

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 28, 2011**

APPROVED 12-16-2011

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Katharine Popenuk, Vice Chair, at approximately 1:12 p.m. Friday, October 28, 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. Katharine Popenuk: The meeting of the Maui Redevelopment Agency will now come to order. It is now 12 minutes after one o'clock. Present we have Bill Mitchell, Mark Walker, Erin Wade, Katharine Popenuk, James Giroux, Michele. Okay, let's see, let the record show that we do have a quorum. Let's see, public testimony will be taken at the start of this meeting on any agenda items in order to accommodate those individuals who cannot be present when the agenda item is considered by the MRA. The person testifying at this time will be allowed to testify again when the agenda item comes up before the commission. Public testimony – let's see – there will be a maximum time limit of three minutes. Please plan to conclude your testimony within the three minute period. Is there anyone from the public who wishes to come forward at this time? Please state your name.

Ms. Jocelyn Perreira: Madame Chair, I'd like a clarification. Is this a change that we'll be able to speak on each agenda item or just this moment to speak on all agenda items?

Ms. Popenuk: It will be a standing for this meeting.

Ms. Perreira: That's what you're –. You putting –. We can address each individual items.

Ms. Popenuk: Yes.

Ms. Perreira: Thank you for that courtesy which we greatly appreciate. Mahalo.

B. APPROVAL OF THE MINUTES OF THE AUGUST 26, 2011 AND SEPTEMBER 16, 2011 MEETINGS (via e-mail)

Ms. Popenuk: Okay, I've gotten a little bit ahead of myself here so let me back track please. Is there a motion to approve the minutes of the August 26th, 2011, and September 16th, 2011 meeting?

Mr. William Mitchell: I make the motion to approve the minutes.

Mr. Mark Walker: Second.

Ms. Popenuk: Thank you. The motion has passed.

It was moved by Mr. William Mitchell, seconded by Mr. Mark Walker, then without objection, the meeting minutes of the August 26, 2011 and September 16, 2011 were approved as written.

C. PUBLIC TESTIMONY

Ms. Popenuk: So I'm sorry, we'll once again go back to public testimony. Neith Maddox.

Ms. Neith Maddox: Good afternoon Madame Chair, Board. My name is Neith Maddox. I'm here – I would like to – I wish I could have the possibility to read this document before but I would like to speak on behalf of what's happening with the structural parking lot. And I did read three documents that I think that are related to the decision of how the structural parking lot is being designed and approved on the design. And those documents are the Multi Hazard Mitigation Plan for the Island of Maui which I really would like to ask who has read that document over here. The other one is the Maui 2030 Plan and the Hawaii 2050 Sustainability Plan. Now all of these documents have been done by County or State for the County and State workers to implement that, not just recommendations – some of those things are goals – into the projects that are happening in our every day basis in the islands.

So when reading the Multi Hazard Mitigation Plan it says at some point that we should be planning for more shelters in the case a tsunami, typhoon, or any other natural disaster. I even call it . . . (inaudible) . . . disaster as we know that that can reach us at some point. The parking lot that is being approved and that has been designed do not have that consideration on. I believe that just having the first floor as a possible shelter could be cover that point. If the Maui Redevelopment Agency truly wants to revitalize Wailuku, I also told that maybe having a small cinema over there where there are movies between four and six, six and eight, and have more people coming into Wailuku and then having use of the restaurants and the stores. So basically that's like two birds killed with one shot. You have a shelter and you have a cinema which in the case of hazards then we can use the cinema to . . . (inaudible) . . . people, to reassure them that they will be okay. And where people use space to make some popcorn we can have an emergency kitchen for these people. There are not enough shelters in the island, and we don't have to wait until a disaster happens so that we can say, oh, we needed some of these shelters. So I ask you to please take in consideration these. I took this –. May I speak? I have two more issues.

Ms. Popenuk: Three minutes? I'm sorry. One more minute okay.

Ms. Maddox: I have taken this issue to the Mayor's Office because I believe that it's really important. The other issue is the environmental suggestions from the Maui 2030 which is we could have roof garden to have the Nenes landing on top. It will encourage tourists to come. And then food production too which is in the Hawaii 2050. I do recommend, please, if you haven't read this document, I'm just an average citizen and I just support every single document. And I believe that's it's all of you responsibility and duty to read those and apply that the buildings that we have on. It is not reflected. And I am speaking on behalf of friends of mines or family, we need to have that work visualized into to what we are doing right now. Thank you very much.

Ms. Popenuk: Thank you. Could we get a two and a half minute warning please? Thank you. The next to speak is Yuki Lei Sugimura. Please state your name.

Ms. Yuki Lei Sugimura: My name is Yuki Lei Sugimura, and I wanted to speak on item number, public hearing item number one, Paul Andres, his property in Happy Valley. And I'd like to speak in support of it in that I, right now, because these roll up doors, there was no roll up doors, that that building is basically vacant. So in support of what the MRA's vision and mission is in terms of revitalizing Wailuku town, I think to get this building with the roll up doors working will then put life back into it the way that the landowner probably wanted. I was the community relations person for our phase two, which is Happy Valley part of the Market Street Improvement Project, and I would love to see that building become active and vibrant the way that it was probably envisioned.

I also would like to speak on the, and in your agenda is Dan Burden to come, and Sarah Bowman, to talk about walkable liveable institutes. And I'm the built environment coordinator for Nutrition and Physical Activity Coalition, and we helped with planning to bring Mr. Burden to speak last month – it was last month. Excellent. It's about complete street, and it's everything that Wailuku is. And I would love for him to come and share his manao and help make, you know, Maui County a better place. I also wanted to thank the MRA at the last item, to thank you for your support for Wailuku First Friday. And you may have seen in the paper last week that the Mayor announced – or it might have been this week – announced the Maui Town Party, Friday parties. And he has modeled it after the successes for revitalization and economic revitalization with Wailuku and Paia Town. I think Paia town has been doing their project, the last Friday, for about four weeks now. I'm sorry, four months, and we've been doing it for about four years, so we're all into a swing. And Lahaina and Makawao will kick in, so this is all good. Thanks for your support.

Ms. Popenuk: Thank you. Next to testify is Cherlyn Kong.

Ms. Cherlyn Kong: Good afternoon my name is Cherlyn Kong, and I'm sorry I did not dress for the occasion. I'm not meaning any disrespect. I just had some things that I got here a little. Or else I would have dressed up in long pants or a dress. No, I really mean that because I value your time and everything, but I just needed to get here. And your responsibilities to the community is very important and I want to show you that respect.

I'm coming here to address item number one, the Paul Andres request for the roll up doors. I do want to say in conjunction with that, the previous public testimony by Yuki Lei, she's done a wonderful job with the First Nights. In tying that with Mr. Andres, she mentioned that she wants to see the roll up doors for the revitalization of Happy Valley for Wailuku town. I do question whether anybody thinks that Happy Valley is part of Wailuku town revitalization when we're not even included in the First Night program. I speak from a property owner with 332 North Market Street which is right next door to the property in question from Mr. Andres. And I'm neither for or against his roll up doors. And I wanted to show and point out that there's some discrepancies. On the Valley Isle, Happy Valley Laundry Mat, which is on Mr. Andres property, there is a roll up door. That's not in compliance. At the Happy Valley Hardware Store there's a roll up door. Is that in compliance, you know? So I'm not saying it's good or bad. I'm just saying we need to be consistent. And also the fact is is that I would like us to feel like we are a part of Wailuku town being revitalized. If that's truly the case, then please include us in the First Nights. Help us find a way to revitalize Happy Valley. And actually it should be referred to as Mokuahau Valley. That is the original name. Happy Valley has some very bad connotations if you look back in the history of the military coming to that area. But that's some other change for the future if you can.

But those are the things that, really, I question about the roll up door issue. If you're going to start approving one, if you're going to start approving one, you need to make sure that the others are having their – yeah, they are having their approvals for their doors. And if right now I don't see that the doors really are visually great for revitalizing the original look of the town. So I guess maybe I am more in favor on not having it. Thank you.

Ms. Popenuk: Thank you. Bob Leiferman please.

Mr. Bob Leiferman: I will not be speaking today. I apologize.

Ms. Popenuk: Okay. Thank you. Is there anyone else who would like to speak at this time?

Ms. Perreira: Good afternoon commission members. My name is Jocelyn Perreira. I'm representing the Wailuku Main Street Association/Tri-Isle Main Street Resource Center. There are a few items on the agenda I'm going to refer to because I may not be able to sit in the entire meeting. Again, we would like to express some concern about the items not showing enough detail. Like for instance, there are questions that we have, and concerns, about the budget proposed fiscal year agency budget. And there are no details for us to be able to discern and get additional information. And others may be questioning that as well.

We are concerned about the short window. We just got a disc for the municipal parking lot. And I understand it's like maybe almost two reams of paper worth. It's a lot to go through. And you might be concerned about the time frame for all us, yourselves included, to be able to get through the review of that entire document. I don't know if there can be an extension in time . . . (inaudible) . . . and so on and so forth.

I want to make note that we had launched on one of the other items relating to the parking, the park space, next to the lao Theater. The people who have spear headed that when we started Wailuku Revitalization was our organization to preserve, forever preserve, a piece of green open space in the heart of town. We launched that effort and that was an effort that we did together with the acquisition of the lao Theater and the surrounding property. This resulted in plans drawn and utilized to enable the County to acquire not only the lao Theater, but a little over one acre property that surrounds it. The community that we advocate for has had our overall master plan that was in full public review and included space for creative endeavors of our youth, and a public space for community interaction through a variety of endeavors. And we will be depending that completely. We do note that there was an accommodation that parking be allowed next to the lao Theater until such time as the municipal parking lot is completed.

And last but not least, I'm happy to say we're working very closely with the Office of Economic Development, Ipo Mossman, and Brianna Savage, and Teena Rasmussen, and we are involved in the Fridays for the small towns including Wailuku. And we are providing them not only with historical information and resources and so on and so forth, but we're trying to fine tune what works and what needs to be improved because the Wailuku event is phenomenally successful. But like anything phenomenally successful and they deserve a lot of credit for that, you get to a point where you got to watch, you know, that you don't get to a point of how much is too much. And we're trying to see if we can learn from things that might be better. So I do thank you for that. I wanted to bring that to your attention so you are aware. And we continue to review projects and we do support the

project in the Happy Valley area. Paul Andres project, I'd like to thank August Percha.

Ms. Popenuk: I'm sorry, can you bring your testimony to a close?

Ms. Perreira: Yes, I'd like to ask for the same consideration of the one minute as the other person. Thank you.

Ms. Popenuk: Okay.

Ms. Perreira: Thank you. So we having reviewed that project on two, at least two occasions and knowing the importance of that project to Happy Valley. We are very glad that Mr. Patrick Ihu has worked with Erin to get that project to completion. We're very happy to see that completed, and we do want to echo support for Cherlyn Kong's comment about the fact that the Mokuau Valley is in fact is a part of Wailuku. And we'd like to see all revitalization efforts include that portion of the town as well. Thank you for this opportunity to provide and conclude our report.

