of how they work with the community. I have to tell you the kind of things that I've seen their workers do which are like – because of the construction, you had Oki Market, they went through renovations, and they needed help moving a refrigerator. So the Goodfellows guys were all there helping them. They really go over and beyond. I just want to comment that it's good to see. You always hear their name in the community, but you can see why they do so well with the kind of give backs they've done in the community. So we're not done, but we're getting there. And probably the most amazing thing to me is that sort of in the community's perspective Goodfellows is going to meet the construction deadline, which is basically December, I think, where you're going to see – I think you're going to see – the street looking like it has been or should look with still more work to do, you know, the finishing touches. Anyway, that's where we are.

Mr. Horcajo: All right. Thank you Yuki. So if you don't mind, I'm going to open the floor to public testimony and then we'll call you back up for questions.

Ms. Sugimura: Okay.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. We want to go on the record expressing appreciation to the quality and the consideration by Goodfellow Brothers on this project. We have worked with them, and we have found that to be their standard of excellence that they will try to go above and beyond what they're asked for. We have received many calls of concerns and complaints about the work that was being – you know when everything is in disarray, people have things that they want to do and places they want to go, and they get frustrated. And so we have fielded a lot of calls, but I am happy to say that we have had good discussions with them. And we've made them understand that there is – this is just a part of a process when you're going to make improvements, you're going to have disruptions. And I really appreciate them understanding. And that, you know, come back and visit in a month or two, and they're going to be delighted with the improvements, you know, like, such as the improvements that as you know is a like a horror story Market Street. When they told us it was downtown Bosnia, when we going through that thing, I mean, it was really crazy. But when you look at it today, I mean, it's really nice and it's a project. But you're going to have that. You're going to have people that don't understand the dynamics or the process of getting things completed. But thank you very much for the work done and trying to work with the community for consensus. And I think it's going to come together and we're really very happy, and that should be conveyed to the contractor. Thank you.

Mr. Horcajo: Thank you. Any questions for the testifier, Jocelyn? Okay. Any other public testimony? All right, Yuki, just in case members have any questions of you. Okay, any questions for Yuki Lei, or comments?

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Ms. Betts Basinger: I do have a question, Yuki, and I know I can go in my records and find this myself, but you're right here. The finishing touches on the Happy Valley portion of the improvement project, does it also include street lights? It does not, correct? So it's just the street scape. I mean, just the street itself.

Ms. Sugimura: Correct.

Ms. Betts Basinger: I do want to say because as you know I drive there everyday that thing that popped after weeks and weeks and weeks of the road being dug up was when they completed the curbing and the new sidewalks. It was like wow, you could actually see. And hopefully the community reacted the same way as I did. And I can see now that we're just waiting to get the pavement up as high as it should be, et cetera. But, good job.

Mr. Raymond Phillips: Just a quickie Yuki. When is your anticipated close date?

Ms. Sugimura: It depends. I guess we have to do all the testing and whatever, so they actually – they meaning Goodfellow and SSFM – said that we don't really have a paving date yet. You know we're working our way through, but I'll let you all know. I'll let Erin know once I hear. I want to also add if I could on phase one that I actually want to report this to you as the MRA can hear it. I was actually stopped on the street by one of the merchants from phase one, and thanked for doing the landscaping and all of the work that was done. I was shocked to hear actually that kind of gratitude. Because going through it, as you can imagine, it was quite grueling. So anyway, thank you MRA.

3. Discussion on Wailuku Redevelopment Plan update and incorporation of the recommendations of the Wailuku Market Based Plan recently complete.

Mr. Horcajo: Any other questions for Yuki Lei? Thank you very much. All right, item (1), discussion on Wailuku Redevelopment Plan. I think I want to make a comment, I guess, and have Erin respond before we open it to public testimony, and then we can kind of discuss it. I guess, by the way, we're talking about this, if you remember folks, this was handed out last week. Erin added the items from the market base plan that could be related to these, whatever five or six, action items within our WRP. But I had a conversation with Erin maybe a couple of days ago which is not on the agenda today, and that was what created an RFP for an update to this. I know we've had discussions about how much we have to do to update the WRP before, when we have to go to Council, and it was discussed last month that we do. But, also, in light of the testimony by Tom Cannon I guess, regarding the CDC, my question to Erin is, you can talk a little bit about the potential RFP and your feeling of the amount of input we need to get to the community to update the Wailuku Redevelopment Plan. Because the first one went through a big public hearing process. Anyway, so you can talk about that, and then we'll open it to public

testimony.

Ms. Wade: I've provided both an update of the action charts and these notes. It's a note sheet that I worked on. Basically, this second part of the note she asked why do we need to update the WFP in the first place? At the last meeting, we had a question from a member of the public asking if it was really necessary to update the plan at this time? And I had been given directions previously to be able to apply for Federal funds related to slum and blight you have to keep your plan current. At least, every 10 years, you have to update and redefine your boundaries. Even if it to say the same boundaries, but to also express the examples of slum and blight in your community. So I thought that I remembered that correctly but I wasn't sure, so I email Carol Gentz at CDBG and she gave us the code citation which is in the bottom of this email determining that, yes, every 10 years you do need to make that redetermination. She says here that doesn't have to be in the form of your plan. It can be just a resolution that the Council adopts, if that's something that you would so choose to do. However, almost, you know, like 100% of the time, people just choose to update the plan because usually you've completed a number of tasks in your plan within that 10 year period and it makes sense to identify new tasks, particularly if you're asking for funding. So, rather than duplicate the work of both redefining the boundaries through a resolution, and then going about and separately updating the plan, it seemed to me to make the best sense to just, in one foul swoop, update the plan. But that can be up to you folks.

So then I did do an analysis briefly here at the top about which sections would require updating. And a number of these would be required to update as part of the CDBG and all federal requirements anyway. So the introduction which talks about basically the statistics. What's the census number? What's the population? What's the poverty level? All those kind of things would have to be update for government purposes anyway. The updated structural survey, that was done in the plan. An inventory of all the structure in the district to determine to their condition, we would have to do that as part of the CDBG funding. And then the action charts which identify, well, what would you use this money for if you were going to apply for it. So that seemed to be a significant majority of the plan. Oh, and I'm sorry, and also the updated Wailuku/Kahului Community Plan Policies which is no. (7) because it will also ask you what other documents support your efforts. So, anyway, these were the things that would be required to be updated as part of the Federal requirements, and would also be necessary to update in the plan. Since they overlapped, it just kind of made sense to me that we update the plan. So Bob, did you want to re-ask your question?

Mr. Horcajo: Well, I guess the second part of – maybe third part of my question – was given what you just mentioned to us, I get from our conversation yesterday that instead of the MRA doing the update internally, we should get an outside consultant.

Ms. Wade: Right.

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Mr. Horcajo: You can speak to that.

Ms. Wade: Right. Yeah. Thank you. Because of the public process. So, certainly any update does have to go through the community, through the public hearing process. So there would be a public hearing at the MRA, and again a public hearing at the County Council. In advance to that, usually it makes sense to do at least one community meeting. Together, input on your visions, which so far in the market base plan process, we haven't seen any desire to change what the vision is identified in the plan. But, to just touch base on what your priorities are and the actions that are being recommended for implementation. It could probably be a single, one-day workshop, and then taking any additional public testimony, having a public hearing. But, my preference would be to hire an outside party to do that because it's always nice to have the neutral third party, and they keep the project moving forward if we give them a time line. So, as your staff, that would be my recommendation is to issue an RFP to update the redevelopment plan.

Mr. Phillips: Erin? Where do we get the money? How much is it going to cost?

Mr. Horcajo: Let's just kind of go through public testimony and then we can have a discussion, and we'll get into budget. Okay, the Chair will open up to any public testimony on this agenda item. Step forward, identify yourself.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. I would like to reiterate a portion of that letter from the, not only Chair Cannon, but the Board of Directors, 18-members of the Wailuku Main Street Association, that we feel it would be entirely appropriate and responsible to let the new administration review what is anticipated or proposed, and to allow them the opportunity for feedback because of what Commissioner Phillips noted the cost that might be incurred. It's going to be one very big reality from what I'm hearing. And also that there may be some requirements, Federal requirements for updating certain particulars of that plan, but there are other parts of the plan that does not require Federal required updates as was noted here. It's not like the whole document requires a Federal update. There maybe certain aspects of it if you want to apply for certain funds or something for a particular project that you need to update certain aspects of it. So I think you want to take a really, good, thorough, comprehensive look, and really give, respectfully, the Mayor-elect, incoming, an opportunity to see what his position is. Thank you.

Mr. Horcajo: All right, any questions for Jocelyn, members? Okay. Any other public testimony regarding this agenda item? Okay, Raymond, I guess, you've already asked the first question.

Mr. Phillips: Sure.

Mr. Horcajo: Thank you.

Mr. Phillips: First question stands, as asked.

Ms. Wade: Okay. You do have a budget. You have a pretty big budget this year actually. And for the changes, you know, staff has done –. Let me rephrase. To do a plan update, you would want to do some technical reports and studies, generally. The market base plan took care of a whole lot of that. They had a lot of public participation. It already has some identified future goals and implementing strategies. And, it did the survey. It did the market profile. So, a lot of that ground work has been done that you're not going to have to pay for it twice. So the actual update of the document is probably just taking it through the community and the Council adoption process, and updating the document. We do have the electronic copy of the document. I have updated charts now which can just be inserted and adjusted accordingly. The census numbers I've already done the research and looked up, so, I think that this is, you know, maybe a \$20,000/\$25,000 contract. Maybe. You know, I don't think it's going to be a whole lot more than that for a project like this. And I think you can get a really nice public process dealing with that.

Mr. Horcajo: Katharine?

Ms. Popenuk: I just wanted to comment that whatever person or consultant would undertake this task that perhaps part of their requirement would address some of the things that Jocelyn just said which is maybe they could be also responsible for them finding what kinds of updates need to be conducted in order to qualify for this money, that money, or whatever it may be. So, task them with identifying what needs to happen. And then I wanted to ask a little bit more about part two, tax increment financing plan. What would be that residuals? What would be the goal?

Ms. Wade: Okay. Thank you for asking that question. I'm sorry, I overlooked that. So part one is basically your whole existing WRP. The sections are outlined exactly as they are in the WRP. Part two would be your actual tax increment financing plan, so this adds a component. By in large, Brad has already done this for us, which is you take a look at the existing tax base, you set the base line, and for each property you project out their potential additional investment. And what it does is it makes a forecast for what you could potentially capture in taxable value once the tax increment financing would be adopted. So by tying these two together, it would directly say with the tax increment financing money, we intend to do everything in part one, and can contract with anybody to do those said initiatives. So when you do a tax increment financing plan, you have to state what you want to do with the money and what you expect to raise in revenues. So essentially this is not only then your plan for the district, but it's also your financing plan. So that's why I added that second component because it kind of takes care of two birds with one stone.

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Mr. Horcajo: Any other questions for Erin?

Mr. Phillips: Where would you put this RFP out to? What type . . .(inaudible) . . . ?

Ms. Wade: You know, last time this was done by Chris Hart & Partners. I think they did an excellent job. You know, the document is very good, well done, so a firm similar to Chris Hart & Partners, with their same scope, I think it would maybe cast a broader net. We could cast as far as the mainland if you were interested in doing that. We could keep it local. I think that's kind of up to you. With an update, it's maybe not as essential to cast such a broad net, you know, because we have sort of the foundation. So I'll let you folks make that decision based on how you feel the plan is working for you.

Mr. Horcajo: I guess Erin I've got a couple of questions, mainly about the TIF. Now, I guess I'm confused because I know that our current plan talks about creating a TIF, right?

Ms. Wade: Uh-huh.

Mr. Horcajo: Under whatever it is. I just saw that I-4 or something like that. So, I was always of the opinion that would be separate from the bible. This is more like the vision and the goal, and that would be a separate plan, separate item, no different than the market base plan, or BID. But the way this is written here, it's going to be actually part of the actual plan itself.

Ms. Wade: Yes. So most studies that you would conduct would be like technical documents. So like the market base plan would be a technical document supporting your updated Wailuku Redevelopment Plan. The tax increment financing plan is basically your financing plan. Like I said that you want to tie directly to whatever goals and objectives so that it enables you to use that money for whatever you've identified in your plan for an update. They should go hand in hand. A BID which is Business Improvement District, requires property owner consent, and that's actually – while you might refer to the Wailuku Redevelopment Plan as one of the things that you want to support as a property owner with the money that you're going to give the County in special assessment, it doesn't have to be directly tied. But in the State law for tax increment financing, you actually have to tie it to your plan which you hope to use the money for.

Ms. Betts Basinger: Bob, can you share with us the number that you're talking about?

Mr. Horcajo: I-4.

Ms. Betts Basinger: TIF in the plan.

Mr. Horcajo: I-4. Infrastructure Action Plan. Evaluate and adopt a feasible public facility

district or tax increment financing district for the area.

Ms. Betts Basinger: And I believe this is something that in the year that we spent working to update the task, this was one that we added.

Mr. Horcajo: No.

Ms. Wade: Uh-huh.

Mr. Horcajo: No, it was there, I think. We just moved it up.

Ms. Popenuk: So Erin, to reiterate, you just said that the TIF needs to be tied to the plan, right? It's critical.

Ms. Wade: Right.

Ms. Betts Basinger: And I think we've put in this line item to do just that.

Mr. Horcajo: Yeah. That was already here.

Ms. Betts Basinger: Is it called a TIF?

Mr. Horcajo: What I read was just how it's written in here. Evaluate and adopt a feasible
–

Ms. Betts Basinger: What page is that?

Mr. Horcajo: Page 36. I guess – so while you're looking – so the –

Ms. Betts Basinger: Page 36.

Mr. Horcajo: Yeah. If we do the RFP, then the consultant would include – I mean, part of his task would be doing the ordinance drafting as well?

Mr. Wade: Right. Exactly. Yeah.

Ms. Popenuk: Right. I think it's a good idea to have this resolved, rolled together. I think that's going to be necessary to like get the momentum to actually have something happen.

Ms. Betts Basinger: Yeah, I recall that we wanted to make that a priority.

Mr. Horcajo: Right. Exactly.

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Ms. Betts Basinger: I'm still not clear about the difference between – which we've already started to do. We're updating this. We started with the tasks, the statistics and all of those updates are – they're really administrative things. They're just things that are updated. It's not the concept that's changing. So I'm back to my concern at the last meeting that to put it before Council again for a full review, it took a long time for all the people that worked on this to get this passed by Council to begin with. And if we're just updating it, it seems to me that the re-certifying process would be simpler. So I'm interested in hearing from Council what their process is for re-certifying a plan that they've already approved rather than re-hearing the whole thing and putting it out for, you know, as a hearing. Because I see, not only do I see months and months of more time passing where we're not going to be able to do anything, I hear "cha-ching, cha-ching, cha-ching." I think that the update itself, with the exception of part two for defining the TIF and getting that ordinance written to present to Council. I think everything in part one could actually be done by our own staff person without having to go to an outside consultant. And that staff person, in addition to this, could be doing a whole lot more for us in terms of getting things, keeping things, moving. So until I have a clearer sense of what the distinction is in time and money to just re-certify, just update our existing plan which was always our – or redoing the whole thing. I don't know if everyone – is everyone understand what I'm trying to say?

Ms. Popenuk: What do you mean by our staff person? Like somebody new that we hire?

Mr. Phillips: Erin.

Ms. Betts Basinger: It would be either Erin or it would be the staff person that this agency has been trying to hire to help get some of this work done, helping Erin. So, yeah, our staff, the MRA staff.

Mr. Horcajo: Ray, you've got a comment for Alexa?

Mr. Phillips: No, I was just pointing out Erin.

Mr. Horcajo: All right. Well, I guess Alexa I'm –

Ms. Betts Basinger: And we do have that on our agenda for later on.

Mr. Horcajo: So I guess Alexa, I guess my general comment is, you know, we just, whatever, spend some time and money with the market base plan, and I think we all, most of us, at least have consensus, that there are some good things that are in the plan that we probably want to include in our bible. Whether it be the entertainment district. Whether even acquiring actually two lots off of Church and Vineyard, and Market and Vineyard, you know, so we can talk more about open space. That's not in the plan now. So for me, you know, we all say we like the market base plan, but unless major components of that are not

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included in the Wailuku Redevelopment plan which was passed, of course, back in 2000, then we've wasted our money. I mean, there's no doubt that the whole process of anything going through the public process will take some time. But that's why we went through the process of hiring a consultant to do the market base plan, to improve our Wailuku Redevelopment Plan. So for me, there's a need for it. Not just getting it re-certified, and including, I guess, the comments that Erin had made and noted on here that we need to change it anyway. And if we talk about tax incremental financing, as we talked before, we need –

Ms. Betts Basinger: That's a separate thing.

Mr. Horcajo: Right.

Ms. Betts Basinger: We already are tasked to do that.

Mr. Horcajo: Right. Okay, fine, what about the other stuffs? I guess, that's my point. Start with the market base plan –

Ms. Betts Basinger: So I'll answer.

