

**MAUI REDEVELOPMENT AGENCY  
SPECIAL MEETING  
AUGUST 12, 2011**

**APPROVED 09-16-2011**

**A. CALL TO ORDER**

The special meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, Chair, at approximately 1:04 p.m. Friday, August 12, 2011, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

A quorum of the Agency was present (see Record of Attendance.)

Ms. Alexa Betts Basinger: I'd like to welcome members and fellow citizens to the 7<sup>th</sup> meeting of the current MRA year. Present with us are Commissioners Warren Suzuki, Vice-Chair Katharine Popenuk, Commissioner Bill Mitchell, myself. Staff includes Leilani Ramoran, Erin Wade. We're happy to have Michele with us today and James Giroux, Corporation Counsel.

**B. APPROVAL OF THE MINUTES OF THE JUNE 17, 2011 REGULAR MEETING AND THE JULY 1, 2011 SPECIAL MEETING (via e-mail)**

Ms. Betts Basinger: Our first order of business is to approve the minutes of the June 17<sup>th</sup> and July 1<sup>st</sup> meetings. And because not everyone received copies of these we're going to defer that to our next regular meeting which is August 26<sup>th</sup>.

**The approval of the June 17, 2011 and July 1, 2011 meeting minutes were deferred to the August 26, 2011 meeting.**

**C. PUBLIC TESTIMONY**

Ms. Betts Basinger: Moving onto item-C. Public testimony will taken at the start of the meeting on any agenda item today. It will be limited to three minutes per testifier, but with recommendation of Chair additional time will be granted. So anyone wishing to testify please come to the podium and introduce yourself at this time.

Ms. Yuki Lei Sugimura: Good afternoon Commissioners. My name is Yuki Lei Sugimura and I'm here to testify on agenda item D3, discussion and approval of a budget and solicitation for independent contractor to coordinate a clean and safe street program. I just wanted to state my support or community support for this to happen. I think it is something long overdue for the MRA to have some kind of staff to move it forward. I also want to commend all of you who I've never seen this happen before with all, I think, 10 years that I've been coming back and forth for the MRA meetings. But I've never seen an MRA Commissioners like yourselves who have stepped up and taken actual items in the Wailuku Redevelopment Area Plan and made it yours. I mean, you're moving it forward without staff, besides Erin, and I think that's pretty amazing. So, I would like to say that I think it's something that is needed as far as clean and safe for Wailuku town. As you know that we have problems in the town regarding people who are, you know, robbing, or different kinds of tragedies that go for a street or for a town that could use this

kind of focus.

In the – when we were doing – when I was at OED and got the Wailuku Redevelopment Area Plan in December 2000 passed with Maui County Council, you'll know in your bible which is the Wailuku Area Development Plan, under section-4, MRA Implementation. The first thing it says is to hire an Executive Director which tells me you need staff. And I think all of you know that to make this plan walk you really do need to have somebody out there who can be your forefront, and who can be the person that pulls all this together. So I feel very strongly about that, and I'm glad to see this on your agenda. Please support it.

Ms. Betts Basinger: Thank you. Members, questions of the testifier? Warren?

Mr. Warren Suzuki: Yuki. Question Yuki, you referenced, I guess, crime and other type of, you know, illegal activities that's occurring in Wailuku town. Is that something that occurs during the day or in the evening?

Ms. Sugimura: This is –. Well, as you know I've kind of filter through and out the town with my projects and so an example is this – Teri Edmonds – I was hoping she would be here today so she could tell you. She's the own of It's The Shoe Fits. She actually lives above her store, and right next to the First Hawaiian Bank. So she has reported two incidents where she's seen people going to the ATM machine and then somebody is trying to rob them. And she was able to stop some of that, but she's been pretty active in terms of watching Wailuku town. So I hear rumblings of that as well as you know about the Wailuku Banyan Tree Park how there were homeless people living there. But there's a real need for some kind of attention there that would help pull this all together. You know because the town has people there during the day, and of course, you know that event minimizes this kind of activity. But at night it gets pretty quiet when Café Marc Aurel left and the whole town at that time I remember I was on the street when they actually closed his door and it's pretty dismal at night unless we get more night activity. So, that's just my opinion.

Ms. Betts Basinger: Members, any other questions of the testifier? Chair has a question. Yuki, your First Friday event is bringing more and more people to the street, and I know you've come before us and said that you now have to have more and more security presence on the street. Is that a factor to –

Ms. Sugimura: To wanting this? Yeah, and I think it's just a whole comprehensive indication of maybe the activity and growth in the town. In your particular question regarding Wailuku First Friday – so the bigger our head liner, the more police we have to have. This next Wailuku Friday we're having Makaha Sons. We're doing a partnering – which I always believe in partnering – so we're partnering with Festivals of Aloha. We're partnering with the Maui County Farm Bureau. They're doing a lunch truck campaign for their eat green – I call it – campaign, so we're partnering with that. And I expect a lot more people on the street. We're going to actually use Pili Street which has been a dead street into the municipal parking lot. But the event, I expect, this time to have at least 12 police officers. On a normal now, we went from five to seven, nine. I think we're actually going up to 12, but I think it's all important.

Ms. Betts Basinger: Members, any other questions? Bill?

Mr. William Mitchell: Yuki, last First Friday, any idea what the turn out was in terms of count?

Ms. Sugimura: I think throughout the night – we now have somebody who helps with our counting. They're in the Pono Building, Alexa's building, that is – they're above in that conference room where Wailuku Rotary meets and they actually do shots throughout, photo shots throughout the night. Eric who is helping with us with this project was actually part of Disney and did their, I don't know, I forget which campaign he did, but he would do these, you know, counting. Be an analysis. So in and out throughout the night, 6:30, 7:30, 8:30 were his count and we expect about – we anticipated about – 3,500 to 4,000 with the in and out of people at the event. I expect more for the Makaha Sons event. I've already getting calls about it. I haven't even announced it yet. You know, the talk is on the street. But going back to this position, I think that this is just the next best step to moving the MRA. I mean, I can't commend all of you enough considering you're all volunteers and the amount of work that you're doing just to move this, the bible, forward is really commendable, so thank you.

Ms. Betts Basinger: Thank you. Members, any other questions? Okay, thank you Yuki. Chair would like to recognize the presence of Commissioner Mark Walker. Any other public testimony please step forward.

Mr. Richard Dan: Hi my name is Richard Dan. I want to thank you all for working hard for us. I really appreciate all the hard work everyone here does. The last time I came by and we talked about the parking, the discussion went to putting in temporary meters as an experiment on Market Street between Main and Vineyard, and I kind of want to get an update of where that's at with you folks. And I was listening to Yuki and there have been – Market Street has been plagued with vagrancy and drunks et cetera, drug dealers and prostitutes et cetera at nights. During the days, we've had bums sleeping – vagrancy sleeping on the street. It's a real issue. The big issue is police. The police have to deal with it. I can't see having a private citizen going ahead and dealing with this. And, you know, that was the whole objective of the police substation on Market Street. If we can somehow get the police to man that, I think that would make things a lot better. There's some rumor that there was a robbery going on with one of the stores on the street, about a month or two ago. I've heard a lot different rumors to things that are happening. They've broken my windows. Everybody gets a window broken on Market Street over the years. But the issue is if there's –. It's not a –. I don't think it's a place to go ahead and hire somebody and spend more money on that just to go ahead and guard Market Street. I don't think we need that. I think we need police to guard Market Street. We're not going to have Teri Edmonds come running down the street to stop somebody. I mean, that's not a realistic thing. So that's my concern about that. But I'd like to know where you guys are at the metered parking. I think that's a terrific idea and I'd like to see it tried. That's all I've got to say.

Ms. Betts Basinger: Thank you. Members, any questions for the testifier? We'll be discussing that today Richard for your info. Any other public testimony? Thanks. Jocelyn?

Ms. Jocelyn Perreira: My name is Jocelyn Perreira representing Wailuku Main Street Association/Tri-Isle Main Street Resource Center. We are happy to see the Maui Redevelopment Agency focusing its efforts on a key element listed in the Wailuku Redevelopment Plan adopted in December 2000. It is also echoed in a more recent PUMA Marketing Study. As noted in the action chart of page-34, for nearly 25 years, our organization has assisted in fulfilling UDB-5 goal of establishing a regular program of litter control, cleaning, and side walk maintenance. Documentation of our contributions and that of our community partners – Community Work Day, Maui Community Correction Center, Maui Arborists Committee, and a wonderful team of volunteers – have worked to turn empty vacant lots that were eye sores into wonderful pocket parks. This garnered our organization the prestigious Take Pride in America award that we received on the lawn of the White House in Washington DC. Our annual request for government funding to assist in these efforts are well documented and our volunteers work their hearts out to keep Market Street and the super block clean and beautiful until some of them, through age, have passed on. This was a public/private endeavor and we appreciate that others are now also rising to participate as well. We support the suggestion of the Maui Redevelopment Agency to prioritize the tasks which is now under a new name of continuing the implementation of a clean and safe program and would offer our assistance and help to implement it as we have most recently done by providing information and support to the Maui Botanical Gardens, active involvement with our own community crime watch committee, structure and design team of professionals who provide, continue to provide reviews and recommendations on public and private proposed project.

As a respectful note of clarification, we would like to point out that the Market Based Plan should be referred to as the Market Based Study as the document has not been approved as an official plan. We are grateful for the data collection in this study that validates the continued support of an action for a clean and safe Wailuku town. As a consistent stakeholder we are pleased to see the MRA follow the goals and objectives outlined in the Wailuku Redevelopment Plan which went through a long and rigorous community process receiving approvals from the MRA, the adoption of the County Council before finally being signed into law by the Mayor in 2000.

Our board also, in conclusion, relative to the positions that has been stated, would recommend that you consolidate a position for a traffic management coordinator that could also assist with clean and safe program because, you know, a lot of the efforts that were done to keep the community clean and safe was voluntary in the past and should remain, continue to be in part, the same. Thus, other people have to step forward to do their part as everyone else has done. I do agree when Yuki said that the event, the First Friday, is growing bigger, that there is a need for more police presence. That is very clear. And so if some of those fundings – thank you – if some of those funds as you did in the past like I think in the most recent budget, would go to help provide for additional police officers, I think that would be a wonderful use of the investment for that. But please be aware one of our concerns is that the First Friday event may not be the only event that Wailuku has. There may be other cultural events or different events that other people may sponsor in the future, so make sure when you do this you're not doing something that precedence setting that if somebody else comes along you going have to do the – you know, you have to do the same thing. You know you need to be very clear on your specifics on that. But we feel that the priority is the traffic management. And what would be

immediately, would get immediate action and immediate good response, is to have the traffic control person.

Ms. Betts Basinger: Thank you. Members, any questions? Mark?

Mr. Mark Walker: Thanks Jocelyn. Appreciate it, and we appreciate your ongoing support of your organization. So to be clear, you like the clean and safe program as a program?

