

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
JANUARY 27, 2012**

APPROVED 02-24-2012

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, Chair, at approximately 1:00 p.m. Friday, January 27, 2012, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

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

Ms. Alexa Betts Basinger: Hau'oli Makahiki Hou. Kung Hee Fat Choy. Shinnen Akemashite Omedeto. Manigong Bagong Taon and Happy New Year! In many countries new years' customs are about driving away the bad spirits of the past year so that the new one can arrive unsullied and uncorrupted. One particular Filipino tradition for new years is don't start the year off by spending money. Frugality on the first day sets the tone for wise money management in the coming year. So with all this wisdom welcome to the 13th meeting of this fiscal year to the Maui Redevelopment Agency, and the first meeting of 2012.

Present, for a quorum, with us today is Commissioner Warren Suzuki, Commissioner Bill Mitchell. Mark Walker and Katharine Popenuk are excused. And Leilani Ramoran, Erin Wade, James Giroux, and Morgan Gerdel, and Michele, welcome!

B. APPROVAL OF THE MINUTES OF THE DECEMBER 16, 2011 (via e-mail)

Ms. Betts Basinger: The first order of business is the approval of the minutes of the December 16, 2011.

Mr. Warren Suzuki: So move.

Ms. Betts Basinger: Is there a second?

Mr. William Mitchell: Second.

Ms. Betts Basinger: Okay, it's been moved and seconded to approve. All in favor?

Agency Members: "Aye." Unanimous approval of the minutes. Thank you members.

It was moved by Mr. Warren Suzuki, seconded by Mr. William Mitchell, then unanimously,

VOTED: to approve the December 16, 2011 minutes as presented.

C. PUBLIC TESTIMONY

Ms. Betts Basinger: Item number C, public testimony. Public testimony will be taken at the start of the meeting on any agenda item. Testimony will be limited to three minutes per testifier. With the recommendation of Chair additional time may be granted. I don't have a list so anyone wishing to testify, please, just step forward to the podium and state your name.

Mr. Tom Cannon: Thank you Chairman. Kung Hee Fat Choy to you and aloha commissioners. I'm Tom Cannon, returning Chairman of the Wailuku Main Street Association/Tri-Isle Main Street Resource Center. As you may know our goal is economic revitalization within the context of historic and cultural preservation and enhancement. We have worked towards this goal over the past 26 years with the help of an excellent executive director and staff that provides the frame work for tremendous volunteer efforts of local design professionals, business people, kamaaina and other concerned citizens. We have one – a great deal of recognition for our successful work and accomplishments. The MRA is one agency we have had very close involvement with. In part because the State admissions of our two our two organizations are complimentary. And in part because the long term economic well being of Maui's small towns including Wailuku are a central aspect of our mission. Over the years the MRA has respectfully afforded us ample opportunity to provide input into MRA deliberations on behalf of the residents, merchants and island people we represent until recently.

We are very concerned about the lack of relevant information and notice we have been given related to the reWailuku initiative. We only had found about this apparent MRA proposal by chance when one of our design professionals received an e-mail notice from the Planning Department and forward that notice to us. But our concern regarding reWailuku initiative goes beyond the fact that we a prime MRA partner were not given any notice of this. We also are troubled by the lack of participation and involvement in this effort by the MRA as a whole. We understand that reWailuku initiative was a creation of some individuals on the MRA working outside public meetings with certain planning officials and business owners, and that the initiative was also a surprise to a number of MRA commissioners. We urge you to ensure that a more open public process is used in formulating MRA projects such as this, that all MRA commissioners are fully informed throughout the process, not just after the ideas already formulated, and that you give timely ample notice to all stakeholders. If we're going to change the vision and plan for Wailuku town, it should be done by the formal open process of amending the Wailuku Redevelopment Plan. Thank you for the opportunity to provide independent testimony and input.

Ms. Betts Basinger: Thank you. Members, any questions for the testifier? Thank you very much Tom. Any other testifiers? State your name.

Mr. Richard Dan: Hi. My name is Richard Dan. I'm speaking to you as the owner and manager of Kamaaina Loans, Valley Isle Loans, and Cash for Gold. We occupy 12, 42, 46, 48, 50, 52, 58, 98 North Market Street, as our retail stores. Everything that's done impacts parking. Parking is the number one agenda this board should have. You guys have gotten lots for parking, lots of money to keep going. You've asked for \$220,000, up from \$80,000. I mean, you guys are getting the dough. Why aren't we getting new parking spots? You have the money, you should be doing that.