Mr. Horcajo: Okay.

Ms. Betts Basinger: I think that the suggestions from the market base study are excellent. And I think most of them fit into authorities that we already have, that are already part of our purview. So they're not going to require a conceptual change in the function of this agency. So I think that deserves discussion by this body.

Mr. Horcajo: I missed that.

Ms. Betts Basinger: I mean, which one in particular? Getting a park? Green space is already in our –

Mr. Horcajo: I mentioned entertainment district. What about – we haven't even talked about form base planning which we briefly talked about last month. Everybody seems to feel –

Ms. Betts Basinger: But I'm saying why do you think those require a new plan to do? Is there no place in the plan that those new tasks that you're talking about fit in to the existing plan?

Mr. Horcajo: Maybe I'll ask you the question. Why don't you show us where in the existing plan that those items for the market base plan fit in now.

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Ms. Betts Basinger: Well, I can't do that because I just got this.

Mr. Horcajo: Well, my point it can go two ways.

Ms. Betts Basinger: But I would like to have some time to do exactly that, and I would also like to hear – I would like to understand clearly, and I so appreciate Carol's information, to hear that, it's stellar. I would also like to have information from Council about the process to do this. Maybe you know.

Mr. James Giroux: I think I can address that. That would be governed under 53-6. And basically it spells out how the plan would be adopted going through the agency, then to the Planning Commission, then to Council, and then adopted by resolution, and back and forth, and yadda, yadda. At the end of that Chapter it talks about if there's going to be any, after the initiation adoption of the original plan, if there's going to be any amendments, that you're going to have to follow that original process. So it's the same process.

Ms. Betts Basinger: For an amendment.

Mr. Giroux: For an amendment.

Ms. Betts Basinger: Which means, an amendment to me means we're adding a new task totally that wasn't part of the original plan. Whereas, updating to meet Federal grant requirements, et cetera, is really just updating statistics so that it's within the 10-year frame.

Mr. Horcajo: Well, maybe you can answer, is there a difference between amending and what Alexa is suggesting which is just updating it?

Ms. Betts Basinger: Just updating the plan to bring it current to today's demographics. Updating those things that CDBG and the Federal government might need, that we need to do anyway. Why does that require the same thing as an amendment? We're not adding anything to it, we're just updating existing information that's now almost 10-years old.

Mr. Giroux: Yeah, I don't know if I can completely answer that today because I think what we're looking at is –. I mean after discussion what you agree on as being an update would need to be analyzed as is this just an update or is it an amendment? I think that's where the analysis would have to happen. So you actually have to get to the part where you agree on what do you want to do and is it new. Because if it's looked as significantly new, then it would be seen as an amendment. But if you're just asking the Council to ratify, you know, I don't know if that would be a procedure seen under Chapter 53.

Ms. Betts Basinger: Thank you. And we can find that out for the next meeting so we're not sitting –

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Mr. Horcajo: Well, no, but I think we should head in that direction today.

Ms. Wade: Well, I have a totally non-political one. So this, the plan refers to the existing O'oka's Supermarket. So if we were to eliminate a reference to O'oka's Supermarket in the plan, would that be considered –

Ms. Betts Basinger: Update?

Ms. Wade: Would that be considered we could just internally do that, or would it have to go through the amendment process?

Mr. Giroux: By eliminating it, I mean, you're still wanting to take in front of Council to do that action, though, right?

Ms. Wade: Correct.

Mr. Horcajo: Another example, we also, in our strategic plan, decided to drop the Holowai Place or road improvements because of – as a task. So, similar question, the fact that we, as the MRA body, decided on that, what is that? Does that still have to go through the public hearing?

Ms. Betts Basinger: Well, at that time, we asked the same question of Council. Because of that time, we wanted to make sure that as we updated the tasks, that's exactly what we were doing. We were updating and changing the concept. We were just bringing numbers, demographics, and things up to date. Re-prioritizing perhaps. Things that did not require Planning Commission review, "ta-da, ta-da, ta-da" we choose . . . (inaudible) . . . And as we worked, as hard as we did on updating the task portion, that was always the understanding of this body, that we were updating things that could be – did not require – it wasn't an amendment. It was an update.

Ms. Wade: But at that point, I don't know that it could be considered part of the plan. That's, I guess, what I'm trying to ask James is, you know, having been in the Long Range Division, I know all too well you change one word, and it goes through the entire re-adoption process basically. So, you know, I think we could make supplements to the plan that wouldn't be part of the plan. But I don't know if then we could use those to function as the plan, you know.

Ms. Betts Basinger: Well, it sounds like we don't know a lot, and I don't want to waste time here at this table. That's why I asked if we could maybe have –

Ms. Wade: Okay, I was trying to say it as politely as I could, but what I think is the correct way is to change any word or number as part of the plan, it has to go through the planning

process. That's my understanding. Is that your understanding James?

Mr. Giroux: Yeah. The Chapter 53 process, and our Council process, and the CDBG process can't be confused because if they're looking at the plan, and they're saying the plan needs to be updated every 10 years, in order to do that, we have to do it through Chapter 53. And we have to make sure –. The idea is to refresh it which is what we want to do. If O'oka's Supermarket doesn't exist, take it out.

Ms. Betts Basinger: Or make that reference.

Mr. Giroux: Right. Or if the street is already accomplished, take it out. You know, now that's the idea, is that CDBG wants us to have a document that's fresh. Chapter 53 requires us to use a procedure in order to do that. So if we run a foul of either one –. If we refresh something that they don't consider to be the document, you're going to lose funding. If we refresh the document by not going through Chapter 53, we're going to be at foul with the law. So, I think it's imperative that, you know, if you're going to go and refresh it, you might as well look at it as a task. It's going to be a task. Go through it. Go through it and see what needs to be updated. And if there's major changes –

Ms. Betts Basinger: Well, that's what we have been doing. And all along we've been advised, and I'm really grateful for that. But, perhaps it is, as you've said, supplements can be done that might satisfy a CDBG or some other Federal agency that requires a 10 year update. I just don't feel like we have enough information to put ourselves in a position where we have no plan for two years while it's going through –

Ms. Wade: No, no, no. Your plan will stand in place until the re-adoption. This plan will be your plan until replaced with another plan.

Ms. Betts Basinger: Thank you for that little bit of information.

Ms. Wade: I didn't realize that was the confusion. I'm sorry for not sharing that earlier.

Mr. Horcajo: Yeah, the only thing for this 10 year, yeah, was the CDBG fund.

Ms. Betts Basinger: Which we don't have.

Mr. Horcajo: Which we don't have, but we would like to have.

Ms. Betts Basinger: Well, we'd like to have lots of funds from lots of sources, and TIF and a variety. So my concern was this push to please a CDBG as a funder when we've never even written a grant to them. We've never even talked about writing grants for this agency. It's kind of like putting the cart before the horse. I am all for updating. And if there is no

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alternative than to do it as you're suggesting, through the amendment process, then that's what we'll have to do. But I would like to, you know – and I'm not saying you don't know. You're in Planning. You should know everything. But, Council may have a process different than a planning update, and Counsel may have a suggestion on how just to update it without going through money and time.

Mr. Horcajo: So Alexa, are we –. I guess the board, are we asking Council, the County Council, or are we asking our Corporation Counsel to give an opinion? When you said "Council," I –

Ms. Betts Basinger: Well, when I say "Council," I mean our Counsel. But I would like the County Council, maybe the Clerk or somebody, to explain to us in writing, or report to you, or come tell us, what they believe the process would be for them if we were just to update the demographics and the statistics and the things that are no longer relevant in our plan like O'oka's is no longer O'oka's. I can't believe a plan, once passed, is carved in stone forever and ever, without any ability just to update the peripherals of it. So, I don't know. Anyone out there have something pertinent information?

Ms. Perreira: . . .(inaudible) . . .

Mr. Horcajo: No, wait, wait. Let's keep it in here okay. I guess my concern is – well, I guess my comment is, it's really not the job of the County Council's Clerk. If we're going to get an opinion, it should come from Corporation Counsel, and if they want an opinion, work with the County Council, then that's fine. It's really not a clerk.

Ms. Betts Basinger: That's fine.

Mr. Horcajo: So, if that's what you want – is that what we want to get an opinion of?

Mr. Phillips: Sure.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Okay. My second comment is, we've talked about the need to update this, for CDBG funds, more than twice at our meeting here, so I want to be sure that's on record. We've had this path now, we've talked about for months, so that hasn't changed. Okay.

Ms. Betts Basinger: Except we've never really discussed getting a grant from them. We've never – I mean –

Mr. Horcajo: We're not at that stage yet.

Mr. Phillips: Yeah, but we're also talking about –

Mr. Horcajo: – applying for grant. How can we apply for the grant if we don't have an updated plan?

Mr. Phillips: Do we –

Ms. Betts Basinger: Do we want to apply for grants? And if so, from whom? And who have we assigned on this body to find out where we can get funding? What the requirements would be? There's a lot that goes into this body saying, yes, we're going to apply for grants. These are the places that are appropriate. We're going to hire somebody to be our grant writer and do it. We have never had that conversation. And I think that that conversation needs to be a part of the plan which it is, and we need to step ahead with that before we start making changes for one type of potential funder.

Mr. Horcajo: Okay, I'm going to make a comment, and then Ray you can discuss it, okay. When we're doing strategic plan last year, one of the issues we talked about was grant writing, right?

Ms. Betts Basinger: Yeah.

Mr. Horcajo: So we have had the discussion. We didn't specify during that process, who and what and from where either. That's just part of one of our goals of the WRP which you having done a lot of grants knew a lot of that issue. So, Ray?

Mr. Phillips: Well, you know, I'm in agreement that we really don't have – go in to speaking about going after grants. We have to define, first of all, an individual or group that's going to assist us in doing this, whether it's a grant writer or whatever. What grants are available to us? What do we want to do with those grants? You know, considering I think we all have, you know, if Erin makes a comment that it's going to be maybe \$20,000 or \$25,000 and we look at our budget, that's a sizeable chunk. But I think all of us are concerned about if that is a specific goal that we choose to go after, let us really allocate specific individuals to looking at where do we get this? How do we go about getting grants? What grants are there? So I think that's, you know, not to paraphrase, but maybe it is the cart before the horse before we go after this.

Mr. Horcajo: Okay. Katharine?

Ms. Popenuk: Actually, I was thinking about how we don't get to so many tasks with our group here. And I was trying to think, gosh, it's like we're busy and everything, why don't we get . . . (inaudible) . . . I was thinking basically as I saw it, and you guys can correct me, but it seems like we spend a lot of time reviewing, ask people to come to MRA. We spend

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time thinking about regulations that we think should be enacted and could be written or whatever. Then we never quite get to what I think would be an important third task which is like to generate development. In other words, to generate new sources of funding to get the juices flowing, so things can get going. Because as you're talking about this, a request for proposal, and that's why I was particularly interested in this part two about tax increment financing plan. I would even think to expand, maybe not in this document. But that would be maybe another task that we need to have that person or some person address sources of funding. I'm not thinking really that it's like getting the cart before the horse, to like start asking questions and find out what's out there and how we need to groom ourselves or present ourselves or whatever in order to qualify for different sources of funding. Right now I feel like I really don't know very much at all about these things.

Mr. Phillips: Well, Katharine, the cart before the horse is why are we going to go through a revision process, specifically to a type of grant, when we don't know what the universal grants is and have somebody that could possibly counsel us on, well, here's the grants available, here's the requirements, and here's possibly how we should go after them. And I'm sure there's overlaps in going after these different grants, you know, what's going to be there. You know, I work with Maui Coastal Land Trust, and they live on grants, you know? So, it's a whole big deal to go through and say what's the universe here? How do we specifically, you know, address each of these? And they have a specific individual that does that grant writing. So, it is a whole big deal.

Ms. Popenuk: And I'm thinking that would be a wonderful resource for us, if we had somebody who is out there getting our money.

Mr. Phillips: Absolutely.

Ms. Wade: Absolutely.

Mr. Phillips: That way we get bucks.

Ms. Popenuk: My experience at the community college, when you write a grant, usually means updated information on what's happening and what do you want to do. And that's the only way that you can demonstrate that you're worthy of receiving money. So whether that's exclusively the only source we would pursue or not, or if that's the best one or not, I don't really know. But, I think we need to prepare ourselves.

Ms. Betts Basinger: Well, I couldn't agree with you more that we have not been doing the tasks, and that's what we should be doing. I mean, look at all the tasks before us, and I don't like anymore than – sounds like you don't like – spending so much time on restudying something or why are we doing this? We know what our task is. It's in this plan. We don't need to change this plan. We just need to do the tasks. So in my view when we get to the

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topic of budget and it's why I've been harping on our budget for so long. Any company in the world works from their budget. This is what we've got. These are our tasks. Let's prioritize our tasks which we've done. We spent last year prioritizing our tasks. And where does the money fit to our prioritized task? It's that simple. So I think I'm very excited that we have budget numbers today so that when we get to that point, we can remind ourselves of what we've already prioritized, a lot of which has been accomplished. I mean, we are accomplishing tasks, but we don't want to get bogged down now in too much revising and, you know, all that. So I just want us to be led clearly down the path of this body has these prioritizes. These are our tasks and we're going to do them over the next 12 months, and this is the money that we have to do it. And this is how we're going to allocate that money. That's what I'm looking forward to.

Mr. Horcajo: Okay. Then I guess we're going to continue the discussion. Let's look at vehicular and pedestrian circulation action plan which we updated. If you want to look at this big sheet.

Ms. Betts Basinger: Could you give us a number.

Mr. Horcajo: Well, whatever. Just start with the ones that says next three years, VPC-3, because I know we've had this discussion for the past year now.

Ms. Betts Basinger: Yes.

Mr. Horcajo: Acquire access easement off of Main Street, and Erin had written in here this activity is currently being investigated by the Parking Structure Design Team. We've heard from Erin Wade about six months ago that the CIP Coordinator has said she doesn't think that's going to happen. We chose to just accept it. Okay. Let's go down to VPC-7. It calls for a parking study. We had just contracted for somebody to do the parking management plan. Okay. And we thought we were going to spend the money, but now the money is coming out of the contract with Nishikawa.

Ms. Betts Basinger: Absolutely.

Mr. Horcajo: Okay. VPC-8, review and provide recommendations on the vehicular and pedestrian circulation improvements. All right, we didn't have a lot of discussion. Our focus for the past few months has been – there were other priorities. Parking assessment which we know we want to get that to Council but we can't yet till the market base plan was done. So that's on hold. Developer fee structure at the Wailuku Municipal Parking lot to discourage long term parking. The parking management plan is underway. We're not going to get that unless, I believe, it's in the revised updated Wailuku, the WRP. Adopt shared parking and cash-in-lieu. We're not ready for that yet. We're not ready to spend our money, but we're planning on spending the money for cash-in-lieu, TIF, RFP for

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redoing the zoning code, and today we talked about possibly spending the money for doing the RFP. So I find it really disheartening for you to say that we're not doing our plan. We've been talking about it for a long time now. We prioritized it. It's just not there yet.

Ms. Betts Basinger: Yes. We're implementing what we prioritized. All of these things are in the plan.

Mr. Horcajo: Okay. So what am I missing then?

Ms. Betts Basinger: I guess we've spent a whole lot of time here talking about getting this plan redone, and having it go through a big planning commission process to add some things that we could continue to work on, but it doesn't have to take up all of our energy. I agree with others that we should be looking at all of these tasks and doing them, and checking them off.

Ms. Wade: We're doing it.

Mr. Horcajo: We're doing it. That's my point.

Ms. Betts Basinger: Yeah, and we are. And there's some on there that needs to be addressed.

Mr. Horcajo: Well, then if you or any member wants to move something up on the list here that we said is going to take six to 10 years, and 20 years, you need to bring it up. You know, that's my point. We made a strategic plan – you were the Chair – we prioritized, and we prioritized what was important. We're working towards that, but we're not at the point now where we can spend the money. The only thing we did so far was the market base plan. The rest we had to wait for the market base plan to be done. So I'm a little –

Ms. Wade: And if you don't mind, just for your staff too, I think we've really done the best we could to tackle what we could that didn't have a high price tag associated with it, or delegate it to somebody else who had money like the parking management plan. We knew there was money there. We knew that they could take it and run with it. It didn't require the MRA's budget. That would have been a high price tag if we had to take it on ourselves. But the other things that are on here, like the open air park next to Iao Theater, that's going to take some dollars. And so by updating the plan it increases our opportunities for funding. So that's what I was looking at here as I was going through, okay, well, how do I get us to the point where we can come up with the money to do the open air park. Well, we're going to have to out and seek dollars for that. And for all the things, and page 52 of the plan, there are a number of sources listed for implementation funding. The first two are local, special assessment district and then tax increment financing. The tax increment financing requires an update of the plan. And then the rest of them are Federal, and all of

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those are going to have that 10 year requirement. So, the 10 year updated slum and blight conditions requirement. So for me it just seemed like the natural next step, and it doesn't prevent us from moving forward with other things that don't have a high price tag that we don't need to go and seek out money for. We can keep moving on all of that stuff, it's just it significantly improves our options to actually complete some of these more capital improvement projects that are listed in the plan. Otherwise we're never going to get a two million dollar source of funds from the County Council for the MRA to do a capital improvement project. We're going to have to – show some initiative and get that money ourselves I would think.