Ms. Popenuk: Anyone else wishing to testify? Seeing none, I conclude the public testimony portion of this meeting. Our first item on our agenda today is Item D1, Mr. Paul Andres of Wailuku Property LLC requesting a variance to the Wailuku Redevelopment Area Design Guidelines to allow for two aluminum roll up doors to be placed in an existing building at 346 North Market Street, Happy Valley, in the front building facade visible from the public right-of-way. Staff, is there a presentation?

D. PUBLIC HEARINGS

- 1. Mr. Paul Andres of Wailuku Properties LLC requesting a variance to the Wailuku Redevelopment Area Design Guidelines to allow for two aluminum roll-up doors to be placed in the existing building at 346 North Market Street, Happy Valley, in the front building facade visible from the public right-of-way. (MRA 2011/0005)**

Ms. Erin Wade: The staff provided a report to you with your packets dated October 28th. It includes the applicable regulations in the redevelopment agency, and essentially the trigger for this request is a phrase in the design guidelines that does not permit aluminum roll up doors visible from the public right-of-way. Therefore the variance process was triggered. The applicant did meet all requirements of the noticing and variance process. And as you'll see through the analysis portion of the staff report, staff recommends approval with conditions. Patrick Ihu is here as the agent for the property owner Paul Andres. And Patrick, did you have any comments to make?

Mr. Patrick Ihu: I'm Patrick Ihu with Ihu Properties. And I think it's pretty self explanatory on what we submitted. I mean, it's kind of cut and dry, roll up doors. I was born and raised in Happy Valley so I kind of know the property, the area more than anybody else. And it's causing me a lot of problems with defecation and urination, and it smells like a toilet right now. And I just need your help to assist me in moving forward to want to improve the project. You know, we want to keep moving forward with the permitting process to do the necessary repair.

Ms. Popenuk: Thank you. Okay, are there any comments from the public on this agenda item?

Yes Ms. Kong.

Ms. Wade: This opens the public hearing.

Ms. Kong: Cherlyn Kong. I am the neighbor to this property, Paul Andres. I totally agree with what Mr. Ihu was saying about needing some kind of closure for that area. I have no problem with that at all Mr. Ihu. I live there on the property. I was born and raised in that area. My grandmother owned the property before this so I know the area very well and it's –. It does need to have some kind of closure. However, I'm not sure that aluminum roll up doors fit in with the street scape of what we, as other property owners, are suppose to follow through with. So this is my concern – how does that make us – you know, like one is going to have it, the next one, the next one, and then we're going to totally get past what the intent of the design committee was to be there for. Mr. Andres bought the property in the trade with his partner and the – at that point he went ahead and put up doors even though – and he came and saw me – and even though he knew that it was not in keeping with, he put up these aluminum doors. Then he was forced to take them down. So I think that he wants to do the right thing as far as taking care of his property and I really applaud that. I really do. What I don't agree with is how he goes about and says, okay, slap me on the wrist after the deed is done. And he did get slapped on the wrist having to take those down. Can we come to some kind of agreement of something that will be more in keeping with what the design guidelines were to begin with? That's my main thing. It's not about closing or not closing it off. I think that it is very well in keeping to have something to secure the property. And Mr. Ihu has done a good job, you know, in following through on some things and trying to keep the neighborhood, you know, getting better. So I appreciate that and that's my main concern is the design. Thank you.

Mr. Walker: Question. I have a question for you. I appreciate your testimony. So I mean as the neighbor you must have, maybe laying awake at night thinking about it or what have you, but do you have any thoughts on it? I mean, what would, if it was you, what would you do? I mean, you have a problem with aluminum. I mean is there a different type of –

Ms. Kong: I don't know what the design guidelines would allow for that kind of closure, but there are some wooden kind of doors that would open and shut, like barn doors would, you know.

Mr. Walker: Bi-folds.

Ms. Kong: Big bi-fold, big doors. They're made of wood and that's in keeping with, or something else. But definitely not aluminum that's glaringly not part of the design.

Mr. Walker: So the roll up part isn't a problem. It's just the material.

Ms. Kong: Correct. Yeah, the roll up is not a problem for me. However, if that's the only kind of feasible –

Mr. Walker: Right.

Ms. Kong: I'd rather not have roll ups because, you know, it just doesn't look in keeping with what was there to begin with in Wailuku town. We've never had roll ups in Wailuku town, so, but there were bi-folds. And I know that because my grandmother had big windows and to keep out the sun

she would put the bi-fold wooden doors on there, you know. And that was that. But I don't know. It's not my design.

Mr. Walker: Right, right, right. I was just curious to whether you had any potential solutions.

Ms. Kong: That was my only thought is the bi-folds, yeah.

Mr. Walker: Thank you.

Ms. Popenuk: Yes, Patrick, would you like to give more testimony?

Mr. Ihu: I've been investing in real estate for over 12 years now. And we exhausted all the options that we had. We took into consideration the recommendation by Erin Wade, but the wooden doors, the calculations we did, it will swing into the sidewalk and in the parking area if it opens outwards. If it opens inwards, since we have to keep the historical internal facade, it wouldn't open. It would hit the facade. And then we tried the wooden garage doors, but the internal facade, you know, the garage door opens, they wouldn't be able to open. It will hit the internal facade, the retail space. And then we tried looking at the mesh, but you can still urinate through that and the . . . (inaudible) . . . might still come through. So we tried to exhaust all the different options we have. And you know the aluminum roll up door in Takamiya has been there, I think, 28 years. That's on page 30 on that report. But it's visible from the road. I mean, grant it they have a glass enclosure around it now, but it's always been there. And Happy Valley Laundry Mat and the Hardware store. Yeah, so I'm not asking to put aluminum roll up doors in the Shops of Wailea. You know I just need something. And we've tried all the different recommendations, but it just doesn't work.

Mr. Walker: And yeah for clarification I think I read that this is just proposed in the evening when business is closed.

Mr. Ihu: Yeah. Yeah, it will be up if the business is open Monday thru Saturday. It will probably be closed on Sunday and in the evenings.

Ms. Popenuk: I have a question. What about bi-fold doors or stacking doors?

Mr. Ihu: Bi-fold doors? Stacking doors? I'm not familiar with what you're –

Ms. Wade: It's the kind that kind of sort of does this on itself. Like it folds on top of itself.

Mr. Ihu: Like a separate door?

Ms. Wade: Yeah. Like what you might have in a laundry room or something that folds like this.

Mr. Ihu: I didn't – it wasn't part of the recommendation so I never really looked into something like that.

Mr. Walker: And the aluminum doors that you're requesting they come down from behind so they're –. I mean, you have some arches.

Mr. Ihu: Yeah, they're tucked into the facade and fascia so they're not visible from the road. And we'll leave it open. If I don't have a tenant, I'll leave it open. Just keep cleaning up the space.

Mr. Walker: Right.

Mr. Ihu: If we do have a tenant –. We did have a drive by shooting which shot up the doors. It's a lucky thing – at least the bullet is imploded. But the detective found there and they tried to place the casings. But you know it is Happy Valley as much as we want to say that it's, you know, something else. You got call a spade a spade, you know.

Ms. Perreira: This might help you answer the question. I have a technical report from our structure and design –

Ms. Popenuk: Please state your name Jocelyn.

Ms. Perreira: My name is Jocelyn Perreira. I'm giving a technical report for our structure and design committee. When we looked at this project more than once, it was really clear that our professionals were very concerned that they protected what was underneath. Because the intent was to have the doors up most of the time. And it was just for their protection in the evenings because of the drive by shooting and other potential problems. They did note that the project fits comfortably within the MRA design guidelines. And they provided – they provided a report to the MRA dated April 6th, 2010 and July 23, 2010 in support of this particular project and their ability to do that. One of the things was discussed because we had done extensive research on the historical attributes of the area because that's a real concern. And you know if we didn't have to have this roll up door we would have felt better probably. But because of the practicality it was just a necessity. And we did note that there were many other businesses that does have the roll up doors like that. And frankly, honest, I want you guys to know that there are businesses on Market Street experiencing difficulties, and they've already come and asked us about the possibility of putting roll up doors to secure their properties as well. So I would refer you to, just in case you have any questions, to the professional resources that we have that are qualified to put their positions relative to design attributes, etcetera, and that would be April 6th, 2010 and July 23rd, 2010. They're qualified architects and engineers, and people very much involved in small town planning. Thank you.

Mr. Walker: Thank you.

Ms. Popenuk: Any other testimony on this agenda item? Yes Ms. Kong.

Ms. Kong: Cherlyn Kong. I would suggest that if there are other businesses that are asking for this that you reconsider as a board to allow the roll up doors then because it's already at the point where we have other businesses in Happy Valley. And by the way, Happy Valley is a good place. There's good people, you know, so don't lump us all together please because it really hurts the spirit.

Mr. Ihu: . . . (inaudible) . . .

Ms. Kong: I know, but it hurts the spirit when people say, well, you know it's Happy Valley. You

know what we have to stop doing that to ourselves. We deserve better. Not just – it's a habit and we need to grow out of that habit because unless we make a mental change and think good thoughts we will never get to that place where it is a place where people live and are respected. And there is respectability and we expect our children, and our children's children to be respectable and respectful of each other and the land. And when we as adults start thinking highly of it, our children will learn from us to think highly of it. So please everyone pass that along. Do not say we know it's Happy Valley. There's problems all over our islands, all over our State. We need to think better for ourselves. We deserve to lift ourselves higher than that, yeah, please. But I have no problem with doing the roll up doors if that's what we want to do. But let's make it across the board so we don't have to go through these variance things. But it would be nice to have it blend in a little better. For example the doors that Mr. Ihu is talking about was always down and it's because there is no business there. And I can understand he would want to attract business so I want him to have a business come there. If that's going to help him attract the business, great. Maybe we make it blend a little with some color, you know, painting it. I don't know if that's even possible, but something that will help be a little bit more non glaring, non in your face kind of thing. And that's my big thing. I want businesses to grow there. I want his property to be secured. I want the best for Happy Valley, and for other businesses in Wailuku. So let's get rid of this, as a variance. Let's just reconsider it and say, okay, because we obviously are having more people ask about it. Thank you.

Ms. Popenuk: Thank you.

Mr. Ihu: I apologize about that comment if was taken the wrong way.

Ms. Popenuk: Please state your name.

Mr. Ihu: Patrick Ihu with Ihu Properties, owner rep for Paul Andres. Like I said I was born and raised in Happy Valley. My apartment building was on Mokuhaul. You know, I fixed it up, I provided affordable housing rentals for the people of Happy Valley. I sold it to a non-profit in March. They got County government funds. My partner and I transferred it over to them. Harry and Jeanette Weinberg helped them out. We did the whole building. New appliances. We put in some low income tenants. It's a beautiful place now. It's called the Harry and Jeanette Apartments at Mokuhaul. So I really do care about Happy Valley, and I've done more than most people have, and I just wanted to put that on record.

Ms. Popenuk: Stephanie Ohigashi.