Ms. Perreira: Well, not as it's listed as the last paragraph. That it should be then expanded and create further bureaucracy. The concept is very good concept that we would be glad to see folks supporting, but I believe there's a paragraph on the tail end that says that this –. I'm trying to remember the board's discussion. It says first step – that's open ended. And that's like creeping upon us. An attempt to creep and create a bigger bureaucracy. And that's the concern.

Mr. Walker: In the memo. Yeah.

Ms. Betts Basinger: What are you referring to?

Mr. Walker: The memo that –. The memo.

Ms. Perreira: The memo. Yeah. They were okay with all this other stuff, but they did take issue that some of the prior efforts were not noted because they were substantial and significant. Okay. Especially given, you know, it doesn't have a true reflection of all the efforts that's been taking place. So it's either you stick to the program and you mention it generically and include everyone that's been, for the most part, doing it for a longer period of time. Or you, you know, because you want to try to team build. And in my case, I can tell you, for our organization, we've had some of these individuals, very, very outstanding and they're seniors today. And some of them are sick. And there is no way that our organization is about to not credit those who have been very contributory to not only getting the Wailuku Redevelopment Plan which is your bible, which has the directives was a result. Okay, we don't want their contributions ever minimized or recreated or repackaged. So that's all we want, but we are happy to see that you folks are attempting to continue this and that it is a priority as well as the parking, the traffic and the parking and those kinds of things. Thank you very much.

Mr. Walker: I guess just a comment. So I think the issue is – I mean, I think what we said –

Ms. Betts Basinger: Mr. Walker, this is a time for testimony.

Mr. Walker: Okay. Sorry.

Ms. Perreira: No, but he has a question Madame Chair.

Mr. Walker: It was more of a comment. It was more of a comment.

Ms. Betts Basinger: Any other member have a question of the testifier? Thank you. Thanks Jocelyn.

Ms. Perreira: He has one.

Mr. Mitchell: I'm on the . . . (inaudible) . . . board, but I don't know the answer to this question. Was Wailuku Main Street doing maintenance at one time that they're not doing now?

Ms. Perreira: Yeah. And, you know, programs evolved overtime and one of the things that we undertook that was really very important because we inherited a town like there's nothing that can compare to what happened with how this town was really into severe slum and blight. You're in a situation now of a prevention of a recovery, a reoccurrence, of slum and blight. But we had to actually build the projects including adopt the planters, adopt the parks, that's how you got the planters and so on and so forth. We also paid for seniors to come in – and this was not public funds. It was private sector funds – to pay for the maintenance of these lots. They did everything – weeding, planting, watering plants, you name it – and we had people including John Wilts you know from the Police Department and people of that caliber that participated in the volunteer committees on the community crime watch. In fact, that's how our program got to be called the community crime watch which is different from neighborhood crime watch and business crime watch. It's kind of like a consolidation and has a juvenile element about it.

Ms. Betts Basinger: Mr. Mitchell, does that answer your question?

Mr. Mitchell: (nods)

Ms. Betts Basinger: Thanks Jocelyn. Anyone else have a question for the testifier? Seeing none, thanks.

Ms. Perreira: You're very welcome.

#### **D. MAUI REDEVELOPMENT AGENCY BUSINESS**

- 1. Discussion on the Wailuku Town Parking Study and Parking Management Plan Analysis to include the findings of the study, the potential creation and management of a parking district within Wailuku Town, and next steps. (Wailuku Town Parking Study and Parking Management Plan provided July 1, 2011)**

Ms. Betts Basinger: Any other members in the audience wishing to testify before us today? Thank you. So moving on members, our next agenda item under Maui Redevelopment Agency Business item D1. We're going to continue the discussion on the Wailuku town parking study. And I know that all of you received kind of an outline of what the discussion was going to be and that we're going to try today to incorporate testimony that we received at the last meeting from the public, our own review again, and try to incorporate and mesh the analysis of the plan into our own plan. And so I thought we would start out actually by going very quickly through each

page of the report until we get to the conclusions and recommendations on page nine. So if we can start then on page one. Does anyone have any comments or want any discussion on background and introduction? Very good.

On page two, item number two, the purpose of the parking analysis and its methodology. Any discussions? Any concerns? Any comments people have on that part of the study? Good.

Number three is the executive summary and I thought this was a well done summary of all of the work that have been done and it's present further in the study. Any comments?

Mr. Suzuki: Chair?

Ms. Betts Basinger: Warren?

Mr. Suzuki: I don't have any specific comments per se, and the same applies to that section one and two. But at the same time I think it's important for us to understand what the main issue might be to each of the section.

Ms. Betts Basinger: Okay.

Mr. Suzuki: Like in the case of – and I apologize for going back and it just kind of got my thoughts that it seemed like you were trying to go through and make sure that if we don't have any question we can just, you know, bypass it. But in the case of background introduction, if you look at the bottom of page one, it talked about the market based plan, you know, did not determine parking was adequate. However it did reveal the existing parking is poorly managed. And the paragraph below it talks about undertake a detail parking analysis to begin the process of developing a downtown parking management plan. And it talked about, you know, making recommendations to through the construction of parking district. I think it's important for us to recognize that, you know, within this section, these are important points to remember going forward. And if you look at section two, you know, it has it there – it talked about the recommendations in certain areas. You know, we need to understand what the recommendations are and don't lose track of that or sight of that as we kind of go forward, you know, through the report. And even like in the case of the executive summary, you know, there's certain, I think, key information that's been provided like in the case of, you know, 21.6% open to general public. You know on-street public parking is at 8%. You know, those are numbers for us to remember going forward. You know, because as we get into our discussion, you know, these are things that I'm sure will have an influence on us as we discuss, you know, what our plans and what we might want to achieve going forward.

Ms. Betts Basinger: Thanks Warren.

Mr. Suzuki: And that's all I'm saying.

Ms. Betts Basinger: Yeah, that is what we are doing at this point folks so if there are highlights of any of the sections we're going through. But the crux of our discussion, of course, is going

to be on the conclusions and recommendations where we'll draw all this together. Thanks Warren.

I did, in that line of what Warren is talking about, in the executive summary, I did highlight a couple of things that stood out to me. And it was on page five under the category of physical conditions and particularly the second paragraph, land values are very high and lot sizes tend to be very small in Wailuku town making it difficult and expensive for property owners and developers to assemble sufficient land to provide onsite parking requirements by the WRA Planning and Zoning Code. I think that stood out for me and will be a part of our deeper discussion going forward. And under existing WRA – WRA zoning on page six, the second paragraph:

In reality, the existing WRAZ&D Code is a barrier to development particularly to the types of development the WRA is attempting to encourage.

I thought that was a very, very important comment in the executive summary that I'm sure all of you did as well. And lastly on my comment of this section, they talked about the cash in lieu ordinance which I think is important and I think they make further recommendations that we can refer back to this fact base. Because this is their background, the cash in lieu.

And then lastly, what I highlighted on parking fines and enforcement, all parking fines, revenues, whether County violation or State, goes to the State of Hawaii Judiciary. So, as we really seriously look at what we can do to capture some of these monies, those are the highlights that I like in the summary. Bill, you had a comment on this section?

Mr. Mitchell: No. Just – I would temper his analysis of land values in Wailuku. I think they thought drastically and although we don't have large areas for parking, in the event that we don't get the municipal parking structure, I think the County should look to undervalued parcel where we might be able to put smaller parking lots if it comes down to that as a back up plan.

Ms. Betts Basinger: A good discussion point. Thank you. Anyone else? So moving on. Unless there's any other comments on the executive summary –

Mr. Suzuki: I do.

Ms. Betts Basinger: Okay. Warren?

Mr. Suzuki: On page eight, the section on downtown stakeholders, point number two. They talked about any proposed development should be more than just a parking garage. You know, I think it's important for us to remember that point. And I'm kind of curious as to point number four where it said that the proposed parking fee in lieu ordinance is not supported by private property owners, and we should be looking at, you know, possible parking special assessments. And –

Ms. Betts Basinger: And TIF.



Mr. Suzuki: Yeah, and I think that is something that we need to kind of discuss in the context of all those issues because, you know, for me coming into the MRA, my understanding is, you know, based upon, you know, prior representation of MRA, a decision was made to go forward and come up with a draft of an lieu fee ordinance and to pass that. But thinking now, and based upon, you know, comments they made by the people that have looked at in a much broader perspective, maybe that might not be the best approach to go. You know, maybe it might be better to do something that is broader which is a parking assessment. Right? I think it's more discussion because in the case of the in lieu, you know, James talked about the need for a needs assessment, right James? Because it's like an impact fee. So until we get the needs assessment, we can't even talk about the in lieu ordinance.

Ms. Betts Basinger: Thanks Warren. You're right. And that's a real good history. I keep forgetting that we have two newbie who don't have the same historical context of that. That's a very, very good point he made. Sometimes things that have historically been moving forward no longer in today's environment are valid. On the same page, members, page eight, I made a note on the bottom that each one of these dot points that they put in this analysis under downtown stakeholders I found concurrence by testimony that came to us at the last meeting. So I found most of these concurred quite nicely with most of the testimony we got. Yes?

Ms. Katharine Popenuk: I just want to make sure that some point we talk about this parking special assessment just so I understand what that is.

Ms. Betts Basinger: We will. We will. Absolutely. Okay members so moving on now to conclusions and recommendations. Chair is going to suggest that we literally go directly to each recommendation. And I know there's a synoptic lead in to why that recommendation is there, and I'm assuming you've all ready it and we're all familiar with this. So we'll just go into and spend some time on each recommendation with in mind being is this something that we see fits into what we're doing right now? Or is it – and also is it a priority for what we're doing right now? And do we want to incorporate it? Is this something we agree with that we can put at a lesser priority? So that's what we're going to be looking at. What is it – do we agree it meets our plan and how are we going to prioritize it over time? So the first one being:

We recommend that the 12-hour time limit be eliminated and that paid parking for a combination of monthly permits and transient short-term parking be implemented immediately. Low tech parking access and revenue controlled technology could be installed quickly and cost effectively to convert the municipal lot to a paid facility. The conversion to paid parking should proceed immediately regardless of the timing of the parking structure project.

I'm going to give the start honors to the man who's leading this project.

Mr. Suzuki: I highlighted that recommendation. And I think first of all we need to be enlightened relative to authority. I mean, who has the authority to determine, you know, which stalls, you know, can be two-hours, 12-hours? Who has the authority to decide whether or not we're going to implement once the permanent transient short-term parking? Who has the authority to

decide whether or not we're going to charge for the parking? Who has the authority to decide as to who's going to collect the fees for the parking? You know, it's easy to make these kinds of a recommendations, but at the same time we need to understand first, you know, what the laws and ordinances are in place that may or may not allow you to implement this recommendation. That to me that's the biggest question. You know, what's currently in place and what do we need to do in order to be able to implement this recommendation. I have no idea.