Ms. Betts Basinger: I don't want it sound like I think that you haven't done anything. You've been very smart and wonderful, and we are accomplishing things. And we have many things on this list that we've never talked about and they're on here. You know, there's a whole slew of them, and they're not just all under VPC. They're under land use action charts, and they're under urban design, and so on. So, I guess my frustration is that meeting after meeting, we're talking about CDC's and the marketing base plan, and we've sort of maybe by our own fault let our tasks fall to the side. And I just would like to say that I vote for getting back to tackling our tasks and not being steered away from that. All be it, it can still continue, but, we need to start checking off. I'm sorry.

Ms. Popenuk: No, I totally agree with you. That's pretty much what I'm thinking is that, I think we have like too much to do, and we're very ambitious. We want to do this. We want to do that. But we never quite get there because we're just –

Ms. Betts Basinger: Over focused.

Ms. Popenuk: – slammed. Yeah, exactly, we get over focused on certain things. It's a good thing because these things are important. So that's why I'm thinking, you know, having some expert come in – not me – somebody who knows what they're doing, come in, identify funding sources, figure out what we've got to do to get ready to be in the right line, at the right time, to get some more money so we can actually kick off some of these more ambitious projects that we have in here. I like that idea.

Ms. Betts Basinger: Yeah. I do too, and it's one of the reasons, a couple of years ago, Council gave permission to this agency to get a Director, and funded us to do so. Because the tasks at hand are of a nature where a quarter time staff person from the Planning Department can't do it alone. We absolutely need to get back to when we had our own staff that could be taking a lot of this and doing it for us so that our meetings don't just end up without new information. Someone could be running out there and finding out all this and reporting it back to us. So I'm glad to hear that some of us are thinking in the same way.

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Mr. Phillips: Well, I think to be a little bit, you know, just to kind of sum it up, there are tasks that we can do with our budget and there's tasks we can't do if we have no budget. So, you know, it's like putting any business together. When you put together your budget and your performance is where is the money coming from? What do you want to accomplish? Where's the budget going to come from? And I think that's something we should really go along with that. We are very aggressive, and to get these things done, we've got to get that kind of person.

Mr. Horcajo: Okay. So I guess for our purpose, maybe, on this agenda item, the request is made of staff to get answers from Council as to what public action needs to be done. On the second issue, do we want to invite Carol Gentz or somebody else from CDBG or at least –. I mean who do you want to invite here if you folks want to get some broad base answers on funding source?

Ms. Betts Basinger: Well I'm happy with her explanation here.

Mr. Horcajo: You're fine with that?

Ms. Betts Basinger: It's quite clear to me. And Council can just do it in the same kind of way. I don't think we have them here.

Mr. Horcajo: Okay. All right. And then on the third item when we get to budget we will, as what's being discussed, we'll kind re-prioritize again maybe where we should spend our money. I don't know if you guys still have that chart that was done a long time ago, but this little thing projecting out two years in advance. We can look at that, and we can revisit what we thought where we were going to spend our money for the next couple of years.

Mr. Phillips: We can update it.

Mr. Horcajo: Refresh our memories. Good. So, in the – lastly I guess, are we going to, in anticipation of Council confirming what he just said that we have to, go through this public hearing process where there's an update or supplements or whatever? Do we somewhat have consensus that we should go to an outside source?

Ms. Betts Basinger: No. I think that when we do know that it could be something that our hired staff person might be able to help do, or may have the qualifications to do. So I'm not ready at this point.

Mr. Horcajo: Okay. Any other comments about that question? No?

Ms. Popenuk: Thoughts, but no comments.

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Mr. Horcajo: Thoughts, okay. All right. Erin, any last minute comments? No? Okay.

Ms. Popenuk: I just want to get the best person for the job whoever that is.

4. Request for proposals to update the Wailuku Redevelopment Area Zoning and Development Code, 2002 and potentially combining with updates to the Wailuku Redevelopment Plan.

Mr. Horcajo: All right. We are now on D-4, request for proposals to update the zoning code. Erin, why don't you start – whatever you want to say about that.

Ms. Wade: Okay, at the last meeting I had provided you an outline to indicate some of things that had come out of both the market base plan and our interactions with the public and several of the development project reviews. I'll pass it out again. But, anyway, we put it on the agenda to discuss what you wanted to have for a time frame in terms of updating the zoning and development code. As you know we've heard a lot from the public that it's time to update and that there are things that need clarification. And so, I was asked to proceed by drafting an RFP and provided that for you.

Mr. Horcajo: Any public testimony on this? We brought up the RFP last month, and the thought was that whoever, from the community, wanted to go back their boards, provide us some input at this meeting or future meetings I guess. So any public testimony on this agenda item?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. We are waiting to see the request for proposal, the draft, that you are going to be preparing. And then please forward it to us – this is the process that's been done in the past – so that we can give input the request, the proposed request for proposal, so that we can see if something needs to be added or if we have a problem with something that's been proposed. We look forward to doing that because that's something we've done in the past and we'd like to continue to do so again. We are undertaking some of the work towards this in maybe a broader vain so, you know, there may be areas that we can kind of work collaboratively in the future. Thank you.

Mr. Horcajo: Thank you. Any questions for Jocelyn?

Ms. Betts Basinger: Yeah. Jocelyn, is WMSA participating in a zoning update?

Ms. Perreira: Yes we are, with our professionals. Yours is different because what you're talking about is in the Maui Redevelopment Agency area which is a much smaller area. We're looking at the broader concerns with the zoning and code problems, and I'm sure we'll be doing a lot more extensive work in that thing.

Ms. Betts Basinger: Thank you.

Mr. Horcajo: Okay. Any other questions for Jocelyn? Okay members, I guess, Erin, where do we go from here then?

Ms. Wade: Well, Essentially first I need to know where this is on your list of priorities. If this is something you'd like to go out with sooner than later. And then after that what do you want the scope to be. You know, we identified a series of things. I will say, just this last week, Peter Calthorpe was in town to talk about the Maui R&T Park, and they're updating their master plan. The R&T Park has a chapter in the zoning code specific to the actions that take place there. And right now the zoning and redevelopment code is a separate document. But the R&T Park zoning actually functions, in my opinion, more effective and much more streamline. So I would think that it would behoove us to investigate whether or not the WRAZD should become a chapter of the actual zoning code. Just to streamline and to be able to take the stack of documents you look at for Wailuku, condense it to a single chapter in the zoning code. So that would be something that I'd like the consultant to look into.

Ms. Betts Basinger: I totally agree with that. I'm very familiar with the R&T Park and it's development, and it's new direction, and what the owners are trying to do to change some of the things they got cemented into in previous zoning. But in my view this is a very high priority for this agency in the Wailuku Redevelopment Area. And it's something that it brings a lot of people to us which tells us that it's something that really needs to be looked at. So I would be moving forward with this as one of the priority items for our budget.

Mr. Horcajo: Any other comments? Ray? So I guess Erin supplied a draft of the RFP for the zoning code last month. I think she just gave you some notes that I gave to her which, I guess, if we all can take home and be prepared, I guess, to discuss it next month. I guess I'll direct Erin to, I don't know, if need be, I guess, revise the RFP that was done.

Ms. Wade: Well, if it is a priority for you folks, I can flush out the full RFP, send it to WMSA and those that are interested in commenting, and then we can have the discussion about the exact content and verbage of the RFP at the next meeting. And I will make a few calls to find out a dollar amount. I'm a little concerned. I mean, this is kind of a big scope so I'm not necessarily sure we're going to be able to fund this solely. But this could be something we could get some Planning Department contractual services money for as well, so I will look into those things.

Ms. Betts Basinger: Chair, I agree with that.

Mr. Horcajo: Okay.

Ms. Betts Basinger: I think it would speed things up.

Mr. Horcajo: Okay. And then if you look at my comments, I guess –

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: Yeah, she'll get you a copy. When you look at my notes, you'll see that I kind of went beyond just updating the zoning code. Because for me, there's some things in the County Code that we could possibly easily change, just even changing the exemption list. You know, I'm a homeowner, I'm a landowner, and we've seen enough people come to us with variances to know that however we can change stuff, we should try to change it. All right, so, if that's all then, next month, I guess, we'll expect to hopefully come to some game plan.

Ms. Betts Basinger: Yay or nay.

Ms. Wade: Yeah.

Ms. Betts Basinger: Let me clarify Bob. So, your notes that were passed out here, you're saying goes beyond just the scope of the Maui Redevelopment Area?

Mr. Horcajo: No, no. Not necessarily. That was just my notes to her because when I talked with Erin the other day she had mentioned almost having to update the WRP before updating the zoning code. That's kind of the normal process, you have a plan, which is what happened here in 2000. And then they did the zoning code, and then they did the design guidelines. So based on that discussion of including both in an RFP I made my notes here. But beyond, you know, again beyond the RFP, beyond the zoning code, you know, I've renovated buildings so I know the issues that most people are straddled with. So why not look at other areas, and that's what I was suggesting for the RFP. Now, Erin may feel like it's beyond the scope of the amount of money we have, and we'll find out next month as opposed to just doing this. There could be another body, whether it be WMSA or some other body that can deal with the potential changes of the County Code. I was just putting everything on the table. That's what I like to do. Everything on the table, and then wean out the ones that we cannot or do not want to touch, or cannot because of financing, or cannot because it's out of our scope.

Ms. Betts Basinger: So, thanks Chair. So Erin do you think in finalizing the RFP, you could phase it so that phase one would be restricted to the MRA and the existing plan and bringing that, changing that under our purview? Phase two would be to expand it, and phase three, so that domino effect is all spelled out in perhaps in this one RFP in financial phases?

Ms. Wade: Well –

Ms. Betts Basinger: And that would help us prioritize also.

Ms. Wade: The problem – that would be great if we could do it – the problem is we can't contract for something unless we have the pot of money. So if we have \$81,000, we could contract for that amount. You know what I mean?

Ms. Betts Basinger: But what I'm saying is if this body see phase one, then that's what we'll put, and we know how much that is. We know how much phase two will be for our budget next year.

Ms. Wade: Right.

Ms. Betts Basinger: And phase three, and phase four, so we're covering more than – we're covering it all. Like Bob say, everything is on the table. But how are we going to start getting it done? How are we going to pay for it?

Ms. Wade: So are you thinking then we'd do a single RFP for everything, or we would do an RFP for each phase?

Ms. Betts Basinger: Well, I mis-spoke. I guess I wasn't clear. That just for our purposes of discussion, we'd be looking at everything, but each one would be a separate RFP.

Ms. Wade: Okay.

Ms. Betts Basinger: But starting with the priority that this body embraces first, as the first phase.

Ms. Wade: The development code, as phase one.

Ms. Betts Basinger: Yeah.

Ms. Wade: Okay.

Mr. Horcajo: Well, I guess my thought is then maybe, maybe the RFP should be showing everything on the table, our zoning code, changes to the County Code, whether it be Chapter 16-12, and have the consultants break down their proposal to us. In other words, they could say, well, if we only do this, it's this price. If it's this, whatever you want to call it, phase two is this price. Phase three, it's this price. But if it's all together then it's this price or something.

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Ms. Betts Basinger: However. Yeah, something similar to what we did with our friends for the other plan.

Mr. Horcajo: Is that how we want to direct Erin to draft the RFP?

Ms. Wade: That's a huge project. I just want to point that out.

Ms. Betts Basinger: It is. It's huge.

Ms. Wade: It makes me nervous that you're going to lose the public, to be honest with you. I think they'll be able to get their mind around, okay, we're updating the zoning code. Then, we're updating the plan. Then, we're updating the UBC. But I think they might have a hard time following because it does all start to melt together. As I was reading Bob's notes I was like, okay, now we're at the UBC. Okay now we're on something else, you know. And unless you're really, really familiar with these documents, it can all just start to swim. You know? So, my suggestion, I'd like to break it up in phases. I think that would be really good especially because it just clarifies it for the board, for the public. You know, how we might –

Ms. Betts Basinger: For the consultants.

Ms. Wade: And for the consultant. And then maybe contract with them each separately because we won't ever likely have enough to contract more than one phase at a time.

Mr. Horcajo: All right.

Ms. Betts Basinger: Do we agree on the priority of the phases? I guess that's the only question, and we can discuss that.

Mr. Horcajo: Yeah, WRAZD first, I would think. Okay. All right, why don't we take a break. A 10 minute break, please, before we go onto our next agenda item which is budget. Stretch break.

(The Maui Redevelopment Agency recessed at approximately 2:33 p.m., and reconvened at approximately 2:46 p.m.)

E. BUDGET

1. Priorities for 2011 and coming years.

Mr. Horcajo: 2:53 p.m. Next agenda item is budget, E1, priorities for 2011 and coming years. Now I know Erin had submitted the current budget status, and also at the request

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of Alexa, last year's budget, right? It's on my list here somewhere. So members I had – I didn't know if you brought your old copies but I had Leilani make copies of something that we had prepared back in May. That listed our tasks, I guess, and so who wants to start the discussion on budget given we're just talking about RFP's and what's it going to cost, and what's our priorities?

Ms. Betts Basinger: One of the reasons –. The last budget that this body received went through April of 2010. And so with the new one that we received it started in July. So I simply asked Erin to fill in that particular puka.

Mr. Horcajo: The last two months.

Ms. Betts Basinger: What happened. And that's why now we can see a real big picture. And part of that, if you'll notice, there were a lot of encumbered, encumbered, encumbered, encumbered, and I know Erin wanted to explain to us how those encumbrances came about and what they were. What they were for.

Ms. Wade: Basically last year, at the end of the year, we asked to identify, and this is what you've done in previous years, was which things we would encumber for the coming year. So we encumbered the contract for Teens On Call, and the web services. Those were the only contracts that were actually secured for this coming year. The other thing to point with the current budget as shown – oh, you know what, it didn't print on here – but interestingly when you look at the spreadsheet, for some reason it doesn't print, but when the spreadsheet comes up, it says remaining parking structure consultant's contract. That will not be coming out of the MRA funds. That's going to be coming out of the Planning Department's professional services fund. So the full \$81,000 is still in our budget.

Ms. Betts Basinger: But \$49,320 did come out our last year's budget.

Ms. Wade: For last year. Correct.

Ms. Betts Basinger: So our participation is clear.

Ms. Wade: Correct. Yeah.

Mr. Horcajo: Okay. So I don't know how to start. If you look at this chart here, well, you know, we had listed after the strategic – I guess, last year, I guess – after the strategic plan, we kind of did this database here. Do we want to go down line by line or one of you can say, well, look, I think our priority is the WRAZD, the clerical. Anything else?

Mr. Phillips: You know we were just discussing about grant writing consultants, and you know, just noted down here, on the MRA budget . . .(inaudible) . . . objectives came up in

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this particular meeting. And it seems to be kind of a semi-consensus that people are very interested in sort of pushing this up on the list a little bit.

Mr. Horcajo: Sure.

Mr. Phillips: So, you want to hit it at that? Are we interested in anything on that level?

Mr. Horcajo: Okay. For sure. I mean, I think we had that – well, I guess we don't have that any place, any money allocated so far at this point. And why do you think that was? I can't kind of remember.

Ms. Wade: I think because we knew we had to update the plan before we could get grants. So if we, instead want to ask a grant consultant to tell us what we could qualify for before an updated plan, and after an updated plan, we could do that activity first prior to updating the plan.

Mr. Horcajo: And this potential grant person –. I mean, is there people that are familiar with most of the Federal and State grant options?

Ms. Wade: I don't know. I mean, Carol would probably be able to do this for us for free.

Ms. Betts Basinger: The answer is yes to the question. I would suggest that the grant writing consultant and the staff person for the MRA which is not funded either, that we might want to look at consolidating there and putting a dollar amount there.

Mr. Phillips: Do you necessarily think a grant, a good grant writing consultant could be that other person?

Ms. Betts Basinger: We did –. Erin and I – and when we get to that which is number two – we did put together a scope of work for a staff person, and what skills they might need to have. And that certainly would be one of them.

Mr. Horcajo: Okay.

Ms. Betts Basinger: But maybe we should start with looking at the things that are suggested for funding here.

Mr. Horcajo: Well, let's start with 2010. You want to do that? Banners, Wailuku, we already spent the money, right?

Ms. Wade: Uh-huh.

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Mr. Horcajo: Litter program, that was Teens On Call. We spent the money. Market based plan, we spent the money. Municipal parking manager, we spent the money. Public property improvements – what was that for now?

Ms. Wade: That was the trash barrels.

Mr. Horcajo: That's right. The actual new trash barrels. We spent the money. The website, we spent the money. I don't know if we spent the money for – did we spend any money updating the WR? This is just for copies, right?

Ms. Wade: Copies. Yeah. We purchased some copies.