Ms. Stephanie Ohigashi: Good afternoon. Katharine knows me, and Erin knows me, and James knows me because I sat on this board for five years. But I do want to introduce myself again. Stephanie Ohigashi. I was Chair. It's very difficult to be a member of this board because you have to balance many interests. One of the things that I know happened here today is that you've got a lot of support and a lot of good testimony for the passage of this request. And of course we'd love to do everything blanket, but the purpose of the MRA is to examine each request one by one, and measure the benefits. If they out weight the good or the bad then you make your decision and grant relief to those people who ask for the relief because basically that's what the MRA is best at. I also grew up in Wailuku and I've been here for 50 years plus. And I can tell you we were here when there were saloon doors to keep people out, to keep kids out especially. And these were the

real wild days of the early 50s. And Wailuku did have some very seedy times, and people had to have ugly looking wired doors to keep –. There was a time where crime was kind of rampant and we had to have ugly doors. And they were all taken down thank God. I know Wailuku Main Street came in the 80s and there was a renaissance of hope for this town. And that's where we are. We're continuing that hope for all the little neighborhoods that surround Wailuku. So I support Mr. Ihu's request to have this. And it's probably not permanent. It's probably a step towards the renovations and the revitalization of the entire property, so I really hope that this agency will see fit to grant him this. Mahalo.

Ms. Popenuk: Thank you. Any other testimony? Okay, seeing none I – we will now close the public hearing portion. I would like to ask Erin to reiterate the staff's recommendation on this particular issue.

Ms. Wade: Staff did analyze the request for the variance and we did a site visit in August of this year and can confirm personally having experience some of the problems that Mr. Ihu expressed. We do feel that the variance would be justified under 30.16.080 which states that the project will further the elimination of slum and blight, and forward the vision principals and objectives of this plan. At this point the space is extremely difficult to rent because of the security issues. And getting a tenant in there would further the slum and blight conditions, so we can support it with that. You folks have a number of options today – to either defer the request, to approve it with no conditions, to approve it with conditions, or to deny the variance request. Staff recommends that you approve today with conditions, and those conditions are that final construction shall be in accordance with the plans submitted on October – or submitted and approved here today on October 28th. That appropriate measures will be taken during construction to mitigate any impacts of the construction. There's a condition for the requirement of liability insurance. One for the full compliance with all applicable government requirements because there will be other permits required for the installation of these doors. That the applicant shall submit to the Planning Department five copies of a report addressing the compliance of the conditions following the approval. And then those are essentially standard conditions. We have some additional conditions as well.

If any signs are planned for the project that those be submitted prior to applying for a certificate of occupancy. That a building permit shall be obtained prior to any construction. That the applicant maintain the exterior architectural elements of the property in keeping with the original design of the structure. And actually the plans for renovations enhance the architectural design of the structure. That during construction, all construction employee's parking shall be accommodated on the project site, and not within the County right-of-way. If at any time the parking stalls in front of the subject property should need to be blocked off from public use, the applicant shall obtain a permit from the Police Department. And finally, 10, that the doors shall be installed no later than April 28th, 2011, and they remain in place for up to five years from the date of the approval of the variance. When the five year period is complete, the applicant shall provide the Department a compliance report documenting the replacement of the doors with a solution in keeping with the Wailuku Redevelopment Area Design Guidelines.

So this is submitted for your use as the Department's recommendation, and can be used as the Findings of Facts, Conclusion of Law, and Decision and Order.

Ms. Popenuk: Thank you.

Mr. Walker: Question Madame Chair. Did the plans call out a color for the door?

Ms. Wade: The plans did not identify a color. No. It was the assumption of the Department that it would just be the aluminum color.

Mr. Walker: Paul, is there a color that you guys have chosen?

Ms. Wade: Patrick.

Mr. Walker: Patrick not Paul. I'm sorry. Excuse me.

Mr. Ihu: I'm not particular on that.

Mr. Walker: Okay.

Ms. Popenuk: Any other discussion?

Mr. Mitchell: So there's not a color specified or a specific door style specified? Is that correct?

Ms. Wade: They actually have the doors today, the aluminum roll up doors. And I think there's a photo of them in the application packet. So it's a certain –. Patrick, can you speak to what gauge aluminum door it is?

Mr. Ihu: I believe it's a 20 gauge aluminum door.

Mr. Walker: Like this one?

Mr. Ihu: Yeah, that's just showing it painted, you know, what we could do with it. But it will be up.

Ms. Popenuk: Any other discussion or questions? I just wanted to reiterate that staff's recommendations, the conditions of the recommendations, limit this to a five year period. At which time they will be required to comply with the Design Guidelines. Is that correct?

Ms. Wade: That's correct.

Ms. Popenuk: Okay. Any other –

Mr. Walker: Well, I would just like to say that I'm in support of the request. You know, aluminum doors aren't my favorite, but I would ask that they be painted an appropriate color either for the building or the area. I mean, whatever that is. I mean, I'm assuming they're going to paint the building at some point, and the doors tie into that and not just be as Ms. Kong pointed out this big silver shining madness.

Ms. Popenuk: So we can add that as a condition.

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

Ms. Popenuk: The condition that we're adding would be to paint the doors and I think to look to the Design Guidelines for an appropriate palette. Any other discussion by board members?

Mr. Mitchell: Did WMSA have a color/design recommendation in their whatever report they submitted?

Ms. Popenuk: Is that part of this report?

Mr. Mitchell: It wasn't part of this report.

Ms. Perreira: I would like to address that. We would be happy to provide and recommend a color because it's not just a question of looking at a palette. It's a question of taking a look at the entire area and seeing what the colors are within the area, and what would be something appropriate. Something that we do every time, all the time. So we would be happy to do that and offer a recommendation or two.

Ms. Popenuk: Thank you. Okay, what is the pleasure of the board? Do we make a motion?

Mr. Walker: I'd like to make a motion that we follow the staff's recommendation with the added condition.

Ms. Popenuk: Okay Erin could you please read the added condition?

Ms. Wade: That the doors shall be painted in consistent with the front building facade and in keeping with the Wailuku Redevelopment Area Design Guidelines.

Ms. Popenuk: Do I hear a second?

Mr. Mitchell: Can I ask a question before the second?

Ms. Popenuk: Yes.

Mr. Mitchell: Who will look at that and approve that?

Ms. Wade: That would be me as part of their compliance report.

Mr. Mitchell: Okay. So before it's painted, they would submit the information to you?

Ms. Wade: Right.

Mr. James Giroux: You might want to make that clear that as approved.

Ms. Wade: The satisfaction of the Department of Planning.

Mr. Mitchell: So then Erin you could ask WMSA or get any of the background information you want

for purposes of –

Ms. Wade: We work really well with that.

Mr. Mitchell: I know, but easier to do that than the condition.

Mr. Walker: And the fact that you're color blind though shouldn't play in.

Ms. Popenuk: Okay we have a motion on the floor to allow – to approve the variance with the stated conditions subject to –

Ms. Wade: 11.

Ms. Popenuk: Oh, 11 conditions, thank you. Do I hear a second?

Mr. Walker: I made the motion.

Mr. Mitchell: It's either you or me, right?

Mr. Walker: No, I made the motion.

Mr. Mitchell: I know. I second the motion.

Ms. Popenuk: All those in favor say aye.

Mr. Walker: Aye.

Ms. Popenuk: Aye.

Ms. Wade: Bill?

Mr. Mitchell: Aye.

Ms. Popenuk: Okay. So approval of the variance has passed.

It was moved by Mr. Mark Walker, seconded by Mr. William Mitchell, then unanimously

VOTED: to approve the variance request with the stated 11 conditions.

E. MAUI REDEVELOPMENT AGENCY BUSINESS

- 1. Wailuku Municipal Parking Structure update and potential discussion on schedule, contracts, progress on the interim parking plan, and project collaboration. (Morgan Gerdel, AIA Parking Structure Coordinator) This is a discussion item with no action.**

Ms. Popenuk: Now we move on to agenda item E1, Wailuku Municipal Parking Structure update and potential discussion on schedule, contracts, progress on the interim parking plan, and project collaboration. Morgan Gerdel.

Mr. Morgan Gerdel: Good afternoon members, Morgan Gerdel, with Nishikawa Architects. I provided you with an updated schedule on the parking structure project. And the two, I guess, major changes to the schedule were the Draft EA has been submitted to OEQC on October 23rd. That was slightly later than the consultant originally projected. And it's going to have a 30 day review period, and there's also going to be a copy of the draft submitted to the MRA for review. The other work that is happening right now is the consultants are completing the 60% construction plans, and that's scheduled to be submitted to Public Works by November 15th. And that's about all that's happening right now.

Ms. Popenuk: Any questions?

Mr. Mitchell: I have one question. So the design team is completing 60% construction drawings?

Mr. Gerdel: That's correct.

Mr. Mitchell: Then if there are comments during the EA period that affects design, they will modify those and the remaining portion of the construction drawing period? Is that right?

Mr. Gerdel: Yes. I believe so.

Mr. Mitchell: Is that the game plan?

Mr. Gerdel: Yeah.

Mr. Mitchell: Okay.

Ms. Popenuk: Any other questions board members?

Mr. Walker: Just a comment. I think Erin you had sent us the link, right? So just for the public's knowledge, you can go to a link and get, download the application.

Ms. Wade: We can put the link on the Redevelopment Agency's website. And I asked members to let me know if you wanted a copy of the CD, and one of you already let me know you did. So it depends on what type of machine you're on. For some it downloads quickly and for some it doesn't.

Mr. Mitchell: One other question. Will the MRA have a formal review of that where we actually discuss it at a meeting, and maybe have Erin put it up on the screen? There were a number of conditions I think that when we reviewed it last time that we talked about the sheer walls design and many other design elements. Is that something we can, I guess, maybe put on an agenda?

Ms. Wade: Yes, and it would have to be on the November agenda to meet the –

Mr. Mitchell: – to meet the 30-days.

Ms. Wade: – to meet the deadline.

Ms. Popenuk: Good idea. Anything else? Okay.

Mr. Gerdel: Okay thank you.

Ms. Popenuk: Thank you Morgan.

F. REPORTS (no action)

1. Task Status LU-3 Wailuku Municipal Parking Lot for period from September 16, 2011 to October 21, 2011 (B. Mitchell)

Ms. Popenuk: Moving on to item F1.

Ms. Perreira: Are you taking public comments for this?

Ms. Popenuk: No that was – public comments were going to be limited to action items where we would be voting. Reports, task status of LU-3, Wailuku Municipal Parking Lot for period from September 16th to October 21st, 2011. Bill Mitchell any comments?

Mr. Mitchell: I think we know what they are. I just say again that I think the MRA needs another, maybe a special meeting. Maybe that's the better way to do it so we can just focus on that item. Break the EA out, Erin can run it up on a power point and we can kind of look at the whole thing in context and make comments. So maybe we can do that and not be jammed at the end or whatever. I mean I think it's important enough. Mark do you agree, yeah, to look at the whole?

Mr. Walker: Or we just have an eight hour meeting. One or the other.