Ms. Betts Basinger: We can go ahead with discussion or I can make a brief comment. And the brief comment is and I'm going to the plan itself which is our authority and our job. Is it LU –? I don't have my – the list we all have. Does anyone have the list of our priorities? And this would be LU project that we've prioritized.

Mr. Suzuki: What's the gist of what you're trying to make?

Ms. Betts Basinger: The gist is that it's in our purview to solve the parking problem thru some sort of management. And it also tells us in advance who our partner should be, but that we should be initiating this. We may not end up being the person that manages or the entity that manages it, or builds it, or stripes it, or contracts it, but we have been tasked with starting that implementation. So –

Mr. Suzuki: But Chair, you know, I understand that we had been tasked to start that implementation, but at the same time how do we know what's involved and what needs for the implementation? Until we know what's involved in the implementation, you know, how is it possible for us that we have to do this?

Ms. Betts Basinger: Well, it isn't. What we would do is research at that point. If we agree that this meshes with our task, then we will go forward, with a staff hopefully, to help us do exactly what you're talking about. We're going to say, yes, this matches our task and we are now going to start through a committee or however we're going to do it to find out all of these things that we need to know in order to implement this task. So this is just to say does this agree, and then if it's a priority, then we talk about how we go about doing it. Katharine?

Ms. Popenuk: So and actually throughout this plan I noted there was a lot of . . .(inaudible) . . . or someone out there . . . (inaudible) . . . recommendations, right? Somebody's, you know, were saying the County needs to provide more parking for it's employees, la, la, la, things that are outside of our realm of influence.

Ms. Betts Basinger: That's correct.

Ms. Popenuk: So, I mean, this is happening over and over again with so many of these things. Also like collecting money. You know, there's a lot of collecting money involved in here. Or, you know, like this recommendation to give out overtime parking notices and the money goes to the County instead of going to the State.

Ms. Betts Basinger: And we'll get to –

Ms. Popenuk: I really like that idea, but –

Ms. Betts Basinger: As we get to each one we'll discuss its relevance whether it's something we should do or not.

Ms. Popenuk: Yeah. My point being that there's a lot of things –

Ms. Betts Basinger: That's correct.

Ms. Popenuk: – that we might make exception to. And I was thinking our was to make a recommendation that, you know, we need to change and start giving parking overtime notices so the money goes to the County. And then somebody else who does have the official authority needs to set up. . . (inaudible) . . .

Ms. Betts Basinger: That's exactly right. And when we get to that we'll discuss it. But I did find what I was looking for members. On page 30 of our bible, it is BTC-9, develop a fee structure at the Wailuku Municipal Parking Lot to discourage long-term parking. So this recommendation speaks exactly to our task BTC-9. We were asked by Council when they gave us this plan in 2000. We received it in 2001, and Council indicated that the timing should be within the next two years, so we're kind of behind schedule on developing that. Also the plan tells us that our partners that the MRA takes the lead on this, and our partners are Department of Finance and the Department of Economic Development. So that's our beginning, and I hope everyone kind of understands how I'm trying to plot this flow chart for the project. We asked and have paid for this study. We don't need to recommend it to anyone. It's recommended to us. So we're now looking to see if those recommendations fit our area of authority. And this one that we're talking about now does. So if we could continue the discussion on this recommendation.

Ms. Popenuk: What's our expected product from our discussion today?

Ms. Betts Basinger: The product as I said earlier – the goal is to be able to look at each conclusion and recommendation in this study that we commissioned, and see if we can find a place for it in our plan and to try and prioritize it. There may be some recommendations that don't fit, and maybe we could recommend that elsewhere.

Ms. Erin Wade: Just regarding each of these specific activities, the recommendation of the 12-hour time limit getting change would be a County Council action at this time.

Mr. Suzuki: Right.

Ms. Wade: So that's in Chapter 12. So if you chose to adopt that what you would do is send your recommendation up to County Council and make a request of that section of the ordinance be adjusted to adjust the time. For the purchase of the parking technology, we could work with either the Department of Finance or the Department of Public Works to try to find the monies

to purchase something like this. The reception of additional monies would require a budget amendment. So if what is recommended in here is basically a parking enterprise fund, so you'd create a line item. It would be a parking enterprise fund. That's a budget amendment process. That would also go to County Council.

Ms. Betts Basinger: And these are the details that we'll flesh out if we agree that this fits our plan. That's what staff will do to flesh it out on how we go about doing it. So I was hoping we could just get through each recommendation first and then move on to part B which would be, well, how do we do that? What's the process? If everyone agrees with that project. So do I hear –? Thank you.

Ms. Popenuk: So would it be appropriate to make a motion to accept this recommendation?

Ms. Betts Basinger: I think when –. We can do that if the body wants to vote after each recommendation. But I think we're going to have a hard time prioritizing until we go through all of them.

Ms. Wade: Chair, just for clarification, the agenda says discussion.

Ms. Betts Basinger: Right.

Mr. Suzuki: No action.

Ms. Wade: So perhaps what –. It doesn't identify action. So what I can do is identify decision points for the next meeting if you're interested as they're coming up for discussion.

Ms. Betts Basinger: Perfect. So we're going to be developing next steps here. So the first step is as I've suggested. Katharine?

Ms. Popenuk: I just wanted to say that I would agree with this recommendation.

Ms. Betts Basinger: Thank you. Anyone else in agreement with the recommendation?

Mr. Walker: Yeah I agree with the recommendation. Sure.

Mr. Suzuki: I just have a comment then. I hate to be the one raising the issue, but one of the things that I think we need to be aware of, there's going to be a program implemented where we're going to get charged for parking in the parking area. There's going to be an expectation from the people, from the prior people paying, that the parking area in itself be properly maintained, it's brought up to a decent standard and security is provided. So you can decide if it's –. When it's free people are not going to say a whole lot, but once they have decided to kind of dish out money for it, there's going to be a higher level of expectation.

Mr. Walker: And I agree with Warren. And a part of the way to do that is to help fund it through the parking. So it's sort of the chicken and the egg, but you've got to start somewhere.

Mr. Suzuki: But I guess my question is if there's a parking fee, you know, as Erin said, does the money come to the MRA?

Ms. Betts Basinger: We don't know yet. I think those are the things that – all of the things that we'll flesh out. Members, none of this is going happen overnight, so thank you. Let's move on to the next recommendation in the study:

We recommend the County move forward as quickly as possible to fund actual construction of the new parking structure. The need for additional parking capacity has been substantiated and quantified. In addition to the new garage, surface parking sites identified to provide temporary parking during construction should be considered for more permanent or semi-permanent paid parking lots as part of the new "parking district." These smaller parking lots would be strategically located throughout the downtown area and could provide convenient public parking while also generating revenue for the new parking system. However, the long-term plan, or goal, for all such lots should be as future development sites.

Now I guess the first action – the first question to ask is does this – can we find a place that this fits into our kuleana, our plan?

Mr. Suzuki: I would think so. Yeah.

Mr. Walker: Yeah, I mean, in general we've been tasked with looking for parking in Wailuku, so anything that relates to parking I think is within our purview from a recommendation perspective. We may not agree with everything he recommends and that's our job to figure out which ones we can – which ones we think are appropriate and which ones are the most important.

Ms. Betts Basinger: Concurrence?

Mr. Suzuki: I read through it. Again, I just want to make sure that, you know, if it's something that we're going to take a position that says supporting, if it's clear to us in terms of what it's saying. Because if you read the last two sentences it talks about these smaller parking lots would be strategically located throughout the downtown area and could provide convenient public parking while also generating revenues for a new parking system. Revenue for whom if it's private lots? You know it's not going to provide revenue for the MRA area. So are they saying that we're suppose to purchase the lot to become owned by the MRA?

Ms. Betts Basinger: That's a really good question.

Mr. Suzuki: And then it goes to say it should be as future development site. So then does the MRA end up with their own lot to be developed with the MRA? I mean, that's the question that comes up in my mind or came up in my mind.

Ms. Betts Basinger: I agree. Katharine?

Ms. Popenuk: My other question is what is a parking district?

Ms. Betts Basinger: He spoke earlier about it, and that's one of the references you need to go back to and see his description. He talked about funding sources as being energized by a parking district or a TIF ordinance. It's a way of generating. It's an assessment or it's a TIF ordinance. Any other comments? So I see we have concurrence that this is part of our task from everyone. Okay, thank you. Let's move on to the next recommendation which is under existing land uses, the Wailuku Redevelopment Area Zoning and Design Code:

We recommend that WRAZD Code be amended to exempted desired land uses from having to conform to any required parking ratios specifically full service restaurants, taverns, pubs, cafes, retail, boutique hotels. As demonstrated in our shared parking modeling, these land uses peak at opposite times of the day and can often share the same parking facilities as day office use. Non-office land uses have ample parking capacity available in the evening based upon existing parking inventories, and have minimal impact to day time parking demand due to the combined effects of shared parking demand, market synergies and captive market reductions. However, due to the preponderance of office use currently existing in the Wailuku Redevelopment Area, and the heavy day time demand generated by office uses, we recommend against the granting of any waivers or parking exemptions for future office development.

Members?

Mr. Mitchell: Question. It means in method, but how does this intersect with property owners that have signed quasi agreements related to in lieu fees?

Ms. Betts Basinger: I'll turn this over to Erin, but it's my -. To my knowledge there are no property owners except for one which was presented to us in testimony that have done that.

Ms. Wade: In terms of the waiver itself, the waiver has been granted and it wasn't conditioned upon the agreement being signed to my understanding. There are actually two that have been signed, but the status of those is basically up to whether or not we move forward with the ordinance. The waivers will still be good.

Ms. Betts Basinger: And in my time with the MRA, and actually I came before the MRA with a private project to waive parking, so this body has its fair share of waivers. And what this recommendation is is that we continue that to encourage development. Anyone else want to comment on this one? Mark?

Mr. Walker: Madame Chair thanks. I guess – how do you manage that over time? Today it's a restaurant. That restaurant, nine out of ten goes down historically. Now it's cut into three offices. Or, you know, how does –? I mean, is it just in the initial phase of development this is what happens, and then after that, it operates?

Ms. Betts Basinger: No. That is the land use, and I'll let Erin speak to how that transfers with –

Ms. Wade: Well, I think it's a good question. I mean, basically if they're going – if a restaurant or a night time use of some sort closes down, and an office use wants to come in, you would assume that they've got interior kind of improvements. It could trigger a building permit, which would trigger having to come to us for parking if they follow the prior procedure.

Mr. Walker: So what you're saying there then is that there might be some sort of fee structure not as a developer, but as a redeveloper of an inter-office space or maybe some trigger there.

Ms. Wade: Well at this point, you know, he's not suggesting a fee structure. He's suggesting they provide the parking. So he's just saying you grant the waivers to those folks who have night time uses, but don't do it for those that are competing. Yeah, the office users. I think maybe perhaps – I'm sorry to add – but we might want to ask about the service, professional service, because that's often shared. I mean, it competes with the same office parking.

Ms. Betts Basinger: Katharine?