Mr. Horcajo: Right. But we didn't spend that money, right?

Ms. Wade: Correct.

Mr. Horcajo: Probably not. Okay.

Ms. Betts Basinger: And we did not spend \$40,000 for parking structure, did we?

Mr. Horcajo: Yeah. So let's jump to 2011 then, and go down the list? What's that? Mines got a puka in it. Is that funding?

Ms. Wade: Branding.

Mr. Horcajo: Oh, branding. Okay, that, I believe, well, I think we decided not to do anything about the branding?

Ms. Wade: Until after the market base plan was done was what we were shooting for. Until we had our –

Ms. Betts Basinger: We agreed to have our own plan. The MRA would have a plan in place where people would apply to hang banners, et cetera.

Mr. Horcajo: Right. Exactly. But I also thought we agreed that after what we went through with the banners, and we talked about TIF and parking management plan, that wasn't a priority. My question is, is that somewhat of a priority now you folks think for this year's budget? Branding? Some branding plan? We can come back, but you can say yes, maybe, no.

Ms. Betts Basinger: No.

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Mr. Horcajo: Okay, so let's assume it's no. Next on this old list, \$5,000 curbs, gutters, maintenance, Main to Mill. We do have a contract now with Teens On Call that goes from Mill to whatever, beyond Vineyard. So we are spending money there, so that's a maintenance thing. That's on-going, right?

Ms. Wade: Happening.

Ms. Betts Basinger: And what is that amount, Erin, that we have contracted with them? Because I actually know I have the copy of the last contract that we had with them.

Ms. Wade: Yeah. I think it's an additional \$7,000 annually.

Ms. Betts Basinger: So, do we know what that –

Ms. Wade: So, we should be able to see actually in their billings where they started to bill us for more.

Ms. Betts Basinger: Well, a year ago, it was \$1,527.15.

Ms. Wade: Yeah. And then on the –

Mr. Horcajo: We agreed to \$300 a month for landscape maintenance, large parking lot, weed whack, rake and remove green waste, twice monthly, along – this is Market, Vineyard and the parking lot. And then we also agreed to –. We had two contracts.

Ms. Betts Basinger: We actually took away the \$300 a month one. Is this the contract that you're looking at?

Mr. Horcajo: Well, we had a \$300, a \$400, and I think we have two with them.

Ms. Betts Basinger: Is this the one that you're looking at?

Mr. Horcajo: Well, I'm also looking at –. What's the date on that? Yeah, I have one that was scratched out which is what you're probably looking at.

Ms. Betts Basinger: This is the one that was signed by Brian McCafferty.

Mr. Horcajo: Well, we can get exact amounts, I guess.

Ms. Wade: Okay.

Mr. Horcajo: But anyway, that's an ongoing maintenance stuff so that's not going to –

Ms. Betts Basinger: So is it \$400 a month?

Mr. Horcajo: I think it was more like two contracts. More like \$700 a month.

Ms. Wade: Right, \$700 a month.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Okay. Again on this old list we have litter program, and actually that's probably the second contract, right?

Ms. Wade: Yeah.

Mr. Horcajo: And just for your reference, just for you folks edification or note, I have mentioned to Erin a couple of times, and Alexa you've probably seen, the weeds growing between the grates on Market Street that is the job of Teens On Call. And I know Erin has talked with Brian, so we need to decide how much we want to deal with that because the weeds are still there. The cane grass is still there at the middle, right at 33 Market, and some other weed that he is not taking care of. So, do we slap him on the wrist? Do we take some money back? He's been paid for stuff that he's not doing. What's the general thought here?

Ms. Betts Basinger: Well, I think if someone is not living up to their contract in any business you simply say this is not good enough. If you don't pick it up, we're going to cancel your contract and find someone else.

Mr. Phillips: Exactly.

Ms. Betts Basinger: Especially where we're budgeted.

Mr. Horcajo: Yeah. That's why I'm asking the question.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Okay. So Erin, you've got direction there.

Ms. Wade: Okay.

Mr. Horcajo: Okay, next on this old chart is we've got the \$10,000. So Erin is going to, I guess, clarify –

Ms. Betts Basinger: Those amounts.

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Mr. Horcajo: We have two contracts, and that should be for those two items there, maintenance items. Okay, municipal parking structure management, we had \$45,000 allocated. We know now that the Planning Department is paying that out of their own funds, so that's not there. We had printing miscellaneous. Part of that was to print the updated whatever, updates we made to the WRP. We haven't spent any money there. Vineyard Street improvements, we had \$7,500. Nothing has been spent there, but let me kind of talk about that. My recollection is that – well, the work on this parking structure is going to also develop into work on Vineyard Street because of it's access there. So, in our bible it talks about improvements starting at Market, and then Vineyard, and then Central. So we talk about eventually needing to spend the funds. And from my standpoint, our discussion of how it was, if we can get CDBG funds, that would be ideal, right? But we still needed to have money to do the study for the sidewalk improvements which is one of our tasks on the bible. But we're not there yet. Okay. So I guess I'm going to say I would think that this \$7,500 is not going to happen in this year's budget. And hopefully we won't have to spend it if we can get some CDBG or other kind of funding source.

Website, \$3,000. That was the general budget, but we pay as we used them. And I don't know what we've paid so far. We paid \$1,057 so far. Is that right, for this year?

Ms. Wade: Yeah.

Mr. Horcajo: Yeah, November 2nd.

Ms. Betts Basinger: \$145.83.

Mr. Horcajo: What's this Mana Web Solutions on the bottom? Paid 11/2, \$1,057. She spent a lot of time updating the website.

Ms. Wade: Yes, in the last couple of weeks.

Mr. Horcajo: Right.

Ms. Betts Basinger: Where are you looking?

Mr. Horcajo: I'm looking at this year's budget. I printed mines in black and white.

Ms. Betts Basinger: Is that this?

Mr. Horcajo: It's 07/01 thru 11/2. 7/01/10 to 11/2/10.

Ms. Betts Basinger: Well, I've got 07/01/10 thru 09/30/10.

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Ms. Wade: Yeah, that's the one that went out with the packet.

Ms. Betts Basinger: I have Mana Web solutions, \$145.78.

Mr. Horcajo: Okay. And then this one was emailed to everybody with –. This was emailed to all of what she has today.

Ms. Wade: With this one.

Mr. Horcajo: With that one. With last year's.

Ms. Wade: She updated it.

Mr. Horcajo: And her bill came in.

Ms. Wade: Can you tell us what is after 09/20/10, on yours, Bob?

Mr. Horcajo: It is 11/01/10, Teens On Call, \$2,082.65. You didn't print it up then probably, yeah? We can make copies. And then 11/02/10 to Mana Web Solutions, \$1,057.28. So our grand total of expenses is \$7,381.64. You've got it Katharine? This? No. It's the one that got emailed out yesterday.

Ms. Betts Basinger: 07/10 thru 09/30.

Mr. Horcajo: 07/10 thru 11/02. Yeah, again, I had both. I got one in packet and one email. All right, so the \$3,000 is not something that we're going to fight over now right because we're probably not going to spend the whole \$3,000, but that's what we budgeted for.

Ms. Wade: For the website.

Mr. Horcajo: For the website. Okay. So, maybe we just go quickly down the left column and just say okay, I think this is a priority, this not a priority. Or maybe say on the scale of one to ten, ten being the biggest priority. People can say this is a 10, a five, and then we'll kind of narrow it down, get down, I guess, to the ones and twos. Okay. Banners, Malama Wailuku.

Ms. Wade: That's done. Should we cross off what's done first?

Mr. Horcajo: I'm sorry. That's done. Excuse me a second.

Ms. Betts Basinger: Well, except that I don't want to cross it off as a task because we did –. I mean, the MRA is going to –. Once those are tattered and blown away, it was the

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MRA that was going to maintain a banner program. So we may not have it as a priority, but I don't want to –. It was the development of a banner program that organizations, and non-profits, or people with events could apply to us and hang their banner.

Mr. Horcajo: Right. But that could be part of their branding, right? Where in the branding we're talking about not only the expense it is, but also the cost to maintain. No. 1 was strictly Malama Wailuku came to us for money, right, but that's gone, okay.

Ms. Betts Basinger: Okay. Got you.

Mr. Horcajo: So right now, branding of Wailuku of WRA. Would we say a four or five at this discussion now? Seven or eight?

Mr. Phillips: Four or five.

Mr. Horcajo: Okay. Four or five. Okay.

Ms. Betts Basinger: Well, do we agree that it should stay on the list?

Mr. Horcajo: Yeah, yeah. Exactly.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Community display board. We had a discussion once. You might have brought it up, Alexa, about maybe getting a board at the resource center when we were talking about possibly leasing that from the Police Department, or somebody brought it up. But that is, I believe, how come this is on this list here.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Four or five.

Ms. Betts Basinger: No. Zero.

Mr. Horcajo: Okay, zero. Crosswalk improvement on Main. It's on our task, and we didn't put any money into it.

Ms. Popenuk: What does that mean?

Mr. Horcajo: That's across Bank of Hawaii, that intersection. There's a crosswalk there.

Ms. Betts Basinger: VPC –

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Mr. Horcajo: We talked about raising it. I didn't think – we didn't spend a lot of time on it.

Ms. Popenuk: Like a raised crosswalk thing?

Mr. Horcajo: It just says improve that. Again, that's just on our list of tasks.

Ms. Popenuk: Well, I'd like to put my two cents in because I drive up every day, and I do notice that like it's kind of pedestrian walking at your risk zone from Church Street on up to High Street. Because there's quite a bit of people crossing there, like from the buildings to go to McDonald's or something, back and forth. And people trying to turn into the bank and stuff.

Mr. Phillips: But why isn't Public Works?

Ms. Wade: Because it's a State road.

Ms. Betts Basinger: And also I think in our discussion we were going to work with other agencies, maybe start out with a plan and take it around to other agencies, try to get collaboration or partnerships for others to buy in. I think it's really important because it shows that the MRA is working in our area for the safety of pedestrians, for drivers, for everybody. So I would like to keep this on the list.

Mr. Horcajo: No, that's fine. No, we're pretty much keeping it. The question is, is it a six or seven, or four or five?

Ms. Betts Basinger: Well I don't know what the priority is.

Mr. Horcajo: And then we'll come back to, you know, if we have –. Then we'll come back and say okay we have five, six pluses, so let's narrow that down based on what we expected it's going to cost us. So are we saying, just for discussion, is it a four to five, six to seven.

Ms. Popenuk: What's high priority? A ten or zero?

Mr. Horcajo: Ten.

Mr. Phillips: Ten.

Mr. Horcajo: Ten is high priority. We just said zero for the display board.

Ms. Wade: I think, though, the point that Alexa made about it being part of the vehicle and pedestrian circulation plan was relevant, so maybe those can be combined as a single task.

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I mean, we probably wouldn't take action to affect the crosswalk before the vehicular and pedestrian.

Mr. Horcajo: Yeah, I agree with you, but I think it's separate things. I mean, the vehicular and pedestrian could say that Vineyard Street sidewalks is a priority. Or Central before an existing sidewalk before Market.

Ms. Wade: So I see. So you give like the crosswalk a lower, the plan the higher.

Mr. Horcajo: Right, for me, you do the plan first, and the plan is going to have a list of priorities just like what we have now, right. They did Market Street first, and then now, it's hopefully Vineyard. So –

Ms. Betts Basinger: Well, is doing the plan on here?

Mr. Horcajo: Yes, further down.

Mr. Phillips: Yes it is.

Ms. Betts Basinger: What line is it?

Mr. Phillips: It's down fourth from the bottom.

Ms. Betts Basinger: Vehicle and pedestrian circulation plan.

Mr. Horcajo: All right. So crosswalk Main Street, four, five, six, seven? Alexa, six/seven at this point in time? We can always change it.

Ms. Betts Basinger: Well, I kind of agree with Erin. Why don't we just put the priority into getting the plan done?

Mr. Horcajo: I agree. Okay. So it's more like –

Ms. Betts Basinger: So this just becomes part of that plan, so we can take it off as a line item by itself.

Mr. Phillips: Right.

Mr. Horcajo: Yeah, I guess, we can –

Ms. Popenuk: I would agree with that because actually I'm not so much into having a crosswalk at Church and Main, as maybe like a mid-block crosswalk or some other

alternative.

Ms. Betts Basinger: Right.

Mr. Horcajo: Okay. But the only problem with that like I was saying, and plus it's listed separately on our WRP, right?

Ms. Betts Basinger: Well, it's all under the proposal.

Ms. Wade: It's got it's own task line on the WRP.

Mr. Phillips: Right, we could give it the same status as the vehicle and pedestrian circulation task.

Mr. Horcajo: Yeah.

Ms. Wade: Yeah. That's a good idea, then it all goes together.

Mr. Horcajo: Okay. All right.

Mr. Phillips: So what is our status?

Mr. Horcajo: Well –

Ms. Betts Basinger: We don't have any money.

Mr. Horcajo: We'll come back to it. How's that? Okay, curbs/gutters we talked about. That's maintenance. Easement from Main Street acquire. I don't know if we have –. I guess how much do we push that or –?

Ms. Betts Basinger: Well, isn't that part of . . .(inaudible) . . . ?

Mr. Horcajo: No. That's a separate task.

Ms. Betts Basinger: Isn't it all part of the vehicular and pedestrian circulation?

Ms. Wade: That will actually be part of the conceptual plan for the parking structure. So that goes hand and hand with parking structure.

Ms. Betts Basinger: Okay.

Ms. Popenuk: There's a VPC-3.

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Mr. Horcajo: That's VPC-3 – acquire access easement off Main Street.

Ms. Popenuk: I'd give that a low priority. Until we get money, it would be a higher priority. First get the money, then buy the land.

Mr. Horcajo: Well, we'll leave it low because we'll see what the design the architect say about the parking structure.

Ms. Betts Basinger: Yeah, because it's part of a bigger thing that's already ongoing.

Mr. Horcajo: Yeah, so we're going to say two to three right now then. Entertainment district plan. It's not in our current bible. It's heavily recommended by PUMA, and some property owners.

Ms. Wade: Well, that would be probably hand in hand with your WRAZD update. I don't know if we need an entertainment district plan, you need to create an entertainment district which would happen with your zoning update.

Ms. Betts Basinger: I agree with that, so we can include that in the WRAZD.

Mr. Horcajo: So we're going to say that's the same as the WRAZD update or included in that?

Ms. Betts Basinger: Yes.

Mr. Horcajo: Okay, grant writing, we've given it a high priority. We can discuss that.

Mr. Phillips: I'll offer a seven.

Ms. Wade: For grant writing?

Mr. Phillips: Get some money.

Mr. Horcajo: Okay. I'll talk about this further when we get into it, I guess.

Ms. Betts Basinger: Land acquisitions plan. Is that a plan or a – I mean, what is the task?

Mr. Horcajo: Well, the thought here, land acquisitions was acquiring potentially satellite parking lots. Then if you park in open space, Betsill lot for open. If you look at the bible it talks about acquiring, I think, is it the banyan tree park they're suggesting acquiring in this? I think it was some acquisition in here.

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Ms. Betts Basinger: Well, we certainly don't have money right now for acquiring land, so maybe it's not --

Ms. Wade: – a hurry.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Yeah, but I want you guys to realize it's not necessarily – the tasks are not necessarily only because of what we can afford in our budget.

Ms. Betts Basinger: Right.

Mr. Horcajo: We can be the advocate for CIP funds, or CDBG funds, or open space funds. If we feel that having open space corridor – the only open space park land we have now is the mini park, 4,000/5,000 square feet.

Ms. Betts Basinger: But this is under MRA budget projections. So what are we budgeting for land acquisition?

Mr. Horcajo: Nothing.

Ms. Betts Basinger: So, I think we should leave it as a line item, but not budget it.

Mr. Horcajo: Yeah, or just zero. Okay. Yeah, this was done to jog your – put everything on the table as I call it.

Ms. Wade: It's good.

Ms. Betts Basinger: Right.

Mr. Horcajo: So we all educate ourselves. Leasing of temporary parking lot. I wrote this down in anticipation of the parking improvements. Now, we now know that we have a parking management plan for the construction site, so they're going to have to deal with that issue, correct?

Ms. Betts Basinger: Right.

Ms. Wade: Right.

Ms. Betts Basinger: So that comes under parking management plan, and we can take that off of here.

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Mr. Horcajo: Or maybe – yeah, that’s just scratched off, right?

Ms. Wade: Well, I would wait to see how the next administration wants to handle the choreography of the parking structure. Because at this point the administration has been very involved with each step. But the construction process is going to be the responsibility of this next administration. So I think we should probably, maybe keep it on here to keep reminding yourselves of the fact that it’s going to be an issue at some point.

Mr. Horcajo: Okay. Litter program we talked about. That’s maintenance. Manager MRA. We have no money here, and I know we’ve had some different opinions as to what we can and cannot do. But in terms of priority, where do you want to put it?

Ms. Betts Basinger: We did have discussion and we all agreed that we didn’t want a manager. What we wanted was an administrative support staff that could work side by side. So I would change from manager, just to staff person.