Mr. Mitchell: Or we can have that too.

Mr. Walker: Either way.

Ms. Wade: Well, the reality at this point is getting comments in before the deadline will be really tough. So if we could have the special meeting in the beginning of November that would be much better in order for us to be able to type it up, send it through.

Mr. Walker: Right.

Ms. Wade: Leilani is looking up space available right now. Yeah, we don't have enough time to get the meeting agenda out.

Mr. Mitchell: Do we have to meet in this room?

Ms. Wade: We don't have to meet in this room. Do we Michele?

Ms. Michele McLean: No you don't have to meet in this room. Is it to continue discussion of something that's posted today?

Ms. Wade: No. The EA just got published and they want to be able to give comments on the EA. What about the Thursday before the 11th?

Ms. McLean: It needs to be a publically accessible room.

Mr. Walker: Is there any chance you could publish today?

Ms. Wade: No. Well, we could publish Monday, right? We technically could publish on Monday.

Ms. McLean: Is the EA available?

Ms. Wade: Yes. On the OEQC website right now. Can you guys read it in a week? Okay, November 7th.

Mr. Walker: Eight to 12?

Ms. Wade: How about 8:30?

Mr. Walker: Yeah. That sounds good.

Ms. Wade: All of our comments anyway are just going to get lumped in to a single comment on the EA so that will be okay.

Ms. Popenuk: Can you tell us again what the meeting date time is?

Ms. Wade: November 7th from 8:30 to 12 we have.

Ms. McLean: And this would be for the MRA to submit comments on the Draft EA.

Ms. Wade: Correct.

Ms. McLean: So any individual or entity like WMSA can submit your own comments directly to –. You wouldn't need to submit your comments to the MRA. You could submit your comments directly on the Draft EA as any entity could do. So the MRA is submitting their comments to the applicant. You could submit your comments directly to the applicant as well.

Mr. Mitchell: And we're seeing, the MRA is just seen like any other agency making comments. We don't have any special kudos or anything related to the process.

Ms. Wade: No.

Mr. Mitchell: We're just one more agency in the pot sort of speak.

Ms. Wade: Right.

Mr. Mitchell: Okay.

Ms. Popenuk: Okay great! Is that it Bill?

Mr. Mitchell: Thank you. Yes.

2. Task Status I-4 Tax Increment Financing for period from September 16, 2011 to October 21 , 2011 (M. Walker)

Ms. Popenuk: Thank you. Item number two, task status tax increment financing. Mark Walker.

Mr. Walker: Well, I think Erin summed it up pretty well in her report. I guess I would – you know we're getting a little bit of, getting some good information on the TIF. We've – we've been sort of been pushing it as a tool, but we're not going to get administrative support or support of the administration. And really their basic underlying problem at this point is they don't know if it's lawful, so they say why spend the time, so I can understand that. Though they, I think they said they would re-look at it because I think the City and County of Honolulu is looking at doing a TIF. And so if they can actually get the legislative process moving and actually get the law changed to allow those then they'll have done the work for us and we can revisit that. But we're now talking about community facilities districts which we met with Sandy Baz, the Budget Director, and he's interested in them so we're going to pursue that.

Additionally the one thing down here that we did make was we did meet with Dave Goode of Public Works too to discuss both those issues to sort of see where he stood and get his ideas on how he thought we might push this forward, hoping he might be an advocate. He just, basically, said he wasn't the guy, and though we did have a good discussion with it.

Ms. Wade: Yeah.

Mr. Walker: So we're continuing. We still have to get information to our consultant to prepare this, to prepare the plan. I mean, it's going to now, I think it's going to be basically a TIF financing and a CFD financing plan.

Ms. Wade: Right. And our next step is basically meeting with the existing property owners to determine what their capacity would be for redevelopment and how much of that they want to utilize. So how much growth do we anticipate within the window of this, you know, tax increment period. Whether it be 20, 25, 30 year period. How much growth can we expect and therefore project what the capture would be, both for community facility district and for tax increment.

Mr. Mitchell: And is that question considered with or without the parking garage?

Ms. Wade: Very . . . (inaudible). . . question Bill. I'm sure that's going to be the question that they all ask us. So at this point, you know, we're going full steam ahead with the parking structure on our radar screen, and with the anticipation of construction. So I think what we need to say is if parking is provided for what is your development potential?

Ms. Perreira: I just need a definition because I even looked on the website and it wasn't clear. And

I'm sure other people listening to you talk about community facility district won't know what you're talking about. So can you just please let us know for the record what you're referring to by community facility district?

Ms. Wade: Sure. A community facility district is financing tool that utilizes a special assessment. So that is an additional tax to the real property tax base for a specified area. The community facility district can use the monies for both operational and maintenance cost, as well as capital costs. Where you'll hear about, you know, there's many versions of special assessment taxes that are used in business area. The most common is a business improvement district. Generally that's used just for marketing, maintenance, upkeep, that kind of a thing. Whereas the community facility district – and a TIF is usually used for primarily only capital costs. The community facility district actually blends those two. You can use it for capital as well as a sort of soft cost.

Ms. Popenuk: Alright. Thank you Erin. Okay, moving on to item number three, parking management. Warren Suzuki who is not here right now, so Erin did prepare a report.

3. Task Status VPC-6 Parking Management for period from September 16, 2011 to October 21, 2011 (W. Suzuki)

Ms. Wade: I can take that. So let's see, this, August or September – September, when we met to discuss the parking management plan, Andy Miller had presented and we sort of numbered the different recommendations he came up with. And then we put them in this outline which is an order, as I describe it basically from the simplistic to the most complex. And in terms of what we'll tackle first. The low hanging fruit seemed to be, which is here at the top, in the zoning and land use category, those are solely within the authority of the redevelopment agency. That would include amending the zoning and development code, to basically adopt the Urban Land Institutes Parking Standards which he recommended to do parking reductions or eliminations for land uses that we would want to support. Those types of things. And then looking at shared loading zones. There's a number of things that we could be adjusting our parking code to do.

And then the second thing was that he recommended is not to move forward with the cash in lieu. So you folks will have to have a discussion whether to officially say we're not going to move forward with that or we can just not put it on as an agenda again, but it's up to you.

Mr. Mitchell: Are we the final call on the cash in lieu?

Ms. Wade: You're the final call for you. So if – in other words if a Council Member wants to say we still think cash in lieu is a good idea and put a bill forward that supports it, they, by all means can do that. But normally, then, it would come back to the MRA for review and comment if the Council Member did that. And at this point, you know, we have our recommendation that basically says, cash in lieu is an impact fee. And you don't want to charge an impact fee in the redevelopment area. The impact fee, the goal of that is to discourage development, and we want to do the opposite. What his recommendation as we know is a parking district which is a more affordable way to charge everybody for the resource instead of single developer. So this basically, you know, as we go down this list what we will need to determine and probably put this whole list on an upcoming agenda to determine which of these things are we going to move forward with and with what order.

Next we have the Mayor and County Council who have the authority over the parking structure itself. At this point we are a reviewing agency as pointed out in the EA discussion. But based on the parking management plan, he's saying, you know, strongly 100% encourage the parking structure regardless of whether we build parking employee else where we're going to be short, you know, 462 short at this point. It's going to be short with just the parking structure, so really push that construction. To request official County support on a management plan and district which we would need authorization from the County Council. They control the roads and the timing and whether to charge or not.

And then I guess that next one is really for that interim parking management plan. County employee parking, I can update you that I know that the Mayor's Office is moving forward with some plans for employee parking, so they're already on top of this. It's just, you know, the other thing that we want to talk with the Mayor's Office about perhaps is transportation demand management, utilizing systems other than just parking, single occupancy vehicle parking, and long term, short term strategies. They're moving forward on their own with that.

The existing parking lot. This is sort of our area that's in limbo and that's why it's down towards the bottom like the most complex. Until we know the exact timing for the parking structure it's difficult to make a determination on that one.

And then development of the parking district. While we should probably be taking steps towards this now, at this point, there's a little bit too much up in the air, probably, to take the next step. The only thing, at this point though because the Mayor's Office is moving forward with identifying additional employee parking, I can foresee a need for some additional information from Andy Miller to basically de-aggregate some of this data to show how much of this is County generated traffic and parking, and how much of it is the larger district. There was sort of a range that was identified in the plan, and I know he has more specific data than actually went into the plan. So I think it might be to our advantage too at this point to use some the retainer that we have for him to be really specific with the administration since the work is already done about what the anticipated need for the County and the State for their parking demand review. And I can do that between now and the next meeting if you folks think that would be appropriate.

Ms. Popenuk: Thank you Erin.

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

Ms. Popenuk: I think we're –

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

Ms. Popenuk: Quick question.

Ms. Perreira: Thank you. Our question would be that there are some projects that we've worked with over the years relative to cash in lieu. And they've used cash in lieu in order to get their projects to move forward. One that comes to my mind immediately is the Academy of Performing Arts building just as one example. So our question would be, does – if you're not going to move forward with the cash in lieu, what does this mean to all projects that got and received approval

based on they're kicking into a cash in lieu? Are you going to forgive all of that, or are you going to impose the – because that was a requirement for the project. So as you can see this is a very important question, and we really appreciate the opportunity to be able to ask it.

Ms. Wade: Okay. In response to that, as you know, we would need to have a discussion as a board what you would like to do with that. And I don't intend to suggest that's something we have to do because it was a recommendation in the plan. At this point, though, we only have two contracts on file for cash in lieu. Basically two individuals on the hook, accounting for about 81 stalls. And at this point whether or not we can actually execute those contracts, we don't know. At the time that they were agreed to there wasn't any firm cost associated with the project. And the question has been raised, could we actually enforce the document? I don't know the answer to that. So the result of your decision on the cash in lieu would then, you know, either inspire us to go further whether the contracts are enforceable or to just let it go. And actually MAPA wasn't one of those. The only two that we have right now is for the Main Street Promenade Building and for the Doug McLeod's building.

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

Ms. Wade: That might be –. We can't go back to them and ask them for the money at this point.

4. Task Status LU-2 Improvement of the park space on the Vineyard side of the Lao Theater, for period from September 16, 2011 to October 21, 2011 (K. Popenuk)

Ms. Popenuk: Okay thank you. Okay, moving on, status of improvements to the park space on Vineyard side of Lao Theater. Erin prepared a summary here. Basically nothing is happening at this point. We're waiting to hear an announcement for the planning grant award, and that doesn't happen until December. In the mean time, Erin has been working on getting the water meter up and running. So far they've been having to run back and forth with buckets of water and water which is not so good.

And she also has a notation here that the drip line, some of the drip lines, has been damaged and we may be asked, MRA may be asked to assist in funding for new lines at some point. Any other comments? Finally, administration and –. I'm sorry.

Mr. Mitchell: Are they hooked up temporary to Lao's meter? Is that when they broke the line?

Ms. Wade: The planters in the mini park are currently hooked to the Lao's meter.

Mr. Mitchell: Okay, got you. Not the ones on the street.