Ms. Popenuk: So this is very complicated to me as I'm reading this. So we are recommending against granting any waivers or parking exemptions for future office development. So what that means or what that is in my mind, if I understand this correctly, seems to generate is that it's sort of works against this idea of urban density. So that these office developments would need to provide their own on-site parking? No?

Ms. Wade: There's no requirement that it be on-site. So they could lease parking in an adjacent area that functions with the existing property. It doesn't have to be on-site, but it can be on-site.

Ms. Betts Basinger: And Katharine to help you understand it better the study and the report defines the number of what the land uses are currently and how that equals into parking requirements, and why the shared parking approach right now works with our inventory. So in order to share what we have we need to expand our restaurants, our evening uses.

Ms. Popenuk: Right. I understand that.

Ms. Betts Basinger: And in order to encourage those uses they're suggesting that we allow –

Ms. Popenuk: Right.

Ms. Betts Basinger: Yeah. And allow waiver there but not to more office.

Ms. Popenuk: Right. And I'm totally onboard with that, but he was saying like 79% or something like that – 79% of the land use is office. So in fact, we would be saying that 79% of the time or something, or if it's a ratio, it would be this . . . (inaudible) . . . percent or something that we would be against granting any waivers. So what that does in the long run is it creates a lot of parking lots, sort of this suburban motif of parking lot, this building as . . . (inaudible) . . . in the

center thereof, sort of thing. You see what I'm saying? It's sort of an urban design fiasco.

Ms. Betts Basinger: I think you've dug down way deeper than this goes.

Mr. Suzuki: I don't think so.

Ms. Betts Basinger: I want to kind of keep it simple at this level. And we can save those deeper discussions if we think this is something that we want to define better, move forward on finding out how to do this. But I'm just trying to capture thoughts so we can get through this and go on in a minute. If this is something that we think and we ask them to tell us, give us these recommendations, if we think the recommendations are something we want to implement.

Ms. Popenuk: I guess what I'm saying is I would have to say I'm against this because of that component.

Ms. Betts Basinger: Okay. Good. Good.

Ms. Popenuk: It's actually recommending two different things. It's saying, one, that we exempt the desired land uses, which I'm on board with. But we do not exempt for future office development which I am not on board with because I think ultimately it . . . (inaudible) . . .

Ms. Betts Basinger: – So, do I hear you saying that you would like to see that separated? That recommendation separated into two?

Ms. Popenuk: Probably, yeah. I think that would be the cleanest way to do.

Ms. Betts Basinger: Okay. We have that recommendation members. Mark?

Mr. Walker: Just a comment. But I think what you're saying that you don't like is already what it is. It's already 80%. I mean, so it's not like it's getting worse. This is what it is, that you don't get an exemption for this, for these – so – as related to the office. Right?

Ms. Popenuk: Right. It's a path we're already on.

Mr. Walker: Yeah, we're already there.

Ms. Betts Basinger: So does anyone else concur that we should separate this into the two issues? Concurrence?

Mr. Mitchell: Excuse me? Separate or just qualify what constitutes an exemption for which of use?

Ms. Betts Basinger: I think right now just separate it because we're going to qualify in the next round.



Mr. Walker: Just to be clear again. I mean, these are recommendations to us. We can make our own recommendations going forward. We can throw all of these out and come up with our own language and whatever. Okay.

Mr. Suzuki: Right.

Ms. Betts Basinger: Yeah. Exactly right.

Mr. Walker: So, we don't have to qualify, accept any of these word for word, right?

Ms. Betts Basinger: Right. That's right.

Mr. Suzuki: Because I have a couple of comments. On the point that Katharine made about any where is parking exemption particularly off the development, you know, recommends granting a waiver. At the same time, they're critical of what happened with the Central Pacific Bank with the parking that was provided with the office. And they're saying, don't grant any sort waivers. But I understand what Erin is saying. I think it needs to be re-worded in such a way that for future office developments different options should be looked at in satisfying the parking requirement. Ie: parking assessment. Ie: off-site parking. You know, ie: combination of off-site, on-site parking. You know, just open up that way rather than coming across and say no we don't recommend granting any sort of waiver. I think, you know, that's too hard line of a position to take.

And the other point that I have is that they talked about, you know, exempting desired land uses for, you know, restaurants, taverns, retail, and they said that in our shared parking model. Unfortunately the shared parking model that they used references all these businesses opening beyond five o'clock. In Wailuku town, everything closes at five o'clock, so there's no such thing as a shared parking model because the restaurant don't open beyond five. The restaurants open during the same hours as businesses operate. So to say that, you know, under the shared parking model the parking that's used for the business is going to be used by a restaurant is not correct because the restaurants are not open beyond five o'clock. So they are using the same parking within the same, you know, parameters as far as the daytime hours. It's an unfortunate thing because I had a long discussion many, many, many years ago with Marc Aurel when he first opened. And he said, you know, Warren, the thing that the retailers here need to understand is that, you know, can't just be open during the normal eight to five hour. If you expect your business to succeed you have to open beyond the eight to five. But the businesses in that area are in this mind set that eight to five and that's it. So that's why I'm saying it might be the shared parking model in this area. But unfortunately Wailuku it doesn't affect.

Ms. Betts Basinger: Mark?

Mr. Walker: Well, I agree it doesn't apply now, but I think this is a stimulus, right? It's a reason why you should be opened later because there is shared parking. I mean, looking at redevelopment, we want to change what Wailuku looks like. I think we want it to be opened

later. You know, it's not now, but actually it's better than it was. You know, I mean, it's not the Mardi Gras and it's not New Orleans which is probably good. But it's – I mean, there's more life on Market Street than there's been since I've been on Maui since 79.

Ms. Betts Basinger: I agree with that, and I think the word is amended to exempt desired land uses. And he explains in the study why he considers taverns, restaurants, retails, boutique hotels as desired. And that's to stimulate, which is our mission. It's the mission of this plan. It's to stimulate that economic development. So yes, it may not exist very well right this minute, but that's what we're trying to create with a parking management plan.

Mr. Suzuki: But I would have problem with it. Again, like in the case of that section it talks about, you know, not granting waivers for office buildings, a total exemption for these types of uses. It doesn't make sense.

Ms. Betts Basinger: So do you want to separate . . . (inaudible) . . . ?

Mr. Suzuki: No, I'm not –

Ms. Betts Basinger: Or are you against this whole one being something we incorporate?

Mr. Suzuki: What I'm saying is that it needs to be somehow clarified where, you know, as in the case of the issue of parking for future office development, clarify in such a way where the language reads where, you know, the parking requirements should be satisfied looking at different alternatives or a combination thereof. As far as for these so-called desired land uses, your restaurants, your boutique hotels and all that, you know, the issue as far as parking requirements needs to be looked at and see what options there are in looking at and satisfying the parking requirements rather than saying you're exempted from providing parking . . . (inaudible) . . .

Mr. Walker: So I think – I think what we can drill down and yeah our recommendation could be different than his, so just total exemption. I guess it's an issue we should look at is what we're agreeing on hopefully and then when we get to the particular issue we can change a recommendation or drill down in each of these uses and decide how we want –

Ms. Betts Basinger: Are you expecting, Warren, that – are you thinking that maybe we could ask the author of the study to clarify it more? Is that what –

Mr. Suzuki: No, I don't –

Ms. Betts Basinger: Who do you want –? You mean we're going to clarify.

Mr. Suzuki: Yeah. We need to clarify.

Ms. Betts Basinger: Okay. Got you.

Mr. Suzuki: You know, what I'm saying is I don't think he has –. I mean he may feel like he has a full grasp of the situation here. I don't think he does, and that's the reason why I think we need to understand that maybe he doesn't. And because of our involvement in Wailuku town as much as we are we have a better feel. And that's the reason why, you know, I'm making that kind of comments that I am. It's because you know, I think, having lived in this town for a long as I have, you kind of have a better feel of, you know, really what the true circumstances are and not being critical of, you know, . . . (inaudible) . . . but not someone that might have been here for two weeks and this is how I see Wailuku town to be.

Ms. Betts Basinger: Yeah. Got it. And that is our job at this point is to take this study and make it own.

Mr. Suzuki: Right.

Ms. Betts Basinger: So, do I hear a consensus members that we all agree that this is a recommendation that fits our plan?

Mr. Walker: It's an issue we should look at.

Ms. Betts Basinger: Yes. Okay. And that we will clarify when we get to the next round. Thank you. Thank you members. Okay, going on to the next one.

If a parking structure is not constructed at the municipal lot within the very near future, the parking lot will need major maintenance improvements, physical upgrades, and a complete re-paving. Even if the parking structure project does move forward within the next 12 to 18 months, the municipal lot still needs to receive better ongoing maintenance and housekeeping attention than currently exists. Areas demonstrating the most severe paving deterioration should be patched immediately. Instituting paid parking in the lot in the near term would provide more than sufficient revenues to cover the cost of on-going repairs and maintenance.

So members, is this in our jurisdiction and something you want to do?

Mr. Walker: I think so.

Ms. Betts Basinger: Everyone concur?

Mr. Mitchell: One question. Who is responsible for repairs? Is it Public Works?

Ms. Betts Basinger: Yes. And if you look you'll see that.

Ms. Popenuk: I would be opposed to completely re-paving it if one year later we're going to take up to build the parking – the municipal parking lot.

Ms. Betts Basinger: So we would clarify terms. Thanks members.

Mr. Walker: Because really this is just a comment.

Ms. Betts Basinger: Yeah.

Mr. Walker: It's just sort of, hey, you guys are looking at doing a parking lot. But, you know, if you don't one, you're going to have to do some re-paving.

Ms. Betts Basinger: And I think that's in our kuleana anyway.

Mr. Walker: Right.

Mr. Suzuki: And I'd like to reserve the opportunity to comment on that sentence that talked about the paved parking lot.

Ms. Betts Basinger: The which one?

Mr. Suzuki: Because I don't think we fully agree on the issue as far as paving.

Ms. Betts Basinger: Okay. Yeah, I got it. Okay, moving on to –. I'm sorry, I didn't read the last –

Mr. Walker: The issue of paid parking, so that's an issue we'd want to –

Ms. Betts Basinger: Members, I didn't read the last one which is:

We strongly advise the County and the MRA not to enact the parking fee in lieu ordinance.

Mr. Suzuki: Accepted.

Ms. Betts Basinger: Accepted? Everyone, do we have consensus?

Mr. Suzuki: I'm not saying we're going to agree to it, but –

Ms. Betts Basinger: Right. Okay. Moving on to the next finding and recommendation under existing policies and regulations regarding County of Maui employee parking.

The County of Maui needs to take a much more pro-active approach to employee parking by increasing parking supply and by managing employee parking better through the adoption of an employee parking management plan. One short-term recommendation would be to move all fleet vehicles and storage vehicles off-site to the County base yard or other satellite location which would free up 71 parking spaces for additional employee parking. Another element of

an employee parking management plan is the adoption of Transportation Demand Management (TDM) Programs and strategies that help to reduce the number of single occupancy vehicles. A more thorough description and examples of successful TDM programs and options for the County to consider are included in appendix X.