The next thing, I saw this pocket park report from Katharine. Presently we have 17 public parking spots, and three police parking spots in that lot. A total of 25. It seems like that will reduce that amount by about three, maybe four, spots. I think you could increase the amount of spots if you

extended in and work out something with the land owner of the property – me – the landowner of the property next to it, and we take that parking lot and run it into my parking lot and make them all one commercial parking lot. It will increase your amount of –. Bill and I were talking about it yesterday, and it probably would increase the count by six more spots on your side and 21 more spots on my side. So that would put your parking lot at – how much is that? – 21 plus six plus 17? And if you just make it a managed commercial parking lot.

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

Mr. Dan: Yeah. That would make a real difference. That's my input on that. On the reWailuku, boy, it was nice going over and visiting with friends. It took me by surprise too. I'm sure any input we get will help us all. Thank you for all your work. Thank you for all your efforts.

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

Mr. Mitchell: I have one question. Richard, do you have a site plan for your lot at 98?

Mr. Dan: Sure.

Mr. Mitchell: Because we don't have any, so if you could maybe get a copy of that, yeah, that would be helpful, so we can see how the park –. Thanks.

Mr. Dan: Well, she had the edge of my –.

Mr. Mitchell: Correct.

Mr. Dan: She has the edge of my property right there on – right there she shows the little white things and the fence is all the way up to my building.

Mr. Mitchell: Then you have the current layout, through, of your parking?

Mr. Dan: Yeah, yeah, yeah.

Mr. Mitchell: Yeah, if you could get us a copy of that that would be helpful, and then we can look into it. Thank you.

Mr. Dan: Cool.

Ms. Jocelyn Perreira: Happy New Year commissioners. My name is Jocelyn Perreira. I'm the executive director of the Wailuku Main Street Association Inc./Tri-Isle Main Street Resource Center. There are a couple of things that I'd like to talk about. I would first of all like to comment – it is the first time I've seen this. I understand this has been circulated in the streets and what have you, but we have never gotten a copy so I would like to request some copies because I really like it. I think it's very well done and it explains the banners. Unfortunately the banners that are on the street didn't turn out the way we thought it was going to. The idea was really nice, but frankly we like the original banners that captured the architectural elements. This is a nice change and it's fine, but the preference that we have is the original one that we had provided input. Although I think it's just

– I don't know, maybe because the colors were a little darker. Because when we saw this like this, this is real pretty. This looks light, and you know what I mean? It would have been really nice and we supported it very much so. But I don't know why it came out dark when it's actually on the pole.

The next thing I would like to ask for is I think there was a list on –. I just received this pocket park plan the day before yesterday. Our structure and design committee missed seeing it so they couldn't comment it. And I noticed there was, for the Friday meetings, what you would be discussing and alternatives on issues. So I guess we like number three that the park and parking conceptual design will have to go through a design review process which requires sending it to agencies for comments and that we would have an opportunity as well. It looks like something really awesome. I really like and we support Richard Dan's comment about the additional parking because Wailuku Main Street is of the opinions, also, that having put in place the Redevelopment Plan, having being involved in acquiring the Lao Theater which was one of our goals and one of our bench mark projects, that the next corner stone was to do something with the municipal parking lot. And so we really wanted status update on that because we don't really know where the heck that this. We know that the MRA was suppose to give revisions. We don't know if revisions came back, how they're being incorporated. I hear from some people that 60% of the money is dedicated and that means contractual drawings and so on and so forth. I don't know if this went down, real far down the pike or not, but you cannot rely on getting just information from what you hear. We really rely on the agency commissioners to be giving us information – I can conclude in a minute – at the meeting so that we are seeing it being discussed openly with all commissioners. That it is in the minutes as well and not just a part of this sub-committees that happens where we do not know what exactly is going on. But we look forward to participating in the review of this. We participated extensively in the municipal parking structure assessment. I think they submitted something brand new from us because the original stuff was all mixed up and not correct, so the final will be corrected. And we are anxious to know which parking structure or not or what is going to be happening. Because right now a lot of the community is confused about this issue. They don't really know. And when we don't know what's going on that tells you a great deal. So I would just thank you for that opportunity. And thank you for this opportunity to offer testimony.