Ms. Wade: The planters on the street still have no meter. Yeah.

5. Task Status Administration and Operations for period from September 16, 2011 to October 21, 2011 (E. Wade for A. Basinger)

Ms. Popenuk: Thank you.

Mr. Mitchell: Thanks.

Ms. Popenuk: Task Status on administration and operations. Erin?

Ms. Wade: Alexa really want to resolve the issue about how to hire a staff this month, and so we'd be on an investigation. We met with Corporation Counsel and the Budget Director about how we would go about doing something like this. It is authorized by the County Council in the plan to have staff. However, you have to do a Charter Amendment to actually be a department that receives funds if you want to control the funds yourself essentially. So at this point, no recommendations have been made to with the Charter Commission to empower the MRA to have its own department funding which would preclude us from receiving those funds independently. We can always – the MRA can always continue to operate under another department as it has under several different departments in the past, and, but the understanding that staffing and funding is a line item of the different department. And it is that department head who controls that budget. Whereas the MRA can say, you know, here are things we want to do, and thus far it's always been expected. The relationship – or the responsibility and accountability for that money begins and ends with the department head.

Also, the Cost of Government Commission report came out and it actually had a lot of great things to say about the redevelopment agency which was exciting. It saw it as a really promising opportunity. It did say though and recognizing limitations of the current structure. And basically in the quote that I've put in here, that they recommended the creation of a community working group consisting of representatives from the Cost of Government Commission, along with community, civic, and business leaders from different regions. With the point being that they do a study to revitalize the agency and to suggest a more aggressive and productive renewal of certain areas of the County. They were, the legislation for the redevelopment agency actually addresses a lot more areas than just the existing Wailuku Redevelopment Area. Right now that's the only one identified by ordinance, but it recommends additional areas.

We did have some more discussion with Sandy about what's the best thing, what's the best way to move forward. At this point, you know, I think perhaps this would be a good agenda item, and you know, the staffing, though, I know we've been moving strongly towards, okay, how does the Redevelopment Agency hire its staff. And unless Charter amendment is what's on the table, it seems that the contract route is the way the group can go at this time.

Ms. Popenuk: So Erin, what you're saying is if it's staffed, if it's considered staffed, then it has to be through an existing department. But we could get help if it was on a contract basis.

Ms. Wade: Absolutely. Yeah.

Ms. Popenuk: So that's not an impediment.

Ms. Wade: Right. Which we do today with Teens on Call and others.

Ms. Popenuk: And how difficult is that for County Charter amendment? Is that a big deal?

Ms. Wade: It's a tremendous deal. I mean, it goes to the general public for a vote, so we would –

you could send the request to the current Charter Commission – I mean, it is timely – if that was the direction that the group wanted to head. And they can take it up and put it in their recommendations. I was contacted by a member of the Charter Commission to ask if we specifically wanted to do that. But, you know, between up till now the directions from the board had been we don't talk to it. We don't want recommend any changes to the Charter so I didn't indicate that we had any desire to do so.

Ms. Popenuk: Any comments board members?

Mr. Walker: So it's been sort of increasingly clear to me that the way we're set up is sort of – it went maybe a part of the way and not all of the way in creating this agency and its ability to operate autonomously. And so that's where we're stuck in sort of. I mean, not stuck, but there are limitations all we can do. There's issue. It's not the best way for sure. So there may be some other ways. I mean we can do the Charter thing. That might – I mean, who knows, you know. You know we can continue limping along or going along the way we have been, and maybe that's the best for now. But there are other – there may be some other opportunities or ways to skin the cat and so I think we can discuss what those are down the road.

Ms. Popenuk: Okay. Any other comments? Okay, moving on to the next item which is budget. G1, cash flow report.

G. BUDGET

1. Cash-flow report (no action)

Ms. Wade: Did we give you one of those?

Mr. Walker: I don't see one.

Ms. Wade: Okay. You know, our – the gal who usually does those has been working double time. She had to be receptionist most of the last couple of weeks as well, so we probably didn't get that in. I apologize. I will get that to you folks.

2. Request for allocation of \$2,000 towards a Walking Audit and Community Livability Workshop to be facilitated by Dan Burden and Sarah Bowman of The Walkable Liveable Institute.

Ms. Popenuk: Thank you. Okay, and G2 is a request for allocation of \$2,000 towards a walking audit and community livability workshop to be facilitated by Dan Burden and Sarah Bowman of the walkable liveable institute.

Ms. Wade: I provided basically sort of a scope of what a workshop would be and the bios and things on the people. For those of you that attended the September 16th workshop you got maybe a taste of the introduction of what this sort of a workshop would be like. But he would basically be walking the group through good designing principals for walkability and livability, and then doing a walking audit through Wailuku town. And finally ending with like a public design charrettes about what areas should be addressed first, what kind of treatment you would like to see and that sort of

a thing. And at this point we don't have any dates to secure for it, but to come up with a date, you've got to have some money. So I'm just basically trying to figure out who's interested in bringing Dan back again, and to what degree are you interested in. Because we have the vehicular and pedestrian task assigned to the redevelopment agency, I felt – and a number of times it's been brought up as part of the parking structure. We need better sidewalks and things like that to connect the parking structure throughout town. I thought maybe this would be a good opportunity, so I was wondering if you folks would be interested in sponsoring a portion of his fee.

Ms. Popenuk: Who would participate?

Ms. Wade: So if basically at this point it's up in the air how we would craft it. But if the Wailuku community wanted to do its own workshop, the way that he does this and the way active daily workshop is is the initial presentation, everybody then goes out in the community, does a walking audit of the town, and it comes back and does its design as a community. And it's open to the public. The goal is to have it – I mean, to get community leaders, to get those who use the roads, and to place their restrictions on the road like Fire Department and Public Works and things like that, and then also the larger community, talk about what their goal would be.

Mr. Walker: I wish we had how much cash we have in the bank. I mean, does anyone what the budget or sort of the cash flow from the last meeting?

Ms. Wade: I do. Here it is. Okay –

Mr. Walker: Yeah because this wasn't a plan. This wasn't a planned activity when we did this last, right?

Ms. Wade: Correct.

Mr. Walker: But we still have some money left.

Ms. Wade: Yeah, I think we have about \$18,000 still remaining.

Mr. Walker: I mean, you were at the last meeting with this guy. I didn't make that. And you thought it was worthwhile. I don't know if anyone else. Yeah, I think there was some good feedbacks though.

Ms. Wade: Katharine was there, were you?

Ms. Popenuk: Yeah.

Mr. Walker: I don't know. Is it – would it be a duplication of what he has done previously?

Ms. Wade: We would specifically design it not to be.

Mr. Walker: Right.

Ms. Wade: I mean, I think the goal would to be this would be an expanded service.

Ms. Popenuk: And actually the general public did not participate in that meeting, is that correct?

Ms. Wade: There were some members of the general public, but there was a specific mail out to design professionals, members of the County, boards and commissions, that sort of thing.

Ms. McLean: If I could comment. I suggest if the MRA want to go forward with this that it be targeted to one of their tasks in the Wailuku Redevelopment Plan. I mean, you guys have a really full plate as it is, and you've assigned tasks to different members. So if there's any kind of tie in where he focus on something related to one of those task, and help that task come to completion, I think it would be a win-win in terms of the agency's budget.

Mr. Walker: I see a good connection with TIF and walkability.

Ms. Wade: Yeah exactly.

Mr. Walker: So I think we could.

Ms. Wade: Well the other two things – I mean there's the Church and Main Street intersection which Katharine's been assigned to. And the Vineyard corridor is also on the CIP list right now, and one of the, certainly, one of the areas that really needs addressing. And both are under the vehicular and pedestrian element.

Mr. Walker: Well again, and the parking garage, and just how all that, yeah –

Ms. Wade: Right.

Mr. Walker: I think it's worth doing.

Mr. Mitchell: It might be worth doing next year since this year is over. If we get to through the parking structure EA and clear out any issues with that, and then we could tie in whatever the comments come out of the EA for the parking structure because that really effects the whole walkability issue in that intersection.

Ms. Wade: That's a good point.

Mr. Walker: Yeah, that is a good point.

Ms. Wade: You mean calendar year?

Mr. Mitchell: Calendar year, yes.

Ms. Popenuk: I wanted to ask a question. You made a comment that, you know, to invite maybe the people from the Fire Department.

Mr. Mitchell: Require?

Ms. Popenuk: Did they attend the previous workshop that he gave?

Ms. Wade: There was a one person from the Fire Department at the second workshop. That would actually be part of our goal, as a department I think, and even as a County, bringing back a professional like this. He could do it, Mark Benton could do it. But just to walk through sort of the elements of the street design with everyone who has a regulation on the street and how you can get around the requirement to have 20 foot width it's way around.

Ms. Popenuk: I think it would be great to encourage those people to somehow accommodate them, you know? Like Bill was suggesting and to have it in 2011. So I guess it time to actually invite those types of people. And I have to say that when I sat through his workshop the first time around I was sitting there thinking gosh wouldn't it be great if members of public could sit in here, and we become so inspired and enthused about what the possibilities are. That we don't even think about because we don't see any examples. So I would support.

Ms. Wade: Thank you. His original presentations, both the first session and second session, will be on Akaku in November so I'll let you folks know when the dates are posted.

Mr. Walker: Well again I think it's something we should consider whether it's, you know, this year or next year, you know. And especially if this moving forward.

Mr. Mitchell: And when you go talk to merchants and landowners to let them know it's coming up, maybe just get him –

Mr. Walker: Fired up?

Mr. Mitchell: – fired up, spend some do, re, me.

Ms. Wade: Yeah. Okay.

Ms. Popenuk: Okay, I guess we agree we want to give \$2,000 to have him.

Mr. Walker: Yes.

Ms. Wade: Alright.

Ms. Popenuk: Okay. Now, we would like to look at our proposed fiscal year 2013 budget. And I see we've got a handout.

After discussion ensued and without any oppositions, the MRA approved the allocation of \$2,000 towards a Walking Audit and Community Livability Workshop to be facilitated by Dan Burden and Sarah Bowman of The Walkable Liveable Institute

3. Proposed Fiscal Year 2013 Maui Redevelopment Agency Budget

Mr. Mitchell: And that was mislabeled, correct? It was labeled 2012.

Ms. Wade: My apologizes. So the budget process begins. It feels like we just ended the budget

process. But the Mayor's request has gone out for departments to send their budget, their draft initial budget up to him. So as part of the Planning Department, the Redevelopment Agency has to come up with a draft budget that they would like to request. And then Planning would decide to incorporate it, send it up to the Mayor's Office for their initial review. The way the process works then is the Mayor's Office usually says I like it, or we don't, or cut this, or, you know, we're going to mandate you to add that. And then it comes back, there's tweaking, and then finally the Mayor puts together his or her final budget. So at this point this is a very first cut. Alexa came in last week before she left on her trip and sort of – this is her budget, her proposed budget, for FY13 year for you folks to review. And I can answer any questions that you have. It does, you'll note, assume hiring staff. That's what that administration fee is.