Mr. Horcajo: Be sure we don’t have that any place else here. Okay, so we’re just going to say, whatever, staff. We can always change. Okay. And priority we’re going to say–

Ms. Betts Basinger: And I would like to use –. Never mind.

Mr. Horcajo: For priority? Seven, eight, nine, ten?

Ms. Betts Basinger: I think it’s a high priority if we want to get anything. A lot of what we want to do requires –

Mr. Horcajo: Seven, eight, nine, ten. Just make a number.

Mr. Phillips: Seven.

Ms. Betts Basinger: Yeah. I don’t know how you’re doing that so I can’t –

Mr. Horcajo: Well, we’re just talking, and we’re going to get down to the high priorities and then vet out what we can afford.

Ms. Betts Basinger: And I would put that \$25,000 that Erin suggested for that combined, for that staff assistance, which could include someone with grant writing skills. It could.

Mr. Horcajo: Okay. Market base plan, we’re done spending money, right?

Ms. Wade: Yup.

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Mr. Horcajo: Okay, so we can almost scratch that out. We can scratch that out. Is that correct?

Ms. Wade: Yeah you can.

Mr. Horcajo: Okay. Mini-park improvements management. I would say that we're not spending any money there. In our review of the WRP, we kept that a low priority because the community before that said, don't improve that until the parking structure is built, and I think we're of the same opinion. But we'll leave it on here just for –

Ms. Betts Basinger: I think we should leave it on because it is one of our tasks.

Mr. Horcajo: Okay. Municipal lot re-stripping.

Ms. Wade: Happening.

Mr. Horcajo: Luckily, we got the County to spend their money. We'll leave it on until it's done. They started. They did one line the other day or something.

Ms. Wade: One line.

Mr. Horcajo: It takes a while.

Mr. Phillips: Moving right in there.

Mr. Horcajo: And you think we're slow. Municipal parking structure manager. We don't have any expenses for that.

Ms. Betts Basinger: What is the prognosis or are you suggesting that we wait to see the next administration? How they pick up on the construction part? Because we may have 2012 and 2013 expenses attached to this project. So I'm glad we could take the \$45,000 off this year, but we should leave it on.

Mr. Horcajo: Yeah.

Ms. Wade: Yeah. Because at this point this is just the design project manager.

Ms. Betts Basinger: Right.

Ms. Wade: We're still going to need construction and then long term.

Mr. Horcajo: Okay. Organization study.

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Ms. Betts Basinger: That's you. I mean, that was your suggestion.

Mr. Horcajo: Yeah. Well we were talking about how my suggestion was going to be getting it to like HCBA. Alexa, you also talked about, at a minimum, just increasing the board size from what we have now which would be a County Charter change and stuff. And now, depending what happens with how we and the community looks at the suggestion of having a CDC, you know, that may or may not be relevant or necessary. So, where do you want to put this in our 2011 budget?

Ms. Betts Basinger: Was this meant to be the way the MRA is organized?

Mr. Horcajo: Yes. That was my thought.

Ms. Betts Basinger: To me, the only thing about MRA organization, and it's all in our bible, is that we just fulfill the authorizations that we have, to have a manager, to have a staff, to do the work. So to me, organization of the MRA simply means to get it to be what the plan says it should be. I don't know about a CDC, or, you know, appointing the manager and deputy manager. Our website says a staff of five. That comes from the County, you know, so I would look at organization as how is this body going to work? How do we delegate to our staff?

Mr. Horcajo: So priority wise with our 2011 budget, what are we saying now?

Ms. Betts Basinger: To me, I would say that would be part and partial to staff. I mean, I see it as that's my limited view for this year. That part of bringing this organization to all that it can be, we need a staff. So, I would tie it in with a dollar line item for staff.

Mr. Horcajo: Okay, right now, we've changed Manager MRA to MRA staff, and that's, whatever, seven thru nine, I guess. So we are going to talk about that. For me, this is beyond, you know, clerical help. This is kind of questioning and –. If you remember I had a meeting when PUMA was here, I guess, with Kalbert – although he's not going to be employed in the next month and a half – but he and I didn't – and that's maybe where we should head with this item is getting something in writing and maybe we have to wait for the next administration to see whether we can do all those things that are in there because Kalbert did not think we can.

Ms. Betts Basinger: Well we can hire staff, and we have Kalbert's letter. And at least that's little baby step we can take. Unless you're talking about reorganizing.

Mr. Horcajo: Well, that's what it says.

Ms. Betts Basinger: Reorganizing MRA.

Mr. Horcajo: That's what it said. That's why I brought up the --

Ms. Betts Basinger: No it says organization study.

Mr. Horcajo: Right. You had mentioned adding members. I had mentioned before that HCBA looks alike or something.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Right. That's what it's talking about.

Ms. Betts Basinger: Well, I'm not in favor of reorganizing. I'm just in favor of making it work. So I would put that as a low priority.

Mr. Horcajo: So two to three, one to two?

Ms. Betts Basinger: If it's a reorganization.

Mr. Horcajo: So your thoughts even two months ago about adding members to our MRA.

Ms. Betts Basinger: Well my question was answered. I mean, Erin found out the answer and emailed it to all of us.

Mr. Horcajo: And the answer was?

Ms. Betts Basinger: The answer was we would have to change the law that authorizes us. We are now authorized to have five commissioners, but we're also authorized to have a staff. So, the need for more commissioners if we have a staff doesn't seem important.

Mr. Horcajo: Okay. Parking assessment fee ordinance, commonly known as the cash-in-lieu. We've been waiting for the updated needs assessment, and as far as I remember, the market base plan fulfilled that. Are we waiting for anything else to be able to --?

Ms. Wade: Well, it's up to you about the fee. The whole fee section.

Mr. Horcajo: That's right. The fee. The parking management plan.

Ms. Wade: So we got to know the dollar amount for construction.

Mr. Horcajo: Do you think we're going to get, be able to get the dollar amount before the end of 2011 budget to be able to send it up to Council?

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Ms. Wade: They're suppose to have – I wish Morgan was still here – they're suppose to have the design complete by Spring, so I would hope so. I mean, with their design, they should be able to do the cost projections.

Mr. Horcajo: Okay. And I heard there's going to be a public hearing. Well, we'll have a hearing here in February sometime, and then OED will have a public hearing outside. Well, unless it's going to be the same, third week of February, for the design.

Ms. Betts Basinger: And this would be another line item, Chair, that I feel would fall into whatever dollar amount given to our staff because it's something that they would just be tracking and assisting with at this point. So I don't think the MRA can put a dollar amount under parking assessment fee ordinance. It would come under staff to track it.

Ms. Wade: Yeah.

Ms. Betts Basinger: . . . (inaudible) . . . and report to us.

Mr. Horcajo: Right. And based on what Erin told us today I guess, I asked her the question whether the –. That's right, we already have the ordinance. We're really just making comments through Council. All right, so that stays whatever it is. So we keep it here, but it's kind of part of the staff's job is what we're saying.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Okay, parking management plan. We now know that since this was done that it's part of the study. It's part of the contract with –. You out of here Ray? Thank you very much. Thank you for coming.

Ms. Betts Basinger: So that's ongoing.

Mr. Horcajo: Yeah, and we're not spending money now. It's part of Morgan's contract, so that's a good thing.

Ms. Betts Basinger: Right.

Mr. Horcajo: Okay, printing minor stuff. Public property improvements. Why did we put \$15,000 in 2012? Erin, do you remember? I can't remember.

Ms. Betts Basinger: I do. Go ahead.

Ms. Wade: I don't remember.

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Ms. Betts Basinger: Which one are we talking about? Public property improvements? Well, it says here –

Mr. Horcajo: Trash can repair. But we already spent that some place else.

Ms. Betts Basinger: Repair and maintenance of things that are in our area. But I think we decided particularly on Market Street where we want to maintain the improvements that has been made. It would be the lamp post when we wanted to make sure when banners are hung and rehung, that we are going to take on that responsibility. And we need a budget for that.

Mr. Horcajo: Down here it's got street scape maintenance.

Ms. Popenuk: On this public property improvements, I just wanted to mention, I do remember at one point you said that we wanted to have something that visible to the general public.

Ms. Wade: Oh. That's right. It's the entrance to your intersection. Right, the intersection at Main and Market that always remains unfinished. I think that was the \$15,000. Because remember that they weren't able to complete the construction?

Mr. Horcajo: That's right because of the utility lines underneath.

Ms. Betts Basinger: Well, today also when Yuki was giving her report, it was a reminder to us that they scaled back that section. It doesn't include the benches and the trash cans and the nice street lights and the planters. So that might have been part of that discussion as well that we be in charge or we take the lead in continuing that improvement.

Mr. Horcajo: Okay, but more than likely that's not a 2011 budget item?

Ms. Wade: No.

Ms. Betts Basinger: You don't think it's something?

Ms. Wade: The intersection or what are you talking about?

Ms. Betts Basinger: No.

Mr. Horcajo: Well, just public parking improvements.

Ms. Betts Basinger: Just improvements that will be very visible for the MRA, very appreciated by the community, and probably won't cost that much. We're already replacing

cans and benches.

Ms. Wade: Are you referring to adding additional street furniture to the Happy Valley portion?

Ms. Betts Basinger: Yes.

Ms. Wade: The reason it was taken out was because of the lack of space.

Ms. Betts Basinger: Funds.

Ms. Wade: Space. There was no space on public property to place those items.

Ms. Betts Basinger: For street lights?

Ms. Wade: Right.

Ms. Betts Basinger: And what about for plants?

Ms. Wade: Same thing. Because I sat down with Wendy Taomoto to talk about, you know, what we should anticipate for the coming year budget for maintenance down there, and she said we can't find a square inch to put things because they replaced –. Remember they had taken away a lot of parking?

Ms. Betts Basinger: Yeah.

Ms. Wade: And then the property owners really just wanted the parking. They didn't want the street furniture or trash receptacles or anything. So instead of that, they got a lot more on-street parking.

Ms. Popenuk: And I wouldn't like – I would not like to just limit improvements to Market Street. I think Market Street is like well and truly gussied up. There's Main Street which is sort of –

Ms. Betts Basinger: And Vineyard, which has a nice new road, but could use some other beautification.

Ms. Popenuk: Yeah, Vineyard doesn't have sidewalks.

Mr. Horcajo: Okay. So for our purpose of budget for 2011. We don't want to stay here till five here now. Are we talking two to three, or four to five, or six to seven?

Ms. Popenuk: I would say like a seven.

Mr. Horcajo: Just kind of a ball park.

Ms. Popenuk: Don't have to spend a lot, but –

Mr. Horcajo: Yeah, and we can come back to visit our top priorities.

Ms. Betts Basinger: And so public property improvements is going to be different than Vineyard Street improvements further down.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: It's a different concept there? A different task?

Mr. Horcajo: Yeah because Vineyard Street improvements is on our task.

Ms. Betts Basinger: Okay. Public property improvements could be –

Mr. Horcajo: This is just general. Like it says on the right, trash can repair, replace, and we've already spent money doing that because we took it out of 2009 budget, right, because we wanted to spend the money. We spent seven grand there. Could be a nice banner in front of my office or something, you know? Something attractive. Okay, rental of office space, I'm assuming that's a zero, or we just get rid of or whatever. Okay, resource center improvements. Of course, we were discussing the potential of getting that space back. I guess we'll wait for the administration to see what they want to do with that spot?

Ms. Betts Basinger: Well, again, this is something that I see as being a part of the scope work for a staff person to just stay in touch with the Police Department. To follow through and keep the contact that Erin originally, the dialogue Erin got started, and come back to us if the time seems right that we could put some money into that.

Mr. Horcajo: Okay.

Ms. Betts Basinger: I think it's a great idea.

Mr. Horcajo: Okay. I want to make a couple of comments. One is, you know, the Police Department now doesn't want to give up the space as far as Captain Singsank is concerned.

Ms. Wade: Right. Yeah.

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Mr. Horcajo: No. 2, we'll talk about this when we get to the next agenda item, but I'm really concerned that we don't task our staff, or clerical help I should say, non-public employee, with stuff that really should be tasked by the public employee. We have an issue with the union. So, for me, I'm just saying let's have the discussion more later when we get into the next item and James can kind of talk about that.

Okay, resource, we got that. That's low. Street scape maintenance. I guess probably we already have that, right? That's part of the other issues we paid those guys for?

Ms. Wade: Yeah. Because there's a curb and gutter maintenance, and then there's a litter program.

Mr. Horcajo: And then there's a litter program.

Ms. Betts Basinger: The street scape maintenance would be for lights, benches.

Mr. Horcajo: Oh, the benches and stuff.

Ms. Betts Basinger: And I think we need to fund that. That's important.

Mr. Horcajo: Now if we don't pay for it, is that something that Public Works Department is suppose to be doing?

Ms. Wade: Nope.

Mr. Horcajo: Nope. Okay. So we should put that on the higher end?

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Six, seven, for now on our discussion. Okay Taste of Wailuku promotion. That's something Teri said that WCA is undoubtably wanting to do.

Ms. Betts Basinger: I think we should leave it on here in case they collaborate with us in any way, but not fund it at this point.

Mr. Horcajo: Okay. Tax incremental financing ordinance.

Ms. Betts Basinger: Extremely important.

Ms. Popenuk: I agree.

Ms. Betts Basinger: That's a very high priority.

Mr. Horcajo: So you say it's seven to nine.

Ms. Betts Basinger: I say it's an 11.

Mr. Horcajo: 11. Okay, so we'll call it 10. Vehicular and pedestrian circulation plan.

Ms. Popenuk: I think that's important.

Ms. Betts Basinger: I do too. I think it's important. And I don't know how we're doing our numbers at this point, but I would say it's like a seven, to me.

Mr. Horcajo: Okay. Vineyard Street Improvements.

Ms. Betts Basinger: That's a seven. Everything is a seven.

Mr. Horcajo: Let's say we talk about the last one, WRP is what that should say, not WRA. The WRP, WRAZD and design guidelines review. We just talked today about, potentially, doing an RFP for the WRP. We'll talk about that next week, and we'll definitely do an RFP for the zoning code.

Ms. Betts Basinger: Yeah. And I think that's a high, high. It's a seven.

Mr. Horcajo: Is that a 12?

Ms. Betts Basinger: No, it's just a seven.

Ms. Popenuk: I'd say very high.

Mr. Horcajo: Okay, seven to nine. Okay, anything else that you guys can think of that was not on this list off the top of your head here? Okay, so, our high priorities, starting from the bottom, WRAZD. You think you're capable, Erin, giving us a potential cost for what we consider phase one which is just looking at the WRAZD? I mean right now.

Ms. Wade: Oh, at this moment?

Mr. Horcajo: I'm just curious. People are saying they want decisions.

Ms. Wade: Well, I'm just thinking about the scope of this.

Mr. Horcajo: Just ball park.

Ms. Wade: Okay, if it now moves to the zoning code, becomes part of the zoning code, all

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the updates are made, I would say about \$65,000 to \$80,000 for that document. Because we had talked about it being a formed based code also.

Mr. Horcajo: Okay. If we just take what we have and tweak it. I mean, say for example, PUMA and Erin brought up one time about if you're doing a parking structure, if you have different land use, you have to put a six foot hallow tile wall. So you're saying it's unnecessary. The parking, if you look at the code for the parking lot, it doesn't require your parking lights. You know, I think the County would want to see required parking lights. So there's some minor stuffs that we can make. So if they're just low hanging fruit stuff and not going to form base code. Ball park.

Ms. Wade: Again, like \$25,000 to \$30,000 probably.

Ms. Betts Basinger: I sort of agree with you Bob because I think this body, that's our job. And our job is to tell the consultant these are the areas in what is existing that are causing us a lot of trouble. I don't think we need a study to tell us what we already know. So it would be much more collaborative. We would have to be prepared through our staff to say these are the areas that need attention.

Mr. Horcajo: Okay, so again, we're just ball parking here now. So we've got two price ranges depending on what option we take. Further up, Vineyard Street improvements, we put that as a seven. Now, either we get CIP money or either we get general funds from the County's source, I guess, and/or CDBG grant money. Would you say those are the two major sources for funds for that Vineyard Street improvements?

Ms. Wade: I would, though, lump that in with the vehicle and pedestrian circulation plan, or at least prioritize. I know they're prioritized the same, but I think in your critical path, the circulation plan has to come first.

Mr. Horcajo: Okay, so let me ask you this. So the pedestrian and circulation plan, that's right, that's first. So that's a seven still. So let's go back up to that then. And remember, this does not include just Vineyard. If you look at our plan, it talks about Central as well. Vineyard from High down to Central, and improving Central, too, that's supposedly the next phase.

Ms. Betts Basinger: Based on what?

Mr. Horcajo: Based on our bible.

Ms. Betts Basinger: Which number is that?

Mr. Horcajo: Is that infrastructure? UDB-3.

Ms. Betts Basinger: CDBG application process moving forward.

Mr. Horcajo: Not as of today.