So members, do we feel that it's in the MRA's purview to –. Let me just have your feedback.

Mr. Walker: Yes.

Ms. Betts Basinger: Okay. Katharine?

Ms. Popenuk: Well, I think we should encourage this, but it sounds like it's all up to the County whether or not they would move their vehicles or car pool, sharing, or whatever. But I would encourage, but action by them.

Ms. Betts Basinger: Do we all agree that these are good ideas? Yes. Okay, and so in the next round we'll talk about how do we implement it and what right do we have to do that. Okay, Warren?

Mr. Suzuki: They talked about the 71 parking spaces. Where are they right now?

Ms. Betts Basinger: Yeah, they're in the civic area here.

Mr. Suzuki: So they want to move to the County base yard?

Ms. Betts Basinger: The one down at the corner.

Mr. Suzuki: But there's not parking down there.

Ms. Wade: There is some parking. I actually argued with Andy about this point. But because our zoning inspectors and things park their cars right here and they're right upstairs so they're in and out on calls, so that's convenient for them to have their cars here. So we might have some version of this that would be acceptable, you know, that we would recommend to the Department of Management essentially. But I don't know about the specific 71 cars moved to the County base yard. That might not be exactly the most efficient.

Mr. Suzuki: My feeling is that this should be brought forward in the context of a broader recommendation where this is a component of the recommendation.

Ms. Betts Basinger: Yes, that's what we're –

Mr. Suzuki: Rather than it being a recommendation by itself as it relates to the parking itself.

Ms. Betts Basinger: That's right. Yeah.

Mr. Suzuki: What about the one right above that?

Ms. Betts Basinger: I'm sorry. Good eyes Warren. Do we want to –? Let's finish this one and then we'll back up. So on this one about County employee recommendations, we agree with the idea of it and we'll move forward with tweaking it to see where it fits in our plan? Okay. Thanks Warren. We further believe, and this is on Existing Policies and Regulations regarding the Municipal Lot. Recommendation:

We further believe the lot can better serve Market Street businesses if all of the two-hour parking spaces are consolidated on the east side of the lot, instead of the current configuration that has the two-hour spaces divided evenly on the extreme east and west side of the lot. This would also make parking enforcement easier. Another option would be to convert the entire lot to paid parking with an hourly short-term rate, and a flat rate daily maximum charge.

And then there are the two diagrams that illustrates that. Members? Comments on this recommendation?

Mr. Walker: Well, again, I think this is within our purview to make any kind of recommendations we want whether, you know, the number of lots, on what side, that all fits within the area that we're going to want to make recommendation.

Ms. Betts Basinger: That's right.

Mr. Suzuki: But you're asking if we, in general, agree with this recommendation?

Ms. Betts Basinger: Yeah. Well, yeah, and does it fall under one of our task, under our mission?

Mr. Suzuki: My only comment is that, you know, when you talk about consolidating all the two-hour parking on the east side, you know, what about those businesses that are on the west side?

Ms. Betts Basinger: And that's our task, our work to clarify that.

Mr. Suzuki: No, I'm just making that comment. I understand that. But I'm just making a comment that, you know, again, maybe he didn't realize in terms of, you know, why the parking lot was laid out the way it was, you know, with the two-hours on both sides. I mean granted, you know, from a management perspective it might be easier if all the parking was on one side. But at the same time if you understand how the beneficiaries are as far as the two-hour, you know, it might have caused the County to do what they did here. And I think if you're talking about the – putting in as far as a charge for the parking, you know, I wouldn't look at this lot just by itself you know as far as implementing a rate because it needs to be looked in a context of the broader Wailuku area because –. The reason I'm saying that is because at one time Market Street had quite a bit more parking stalls. When the County came in and did the Market Street

improvement, they took away a lot of parking stalls. And that's the reason why the two-hour parking was put in the back. So to say – I mean, I don't think it's appropriate at this time to say well we're going to put a charge for the parking in the municipal parking lot and not have everything along Market Street especially when there were stalls lost along Market Street that, I guess, part of the – not concession – but part of the – what the County looking at to off set that was to provide the two-hour parking in the back. So we need to look at it, again, not just focus on the parking structure, the parking lot by itself, but look at it broader.

Ms. Betts Basinger: That's right. Okay, thanks everyone. The next one relates to existing parking fines and the recommendation in the study is:

We recommend that the County consider revising its parking fine codes to reduce the fine amounts to more reasonable levels. We simply do not understand the rationale used for the \$60 fine rate charged for County lot violations.

I think he's speaking here to another this is a bigger issue. But the question to us is, is it something in our purview and do we want to push this along to wherever it needs to go? Consensus everyone that we want to keep this – work on this recommendation? Warren?

Mr. Suzuki: In a broader context.

Ms. Betts Basinger: Yeah. All and above.

Mr. Suzuki: I have a question for James though. Who sets the fine amount?

Mr. James Giroux: It's a County parking lot, so I believe it's by ordinance. I believe.

Mr. Suzuki: In the parking lot itself?

Mr. Giroux: Yeah. You probably would see it in your budget, the budget appendix.

Mr. Walker: They set the fee. The money goes to the State. Then the County begs for it's share of fees back.

Ms. Betts Basinger: And I know this isn't –. And this is an issue I think all our entire Council and administration are looking at too, so we want to support that. On parking enforcement, the recommendation is:

We recommend that the County begin the planning process now to replace Officer Taguma upon retirement with non-sworn enforcement personnel to reduce cost and to adopt a more customer friendly approach to parking enforcement. Civilian enforcement officers could be trained to double as downtown "ambassadors" providing downtown visitors with information, directions, maps, et cetera. Non-sworn civil enforcement personnel could also

augment public safety by providing passive security for the downtown area during normal business hours.

Ms. Popenuk: I kind of feel that is not our kuleana.

Ms. Betts Basinger: And you don't think it's in our area because?

Ms. Popenuk: It sounds like it's a decision that the Police Department should make about how they're going to allocate their resources and their personnel.

Ms. Betts Basinger: Does anyone think there's a part of this that might apply into our 68 acres bounded area? That this Taguma ticket in the MRA area?

Mr. Walker: I'd like to make a motion to include a line item budget amount to give him some early retirement benefits. Withdrawn.

Ms. Betts Basinger: I was going to see if anyone would second. For lack of a second. Comment Erin?

Ms. Wade: You know none of this we would be able to implement as the MRA in itself so all we could do is coordinate with the Police Department and suggest that we have this alternative idea that we'd like to pursue. And, you know, if we create the parking district this would be part of a program. But at this time, you know, at this time they're going to assign based on what they believe the need to be.

Mr. Suzuki: Right.

Ms. Wade: And if we tell them maybe the need is different then they might adjust. But, we wouldn't – we don't direct Officer Taguma obviously.

Mr. Suzuki: Yeah.

Ms. Betts Basinger: And one of the positive things about this study is it's been distributed to all of our Council members, to our Mayor, to our Department heads so that this would be one area where we would recommend to others.

Mr. Walker: I mean, yeah, I see Katharine's point here. I sort of agree. It's their man power. We can, just as an adjunct, sort of say, you know, it's not a huge component of our plan, but we think it's probably a poor use of personnel. But that's sort of up to them.

Ms. Betts Basinger: So we agree but with a low priority for the MRA.

Ms. Wade: Can I offer something?

Ms. Betts Basinger: Yes.



Ms. Wade: You know, initially this would be really easy to do in the off-street parking lots. If it's clearly understandable that they might to sworn off the monitoring the public rights-of-way. But for a private lot, or a County owned public lot, that you could easily institute – we used actually cadets in the last city that I worked in, but they're not a sworn officer officially and that way the County collects the revenue that's issued by the non-sworn officer instead of going to Police.

Mr. Walker: So question. So that's County's prerogative to have Officer Taguma there or not.

Ms. Wade: Yes.

Mr. Walker: Okay. Well, that's one way to get some of – okay.

Ms. Betts Basinger: I have a question for Corporation Counsel. James, is there any way currently that it could be if it's within the MRA jurisdiction that it could be within the MRA authority going forward to request ordinances and stuff? Just restricted to the MRA area? It would force people to go outside to find parking, but I just wondered if we can isolate the MRA area the way it's already isolated with lots of zoning and other – for parking.

Mr. Giroux: Yeah, I think it's a little complicated in that, you know, you have the MRA area designated within your MRA zoning. The problem is that because you're not looking at something that's coming from Council. When you try to start implementing things like parking zoning areas, and now you do have to go to Council to establish that, then are they going to simultaneously create special funds where that money if collected goes to the MRA. And that's where you're going to really get into complications because they could do one or the other or half a dozen of this or that. And so what happens is that if it's not a concerted effort to not only get an ordinance that, you know, to say that, you know, parking is either legal or illegal. But then also a fund established at the same time to say that those monies would go into the MRA.

Ms. Betts Basinger: I didn't ask that about the monies. I'm simply referring sort of like the suggestion for a parking district. Can a parking district be created that follows the boundary of the MRA?

Mr. Giroux: But, yeah. The answer is yes, but it would go through an ordinance through Council, just like any other zoning ordinance.

Ms. Betts Basinger: Got 'ya.

Mr. Suzuki: I've got a comment Chair.

Ms. Betts Basinger: Yeah Warren?

Mr. Suzuki: I think we kind of losing site on the broader issue and just focusing on the issue as far as enforcement personnel. I think the issue we're looking at is parking enforcement. I don't think there's any question that there needs to be parking enforcement with the MRA area. And if you don't take what Andy has recommended literally and just kind of pull out the key

components like, you know, reduce cost to adopt a more customer friendly approach to parking enforcement, double as downtown ambassadors providing downtown visitors information direction maps, augment public safety providing security for downtown area during normal business hours. Say that, you know, look at alternative ways of implementing parking enforcement through personnel that would be able to, you know, reduce cost, blah, blah, blah. You know, to me, that would be a better way of wording it rather than just coming out and say this is how we've got to do it. You know, leave Officer Taguma off to the side and just look at the issue and figure out that this is what we need to look at.

Ms. Betts Basinger: Okay. I agree.

Mr. Suzuki: So we just need to look at –. There's no question that we need to address parking enforcement. But we probably could come up with language that will fit better in terms of recognizing the overall situation.

Mr. Walker: And I think the second –. Sorry. Go ahead.

Ms. Betts Basinger: Katharine?

Ms. Popenuk: I just had a question. I was kind of sparked by what you said. So we have some flexibility in terms of who is writing tickets? And if we had like a cadets as opposed to police officers then we would have an option of channeling those fines if different places besides State coffers?

Ms. Betts Basinger: It's alternatives to the current enforcement. Just like Warren just said, it doesn't have to refer to Officer Taguma.

Mr. Walker: Right.

Ms. Popenuk: That sounds very interesting.