Ms. Popenuk: So is that, I noticed that line item, administration, and then I also noticed clean and safe program, and parking management. So is clean and safe program and parking management is that contracted a human being or some other kind of expenses? Or is the contract to hire this person folded into the administration category?

Ms. Wade: At this point though, the thing that she had brought up under clean and safe was the security cost for First Friday. And that's the whole cost that you guys have put in this year. And then under parking management, that would be the actual execution of the creation of a parking district. Or depending on if that doesn't sort of pan out within the next sort of 12 month period, working towards acquisition of additional parking or lease or something like that. The creation of additional parking stalls. \$20,000 is not going to get us very far in that direction.

Mr. Mitchell: Half a stall?

Ms. Wade: Yeah.

Ms. Popenuk: So then clean and safe is to provide police for the First Friday?

Ms. Wade: That's right.

Ms. Popenuk: So maybe we should re-title that.

Ms. Wade: Right.

Ms. Popenuk: Not so confusing.

Mr. Walker: I guess that's just sort of what our mandate is, right? Clean and safe. So yeah. I guess, as long as we can tie back to clean and safe so we can say that it's fulfilling our mandate or checking things off the list or whatever.

Ms. Wade: Right.

Ms. Popenuk: Okay and then I didn't see an agency assistant. Is that all included in the administration category?

Ms. Wade: Yes.

Ms. Popenuk: Can we be more specific about that?

Ms. Wade: You can do what you'd like to do in terms of defining your request.

Mr. Walker: I mean, in your mind are we know it's going to get cut so we're going in high? I mean, are we doubling what we think can get and hoping we'll get half? I mean, do you have any insights into?

Ms. Wade: I think she had a particular amount she was sort of trying to target. I don't really know what the rationale necessarily was.

Mr. Walker: What are the chances, in your experience? I mean, are departments being asked to cut?

Ms. Wade: Oh, yeah.

Mr. Walker: And so our budget last year was \$80,000?

Ms. Wade: \$81,000.

Mr. Walker: No further questions.

Ms. Wade: You know, I mean, I've actually had this conversation about what is the next step for the MRA, and that gets back to our discussion about staff. It's a much bigger conversation I think than just are we going to have contracted staff or not have contracted staff. I think we sort of need to have that discussion about what is the next step for the MRA itself. We can say we think we're going to need this. I don't if ultimately we will need that.

Ms. Popenuk: When do we need to submit this budget request?

Ms. Wade: Well, the end of this month for the first round. And it gets a second round. But truthfully the MRA usually doesn't get a second crack at it's submittal for the FY13 until it goes to County Council.

Mr. Walker: A couple of things. The Police Subdivision?

Mr. Mitchell: I'd like to ask what is that?

Mr. Walker: You know, office storage leasing, what's that?

Ms. Wade: Alexa said what she would like is for ultimately the MRA to have an office space down there in the Police Substation. I think you folks know I've made a couple of requests to them, and up until now they haven't been excited about letting us use their space. And I don't know if that will change or not. She thought maybe if there was some money associated with it they would feel differently.

Mr. Walker: This space that's not being used?

Ms. Wade: The space is actually not well used. They sometimes use it for First Friday events. But on a daily basis it's not used.

Mr. Walker: What about , you know, we were talking with Sandy, and the creation of an enterprise zone, enterprise fund, I mean, is that, would that be something we would to potentially include in here?

Ms. Wade: As a revenue source you mean?

Mr. Walker: Well, yeah, I mean, if you ever want to get revenue and hold it, you would have to have conduit to get.

Ms. Wade: Right. I think that would be an excellent idea. And like remember he told us it can't be an enterprise fund. It has to be a special fund for fees.

Mr. Walker: Right.

Ms. Wade: And if we were charging for parking or something like that where we were collecting then we could have that fund and we could ask for it to be useable by the redevelopment agency. We're probably, I want to say, a year off from that because we don't have the ability at this point to charge for parking without first going to County Council and asking for their permission to be able to charge for parking. So when we send the request to County Council for that we would probably want to include, and what that would mean with this line item in the budget for the revenue, and it will be used for this purpose, and that kind of thing. It will be all part of the ordinance.

Mr. Walker: Okay. So what I just mentioned is being premature.

Ms. Wade: I think it might be a little premature.

Mr. Walker: Okay. Alright, alright.

Ms. Wade: I can't think of anything else we would want to charge for that isn't parking. I'm sure we can think of something.

Mr. Walker: . . . (inaudible) . . . in the sidewalk.

Mr. Mitchell: Is maintenance contract is Teens On Call?

Ms. Wade: Probably not. We are having some discrepancies in the execution of that contract right now. So we'll probably will end up switching to a private provider for that.

Mr. Mitchell: But that would be that line item? That would be the maintenance?

Ms. Wade: Yeah, and it's actually the amount is the same. The private provider is the same. As far as like the specifics go, generally, what we need to do is send the number up with some just general categories which is why this isn't broken out all that specifically. So the way that we generalize the funds, you know, is this was one member's suggestion for how we might do that.

In the past we have broken it out basically by elements. We put elements in the plan, where we're going to put, you know, towards the vehicular and circulation, we're going to put this amount. Towards urban design we're going to put that amount. That sort of thing. So there's a number of different ways you can go about this.

Ms. Popenuk: Is that formed – is that dictated by the Mayor's Office or is that just something we –?

Ms. Wade: Well what we need is for the Planning Department to be comfortable defending whatever it is the Redevelopment Agency puts forward. So when they go to the Mayor's Office to explain why are you asking for this money, that they have some degree of comfort on why it's being requested.

Mr. Walker: Do you have comfort?

Ms. Wade: With this particular budget?

Mr. Walker: Yeah. Now the budget has to be submitted by the end of the month you said, right?

Ms. Wade: Yes.

Mr. Walker: That's Monday, right?

Mr. Mitchell: Not October.

Ms. Wade: October, yeah.

Ms. McLean: Just a narrative has to be sent by the end of October. Actual numbers is by the end of November.

Ms. Wade: Whew. I just got an extension.

Ms. McLean: That's for the Department.

Ms. Wade: Okay.

Ms. McLean: So, subtract a week or two from that for things to come into us.

Ms. Wade: Okay. So we've got a two weeks extension.

Mr. Mitchell: Alright, I'd like to be known as the agency that can operate within the efficiencies of their prior year budget because of their foresight and their ability to adapt and overcome to real world economic conditions. That's my two cents worth.

Mr. Walker: You just don't like someone saying no to you.

Mr. Mitchell: I don't like government asking for a lot of money they don't how they're going to use.

Mr. Walker: Well, I guess I would say this the Planning Department's budget.

Mr. Mitchell: That's correct.

Mr. Walker: This is money that is coming to Planning Department they would allocate to us. Is that right?

Mr. Mitchell: Right. That's correct.

Ms. Wade: Well, the only difference the MRA does have a specific line item. So when the Council gives the money to Planning Department, they expect that certain amount would go towards uses within the redevelopment area. But the Planning Department ultimately gets to decide whether you're using it well or not.

Ms. Popenuk: I would like our budget to reflect the monies that we might need to get our contractual specialists onboard which would be the agency assistant, parking management person, and someone that will be doing the clean and safe program. And I'd like to rather than just say administration I would like to be specific, say specifically that that's what the money would be going to. I'm not too enthusiastic about the police subdivision office storage leasing for \$10,000. I would think that the people that we would like to bring onboard to help us out with our tasks would have their office or their own space or whatever, so that would be my take on this budget. And I am not opposed to asking for more than we have received in the past. So I don't know that we'll receive the amount that we've listed here, but I think that we will need more money if we're going to bring additional people on to help out. So I think probably yes it needs to be a greater number than it has been in the past.

Mr. Walker: Well then I guess, you know, we need feedback from the department. I mean, is this. . . (inaudible), or are your nuts, or I mean, is this great. We can stand behind this. You know, we need some real feedback. Otherwise, you don't know. Well, when would we expect something like that?

Ms. Wade: I think you should turn around.

Mr. Walker: I did turn around.

Ms. McLean: Certainly sticking with a flat budget is something the department could support without too much – without too much worry. In terms of increasing that, you know, we would want to know specifically what was intended. So if for example it is to put out solicitations for contractors to perform specific tasks, we would want to know what is the County, what are the taxpayers going to get for that funding. You know, what is going to be deliverable for that? So because ultimately as Erin described it, it's approved by the Council. So that's something we're going to have to get the Council's support of. I mean, first the Mayor's, of course, but then the Council saying if you invest this additional funding for the MRA this is what the County is going to get out of it. So that just needs to be conveyed. I mean, that can be a real brief write up. It can be bullet points. You know, it doesn't have to be a long analysis by any means.

Ms. Popenuk: And when do we present that information? Would that be by the end of this month

or do we have a little more time?

Ms. McLean: Mid-November it should come to the Director and myself.

Mr. Walker: Okay. Alright. I would say we ought to make decisions today on stuff.

Ms. McLean: No, the narrative document that we need to submit to the Budget Office by the end of this month is a much broader profile of the department. It doesn't get into specific line items like the MRA budget.

Mr. Walker: Okay.

Ms. Popenuk: Well –. Sorry, go ahead.

Mr. Walker: Nope.

Ms. Popenuk: Well, I just wanted to say then as part of that narrative, I would like to see that we make a point that the MRA is – the volunteers that sit on the MRA board are hopefully wise decision makers, and we put forward ideas that we think will help the community and help Wailuku town. And our request for fruits on the ground is part of that need that we never seem to get to, you're like, implement to make it happen. These truly are jobs that need to be done and that's why we would want to ask for money to fill those positions and have that happen, carry through on the ideas to fruition, hopefully.

Mr. Walker: Right, so, and I agree. And I think what I just heard Michele say is that there's no way this is going to happen at \$222,000. Two and a half times our regular budget. So, I mean, we should probably cut some things now if we can if can come to an agreement on it. I mean, visitor market development, I think that's swell, but we have too many tasks to do. I mean adding –. Well, which comes back to money and fruits on the ground. But it just seems like it takes a long time to get, you know, we have tasks that, you know, the agency has been working on for years and we can't get it finished. I think we need to finish some things before we start out on a bunch of new ones and try to focus and get those to settle. So, for instance, it's not a huge number but it all adds up. Visitor market development I would take that out. I agree on that Police substation. That's – you know, we don't have the money to have our own office. Though I don't know where staff, our staff, would be if we had staff. Maybe they'd have their own offices because they're just consultants. I don't know how that would work.

Ms. McLean: If I could comment on that. My experience with the State is that when you have a contractor they are intended to be self contained. So in fact you should not provide them with office space or with office equipment and other things needed. If they're an independent contractor, then it's expected that they're able to perform the things they're contracted for on their own.

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

Ms. McLean: Exactly. So they're distinct from an employee. So in that regard, yeah, they need to have their own office space, and their own computer and phone, etcetera.

Mr. Walker: Administration expenses, is that based on a number that we've –? I mean, is that copying? I don't know. Do you have any idea what that –?