Ms. Betts Basinger: I don't understand that.

Mr. Horcajo: That was based on updating the Wailuku Redevelopment Plan so we can have a current WRP to be able to get CDBG funds. That's what we were talking about the past couple months.

Ms. Betts Basinger: Yeah, I know we all agreed on this. I mean, I want to do this. Okay. UDB-3.

Mr. Horcajo: Okay, so Erin, what do you think cost wise?

Ms. Wade: Okay, basically, if I was going to contract a pedestrian circulation plan, I would do it with the consideration of the new parking structure being built and how you would want traffic to flow around immediate intersections surrounding the parking structure and all pedestrian circulations. With those things highlighted, this is an engineering firm we're probably talking about so that's a toughie. I could ask Sandy McGinnus to help us with a number.

Ms. Betts Basinger: And what is –. In discussions that we've had as a body, it was our hope through staff that we could, that this would be a collaborative effort. The cost wouldn't be borne 100% by the MRA.

Ms. Wade: Right.

Ms. Betts Basinger: Because there are other agencies that have a responsibility. Probably a stronger responsibility to some of this than us. So I think to me this is something that our staff should be investigating every day, and talking to other agencies and coming up with a number. But, for now, I think that would be one of the staff scope of work items.

Ms. Wade: Well, I could easily do something, like I did for the market base plan, for the vehicular and pedestrian circulation where we talked with, you know, Sandy, Department of Health, Public Works and see if we can put together a collaborative grant for the circulation plan.

Ms. Betts Basinger: Perfect.

Ms. Popenuk: How much is this task would possibly already be the responsibility of the designer for the parking lot? Because you don't just design the footings, you have to think

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the whole site, and where cars are coming in, where cars are coming out. So, maybe a part of this, especially as it gets close to the parking structure, is already on somebody's plate.

Ms. Wade: Right. Yeah. I've asked that question repeatedly each time I've been in that meeting about what's the scope of their circulation plan, and it is the only project site.

Ms. Popenuk: Not the entering/exiting street?

Mr. Horcajo: That's too.

Ms. Wade: The entering and exiting. Right.

Mr. Horcajo: On Church and Vineyard.

Ms. Popenuk: Okay.

Ms. Wade: So knowing that, we can use that once that's ready and do our larger scope, circulation plan.

Mr. Horcajo: So more than likely, that's not 2011, anyway, right? Am I correct?

Ms. Wade: Probably not. So, even so, if we were just assemble something like the market base plan, that took from November to April, to get that contract together.

Ms. Betts Basinger: Right. So, it's still another very important thing for staff to be preparing for it even though it's not in this year's budget.

Ms. Wade: Yeah.

Mr. Horcajo: So we're going to say right now that's a four or five or something, right, because we can't really do much. It's a priority, but not until the parking structure design thing is done.

Ms. Betts Basinger: I think right now it would just become a priority as it would be part of the scope of work for staff.

Ms. Wade: Okay.

Mr. Horcajo: Tax incremental financing, we had an 11 for that. Now, Erin, is that an outside consultant work?

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Ms. Wade: The actual TIF portion is not. And if –. See, I'll have to read the State ordinance or State law to see how much of the plan needs to be updated to support the TIF. How specific it needs to be to go along the TIF component.

Ms. Betts Basinger: Now to me, this is number 11 priority.

Ms. Wade: Absolutely.

Mr. Horcajo: They're just trying to figure out how much money do we need to spend for –

Ms. Betts Basinger: This is where I would, 100%, support a knowledgeable consultant who's been involved in, not just ordinance writing, but particularly finance. Maybe someone like Kalbert actually.

Ms. Wade: Right.

Ms. Betts Basinger: He's looking for work.

Mr. Horcajo: Yeah, undoubtedly that person would need to be a sales person too, right?

Ms. Betts Basinger: No. Well, I would rather that person be an expert. The sales body is the MRA.

Mr. Horcajo: But we're one and the sales body.

Ms. Betts Basinger: Right, but I would much prefer someone who is technically gifted at crafting ordinances, knows enough of the players to know what will sell. They don't themselves have to be a –. What do they need to sell?

Mr. Horcajo: When I say sell, I didn't mean used car salesman sell. They have to, obviously, they have to show pretty easily to the administration and the Council the benefit of that. And granted a guy like Kalbert with those kind of skill set is important. But, we're only going to have, again, one consultant, so hopefully that consultant also, you know, aside from having the technical financial skills set, also be able to, as you say, have the personality to be able to, what I'm calling, sell it to the public.

Ms. Betts Basinger: Well, because the MRA is presenting this, I think the MRA has to be that great sales body to do that because it's justifying how we're going to get funds to do all of the things that are in the plan that Council tasks. So, I just want to get a good consultant that can do the technical work. The presentation, it's an MRA funding source. So unless I'm missing something, I mean, we don't need that person to sell to Council. We need to say, Council, look at this great vehicle and how it can pay for all these tasks that

we want to do.

Mr. Horcajo: Yeah. You know, I guess my point being, I'm always looking at, you know, back ups. So I'm not saying that we have to have a sales person. But my point being, if we have somebody, when a project person, when an owner comes up here to make a presentation, they're the owner right? It should be, you would think that based on what you're saying, they would be the one that would be selling it to us. But we're really looking at the technical person to answer the technical questions, aren't we?

Ms. Betts Basinger: No. I think it should be the Chair of the MRA and/or his staff person.

Mr. Horcajo: Okay. That's fine. Let's move on. That's okay.

Ms. Betts Basinger: Because that's a huge thing to look for.

Mr. Horcajo: No, I agree with you. I'm just saying it's probably not going to be just the Chair and the members of the board that are going to try to get it. They're going to want to see the technical side of it too.

Ms. Popenuk: I just want –. I would like to see somebody who is savvy. Knows what's out there, knows how to get, knows their stuff.

Mr. Horcajo: Okay. So, cost, roughly?

Ms. Wade: I'm going to have to look for that.

Mr. Horcajo: Okay. All right, at least we know that's still our priority.

Ms. Betts Basinger: That's a huge priority. So there is existing legislation.

Ms. Wade: Yes.

Ms. Betts Basinger: It just needs to be reviewed – not just – that needs to be reviewed and analyzed in what needs to be added or changed in it.

Ms. Wade: No, there's a State law that enables certain bodies to use the tool of tax increment financing. But the ordinance has to be written. The only draft ordinance that exists like this is the business improvement district that they created for Lahaina. So we can use some of that, bits and pieces, but we're going to have to write a new ordinance.

Ms. Betts Basinger: Got you. Got you. But we have semi-templates.

Ms. Wade: Correct.

Ms. Betts Basinger: Got it. Okay.

Ms. Wade: And we did have Brad do the projections for capture, so he's done the base line. So a lot of the number crunching is actually already done. And I do know of a gentleman who wrote some of the –he's an attorney – who wrote some of the tax increment financing law, now lives on the big island – for the nation – so he's a huge resource. He's bored. He wants something to do.

Ms. Betts Basinger: We can ask Theo who they used.

Ms. Wade: For the BID.

Ms. Betts Basinger: Yeah, for their BID. Okay.

Mr. Horcajo: Okay, street scape maintenance. What do you all think we're talking dollars and cents wise based on what – we had put it as a six to seven. \$10,000? \$5,000? \$50,000?

Ms. Betts Basinger: I think we did have discussion on this cost at one time. Is this to repair benches and trash cans and that? Is that what we're talking about?

Mr. Horcajo: You had just mentioned that we talked about –

Ms. Betts Basinger: Right.

Mr. Horcajo: – the light standards, the benches.

Ms. Betts Basinger: Let's just put \$5,000 in there.

Mr. Horcajo: That sounds right. We can always adjust.

Ms. Betts Basinger: Yeah, we're not tied into this.

Mr. Horcajo: Okay, next, high on our priority was public property improvements. Would we say that's the same or –?

Ms. Popenuk: I would think that was different because maybe that's bringing new stuff.

Mr. Horcajo: You know what, and we've actually spent that money. That's right. We spent the money out of the 2009 budget to add cans, and repair trash cans. So shall we just say

that one is zero?

Ms. Betts Basinger: Zero.

Mr. Horcajo: For 2011, yeah, because we have stuff down and now five grand for street scape maintenance.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Okay, further up, high on our priority was MRA, and we're calling it staff now. Let's come back to that. After we're done with this first page. We'll maybe jump – if you guys agree – jump to agenda item after this and come back to finalize this proposed budget if that's okay.

At the very top we have a four to five for branding of Wailuku Redevelopment Area. Do we want to tackle that in this year's budget given what we kind of know. Right now we've got money going out mainly for the WRAZD revision.

Ms. Popenuk: That was considered as maintenance.

Ms. Betts Basinger: Yeah. I don't know if it should go on this line item. Maybe it should better go under printing or miscellaneous. But I do think that –

Mr. Horcajo: You're talking branding, I'm sorry?

Ms. Betts Basinger: Yeah. I'm not sure if what I'm going to suggest we need it for should go under branding. And maybe we should increase the printing and miscellaneous costs for if a banner is destroyed and we need to replace it with something.

Ms. Popenuk: Is that just maintenance though?

Ms. Betts Basinger: No. Destroyed. I mean, let's say one is totally destroyed so we've got one of Malama Wailuku's – one of the street lights is missing a banner. I think we should have a fund in there that we could – which we had talked about before.

Mr. Horcajo: Well, isn't that street scape maintenance? If the banner is destroyed?

Ms. Betts Basinger: I don't know. Is it?

Mr. Horcajo: Sure. For me, branding is we're going to have a branding policy, right?

Ms. Wade: Campaign. I think we had talked about a campaign.

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Mr. Horcajo: Right. That's what that is. It's a branding policy so people know the size, when they can put the event, when to take them down, who puts them up because we're concerned about damage to the light standards. That's what we're talking about here.

Ms. Betts Basinger: If it's the program –

Mr. Horcajo: The program.

Ms. Betts Basinger: – then I think it should be included under staff.

Mr. Horcajo: No. We have to make the decision on the branding, right. We're talking the policy. It's not staff's job. We're creating the policy for branding, right?

Ms. Wade: I think you're talking about two different things. At least when I remember creating this item, banners is one thing, branding is you hire a branding consultant to tell you what's your catch phrase, you know, or, to work with you. We've already identified our niche. It's more like marketing. We've identified our niche in the market study, now we have, like, "Come Home to Wailuku" as our phrase, or something, you know, and we have a logo that goes with it that the MRA funds.

Mr. Horcajo: And we have the logo that goes on coffee cups and pans, and you have marketing.

Ms. Betts Basinger: So this is marketing.

Ms. Wade: Marketing. Yes.

Mr. Horcajo: It's our policy.

Ms. Betts Basinger: This is marketing, and I would say, for right now, we should maybe have \$1,000 in marketing budget.

Ms. Popenuk: Is there any way for us to make money on this?

Mr. Horcajo: Well, yeah, if the had a branding that we agree and we're selling cups and whatever.

Ms. Betts Basinger: A banner policy.

Mr. Horcajo: A branding policy. Cups. Coffee cups. Pencils. Whatever.

Ms. Popenuk: Is it something that potentially might pay for itself?

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Ms. Wade: It's a question of how many places can you focus your attention at once, I think. You know, I think the branding sounds great.

Mr. Horcajo: Interesting comment.

Ms. Wade: You got to remember, your first priority is always going to be the permit that's coming in the door, you know, and then this stuff has to come second. That's the tough balance.

Ms. Betts Basinger: We do have a marketing tasks in our bible, so if we want to call our marketing tasks the branding of Wailuku, then I think we should have \$1,000 there even if it's just to get something started.

Mr. Horcajo: Okay. All right. You mind we jump to the contract for services and then we can come back?

Ms. Popenuk: You mentioned grant writing.

Mr. Horcajo: I'm sorry. I missed that. Excuse me, grant writing. Yeah, we have a seven here. My apologizes.

Ms. Popenuk: I just think that's a priority. I don't know who does it.

Mr. Horcajo: Erin, in our discussion with Kalbert – well I guess we have – what kind of grants have we actually gotten so far or maybe in your term, Alexa, or anybody else?

Ms. Betts Basinger: Well, through Tri-Isle, it's just been recent, attached to the parking structure.

Mr. Horcajo: Right, attached to the parking structure. But the grant was actually from OED, right?

Ms. Wade: It was a grant that Tri-Isle RC&D applied to the Planning Department for with the cooperation of the MRA, OED and EDA. And then Planning housed the grant and administered it.

Ms. Betts Basinger: And one of the reasons was that this body right now didn't have a process for receiving a grant, and managing a grant. And in my limited knowledge, you know, nine or 10 years with this agency, it's never had a grant. It's funded. But grant writers, just a ball park, depending on the type of grant it is, you know, it could be any where from \$2,500 to \$3,500 per grant. And so, to me, if this body has decided this is where we want to go for a grant because our staff has done that research and told us these

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places are good, that's when we say, okay, let's go hire a grant writer. They are piece meal in that kind of way. And the County does it all the time.

Mr. Horcajo: And they get paid a set fee or a percentage? I thought most times it was a percentage of the grant that was –

Ms. Betts Basinger: In my experience, it's a set fee, to write a grant.

Mr. Horcajo: So, because we talked about the MRA staff person being able to do what you just said, at least look for the potential sources, then should we have this, put the money here now?

Ms. Betts Basinger: You know, it's – yeah.

Mr. Horcajo: The money is going to come out of the fee any way, right? The fee will come out of the grant.

Ms. Betts Basinger: We would have to pay for it out of our budget.

Mr. Horcajo: Out of our budget.

Ms. Popenuk: . . . (inaudible) . . .

Ms. Betts Basinger: Yeah. It comes out of our budget. This is why were talking about it. But I think that before we even get to writing a grant – well, we can always, until we have set up our own procedure for receiving grant monies and managing them, we can still go thru Tri-Isle. So there are entities that will take a 10% or some percentage to do it for us.

Mr. Horcajo: Okay, so the bottom line what do we put here for 2011 budget? Eight more months, seven more months.

Ms. Betts Basinger: I think that we should put some money there.

Mr. Horcajo: Right. I'm asking.

Ms. Betts Basinger: We either put it there or we put it into our staff.

Mr. Horcajo: I'd rather keep it separate now. Because if we're going to get the staff –

Ms. Betts Basinger: Well let's say \$5,000.

Mr. Horcajo: Okay, that's fine. I just want to put some numbers. Is that okay with you

Katharine?

Ms. Popenuk: Yeah.

2. Contracts for services including clerical assistance, website, ordinance updates, etc.

Mr. Horcajo: Okay. All right, so let's jump to the next agenda item if you don't mind. Contracts for services, clerical assistance, website, ordinance updates. Erin, did you find, whatever you were looking for earlier?

Ms. Wade: I copied it and gave it to everybody.

Mr. Horcajo: Oh, you copied my little worksheet.

Ms. Wade: Yeah. This one. The one that says worksheet regarding a proposed RFP.

Ms. Betts Basinger: What?

Ms. Wade: Worksheet regarding a proposed RFP.

Mr. Horcajo: So, let me say this, I guess, for starters.

Ms. Wade: You guys have it? Here.

Mr. Horcajo: A few meetings ago, Alexa got – Alexa, you got a couple, whatever, existing contracts with like Iwado Court Reporters and somebody else.

Ms. Betts Basinger: Yeah, Kathleen Aoki was kind enough to send us examples of the kind of contracts that are written up for consultants, and I did pass those out to everyone. And I also passed out to everyone some scope of work that both Erin and I worked on together since she would probably be the primary person managing and working with our staff. So I also passed out at that meeting Erin's suggestions –

Mr. Horcajo: Yeah, this, the one discussion item.

Ms. Betts Basinger: – including what –. And then I had prior to that sent all of you some dot points that could initiate our conversation. That was back on April 6th. So we had the dot points that I sent. Then we had the information that Kalbert sent. Then we had the update which included Erin's suggestions for scope of work. So that's where we are, and we got copies from Kathleen of how they contract right now.

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Mr. Horcajo: Okay. Just for clarification, what did you get from Kalbert?

Ms. Betts Basinger: Kalbert sent us a – it's a memo that he sent to all department heads on what the small purchase thresholds are. So if your goods and services are one cent to \$999.99 you don't need multiple quotations, you can just –

Mr. Horcajo: You're talking the procurement rules.

Ms. Betts Basinger: Yes.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: So this came from Kalbert. And that's why our suggestion was always a part-time position at the \$24,999 threshold, which would require three written quotation. Now what's been happening is that people think this needs to go out as an RFP, and out to public bid, which means it could be more than \$24,999, and it takes much longer. But if we kept below that \$25,000 threshold, we could put an ad in the paper, we could interview candidates, and that's all that would be required. Three written quotations.

Mr. Horcajo: Okay. I guess let me say it then. Since all of that stuff, undoubtedly, I know we've had a couple of meetings where we're we are just kick the can down the road, and I've had various discussions with Erin. I guess my comment on the Iwado Realty or those two kind of contracts is that, that was probably beyond the scope of what I think I feel anyone of us wants to have working with Erin, possibly.