Ms. Betts Basinger: Or County police officer.

Ms. Popenuk: Very good.

Mr. Walker: Right. That was my comment is the second part of that is if there was a change in the way it's enforced there's a potential for the County to get money. Now who would get that money? How would it be used? Is it, you know, some come to the MRA? Who knows. We need to work out. It's just a recommendation.

Mr. Suzuki: So are we saying that only if Officer Taguma is the one issuing the ticket, then the infractions go to the State?

Ms. Wade: Only if it's sworn officer is issuing the tickets.

Mr. Walker: As opposed to a meter maid?

Mr. Suzuki: Right.

Ms. Wade: And I don't think we can call it a ticket. I think that was part of the other thing.

Mr. Suzuki: Citations

Ms. Wade: Yeah, you can't –. Actually if it's a citation or an infraction or anything that has that legal terminology associated with it that the money goes to the Courts. If it says it's like an overtime notice of warning with the fee of – it's like an overtime fee essentially – then a non-sworn officer could collect that and the County could retain the income.

Mr. Mitchell: The way the code is today, you could do that today on the street?

Ms. Wade: Correct. On the street.

Mr. Mitchell: Yes.

Ms. Wade: Because it's County property. The on-street parking is County property anyway.

Mr. Giroux: But, what would be your collection?

Ms. Betts Basinger: Well, that's the other part. So in addition to what Warren said, to look at this recommendation in terms of enforcement that we have to marry that with the process.

Mr. Walker: Right.

Ms. Betts Basinger: Okay, thanks members. Let's move on to the next one on the bottom of page 12 the recommendation is:

We do not propose to open a Pandora's box – well, let's stop right there – by attempting to change State parking enforcement codes at this time. However, we do recommend that the County of Maui solicit a legal opinion to determine if the County can create a lower tier level of parking infractions, enforce those infractions on County owned lots and streets, and keep the revenues. Instead of generating "traffic infraction tickets," enforcement personnel would issue lesser cost, parking overtime notices. Under this concept, full blown traffic infractions would only be triggered if an overtime parking notice remains unpaid over a period of time, or if a person accumulates three or more unpaid overtime notices.

So that is the second part of it.

Ms. Popenuk: I like that.

Mr. Walker: Yeah.

Ms. Betts Basinger: Okay. Any other comments? Warren?

Mr. Suzuki: I don't like the phrase "legal opinion." I mean, I think, it just needs to be looked at to determine.

Ms. Betts Basinger: And we have lots of lawyers.

Mr. Suzuki: Yeah, exactly.

Ms. Betts Basinger: Thank you. Okay, thank you. We're almost done members. The last recommendation and it's based on the assumptions that follow:

While we do recommend that the County initiates paid parking in off-street lots as soon as possible, we believe on-street parking should be more carefully considered at this time. Converting to paved parking in the lot is much easier to execute logistically, operationally and in terms of capital costs for the installation for the PARC equipment. Converting to paid parking on-street will require much more thought and effort in terms of logistical factors, types of technology, physical planning, installation and capital cost, public relations and enforcement.

And then I won't read the assumptions, but you can see what his assumptions are that relate to what the potential revenue could be for the County. And I know that The Maui News had a lead line in one of the stories that we could be losing a million dollars. But this is the opportunity if the MRA chooses to look into this in more detail as a recommendation to find out what those costs might really be in our community. Katharine?

Ms. Popenuk: That bears our investigation, yeah?

Mr. Walker: Great.

Ms. Betts Basinger: Okay. At this – it's 2:25 p.m. We've gone through – well all of the rest of it, of this study, are their primary findings and more detail on where they counted inventory. And all of us saw this in the presentation and can refer to this as we move forward and start digging into detail from our point of view.

I'd like to take maybe a – until 2:35 p.m. – break, and then we'll come back on go on to prioritizing.

Mr. Suzuki: So prioritizing? Okay.

*(The Maui Redevelopment Agency recessed at approximately 2:25 p.m., and reconvened at approximately 2:36 p.m.)*

Ms. Betts Basinger: Members, the MRA meeting is reconvened at 2:36 p.m. I wanted say that after that first round exercise it appears that our consultant did an excellent job of zeroing in on the issues germane to the Maui Redevelopment Agency and things we can actually do to affect change.

This next part of the meeting, I'd like us to, as best we can, and I know we don't have graphics and I'm a person that operates really well in graphics. But of these items we'll go back through – I know we've taken notes – of the ones that we think rise to the top in terms of their ease of effectuating, are these low hanging fruit and maybe assigning priority in that regard.

Mr. Mitchell: So maybe like number them in terms of priority? One, two, three, four?

Ms. Betts Basinger: Yeah.

Mr. Walker: And may I ask something? Sorry. So the goal again just to reiterate it is to take these recommendations, make our own to whoever we're making these to, with the idea that, hey, we think all of these are good ideas, but these are the most important.

Ms. Betts Basinger: Right.

Mr. Walker: Based on ease of getting it done, time – we should include time I guess – money, et cetera. Is that?

Ms. Betts Basinger: That's correct. And also paying close attention to who would our – who are the partners in implementing this particular thing be? Which Department? Is it Public Works? Is it –? And attaching the ease of that, whatever.

Mr. Walker: So could I suggest because I'm uninitiated that maybe we can go through and determine that in advance before we prioritize?

Ms. Betts Basinger: Okay.

Mr. Walker: Because, you know, to figure out who do we have to deal with? Is it already an ordinance that can be enforced now versus we have to create new laws? So we go through and understand. And like you just said, who are our partners are? What the obstacles are? And then once we understand that fully because I don't, then come back and say based on what we've just discovered, you know, here's number one, and here's number two or whatever.

Mr. Suzuki: Now you know why I said what I said early on.

Mr. Walker: Oh, that's what you said.

Mr. Suzuki: Yeah.

Mr. Walker: Only confused.

Ms. Betts Basinger: I did hear comments though members on, well, yeah we agree with this one, but it's really a much bigger issue. And so what I was clearly hearing was we agree that that's something that would be kind of low down on the priority. So, if we don't want to go – Warren?

Mr. Suzuki: You know, I had a thought that, you know, and I had a conversation with Jocelyn Perreira. And I don't know if we have the time to do it, but you know, we kind of have a sense. We looked at the recommendations that were made to us by our consultant in terms of what needs to be done in Wailuku town. And whatever decision I make in terms of the priority would be based upon what my experiences have been, you know what I've seen as far as in Wailuku town. But I personally would like to hear from the people that are in Wailuku town. You know, maybe a representative from the community association, maybe from Wailuku Main Street and maybe have it in workshop format where, you know, they could give us their input relative to what their impressions are of this and have it in a interactive type of discussion. And then from there I would feel more comfortable, you know, with trying to prioritize and what the recommendation might be. Because, again, I'm not totally comfortable doing it just based upon, you know, my experiences. I'd like to get some input from people within the community that had been impact maybe more than I have and hear from them first before maybe we do that.

Ms. Betts Basinger: Yes, I want to respond to that. I hope I did not give anyone the impression that this is going to be done without public input. I think that I want to see each meeting that we have along the future be filled there and I want to see interaction amongst our staff and amongst ourselves out in the community on each one of these items. So I think the beauty of the MRA doing this is that it's in the sunshine and the public can come to all our meetings. They can testify. We can encourage resource folks if that's something the members want. Resource testimony is something I love and so we can request anyone you deem might be important for us to hear from. Whether it's the Police Department on enforcement. Or whether it's one of our zoning experts. So absolutely. This is not a short-term effort on the MRA's part. We want to do it in detail and in sunshine.

Mr. Suzuki: But can we do that prior to making decisions and prioritizing?

Ms. Betts Basinger: If that's what the body wants to do.

Mr. Suzuki: Because I've seen as far as at Council meetings, you know, where there's an issue. They would call up – you know they would call different representatives from different organizations to come, you know, before the Council in a panel type of format allowed for the interaction between the parties and allow them to provide input, and you know thereby maybe not limiting itself for three minutes, but they still needs to be some sort of management under discussion. So do we have an opportunity, you know, to be, you know, having interacted type of discussion? And then for me, I think that will give me a more comfortable feeling from which I could then make a decision from my side on what the priorities actually are and what order.

Ms. Betts Basinger: Do you want to make a motion? Katharine?

Ms. Popenuk: I understand your concerns for community input. But I do want to remind us that this was – he talks in his background . . . (inaudible) . . . PUMA conducted focused group interviews and extensive community survey that result in over a 1,000 completed survey from respondents that live or work in Kahului-Wailuku area. And then they did – they reviewed previous studies, reports and plans. They completed a detailed inventory of parking, preformed detailed land use analysis. They documented access parking occupancy patterns. They interviewed key staff, downtown stakeholders, private developers, and property owners in an effort to draw out major parking issues, perceptions and concerns of the primary users of downtown parking. So I would respect – I personally would respect the contents of this study that they did an extensive outreach to this community.

Ms. Betts Basinger: Thank you. Mark?

**(SIDE 3)**

Mr. Walker: I mean, I hear what Warren is saying. And, you know, to me the question is, and Katharine makes a good point that there has been a lot of study and outreach. So that, you know, one way to do it would be we go back through this today, maybe understand roadblocks, et cetera, for each of the different recommendations and where we stand sort of individually on some of those issues. We're not get it all done today. But with the goal of coming up with, you know – maybe not today but at the next meeting or whenever – coming up with our recommendations and then maybe sending that back out to the community and saying these, based on this plan, these are what we're thinking our recommendations are and then asking for input before we make any final recommendations. I don't know. I'm just lobbying that out.

Ms. Betts Basinger: Bill, comments?

Mr. Mitchell: And with that, I think, the public is going to have a lot of the same questions we have based on the recommendation. So if we can answer the questions in advance, when they come to us or to a forum that will help them feel more comfortable with their thoughts. And I kind of agree and certainly the businesses on Market Street, I think we have to have buy in if we're going to put meters out there or do something like that.

Ms. Betts Basinger: One of Chair's thoughts was that when we get to that point, members, when the MRA gets to a point where we're comfortable with the recommendations and how we're going to tweak them and what approach we think we might want to take where we see the low hanging fruit or what's going to most benefit the community, that's when we say to the community this is what the MRA is thinking. We're having a meeting to discuss it. We want you all to come. So I think we're premature to say okay community because we haven't even, you know, we haven't even digested this fully.

Mr. Walker: So when you say priority what are you meaning then? Priority as far as this is something you think we can work on or this is –? I mean, I don't know what priority means.

Ms. Betts Basinger: Well, priority – in my thinking, priority would be something that, number one, clearly aligns with one our tasks – clearly aligns. And number two, we can see step one, step two, step three of how to get there. We can see clearly who our partners are in getting

there. Is the MRA called out as the lead? If not, who is? Well maybe then if we're not the lead, it's not our priority. So it's really just taking each one of these recommendations and fitting it in to our tasks. It's how I started out this meeting saying I wanted that goal. So it's –. I don't know, if I'm being unclear, somebody please speak up. Warren?