Ms. Wade: She actually originally asked for \$2,000 per month, and I don't know what the basis was for it.

Mr. Walker: Yeah, I guess it's sort of – so I guess without the originator of the budget here to answer questions it's sort of shooting in the dark a little bit.

Ms. Wade: Yeah.

Ms. Popenuk: Do we know what our administrative expenses have been in the past? Is there any kind of a base number?

Ms. Wade: Truthfully I just absorb a lot of it. Like if we have a lei for some – there's some refreshments and lei costs and stuff that, you know, like teachers pay for stuff for their classrooms, I think, staff absorbs some of those kind of things. And certainly not a \$1,000 a month though. It's like maybe \$50 bucks a month. It's nothing outrageous. So if it was stuff like that, I mean, I don't know if she's thinking office supplies or something that obviously is going to be the contractor's responsibility anyway. Printing is something that we have budgeted for in the past, and maybe she felt that would be in there. Honestly we benefit from being under the Planning Department. All of our printing by in large is done in house.

Mr. Walker: Right, so I guess in trying to tighten this up a little bit. Well, so I guess my bigger question is are we going to cut and slash today without her being here? Or do we need to understand more fully what she had in mind?

Ms. Wade: Well that probably won't happen – understanding more fully what she had in mind – given that she's, you know, overseas for a month.

Mr. Walker: Alright.

Ms. Wade: So, I mean, I think –

Mr. Walker: I can see cutting administration expenses to \$2,500 for the year or something.

Ms. Popenuk: I think that our budget is the prerogative of all the members on the board.

Mr. Walker: Right. Okay.

Ms. Wade: Well, and truthfully, like, you know, in turn – when she and I sat down and she created this, we weren't as clear on the staffing issue at the time that we created this as we became later that week. So I think she thought that she would have that independent budget to be able to manage. That it wouldn't be overseen by the Planning Department, and that's not just the case. So, I mean, I can't apply –. Either way, if this is coming from County department, you can't apply for spending for refreshments. It's been that rule for a while. So that's one of those things that you're not going to ever get a reimbursement. So for something like that or whatever the other

administrative costs, I really don't see us having administrative expenses as being under the County. The County pays for it, yeah.

Mr. Walker: Okay, so zero. Is that what you're –?

Ms. Wade: Yeah. And I could get – yeah.

Mr. Walker: If you want, why don't we just go down the line right now and just bang it out? Does that make sense? Okay, so administration, we're leaving at \$100,000 subject to –

Ms. Popenuk: Are we going to break that down?

Mr. Walker: Yeah. I mean, subject to hearing about –

Ms. Popenuk: That's sounds very ambiguous – administration.

Ms. Wade: You have agency assistant, parking management, and clean and safe person.

Mr. Walker: That's three. This is three individuals or contracts.

Ms. Popenuk: Or three tasks.

Mr. Walker: Right.

Ms. Popenuk: It could be one person who happens to be quite talented in all three areas, or it might be three separate people.

Mr. Walker: Right. Okay.

Mr. Mitchell: I have a question. Is that line item have to be budgeted now or can that come later under the department's larger yearly budget?

Ms. Wade: I don't know. Michele, how would you want to do that?

Ms. McLean: If it's going to be a contract specific to the redevelopment area, it would make sense for it be budgeted under the MRA. Again I don't think there's absolutely an aversion to a budget increase, but it needs to be specified as to what – what that will achieve. And Mark brought up a good point about, you know, let's finish some of things that we've started because the Council does look at previous years approved budgets, and previous years as actually spending. And in previous years, the MRA hasn't even spent what it had. I think this year you probably will, but by the time Council is deliberating the FY13, we're still going to be mid-stream in FY12 so we're not going to have that demonstration that, okay, you've started spending, you've started making accomplishments. So, you know, on the one hand, you know, you can demonstrate what you think you need new money for or additional money for. But on the other, you're going to go, well, in previous years you didn't even spend what we were budgeted and now you're asking for more again. So, as much specificity as you can give, and if you can focus on ongoing tasks and accomplishing those ongoing tasks that we can make the argument that you haven't been able to

achieve all of these things because you need additional help. You know, I think that's a reasonable argument, but, again, focusing on current tasks and not going beyond that. Like you guys have said, I agree with that.

Mr. Mitchell: That's the problem, and I'll just say it now for the record, that I've had with this administrative sort of position is we meet for less than three hours a month and I just don't know who is going to oversee and administer this position. I would assume it would have to be Erin because we're not going to be here to be the boss sort of speak. So how that functions and the return on the investment that person brings to the overall organization I don't have a handle on where those two intersect.

Ms. Popenuk: I wanted to bring this as an agenda item for our next meeting, to discuss do we want these positions?

Mr. Mitchell: Good idea.

Ms. Popenuk: Do we want a subcommittee that will define the positions and such issues as we raised there or do we want to defer to others, maybe Planning Department, to oversee. Or I would really would like to talk more in depth about the positions at our next meeting.

Mr. Mitchell: I agree.

Mr. Walker: And it will work.

Ms. Popenuk: And how it will work.

Mr. Mitchell: And how it will work. Yeah.

Ms. Popenuk: So, you know, be thinking of questions and answers.

Mr. Walker: Because my understanding was that, you know, there was a director and one other staff person – two people – but there were issues on how that all worked. And I don't think anything has been solved since then, so you don't want to repeat something that didn't work. I don't think we do. Right, so I guess we need to understand what those pitfalls are, and what those road blocks and hurdles were, and see if we can come up with a better way to do it or whether that's the MRA, or if you're another organization or whatever comes to pass.

Ms. Popenuk: It's unfortunate that we're having to think of this budget. It's like we're putting the cart before the horse, but I think we should plan for it.

Mr. Walker: Yeah. Well, yeah, be optimistic. Well, and then give the Planning Department enough ammunition to support it if we really think it is something we need and is defensible and will manifest itself and a bonus for the community, then that is what we need to do. But, yeah, I think for now we leave it in, and just subject to our further discussions on whether down the road and whether we continue to leave it in. What other things in here anybody have comments on?

Ms. Popenuk: What is this agency revitalization?

Ms. Wade: That, actually, would be this discussion that we're trying to have right now is what is really the next road step for the MRA? Is it the Charter amendment get its own line item? You know, or is it . . . (inaudible. Multiple speakers.) . . .

Mr. Walker: Is it part of the two year report thing? Is that part of the two year report?

Ms. Wade: Yes. Right.

Mr. Walker: Two year report sounds like a long time.

Ms. Wade: To seek a community partner to team with. It's basically trying to figure that next out.

Mr. Walker: And so this money would be for a consultant to assist?

Ms. Wade: Right. Yeah.

Mr. Walker: Two year report.

Ms. Wade: I think we can do that in six months, personally, but –

Mr. Walker: Yeah.

Ms. Wade: I don't know. Maybe they have some interest on it taking longer.

Mr. Walker: Sounds like a consultant is pushing.

Ms. Wade: They don't have to interview us again for the next Cost of Government report.

Mr. Walker: Well maybe rather than –. Well, again, she's not going to be back, will she? She won't be at the next meeting either?

Ms. Wade: She won't be at your next special meeting. She'll be at the next regular meeting.

Mr. Walker: But we should be further along on this.

Ms. Wade: You should have something to pretty much approve and sign off on at the next meeting. You know, maybe what we could do is focus on ongoing things for the moment, and put this aside. The things that are ongoing are the regulatory update, and I think that is in here some where.

Mr. Walker: Yeah, \$5,500.

Ms. Wade: Yeah. So we know we've gotten lead from two pros now that we need to do some fixing, and I think that, we should follow through and do that. So that would be a top priority as far as staff is concerned. Obviously parking management, whatever our next step needs to be on that. We have to have the flexibility to follow through on, especially in support of moving the parking structure forward and whatever we can do. And you know every dime of the EDA money is budgeted so there might need to be supportive contracts to figure out this kind of walkability stuff

that what do you need to make the structure work. You might want something for that.

The clean and safe initiative is one of the ongoing things that –. Certainly the long term maintenance, whatever security issues. I think that was great. I wasn't here last time you guys supported the First Friday, but you've got to have those officers down there. Those types of things. And then frankly the organization and financing plan was a top priority. We really do need to figure out how – there's all of these excellent powers identified in the plan that we just can't access at this point. So, I think prioritizing the funding to seek some – to do a community process, honestly, to figure out what's the next step for the MRA.

Mr. Walker: So is this the agency revitalization?

Ms. Wade: Yeah.

Mr. Walker: Okay. Is that number appropriate in your mind?

Ms. Wade: I would probably put more towards that.

Mr. Mitchell: Who would do that? I mean, who do you hire to tell us what we're suppose to do?

Ms. Wade: You should probably hire somebody who works with downtowns all time to structure – basically to come up with a structure that works effectively to accomplish whatever your goals are.

Mr. Walker: Well, it looks at our current structure, and goes, well, I can see why it's not working and this is how you could fix it or you could do this or this.

Ms. Wade: Right.

Mr. Walker: Or this. This is why I think . . . (inaudible) . . . There are people like that out there I take it.

Ms. Wade: Yeah, there are.

Mr. Walker: What would that number be then?

Ms. Wade: Probably more like \$20,000.

Ms. Popenuk: I just wanted to bring to our attention, I'm looking at clean and safe, and maintenance. That's about \$50,000 just for those two items. That's a pretty big chunk. Like if we look at our \$81,000 budget, it's like we just gave all our money. Is the maintenance really that high?

Ms. Wade: The trash collection?

Ms. Popenuk: Yeah. \$25,000?

Ms. Wade: Yeah.

Mr. Mitchell: \$22,000 bucks, right?

Ms. Wade: About \$2,200 a month.

Mr. Mitchell: \$2,200.

Mr. Walker: We're in the wrong business.

Ms. Popenuk: Is there any way we can reduce those numbers?

Ms. Wade: Well, you know we were originally only picking up the trash three times a week, and the community is becoming more exciting. There's more traffic down there, and there's more use of the cans and we had to increase it to daily collection. So it's now being collected daily. We do not pay for First Friday trash collection. That's paid for separately under a separate contract.

Mr. Mitchell: And why doesn't Public Works do it?

Ms. Wade: They don't do it in Lahaina either.

Mr. Mitchell: Oh really.

Ms. Wade: Correct. So Lahaina Restoration Foundation has the responsibility for that in Lahaina. So they don't accept it as one of their functions. They pay for the infrastructure. They won't pay for the maintenance. And frankly it's a benefit to the businesses. So generally communities ask the businesses to pay a fee for the trash collection. At this point nobody has been comfortable really doing that, but that is what that business improvement district would do or a community facility district would be to put onerous on the property owner who benefits.

Mr. Walker: And well back to Bill's comment, and Erin's comment, I mean, I think, you know, stripping out some of this other stuff, and what you said Katharine about the \$40,000, I mean, it is one of the successes that we have been involved with. I mean, the MRA and others. But one that really manifests itself and is ongoing, so that's sort of reflected in the, you know, it's –

Ms. Wade: Right. And the rate increasing cost.