Ms. Betts Basinger: Oh, Bob, those weren't examples.

Mr. Horcajo: Let me finish. Let me finish, please, okay. I'm just telling you my opinion. And then my concern as I said earlier was that – and that's why I'm kind of talking with James here – is that I want to be sure that we're not crossing. I guess, yeah, if it's just clerical, then it's clerical. You know if she needs somebody to make copies because PUMA is coming, of a report, then she could call somebody or email him something. They could print it up. They could do that kind of stuff. For me that was fine, of course. I was more concerned about if we're talking about somebody, especially doing work that is in her job description, then we may have a problem there, and that's for James to discuss. So in my little thing here, it was more just –. Yesterday, I was just kind of looking at or at least making the list of what I –. I haven't seen Erin's job description or what is possibly or probably her job based on, you know, her actual job description.

Ms. Wade: And Leilani's.

Mr. Horcajo: And Lei's. Normal scope of work. And then the second is work not in her job

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description and/or without clerical support, and made the list of potential stuff there. And this was just used – again, I did this just to kind of, for me, to separate what she's doing within their normal scope of work or job description for her and Leilani, and what is not, and kind of start the discussion there. But we can start this wherever you guys want to start. And in the back I kind of drafted an RFP based on where I was coming from, but we can go wherever you guys want to go.

Mr. Popenuk: Okay, can you clarify a little bit for me? So, if I understand this correctly, you're saying that he never really retired. They cannot be doing tasks that are in Erin's job description or something. Is that what you're saying?

Mr. Horcajo: Let me have James answer that. Because that's what I get, but I may be wrong.

Mr. James Giroux: As far the – I mean, my understanding is that the MRA is semi-autonomous, so as long as we're within Chapter 53's authority to hire, I don't think that there's a problem, per se.

Ms. Wade: I think the only problem might be with permitting. That's the only problem I would see. It would be anything dealing with the development permits. But beyond that, like, for budget, you can certainly hire an accountant, if you wanted to hire your own accountant to work on budget activities. Or, you know, we had a whole number of things that are above and beyond what is suppose to occur under my job description. The website maintenance, the newsletter, grant writing, coordinating logistics for special projects – things like that aren't in my particular job description. So all of those things could easily be contracted out with no problem whatsoever. I think the things that I'm specifically – this is the questions – the things that my job description specifically states that I will do can be contracted out on a very specific contract basis. But I don't know if they can be for, like, a broad scope contract. That's what Kathleen was telling us, was we would have to say, okay, we want to update the zoning and development code, we're going to hire somebody to do that. We want to –. Any particular project we need assistance with this, or clerical assistance, we could do that. But Kathleen was concerned about not saying general support of the MRA, and putting a contract out, you know, an RFP for that.

Ms. Betts Basinger: I think there's conflict arising that is illusionary because this person is not, will not, work for the Planning Department. Is not a County employee. Is not going to do the things that you are being paid by the Planning Department and the County of Maui to do. That was never in the scope of work. This person, is a person that was going to help us do a lot of the paperwork that we don't get around to because we only meet once a month. This person could be working the remainder of those 29 days in between, and moving our tasks forward in conjunction with Erin, who – excuse me if I'm wrong – but what is your amount of your time that is to support the MRA?

Ms. Wade: It's about between 25% and 40%.

Ms. Betts Basinger: So between 25% and 40% of her time, under her job description, is to help us, and she does all those things. Our person is not going to be doing permitting or the things that Erin does. Our person is going to be getting information for us, finding folks that we can use as consultants for ordinance writing. Just all the things to prevent us from doing this, meeting after meeting, after meeting. And if anyone still has the scope of work that we sent out, it included – it said, scope of work – “general, clerical, and administrative duties on behalf of the MRA, including but not limited to,” and there's a list of things. File maintenance. Assisting and preparation for meetings. Scheduling appointments and meetings for our board. Securing venues. Invitations and notices. Correspondence. Telephone calls. Interfacing with Mana Web on updating our website. Development of an MRA database which I know Erin has been trying to get done, but she has other priorities. And then other similar tasks assigned from time to time are what Erin said, you know, personally Erin printed, folded, stuffed, sealed and stamped 691 envelopes to invite people to a meeting. Hello? Could have use that help. Anyway, making phone calls, setting appointments, group meetings, booking venues. This is what where Erin sees how it's probably much cheaper to the MRA than having her do it and going into overtime or whatever and probably violating her own work contract with the Planning Department. So, I'm not understanding the difficulty that you're having Bob with having a person that will do our work with us.

Mr. Horcajo: I'm not having – if you read my RFP, it talks about mostly what you just said in the back. If you look at page three.

Ms. Betts Basinger: So it's been done a fourth time. Good.

Mr. Horcajo: Yeah, of course. And there's an actual RFP. I mean, it's in RFP format. If we're going to vote on something, we should vote there. Again, I think we're on the same general track I guess. I guess my –. So who is directing this person? It is the Chair?

Ms. Betts Basinger: It would be the body through the Chair. I don't think it has to be so formal, but that's how we operate through our Chair. And this person would be working very closely with our Planning Department staff person who clearly knows what this agency needs to get done.

Mr. Horcajo: Okay. So that's fine.

Ms. Betts Basinger: And we don't even need to do an RFP, so that's another discussion. Depending on the amount of money that this contract is going to be determines how you go about acquiring this person. For example, if it's under \$1,000, we don't need to do anything. We just need to hire that person. If it's a \$1,000 up to \$5,000, we need three

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verbal quotes, and then we can hire a person. If it's up to \$25,000, one dollar under \$25,000, all we need is three written quotations or resumes. So unless we want to take it to higher than \$25,000, there's not a requirement to do an RFP. There's just a requirement to, you know, go out and solicit and interview. And that's what the MRA did it for it's interim manager, after the first manager left because it was also a part-time position under these dollars for procurement thresholds.

Ms. Popenuk: Can I get a recap here? So how much money do we have to spend, and what did we decide –?

Mr. Horcajo: \$70-something.

Ms. Wade: Well, I added up the things you committed for 2011 with less the clerical assistance, and less a commitment for the WRAZD, so that's \$35,000.

Ms. Popenuk: So we have –. The WRAZD is already paid for?

Mr. Horcajo: No.

Ms. Wade: No.

Ms. Popenuk: It's not.

Ms. Wade: It doesn't include the updated WRAZD.

Ms. Popenuk: Okay.

Mr. Horcajo: I'm sorry, so you're saying \$35,000?

Ms. Wade: Yeah.

Mr. Horcajo: After taking out \$25,000 for WRAZD.

Ms. Wade: No, I took out nothing for WRAZD. I just added up everything in the 2011 column.

Mr. Horcajo: I see. What we had just talked about.

Ms. Wade: Yeah.

Ms. Betts Basinger: And what does that equal to?

Ms. Wade: That was \$35,000.

Ms. Popenuk: So we just set as priority that we want the WRP.

Mr. Horcajo: Well, from the bottom –

Ms. Popenuk: Design guideline review. We wanted tax increment financing. That was kind of high up there. We wanted grant writing. That was kind of high up there. What else?

Mr. Horcajo: Street scape maintenance. We put five grand there.

Ms. Popenuk: Street scape \$5,000.

Mr. Horcajo: Well, let's go from the top.

Ms. Popenuk: So how much money do we have left over?

Mr. Horcajo: Let's go from the top. We put in \$1,000 for branding, right? I don't know whether \$5,000 is accurate for –

Ms. Betts Basinger: It's not.

Mr. Horcajo:– for the rest of this fiscal year for –

Ms. Wade: The curbs, gutters and maintenance.

Mr. Horcajo: – for Teens on call.

Ms. Betts Basinger: It's \$300 a month on that contract. And how many months do we have in this fiscal year?

Ms. Wade: Eight months left.

Mr. Horcajo: Let's say that's \$2,400. And we had \$5,000 for grant writing consultants. Litter program, I think that's \$400 a month.

Ms. Betts Basinger: It was.

Ms. Wade: Yeah.

Ms. Betts Basinger: \$400 a month.

Mr. Horcajo: So that's whatever, eight months.

Ms. Wade: \$3,200.

Ms. Betts Basinger: Eight months?

Mr. Horcajo: Yeah. This is November, December.

Ms. Betts Basinger: Through June.

Mr. Horcajo: Yeah, six months, and then November and December, so eight months. So that's \$4,000.

Ms. Betts Basinger: So that's \$3,200.

Mr. Horcajo: You're right. \$3,200. And then we had printing miscellaneous \$1,000. We had \$5,000 for street scape maintenance, and we kept the \$3,000 in there for website.

Ms. Wade: Okay.

Mr. Horcajo: So what is that total, not counting WRAZD?

Ms. Wade: Now it will be different. \$19,600.

Mr. Horcajo: Okay, so that's \$20,000. So we started with \$73,000 at the start of the meeting, and then we potentially have \$53,000 left, not counting whatever, WRAZD, staff. That's the main things I guess we've – and potential WRP, which we didn't talk about.

Ms. Wade: \$54,018.36.

Ms. Betts Basinger: Left?

Ms. Wade: Yeah.

Ms. Popenuk: For staff person, grant, TIF and WRAZD?

Ms. Wade: Yeah.

Ms. Popenuk: Okay.

Ms. Betts Basinger: No, the only things we didn't add were WRAZD and staff.

Mr. Horcajo: And staff.

Ms. Betts Basinger: Everything else was included.

Ms. Wade: Yes. Grant writing was –

Ms. Betts Basinger: Everything is included.

Ms. Wade: And TIF. TIF was not included.

Ms. Betts Basinger: Right.

Ms. Popenuk: We have TIF. We have staff. We have WRAZD.

Mr. Horcajo: You can amend the budget. New administration.

Ms. Betts Basinger: If we utilize, especially since it's –. If we utilize \$24,990. Let's say \$24,950 for staff, I think that's more than we want to spend because this is a part-time position. And that would be more like an annual amount. So if we say \$24,950 divided by 12 is \$2,079.16 a month times eight months equals – that amount actually is \$16,633.33, and the contract would be renegotiated. And it's probably going to take us a month to get someone on board, and then have her or him trained. So, it's even going to be less than \$25,000 to get some really needed help for this agency.

Ms. Wade: That's more than I make actually. If it's a part-time person, if you multiply \$2,000 –

Ms. Betts Basinger: No taxes are taken.

Ms. Popenuk: Okay, that's not right.

Ms. Wade: Still. I'm telling you.

Mr. Horcajo: Assuming we'll find somebody for that amount.

Ms. Wade: You'll definitely find someone. In fact, I might take this job.

Ms. Betts Basinger: And you know, one of the other things that the community has always complained about the MRA is that there's no face to the MRA. And you know, if you're going to be successful agency that really has an impact on a community, in a situation whereby law, the five commissioners change totally every five years, that staff becomes the face. And in every other redevelopment agency that I've ever examined, it's the staff

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that you see on your website. It's what the staff is doing. And the commissioners are more like a board of directors. So I think picking up where the MRA was moving several years ago is perfect timing now. As we go for a TIF, we go to start funding this agency in a way that makes it do its job and work. You know, I don't need to . . . (inaudible). . . anymore. I think everyone understands how important I believe getting us some help is. We stumbled along in sunshine law, because of sunshine law, et cetera, where a staff person is doing our work 24/7 – well in this case 6/7 or 6/5. And so in the effort of starting in a small way with a part-time person, we should still be in the back of our mind as we're evaluating candidates be thinking of that as a growth position, to go from part-time to maybe three-quarters time. And when TIF comes in and we have revenue or grant money coming in, increasing the size of the staff and the caliber of the staff that we can hire.

Ms. Popenuk: So if we had \$54,000 and we subtract out like \$17,000 for a staff person, that gives us about \$37,000 balance. We said like, kind of a soft approach and an update kind of an approach that the WRAZDC would cost between \$25,000 and \$30,000, probably. So, if we take out \$30,000, that only leaves \$7,000 for the TIF person.

Ms. Betts Basinger: I think that's about right. I mean, because we can adjust these as we find out more about, you know, once we're looking at a phased zoning. You know, we can always change this, but at least we're starting now.

Ms. Wade: Can you repeat those numbers?

Ms. Popenuk: Well, very roughly, we had \$54,018, I guess. And then Alexa's calculation for a staff person would be approximately \$17,000. These are rough numbers. So \$54,000 minus \$17,000 is like \$37,000.

Ms. Betts Basinger: And say \$25,000 for the zoning, and the rest for TIF maybe and other ordinances.

Ms. Popenuk: So that would be like \$13,000 for TIF and other ordinances.

Ms. Wade: I just want to point out that the clerical rate if they work 20 hours a week, it would \$51.97 an hour.

Ms. Popenuk: I'm quitting my job and putting an application. Okay, I think we're paying too much.

Ms. Wade: Well, just in terms of where you want to use your money. I make \$30 an hour.

Ms. Betts Basinger: You know this person is – for lack of a better word, Bob doesn't like director. I never liked the word clerical – but this is a person who will be doing research.

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And this is a consultant. They have to pay all their own taxes, their own social security. So what they take home is, you know –. But if you want to negotiate it down further.

Ms. Wade: I'm just saying the scope of work that you've written is a clerical scope of work, and it doesn't include research. The stuff that's in here does not include that kind of thing. It does include some grant writing, or could.

Ms. Popenuk: I'm a little concerned that the TIF person is getting \$13,000.

Ms. Betts Basinger: Well, maybe the \$25,000 is a little bit too much for phase one too. So as we have more information – on the original scope of work, part time consultant contract with immediate start. Liaison between MRA, Mayor, departments, Council and community. Oversee and expedite ordinance drafting, i.e.: parking assessment, TIF. Reinstatement of the tax abatement which we want to go for. Overseeing it, making sure it gets done like a project manager, but not being the, you know, some of the stuff we're going to consult out for the writing. Overseeing our entering into contracts. As we enter into contracts from time to time – someone help us there. Overseeing budget. Our budget and working with the Planning Department on our MRA budget. Desirable skill experiences. Familiarity with local, state, federal government processes. Grant writing. Administrative and project management. All these other clerical things for the MRA were added later. But, this person can't be really categorized.

Ms. Popenuk: I think the representative is purely, from what you just said, is like a skill set of a clerical.

Mr. Horcajo: That's the manager.

Ms. Wade: That's a manager.

Ms. Betts Basinger: Exactly. And that's what we asked for. We're going to interview for that skill set.

Ms. Popenuk: And then I wonder what the going rate for such skill set is with the County, and maybe we could, if we can afford it, match that, whatever that is.

Mr. Horcajo: You know what –

Ms. Betts Basinger: I think we better match the private sector than the public sector.

Ms. Popenuk: Well, yeah, and plus if they're consultants, they have their own health insurance.

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Ms. Betts Basinger: That's right. So, I don't think we should use County. I think we should the private sector. And that is the –

Mr. Horcajo: Okay, I want to move soon, but I want to repeat something that I probably said more than once before because I feel a little bit different than some of you here. You know, for me I guess, I mean I realize that originally we talked about the manager position. And you're right, I don't really feel comfortable that we have – realize the authorities in Chapter 53 – but based on how we're set up, but mainly based on discussions with, not just Kalbert but it might even come with Fred Pablo once or something. So, you know, now we're shifting from manager to staff. You know, and this comment has come up before about face. Who's the face of the MRA? And for me, the face of the MRA eventually will be, if we have an actual legal manager. It's not somebody who's doing clerical work. And previous to this, even today, we've talked about, you know, not really doing our job. And we went through what our job list is just now. Our job is to get the WRAZD updated, the WRP updated, the TIF updated. And here we're talking about spending money on some work that actually is Erin's job. You know, it's nice to have nice things on Main and Market Streets for street scape, but we've seen enough people come in here and complain about the process, how bad it is, and here we're talking about, what I consider, stuff that's really not our task. You know, most of this stuff Erin can do. RFP's or consultants doing work on WRP, WRAZD eventually – well we just did the design guidelines – TIF we've saying is number 11, that's where our focus should be. I've said that before, and I'm saying it again. So, we can end the discussion now. We're not going to take a vote. And if we do, we're not going to pass it. We only have three people here. But I want you guys to remember, you know, that I was being scolded earlier for not to task. And I'm saying we have tasks. We've prioritized it. We looked at it before. So let's not lose focus on the things that are meaningful to the revitalization. The nuts and bolts. The bricks and mortar, which those terms are used often. Okay, so I hope we can end this discussion on budget and contract till next meeting.

Ms. Betts Basinger: Well, I think, shouldn't we vote on how we're going to move forward with hiring a staff person?

Mr. Horcajo: Well, we can vote. I'm just saying we're not going to get the vote. We need three votes.

Ms. Popenuk: We don't have quorum.

Ms. Wade: You have quorum.

Mr. Horcajo: We have quorum, but you're not going to get three votes.

Ms. Popenuk: Oh.

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Ms. Betts Basinger: Because you're going to vote no for a staff person? Okay. So it's tabled again until we have quorum.

Ms. Popenuk: Well, why don't we write up a summary of kind of what we think we talked about.