Mr. Suzuki: Yeah, and Chair, and it's probably only me, but I'm a little bit confused right now because when we talked about the first recommendation what Mark just said are the questions that I asked. I mean, you know, who has jurisdiction, authority, and what process it needs to go through? And I was told that, you know, we don't need to worry about for the time being. Let's just look at these recommendations on a broader context and decide whether or not it's something that fits within our priorities and move forward.

Ms. Betts Basinger: Right.

Mr. Suzuki: Now we're looking at putting in a priority. But then you're saying but we also need to understand, as Mark said, you know, again, what are the laws, you know, what authority, who has it, who fits in? And now we're getting to that discussion so I'm confused when I'm saying let's do it, then I was told don't, and now we're saying we've got to do this and we need this thing. So why did we talk about all we did before and not talk about, you know, more of the specific? And now we're talking about the specifics. It's the same thing.

Ms. Betts Basinger: Okay Warren I guess what I'm hearing and help me get this clear, you're saying that we've already gone through the first step of saying all of these things are things we think are good and we want to follow up with. So you're saying it's not the right time to prioritize and it may not be because of the learning curve. So I'm hearing you say you want to drill down first on each one.

Mr. Suzuki: I'm not saying that. I'm saying that –

Ms. Betts Basinger: Do you want to examine each one more closely now before we do priority setting? Or maybe not even prioritize at all. Just drill down on each one in a more detailed way.

Mr. Suzuki: Yeah, I mean, again, when we first had discussion the way it was presented to me was that, you know, we need to look at it from a broader perspective as to whether or not it fits within, you know, what we perceive to be our priority.

Ms. Betts Basinger: Right, that was step one.

Mr. Suzuki: And at some point in time we're going to get into a detailed discussion. And I guess that detailed discussion that we're getting into now is, you know, our attempt to prioritize.

Mr. Walker: Well, and I think what I was suggesting and hoping for is, and maybe what you sort of echoed is, before we can prioritize let's understand relative to each other all the different hoops and hurdles we have to go through. So maybe what the step now would be to go back



through these and say how easy is this to implement, if we all agree that this is, and we don't. So, yeah –

Ms. Betts Basinger: Right. So that's what I'm throwing out there. Does everyone agree that the next step should be a more detailed look at each one of the recommendations we've accepted?

Ms. Popenuk: Yeah.

Ms. Betts Basinger: Concurrence? Warren?

Mr. Walker: Though although I would argue not in the particular language of what our recommendation would be or if we're talking about \$60 fines or \$50. But, no, it's about how quickly could we get something done if we wanted to, the process more, I think, to then help us determine which one – which one of these will be our highest priority? Anyway, that's my thought.

Ms. Betts Basinger: And Warren that would be where the body would have resource folks come and talk to us if we need that for certain ones. And I think we would schedule. I know we can't do them all. But we would schedule, you know, certain more for detailed, for more detailed examination on the process and move forward that way. All in view of the public.

Mr. Suzuki: Well, you know, my suggestion was, and again maybe I didn't make myself clear when I explained it was that, you know, we have before us the report from Miller. He provided such a recommendation, you know, based upon all the interviews, the research and all that detail. We had a chance to go through each of the recommendations. You know, some of them we feel comfortable with the recommendation as worded. Some of them we feel that there needs to be some modification to the language so it's more applicable to, you know, the situation, you know, within the MRA. And again, that's the process we went through already as it is. The public granted was approached to get some input and all that. But the public had never seen the recommendation. The public had never had a chance to comment on the recommendation.

Ms. Betts Basinger: Our last meeting was a public meeting when Andy Miller presented –

Mr. Suzuki: If you allow me to finish Chair. You know, from the standpoint of, and I said in a forum that's more interactive rather than being limited to just public three-minutes for public testimony. And in the forum you could have, you know, someone from – I don't know if there's a need to have someone Corporation Counsel or whatever that would give us the input. And James could be there to give us input in terms of, you know, what legally, you know, who has jurisdiction, what process we have go through. Again as I've said, I'd like to hear from, you know, people within the Wailuku area that, understanding from them, you know, what they see to be the priority as far as the parking and all that. You know the issue as far as meters and all that. I'd like to hear from, you know, whoever else that has a vested interest in this overall thing. And we can't have 20 people there. I think if you limit to maybe four or five people by

getting a forum, and then we can have discussion, you know, Q&A with them and not to limit it. And as I said that way, you know, for me, you know, I would feel more comfortable to having a better understanding of what the recommendations are. Then for me I'd be able to give a better recommendation of what I see to be the priority as far as the recommendation they provide.

Ms. Betts Basinger: I think we're all on the same page Warren. We all want to be educated about the best process to take. And in order for us to become educated, we need to have resource folks come and talk to us. And I don't think that the MRA has a problem bringing those resource folks here at the next meeting, the following meeting, wherever we can. Erin?

Ms. Wade: Just quickly you asked if I could prioritize and basically all I did in this is identify where are the first term things that are the low hanging fruit essentially. So at the top, on the zoning land use, that's entirely the MRA's purview. So amend the zoning and development code, do not move forward with cash in lieu. Today, you can't approve that. We have to still put that on another agenda. And we could in between now and that next agenda have additional outreach to talk with the community. But what I'm saying is for your next steps, this is probably the lowest hanging fruit.

In addition, you can do the parking structure recommendations to Mayor and County Council on behalf of the MRA. You would chose to write a letter of encouragement. Same thing with the County employee parking to the Office of Management. We would encourage that they move forward with employee parking management plan and transportation demand management plan, and here's the study to help you. You know, go from here. So those would be the three lowest hanging fruit essentially.

Then we move into the existing parking lot and what to do between now and the construction of an existing parking structure. That probably deserves quick a bit more discussion in it of itself, and a whole agenda. And then the next one is the development of a parking district. So I kind of see these in terms of priorities as being able to group these activities into these five categories essentially and then focusing the group, in coming agendas, on those tasks, if that makes sense.

Ms. Betts Basinger: Thanks very much Erin. Very organized and concisely way of putting what we've been talking about.

Ms. Wade: You said you were visual, so I thought, me too.

Ms. Betts Basinger: Yeah I'm visual and I love that. Thank you. So members, I guess if – there's a visual now about what's in my head on how we proceed. And of course proceeding all along. I just don't want anyone to think there's no community input afforded here, and that there's no top rate resource folks here to guide us. So we'll have the community. We'll have top resource experts guiding us. But I really like that Erin has taken this and put it in priority of some sort.

Mr. Walker: Okay, I guess the next question is are we going to the public with our ideas or are we going to have them come to us and after that happens we're going out?

Ms. Betts Basinger: Well what I see happening is both. If what Erin – Erin just said she sees us doing this over a series of meetings. So when we agendize we have to agendize a notice in advance, so the public will be well aware of which particular items in this plan we're going to be discussing in depth. And depending on what that one is we will invite the resource folks that we need to guide us come and talk to us and present to us.

Mr. Walker: Right. So we will not have a recommendation in advance of any of this.

Ms. Betts Basinger: No. I think that –. I'm not sure that we need to have a recommendation other than we're going to recommend to someone else that this study shows this and they're the person, the Council for example, that might be able to implement it.

Mr. Walker: Right, but we're going to take a position.

Mr. Suzuki: We cannot take a position.

Ms. Betts Basinger: We're going to do the task.

Mr. Walker: We can't? We can't say you should install parking meters?

Ms. Betts Basinger: Well see now I'm seeing it as the MRA task. If it's our task to do it, we're going to figure out how to do it. We're not going to say we think this should be done.

Mr. Walker: No. Now we're going to work towards getting it done, but we're suppose to be taking a position on a proposed master parking plan.

Mr. Suzuki: But I think that's where James can give us some guidance relative to how it's been agendized.

Mr. Giroux: I mean, I think that if your agenda it, an issue, you know, on your agenda, and I guess I'd have to work with Erin to see, but, you know, the notice has to be clear enough that if people have some thing of interest on that topic that they would tend to show up. So, you know, you don't have to put the exact action you're going to take. You have to say we will be discussing the Wailuku town master parking plan. And you guys can talk about all of your options within that. And if one option is you'll write a letter to Public Works that they move their fleet vehicles, that's an action you can take. If you decide during your discussion and input from the public that you want to set up a sub-committee to then further look an option, then that's an action you can take. As long as that in the notice that it says that you are going to be discussing this plan, and that you're going to be looking at various options.

Mr. Suzuki: So we can prioritize too?

Mr. Giroux: As far as –

Mr. Suzuki: Given how it's agendized right now?

Ms. Betts Basinger: Well, no, we're just discussing.

Mr. Suzuki: No, but you talked about, you know, prioritizing the recommendations. So can we today prioritize the recommendation?

Mr. Giroux: Under action one?

Mr. Suzuki: Yeah.

Mr. Giroux: Yeah. I mean you have it, discussion to –

Mr. Suzuki: So we can?

Mr. Giroux: Yeah, it says Wailuku town and next steps. And next steps would include some type of discussion and prioritization of the process.

Ms. Betts Basinger: Bill?

Mr. Mitchell: I'm not sure if the MRA has ever done it, but one of things Warren said that I like, I think in the process it would be useful, valuable, helpful because a lot of these are technical information and the public may not be able to sort of digest all that to a level that we're sort of speaking of it. Has the MRA ever done a design? Because I visual a design charrette where on a Thursday night you get anybody – everybody is invited and you put stuff up on the board and you have discussion right on the blackboard and all that good stuff.

Ms. Betts Basinger: Well, the MRA loves community driven forums and Wailuku Main Street Association has done many, many forums that are open to the public. Our forum is sunshine. And, you know, our forum is for decision making. And so combinations of those things have been done a lot. The MRA has been a big supporter of those types of things. What we're talking about now – and I think if WMSA wants to have a forum on this issue that's certainly something that would be helpful. But we're responsible for our agenda and in the sunshine, and according to the rules of engagement that we have with the public when we make decisions.

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

Mr. Suzuki: No discussion.

Ms. Betts Basinger: So we're not –. I don't think the MRA has ever –. The MRA loves that kind of public and community –. And we're really happy to get the comments that come from WMSA on this plan already. And we have lots of comments for all of you that were here at the last meetings. I have – we have lots of notes of all the testimonies on this plan that came from the

public as well as questions that each one of us asked the consultant. So I guess, you know, members this is your body. I simply am suggesting that we tackle this study in a process that is logical and efficient and includes the public. And if we need resources they're available to us. I don't think we have to stop and wait for public forum that's being done elsewhere. So I just want to keep our work going forward. Thank you. Does everyone agree on that?

Ms. Popenuk: I agree.

Mr. Walker: . . .(inaudible) . . .

Ms. Betts Basinger: Mark thanks. Warren?

Mr. Suzuki: Yeah.

Ms. Betts Basinger: Okay so Erin –. Katharine?