Mr. Walker: Right.

Ms. Popenuk: I'm always trying to think of –

Mr. Walker: – more efficient way.

Ms. Popenuk: Well, other partners in the community where really that is their kuleana one would think.

Ms. Wade: Well, at this point like I said there's some dissatisfaction with the contract today, so I think we'll be shopping that maintenance contract before the end of the year, trying to get a better price and to get more consistent service. So hopefully we can get that number down. But at this

point this reflects the last several years with the cost. But we did add two cans also. Two years ago, we added two additional cans.

Ms. Popenuk: And public art installation, \$1,000.

Ms. Wade: Yeah, I guess that's sort of a token. I don't know. You know, I mean, I appreciate the spirit you trying to accomplish the art and entertainment district. I think it's a good idea to support public art in any way we can. I don't know that we're going to get anything for \$1,000 except for maybe a grass roots activity where people come out and do something. It might have been more of a PR sort of an idea she had.

Ms. McLean: Erin, what is the difference between clean and safe, and maintenance? Sorry.

Ms. Wade: Yeah, that clean safe number, the \$24,000, is actually right now just the First Friday security.

Ms. McLean: Okay.

Ms. Wade: We should change the labeling of that.

Ms. Popenuk: So once again with the public art I would want to look maybe to partner in the community that, you know, maybe there's another group out there that would want to fill that function . . . (inaudible) . . . Maybe want to have an opportunity to show their art, you know. You know, like maybe vendors open up a window space for a group of artists or something. So you walk down the street and you –

Ms. Wade: If we look for the long term, the First Friday security, the banner program, and the maintenance contract should all be sustained by the business community, ultimately. Those are benefits to those businesses. And what we should be doing is working towards getting them to a point where they can take on those costs. The parking management should ultimately be self-sustaining if we can create the fee structure. So I would see these as the place we want to get to within those next year. You know, how do we get to the point where we can do these activities but the businesses will have some responsibility. Same thing with the revenue from the parking management. And I think that all ties back into this agency revitalization, and what Mark's working on, the TIF and CFD, you know, all included in those things.

Mr. Mitchell: So if we did that successfully we'd have enough money to hire staff?

Ms. Wade: Exactly. Yeah.

Mr. Mitchell: Incentive.

Ms. Wade: Right.

Ms. Popenuk: Or if we hired staff we'd get those things done.

Mr. Walker: Chicken or the egg.

Ms. Popenuk: I thinking we need some chickens.

Mr. Walker: You need chicken feed before the chickens. Then you need corn. Then you have to buy corn.

Ms. Popenuk: Anything else here we can –

Mr. Walker: So regulatory updates and agency revitalization could be put together?

Ms. Wade: I think probably those are separate because for the regulatory updates –. I'm glad you brought that up because I think Alexa's goal in creating that subcommittee for the rules was more about the agency revitalization. But the things that have been stated about you got to improve some of the parking regulations in the zoning and development code. The zoning and development code is the thing that I'm thinking about that needs some immediate thinking. That's that \$5,500.

Ms. Popenuk: And what is the community education and workshops?

Ms. Wade: I think that was for something like what we did Dan.

Mr. Walker: The walkability.

Ms. Wade: Yeah. She's had that goal for a while. She wanted to bring in somebody like once a month to do sort of a community resource presentation, and wanted a fund for that. \$2,000, you probably get one workshop.

Mr. Walker: But again back to Katharine saying, a lot of is about partnering.

Ms. Wade: Absolutely.

Mr. Walker: You can get partners to share the costs. So I'm good with the \$100,000 for now.

Ms. Wade: A \$100,000?

Mr. Walker: Well, at the top, subject to, you know, further description of what that would entail.

Ms. Popenuk: So, excuse me, is that redundant with parking management? Is that like a redundant figure?

Ms. Wade: That could be redundant, yeah.

Ms. Popenuk: So maybe all three, parking management –

Mr. Walker: Right. Yeah.

Ms. Popenuk: – all come out of the \$100,000.

Mr. Mitchell: All three of which one? Parking management.

Ms. Popenuk: The agency assistant, and clean and safe person.

Ms. Wade: Yeah. Right.

Mr. Walker: Okay, so scratch out the \$20,000 is what you're saying, really.

Ms. Popenuk: Yeah.

Mr. Walker: So net result of that, right?

Ms. Popenuk: Right.

Mr. Walker: Okay, if the administration is \$100,000 let's say. Admin expenses, that's gone. Public art installation for \$1,000, I'd leave it in. It's almost not worth taking the time to take it out. Visitor market development, scratch. Police substation, scratch. The clean and safe slash security, whatever, the \$24,000, that's still in with the hope that by this time next year that will maybe less next year because maybe businesses is paying half or something. The banner program, I think she made a presentation at the last meeting. Wasn't it the last meeting where she had the banners?

Ms. Wade: I wasn't at the last meeting.

Ms. Popenuk: She does want more banners, and I think . . . (inaudible) . . .

Mr. Walker: Okay. I can get behind that. Yeah, I think it's fine. The regulatory update, I think that's fine. The maintenance contract, that's the number now any way. And you will see if you can get a better one. But for now, I think that's fine. Parking management is gone. To me, workshop is \$2,000 and agency revitalization is \$20,000. I don't know what the new total is. Now it's \$250,000.

Ms. Wade: Did you say keep those workshop or do you cut the workshop?

Mr. Walker: We left them in.

Ms. Wade: Okay. \$159,000.

Ms. Popenuk: Whew. Good job.

Mr. Walker: We'll make it \$160,000. I mean, I think that's more reasonable. I mean, we might not get it, but I mean, you know –

Mr. Mitchell: What was it this year?

Mr. Walker: \$80,000.

Ms. Wade: \$81,000.

Mr. Mitchell: \$81,000. So that's double?

Mr. Walker: Double.

Mr. Mitchell: You're dreaming baby.

Mr. Walker: Yeah. Well, the \$100,000 is here. If the \$100,000 goes away . . . (inaudible) . . .

Ms. McLean: I think it's more than that Erin. Unless I'm including something that –

Mr. Walker: No, it's like \$180,000-something.

Ms. Wade: \$183,500.

Mr. Walker: \$183,500. And again that's going to be subject to feedback from you guys, right, on what you think. So, I mean, you're the first test. I mean, I'd rather ask for more and intend to spend it properly than ask for less.

Ms. Wade: Yes.

Mr. Walker: And then again, you're not going to – you guys are going to be supportive or not supportive or whatever, and we'll work it out.

Ms. Wade: Right.

Ms. Popenuk: Okay, we have consensus, very good. Thank you very much everybody.

H. NEXT MEETING DATE: November 18, 2011

1. Approval of the 2012 Meeting Schedule

The Board may act to approve or modify the proposed schedule.

Ms. Popenuk: Our next thing is looking at our meeting schedule for next year which it looks it's the fourth Friday. I personally, I find that Christmas, Thanksgiving, blah, blah, there's a little bit of a collision there. I was wondering if we want to change this. Can we change this? Is the room available? What does everybody else think?

Ms. Wade: Yeah, we actually are going to have that problem this year with the December meeting. It's like December 23rd.

Mr. Walker: Okay, this is the fourth.

Ms. Popenuk: I think it's the fourth Friday, right?

Ms. Wade: Fourth Friday.

Mr. Walker: As opposed to first Friday.

Mr. Mitchell: Or second.

Mr. Walker: Or second or third. I mean, I'm pretty flexible so I defer to you guys whatever schedule.

Ms. Wade: Well, this actually looks much better than this years fourth Friday schedule.

Mr. Mitchell: What was our regular November meeting? Will be our regular November meeting? We have a special and a second, right?

Ms. Wade: This year? Do you have that in front of you Leilani?

Mr. Mitchell: 18th right here.

Ms. Wade: 18th.

Ms. Popenuk: So that's like the third Friday.

Ms. Wade: Because of Thanksgiving right?

Ms. Popenuk: Bill, anything?

Ms. McLean: And you can always make the changes during the course of the year if there's something come up. If there's some event or you lose quorum or whatever you can reschedule.

Ms. Popenuk: Okay, are we happy with this then? Joyful. It's nice to see joyful faces around the table. Okay, we're going to stick with that then I guess. Our next meeting date will be November 18th.

Ms. Wade: November 7th for your special meeting.

Ms. Popenuk: November 7th for the special meeting at 8:30 a.m. in the morning. And would like to make a call at this time for any agenda items that anyone wants to present at that time on that meeting.

Ms. Wade: Well, the 7th will just be for the EA.

Mr. Walker: Right.

Ms. Popenuk: Right. For the regular scheduled meeting, any agenda items that anyone would like to put forward at this time? I myself would like to discuss the three potential contract positions. Thinking which ones do we want. Who do we want to define those positions. And sort of chase down some of the questions about accountability and supervision and those sort of things. I'd like to talk about all of those.

Mr. Walker: And I think a part of that will be subject to some feedback we're getting from you guys on whether we're going to get any kind of funding for that as well.

Ms. Wade: Correct.

Mr. Walker: By that time if . . . (inaudible) . . . that would be helpful. . . (inaudible) . . .

Ms. Wade: Alexa wanted to put the banners request in, in November. She's got a design for the group. It needs to go through the design review process as the original banners did, so she would like that to be on the agenda in November. And actually Katharine, she had asked for a report from the investigative committee which I think would address the same thing that you're talking about. So that can be –

Ms. Popenuk: About the position?

Ms. Wade: Right. You know, all in the second.

Mr. Walker: Who is in the investigative committee?

Ms. Wade: Alexa and Katherine.

Mr. Walker: And she's gone.

Ms. Wade: Right.

Ms. Popenuk: We were investigating our rules and that sort of thing, right?

Ms. Wade: Right.

Ms. Popenuk: Not particularly the positions.

Ms. Wade: That's true. I suppose it's separate. Let's see, TIF, we'll have report on the TIF, at least.

Mr. Walker: We will.

Ms. Wade: Yeah, we got to meet with some people. TIF report. Parking management that – we had in the report – I wish Warren was here. But at the next meeting we'd like to request a discussion to prioritize each of these tasks. I don't have any request from the public at this point for agenda items.

Mr. Mitchell: So we'll have the parking management on the agenda?

Ms. Wade: As a discussion item for action?

Mr. Mitchell: Right.

Ms. Wade: Okay. So this actual structure will be on the agenda for action.

Ms. Mitchell: Right, what you've got. Right.

Ms Popenuk: And I might add as we're thinking about TIF and as you're thinking about parking management, you might also be thinking our contract positions and what sort of jobs need to be done relative to those tasks that you think that maybe our person should be saddled with.

Ms. Wade: Yes.

Mr. Walker: Great.

I. ADJOURNMENT

Ms. Popenuk: Okay. Any other comments, questions? Okay, this meeting is adjourned at 3:12 p.m.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:12 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Katharine Popenuk, Vice-Chair
William Mitchell
Mark Walker

Excused:

Alexa Betts Basinger, Chair
Warren Suzuki

Others:

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

Morgan Gerdel, Parking Structure Coordinator