Mr. Horcajo: With Erin. Well, it's going to be in the minutes too and then maybe Erin can write a summary.

Ms. Popenuk: And then next time we get together –

Ms. Wade: So basically what I hear is there's two different scopes of work that are envisioned. One scope of work is a much more sophisticated scope, one scope of work is a clerical support staff, administrative assistant type of scope of work. And one of those might pass, the other one might not. Is that accurate?

Ms. Betts Basinger: I'm not seeing that there are two scopes of work. I'm seeing that there's one, which has a skill set that's required for the work that –. You see Bob, we have lots of projects. Our tasks are like projects.

Mr. Horcajo: Right.

Ms. Betts Basinger: But none of us can manage those projects as commissioners because of sunshine laws and all kinds of other things. It was never the intent for us to be managing individual projects. It was the intent of the staff, for us to direct the staff to manage all these great tasks. And that's how they'll get done. We're not paid, you know.

Mr. Horcajo: That's fine Alexa. I've heard that before, and appreciate that. I mean, I'm just saying what I feel having heard from the County. So let's move on.

Ms. Betts Basinger: But what about what you're hearing from your commissioners and the public that comes here and wants to see things get done that aren't?

Mr. Horcajo: Well, we all have a different opinion as of today as to what the public really wants to see done, right?

Ms. Betts Basinger: So this budget that we just put together –

Mr. Horcajo: Well, we're still waiting for numbers, right? We directed Erin to give us numbers on TIF, and maybe better numbers on the WRAZD, and –. Were those the only two things? So we don't have all the numbers to make a budget.

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Ms. Betts Basinger: We have ball park numbers if you want it. We had a budget passed at least.

Ms. Wade: Well, you know, my challenge here is still what it was at the beginning of the meeting which is we've got to update the WRP to do the TIF, and you made the TIF a top priority. We're not going update the WRP and write a TIF for \$13,000. I mean, even if we did the majority of it in house, I don't think we could do that. So, I think we can do both this year. I think we can do the WRP, the TIF, the WRAZDC. We can initiate all of those. It's just we have to do it with \$54,018. So what that means is some of the scope of those projects is going to have to fall on to staff, or we put it out at, you know, these low prices and see if we get any takers with the consultants which we might. I mean, consultants are kind of hungry right now. So maybe we put it out there and say we have \$30,000 for this one, we have \$20,000 for this one, and this is the work that we want to accomplish. And whatever is left, you know, if we have another \$5,000 which if the scope of work for your staff person was more clerical, that would probably be enough to cover a year's worth of administrative assistance. Because I was figuring, if they're just working about 16 hours a month is about what I would need to accomplish some of the mailings and stuff that I've been doing – about 16 hours a month – if we funded it at \$25 an hour, it's still only \$3,400 for the rest of the year. So, that would at least, that would cover a whole lot of the stuff that is, you know, I'm either having to do, or a property owners aren't getting mailed because of that.

Ms. Betts Basinger: I appreciate that. And when Bob was speaking earlier about a conflict with doing what you do and you're paid for by the County to do, the conflict is just the opposite. The conflict is, from my perspective, this body has a budget to do it's work. You come to us for free, 25% to 40% of your time. You're instructed by the Planning Department to do certain things for us. The rest of the work that we have to do, we have to get it done. We can't keep dumping it on Erin, way above the time she's allowed to spend here. So, to get a clerical assistant that is simply going to help Erin with clerical work is like paying the Planning Department not working for the MRA. So if we really want to become autonomous, to at least live up to our semi-autonomous standard and get work done. We had a manager before. It was the direction we were going. And to continue to go backwards, no one has explained to me why that makes sense, to go backwards. How are we going improve what we're getting by spending money on things that, well, things that don't benefit us in the long term?

Mr. Horcajo: Like what?

Ms. Betts Basinger: Getting our own revenue, for example. A TIF. Finding a revenue source, a grant writer. Look at all of things that we said here that would become under the supervision of our project director, the MRA's project director, to make sure they get done, not based on a 25% to 40% of time that Erin has to give us. Our dependency on her 25%

is too big.

Mr. Horcajo: Yeah. I think there's a lot of confusion out there, and maybe I'm a part of it too. When you called it staff, and you used the word clerical before, and Erin had to go through a thing about licking, sealing 700 envelopes, for me, that's clerical.

Ms. Betts Basinger: That is.

Mr. Horcajo: That is clerical, and that's out of her scope. And that's something that she, if we had a contract like Mana Web, or something like that, but someone like even Business Etc., that she could call them and say I need a venue for a PUMA meeting, or I'm going to email you the agenda, or I'm going to email you this report, could you make 100 copies, collated, and set up the meeting. For me, that's clerical work. That's out of the scope.

Ms. Betts Basinger: It's staff work.

Mr. Horcajo: Right. Whatever. For me, and that is how this is written. I mean, I've talked with Theresa one day about, you know, what kind of services she offered. Now that's totally different from grant writing, being the face of the MRA.

Ms. Betts Basinger: And being a liaison. You know one of the biggest things that Erin has really done successfully since she joined, took over, is getting out there, and getting that collaborative effort going between and amongst agencies to work with us. Without a staff person, we dwindle out there and nobody know who we are or what we do. She at least started to bring some cohesiveness to the direction we should go, but she's limited in her time. We need to clone an Erin. So if you think Erin is just clerical, you're wrong.

Mr. Horcajo: You are totally mis-constraining what I'm saying.

Ms. Betts Basinger: But the word clerical is inclusive, I guess, in the work. I like the word "staff." You didn't like the word "manager." It's a project director and they do whatever they have to do.

Mr. Horcajo: Okay, I want to ask one question to all of you. Who is the face of the MRA now? First with interagency, who is the face?

Ms. Popenuk: I don't think we have one.

Mr. Horcajo: Would you say Erin is the face? Interagency.

Ms. Betts Basinger: I think Erin has worked really hard on behalf of the MRA, but she's not the face of the MRA. Neither are any of the Chair, existing or past Chair. We all sort are.

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Maybe people know that we had something to do with the MRA. What is the MRA again? We don't have that kind of branding.

Mr. Horcajo: And you want this part-time clerical person, whatever, to be the face? I mean, is that what you're saying?

Ms. Popenuk: What I'm hearing you say is you want the more sophisticated person.

Ms. Betts Basinger: A project director to manage our projects.

Ms. Popenuk: So a more sophisticated type. And I'm not sure I understand what you want.

Mr. Horcajo: What I'm saying is that our task is already before us, and granted we muddle along, but a lot of this stuff is based on hiring consultants. No different than PUMA. Hiring a consultant for the TIF. Hiring somebody potentially for the RFP. Hiring a consultant or someone for the WRAZD. And that's something that Erin, in this case, manages those.

Ms. Popenuk: So are you saying that we don't need anybody or we don't need clerical?

Mr. Horcajo: I'm saying with our limited budget, I would rather go to the tasks that we've already set our priorities. Whether it be TIF, whether it be WRAZD update, whether it be WRP updates so we can get CDBG funds – maybe. And we talked about a vehicular and pedestrian street improvements. These are just consulting work. We're not doing it. We're hiring a consultant. We had, MRA had consultants do the design review, the WRAZD. We had consultants for PUMA. I mean, it's no different.

Ms. Popenuk: Is that because you feel like we don't have the money to spend for this person or the person is simply not necessary?

Mr. Horcajo: I said both. One is the money for me, personally, should be prioritized to where we can get – where we have said in the past in our strategic plan and we confirmed today our most important task, such as TIF, such as updating WRAZD. That's what I feel. The second part is and I need, I guess, clarity again on this staff issue, and whether we're crossing the line –and even if that's not the case – or crossing the line of hiring I guess. And if that's not the case, then back to money, we only have, whatever, \$54,000 left. And for me, sitting here every time and hearing people on the street talk about, you know, how messy the system is, how long it takes, for me, that's a priority. Make it easier for people to get through their entitlement process, whether it be building or zoning.

Ms. Popenuk: What I hear Alexa saying is that she wants another expert on that to make us more efficient, so that we can get through these tasks.

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Mr. Horcajo: You're not going to find an expert, that I feel, at \$24 an hour.

Ms. Popenuk: Well, maybe we need . . . (inaudible) . . .

Mr. Horcajo: Well, and maybe later on, yes, we have the money to hire a full on manager.

Ms. Popenuk: And also I think that what if Erin got yanked. The new administration say I'm sorry, you're not even going to go to MRA meetings anymore or something, then we're screwed. And then also recognizing, or maybe you don't recognize, how much work you do already.

Mr. Horcajo: Yeah I know I do. But, you know, I mean, Alexa did the same thing. You know, she did a lot of stuff that are probably beyond what any Chair would do. You know, I think I've done a lot of help with Erin organizing, you know, this body so that we can have a game plan. We always seem to be kind of – as somebody said earlier – we're just not doing anything, but we are. But there's a process.

Ms. Popenuk: Yeah, and then if you had some help to do some of the stuff that you're doing.

Mr. Horcajo: Yeah, but who's got the knowledge base? I mean, I know more than a lot.

Ms. Betts Basinger: You're pretty cynical to think that there's no one out there that could help us manage projects, help you, help us as a body.

Mr. Horcajo: We're not talking projects.

Ms. Betts Basinger: That's essentially how to describe this person without offending anyone, calling them a manager, or a clerical. It is a project manager to help us manage the projects, the tasks that we're doing. Because we are so limited by law as commissioners. We were never meant to be our own staff. That's why we were set up that way.

Mr. Horcajo: I agree with you there. I agree with you.

Ms. Betts Basinger: You're certainly against it, and it's been clear for a long, long time. And for a long, long time, we're not moving forward. Because you're right, we shouldn't be rehashing this. And I think, I'm not quite understanding why you're so against what the law said we should do.

Mr. Horcajo: Well, regardless of that, what about the budget side then?

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Ms. Betts Basinger: Well, we just went through the budget and found money for a part-time project manager for the MRA.

Mr. Horcajo: Well, what we decide we want to spend \$50,000 for the WRAZD? We don't have two members here. We really haven't gotten a lot of discussion.

Ms. Betts Basinger: Then why did we go through this whole thing and prioritizing that a number seven or ten, and then assign numbers to it?

Mr. Horcajo: We did.

Ms. Popenuk: Well, I think that's an important exercise to see where everybody's heart is.

Ms. Betts Basinger: I do too. But once we know that it is there –

Ms. Popenuk: But I don't we need to decide like right now. You know, I think that I kind of see like a menu of options here. We need to get a little more solid information about what's on the menu and how much it's going to cost. And then we come together as a group, and decide what we're going to do with our limited funds. And I just want to say one more thing. I probably mis-spoke or put my foot in my mouth by saying that we don't get things done. What I mean to say, we do get things done, we get a lot of things done. What I mean to say is, I personally experience frustration when I think of all the possibilities for all the things we could do. And we're so bogged down that we don't really get a chance to do. For me, I don't know if you remember the last meeting we had when the traffic guy was here, and I just felt a great sense of victory that we had parking. And then he thought, we could do that on a one-way street. And I'm like yes, there's one for Wailuku. I did do something this year at MRA.

Ms. Wade: Well, I could do a better job of communicating with you folks about – there's really a lot that gets done at a monthly basis that happens on behalf of you guys. You know, where communications are occurring, things get to move forward. You know, the parking lot is getting re-stripped. That's really big for the people –

Ms. Betts Basinger: That use to be on the agenda, your report, and it's no longer there. I don't know why. But we use to always get a report from Planning staff.

Ms. Wade: Okay. Maybe we should do that again.

F. COMMUNICATION AND REPORTS

1. Decision and Order from MRA 2008/0009, Mynah Bird Pub.

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Mr. Horcajo: Okay, can we move on, communications? All right, decision and order, you guys all read that? Do we have to – did you have to say something on that?

Ms. Wade: There doesn't need to be any discussion. You just have to sign it so that it's part of the record.

Mr. Horcajo: Okay. Is it okay that I sign it? Do I need consensus to sign that thing later?

2. WEBSITE - updates

Mr. Horcajo: Okay, website updates. I saw some emails after the last meeting. Most of you looked at and had some nice comments. So, any other comments regarding that, website?

Ms. Wade: I set it up to look at it, but it's kind of late now. Maybe another time.

3. Newsletter

Mr. Horcajo: Okay. Newsletter. What is the schedule?

Ms. Wade: I think the schedule will be to publish kind of during the end of this year. If there are any particular articles you folks would like to have in it, please let me know. This one might be an 11 by 17 because there's so much contents related to the market base plan. There really is a lot going on, you know. The parking lot is being re-stripped. We have some photographs, you know, so there is quite a bit of content to go in that newsletter. So it will probably be an 11 by 17 format. So let me know if you have any articles.

Ms. Betts Basinger: I still volunteer my help as I did on the last newsletter. But, I guess Bob, you wanted to be the helper on the newsletter and the website, rather than anyone else?

Mr. Horcajo: Well, the website, I have –. Well on the website itself, I think that's how we left it, as the Chair, and I did have a meeting with Erin and what's her name? Jeannine.

Ms. Wade: Jeannine.

Mr. Horcajo: You know, so I think that's fine. I really have no interest in –. We've talked about the newsletter. We've talked about the general content. But as far as writing, I have not expressed any interest in doing that part.

Ms. Betts Basinger: Well, I'm at your service again.

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Mr. Horcajo: Okay.

G. APPROVAL OF THE October 15, 2010 MEETING MINUTES (via e-mail)

Mr. Horcajo: Item G, approval of the October 15 minutes meeting. Everybody had a chance to read it. Any comments? Do I have a motion to accept the minutes?

Ms. Popenuk: Motion to accept.

Ms. Betts Basinger: Second.

Mr. Horcajo: All in favor?

Agency Members: "Aye."

Mr. Horcajo: Aye. Thank you very much.

It was moved by Ms. Katharine Popenuk, seconded by Ms. Alexa Betts Basinger, then

VOTED: to approve the October 15, 2010 meeting minutes as presented.

(Assenting: Mr. Robert Horcajo, Ms. Alexa Betts Basinger, Ms. Katharine Popenuk

Excused: Mr. Raymond Phillips and Mr. Warren Suzuki)

H. NEXT MEETING DATE: December 17, 2010 (Friday)

Mr. Horcajo: Before I talk about next meeting date, I had mentioned something earlier, and maybe Erin can confirm this. But when I was talking with Wendy Taomoto one day regarding the parking structure, the design, she is planning a public hearing, well, first at Council, and then I think the week later, using our MRA meeting, making it a night meeting and using that meeting to bring forth the parking structure design to the public. So I just want to mention it now. Erin, you can keep us abreast as to –

Ms. Wade: For the January meeting?

Mr. Horcajo: No, February. Just touch base with Wendy and then come back to us next month and we can discuss whether we want it, or don't want it.

Ms. Popenuk: Are we allowed to have night meetings?

Mr. Horcajo: Sure.

Ms. Wade: Is Wendy going to be here in the next administration?

Mr. Horcajo: Yes. She's not an appointee.

Ms. Wade: She's not. Okay. Very good.

Ms. Betts Basinger: So what have you done? You're creating an evening meeting?

Mr. Horcajo: No, I'm not creating an evening meeting. I'm just telling you what she had said she wants to do. I'm just apprising you guys and apprising Erin so she can talk with Wendy and come back and talk with us. I mean, we, I guess, it's something that we have to agree too, right? I'm not really sure. I'm just telling you from the CIP Coordinator that's what she's hoping to be able to use one of our scheduled meetings, in February, for this introduction of the parking design. Whether we concur or not that's for discussion.

Okay, next meeting date December 17th, Friday. So, if there's nothing else, I'll adjourn the meeting.

Ms. Betts Basinger: Regarding planning the next agenda, which I notice is no longer part of what we do here. May we talk about it since it's no longer on the agenda?

Mr. Horcajo: Sure.

Ms. Betts Basinger: Planning the next agenda.

Mr. Giroux: Yeah.

Ms. Betts Basinger: Okay. I would like to add a regular report from Planning staff.

Mr. Horcajo: Yeah, that's good. We have missed that. That would be under communications and report.

Ms. Betts Basinger: And also that we have the updated budget as well, every month.

Mr. Giroux: And Michael Hopper will be covering the meeting because I'll be in . . .
(inaudible) . . .

Mr. Horcajo: Erin, any expected public hearings next month?

Ms. Wade: Nope.

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Mr. Horcajo: No. Well, between now and then if you guys got any brainstorm I guess, email Erin.

Ms. Popenuk: We'll talk about budget again next time?

Mr. Horcajo: Well, for sure. But I'm just saying anything – like we did talk about going to have the RFP for the WRAZD. I guess we won't have anything yet for the WRP. We'll talk about it after next month's meeting. All right, happy weekend!

I. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 4:44 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Robert Horcajo, Chair
Katharine Popenuk, Vice-Chair
Alexa Betts Basinger
Raymond Phillips

Excused:

Warren Suzuki

Others:

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

Morgan Gerdel, Parking Structure Coordinator
Yuki Lei Sugimura, Public Relations