Ms. Popenuk: I just wanted to sort of summarize and see if I understand this correctly. So the way I see it is these guys went out and they talked to a lot of people and pulled a lot of information together, and then they come up with their own recommendations. Now MRA is looking at these various recommendations and deciding whether or not they're within our goals and whether or not we feel we want to pursue them farther. And then for our next step or for my next step would be to maybe bring in these resource people and gain a better understanding for myself as a member of the MRA and for the MRA body to understand what it's going to take to invoke this recommendation. And then I would assume from there, then we would – what is the word?

Ms. Betts Basinger: Implement?

Ms. Popenuk: Well recommended as something the MRA wants to do. And then at that time the community or the public could come in and say, you know, no, no, no, we definitely don't want to get rid of the 12-hour parking spaces or whatever they might have to say. And then that would go into the record as being, you know, maybe not such a great idea for all. Maybe that would affect whether or not we continue to pursue that idea.

Ms. Betts Basinger: You're grasping it. I do want Erin to –. There was one thing that you overlooked. In the very beginning, it was this body that commissioned this study. And in commissioning this study, the MRA set up a scope of work. I mean, we said this is what we want you to do. This is the knowledge we need, and this is the direction we're going because a comprehensive parking management plan doesn't exist currently for the current time. So we started out saying we want this done and this is the scope of what we want done. And this is the study that has come back. So we reviewed it in public at our last meeting. The study itself has gone to everybody in the community, all the community organizations – the W. Main Street, Wailuku Main Street Association, all the department heads – and I agree that there will continue to be public dialogue in our forum here. So that's it. So Erin did you want to say anything more about?

Ms. Wade: I guess I was just going to say, you know, in terms of next steps, I see the zoning and land use as one we can tackle and put on an upcoming agenda. The other two are essentially letters. The next two, I would strongly encourage additional public input because both have to go to County Council and if we do the work up front of community input working with, you know, collaborative partners, it's a much stronger package to send to County Council than it is if we just, like, hold the public hearing and then send it. So in that sense I would strongly encourage us to think through what that process should be. So, you know, Warren is the contact for the parking management plan, or the MRA members. And perhaps what we can do is work out like a schedule for these five groups of tasks and how they might come before the board. That could be the next step maybe.

Mr. Suzuki: I would feel comfortable, you know, given what Erin has put together right now – that outline of the categories and what you see to be the key points – feel comfortable with, you know, myself sitting down with Erin spending some time just kind of going over it a little bit more in detail and have an eye level discussion, making sure that whatever is in the report, you know, is being covered in all of these points. And then come back to the MRA, you know, with the refined outline, and then allow for further discussion then.

Mr. Walker: Would you see that in your outline you might say this particular item we want to bring in another collaborative group to discuss this further? Would that be the kind of the stuff you would be considering as well?

Mr. Suzuki: I think that's something that, I think, the body should be discussing more than myself.

Ms. Betts Basinger: Yeah. Is there a chance that the body would, at this meeting so we can take the next step here and look at our next step, agree that the proposed outline that Erin has put up in her view is something that we will all get copies of, all think on, and when we come back to our meeting on the 26<sup>th</sup>? 25<sup>th</sup>?

Ms. Wade: 26<sup>th</sup>.

Ms. Betts Basinger: That we will at that point have action items?

Ms. Wade: Madame Chair, I think the agenda is full for the 26<sup>th</sup>, so probably September.

Ms. Betts Basinger: Okay. So the next regular meeting.

Mr. Suzuki: Yeah, the way I kind of saw it, you know, because again, you know, we all agreed back when that a member from the agency or the MRA would be like the representative for different items. So as I explained, I wouldn't – I would feel comfortable, you know, given what Erin has done for myself as that so-called designed lead person, to sit down with Erin, go through it, discuss it, and then come back to the body with a more refined outline. Rather the outline going to all the members now and trying to refine it without, you know, even myself

having the chance to talk to Erin about it. You know I feel that the process should be where, you know, I would prefer to be given the opportunity to meet with Erin and then come back to you folks with a more refined outline.

Ms. Betts Basinger: I love people taking ownership of their tasks.

Mr. Mitchell: I mean, would it be appropriate for Warren to make a motion?

Mr. Suzuki: I don't think it needs to be motion. I think the understanding is that's what we need to do.

Ms. Popenuk: I think that sounds good.

Ms. Betts Basinger: I don't want to close this meeting, though, without definitive actions. And the actions that we took today was that we reviewed each and every recommendation and suggestion in the consultant's report and came out with the conclusion that all of the recommendations were part of the scope we had requested and fits in, in some way, high or low priority, to the work of the MRA.

Mr. Walker: I agree.

Ms. Betts Basinger: That we have agreement on that. And I don't know if it needs to be –

Mr. Suzuki: Voted on? No.

Ms. Betts Basinger: Motioned? No. But that that is our clear understanding. And that what we're going forward with now as the outline, the raw outline, the proposed outline that Erin has created based on our discussion and she will work with our lead MRA person, taking ownership of this, and they'll be coming back to us. I would like them to come back to us though in a written report disseminated well in advance of the meeting that we're going to be discussing. You know, Erin, how we spoke about with Pat Wong? So that we're prepared at that meeting to take action. Okay? Everyone is happen with that?

Mr. Walker: Warren Suzuki, parking consultant.

Ms. Betts Basinger: Head honcho.

Mr. Suzuki: I don't know if it's a written report, but refined outline.

Mr. Mitchell: . . . (inaudible) . . .

Mr. Suzuki: Yeah.

Ms. Betts Basinger: A written report doesn't have to be elaborate. And I think when we met with –

Ms. Wade: Madame Chair, I just wanted to ask if we can seek consultation with Andy during this process. I mean, we did keep that \$7,500 retainer and this might be a good time for us to do a conference call with him.

Ms. Betts Basinger: There might be a good time also after, after the rest of the body hears back from you and Warren. We may have questions of him as well.

Mr. Suzuki: Yeah.

Ms. Betts Basinger: I think we have follow up opportunity with go to?

Ms. Wade: Okay, great!

2. **Discussion and approval of a budget and solicitation for an independent contractor to provide outreach, research and other support services.**

*Deferred*

3. **Discussion and approval of a budget and solicitation for an independent contractor to coordinate a Clean and Safe Streets program.**

*Deferred*

**E. NEXT MEETING DATE: August 26, 2011**

Ms. Betts Basinger: Any other comments or concerns members? Well, in that case, seeing the hour, I think we're going to defer the next items on the agenda to our next regular meeting.

Mr. Suzuki: You said we're full already.

Ms. Wade: Right, the August 26<sup>th</sup> will be full, so September we could put it on the agenda.

Ms. Betts Basinger: Would this be a brief item?

Ms. Wade: This one?

Ms. Betts Basinger: Yeah.

Ms. Wade: I doubt it.

Ms. Betts Basinger: This will be a brief item? You doubt it?

Ms. Wade: I don't know. I mean it's kind of – it's up to the group. Maybe it would be helpful to understand the context. For the next meeting we have one public hearing for six variance requests. We have the tax increment financing consultant will be here and talking to you folks, and giving his sort of preliminary. He will have met with the Finance Director and others at that point so he will be able to kind of give you some impression. And then I think we had the



potential – Katharine has something in her little hand – grant potential opportunity. We've written up a report for you folks that we wanted to have on that agenda because the deadline for that is September 1<sup>st</sup>.

Ms. Betts Basinger: And we also want to initiate a rules amendment.

Ms. Wade: Correct. And the creation of a code amendment investigative committee.

Ms. Betts Basinger: Yeah, we want to start looking at our own rules.

Ms. Wade: I knew that was going to upset James.

Ms. Betts Basinger: One of the things, members, we had a very good meeting with Corporation Counsel and Pat Wong and Michele McLean and Erin and myself about – there's our website folks – specifically about administrative rules and how boards and commissions operate. And there has for a long time in the MRA been certain rules and regulations that either are archaic and aren't germane to us anymore, and other rules that we find kind of blanks in. Like remember when we had the request for First Friday and it was very ambiguous about we have the authority to limit merchant's time, but there's no process? So it became clear and apparent that we need to look at some of those authorities and rules that we have to make sure that we can actually use them. And that's part of the rules. So what we wanted to do at the next regular meeting is just initiate that activity. It's not going to be an activity that's done overnight, but we want to get it started. And it is one of our priorities in our bible. So it is a full agenda. So I guess the update would be just be by e-mail. Warren, the update on what you guys come up with. It would just be disseminated by e-mail informationally. And then we won't be able to bring it up till the next – unless members want a special meeting, again, just for management.

Mr. Walker: Why don't see what it is and then we can decide whether we need to –.

Mr. Suzuki: . . .(inaudible) . . .

Mr. Walker: Yeah, yeah.

Ms. Betts Basinger: Okay.

Mr. Walker: I mean, it might be something you might want to consider is just on the agenda trying to set up an amount of time you'll expect to spend. I know you can never hold people to it and stuff goes off, but it might be a way to try to keep, to keep it moving.

Ms. Betts Basinger: Yeah. Well Chair assumed that this meeting would go till three today, and we're already overtime, so that's why we're deferring some of the rest of the work. So in my attempt to keep things going, members, I mean, you know, I don't want to be redundant. So is everyone clear? Do we know what's on the agenda for our next regular meeting?

Mr. Mitchell: Madame Chair? Can we ask Public Works to come down just to give us a short

status on the parking structure, where that's at in the process? Or maybe –

Ms. Betts Basinger: Right now?

Mr. Mitchell: No, not right now. Maybe the next meeting or maybe it's something they can –. Wendy was here. She left. Or maybe something she can give us in writing and we can look at it.

Ms. Betts Basinger: You know, that's great. If we could ask Wendy to e-mail all of us some informational update. And members, please, if see a resource person, please bring Chair's attention and we'll just call them up. That's what we want to do.

Mr. Mitchell: Yeah, because I called her and she came down. Sorry, I didn't –.

Ms. Betts Basinger: All you have to do is go knock, knock Chair.

Mr. Mitchell: Okay. Thanks.

Mr. Giroux: Just as a caution. Maybe Wendy can e-mail it to Erin and then don't discuss it. Don't be e-mailing each other back and forth about it. And same with your report.

Ms. Betts Basinger: It's informational.

Mr. Suzuki: It's presented to the body.

Mr. Giroux: Yeah, it can be given, but there can't be a discussion.

## **F. ADJOURNMENT**

Ms. Betts Basinger: Yeah. Informational only. If there's no other business, then at 3:18 p.m., the meeting of the Maui Redevelopment Agency is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:18 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO  
Secretary to Boards and Commissions I

**RECORD OF ATTENDANCE**

**Members Present:**

Alexa Betts Basinger, Chair  
Katharine Popenuk, Vice-Chair  
William Mitchell  
Warren Suzuki  
Mark Walker

**Others:**

Michele Chouteau McLean, Deputy Planning Director  
Erin Wade, Small Town Planner  
James Giroux, Deputy Corporation Counsel