D. MAUI REDEVELOPMENT AGENCY BUSINESS

- 1. Status report on the reWailuku Project activities and presentation of preliminary findings from open house activity occurring from January 23 2012, to January 25, 2012. Open House to be held at 1980 Main Street, Wailuku and conducted in accordance with the schedule posted at www.rewailuku.com and linked at www.mauiredevelopmentagency.com. This is a discussion item with no action.**

Ms. Betts Basinger: Thank you Jocelyn. Members, any comments, questions? Thank you. Is there anyone else wishing to testify this morning? Seeing none, we're closing public testimony at this time and we'll move on to item number D. D1, status report on the reWailuku project activities and presentation of preliminary findings from open house activities from January 23, 2012 to January 25, 2012. Open house was held at 1980 Main Street, Wailuku, and conducted in accordance with the schedule posted at www.rewailuku.com and linked at www.mauiredevelopmentagency.com. This is a discussion item with no action. And I would like

to start this discussion off just really quickly till we get into more details. I see some of our collaborative partners here as well.

In the first 15 hours more than 70 members of the community participated in the reWailuku visioning opportunity. The event has been described in The Maui News, The Maui Times, Maui Now, Maui feed has generated significant comment on Face Book and its popularity has prompted two additional days, Tuesday, January 31st and Wednesday, February 1st, for public input. Mahalo, mahalo, mahalo to Jonathan Starr and Starr Equities for the space at 1980 Main Street. The high visibility of this store front location has certainly contributed to the event's success. And it's interesting to note that the offices of the MRA were once in that building.

To Saedene Ota, Ashley Takitani and the others working on behalf of the Wailuku Community Association, their graphics, press releases, marketing savvy, really set the quality and captured the enthusiasm of this event. To David Yamashita and Kathleen Kern of the Planning Department whose colorful, conceptual drawings and truly informative maps brought the vision and possibilities to life. To Erin Wade, of course, who always gives way more than is required to move the MRA forward. To Mark Walker and Bill Mitchell who stood and welcomed and greeted folks at the event. reWailuku succeeds because of this positive collaboration of Wailuku lovers, joined together in support of economic revitalization. There's no doubt about it the community is engaged in this initiative.

I see that we have David and Kathleen here. Do either of you want to share – share your thoughts about what you designed as your workshop? Okay, maybe we'll have Erin start. Thank you Erin.

Ms. Erin Wade: Sure. You bet. I did ask Kathleen Kern and David Yamashita of the Long Range Planning Division to come today to sort of explain the workshop concept and why it's formatted the way it is and that kind of a thing. We also, just because of the popularity of the open house last week have added a couple of days so I do have some revised schedules for next week. There will be – open house will be opened another two additional days, and another press release has gone out as a result. But, originally, you know, and back in December minutes we talked about when Dave Freudenberger was here in November, the end of November, early December, and we began working on the tax increment financing project and potential special assessment evaluations, he kept on asking the question, well, what do you want to pay for in your financing plan, and I need to have answers to that to build your financing plan. So we went back to the Redevelopment Plan and there were identified tasks but most of them were very general, you know, improve Vineyard Street. Well, Dave needs to know what does that mean? How much side walk? Are you varying the power lines? What exactly is the contents of your project scope. So the goal, originally, of seeking additional input for what the specific capital projects would be started kind of in December. And we had a property owners group meeting. We meet with the community association. We went to the Main Street Association, met with the executive director, to ask about how to structure an input process and who wanted to be involved with what. So after we had those conversations, I talked with Dave and Kathleen about how we might do a broader based public input process. And I'll let them explain to you sort of what their experience has been with public work shops, and how this is the same in many ways and different in others, and what they feel like are outcomes have been to date.

Ms. Kathleen Kern: Thank you Madame Chairwoman and Erin. I'm Kathleen Kern. I'm a planner

in the Long Range Planning Division of the County of Maui. And as Erin asked Dave and I to help out with trying to look at Wailuku redevelopment area and what potential physical design projects could happen to help with the tax increment financing project. So we not only as urban designers took a look at the redevelopment plan and tried to start thinking about what that meant in terms of more detailed physical improvements, but we also worked with Erin to try and conceptualize a really open public workshop process to think about what people wanted to see in detail. And I think early on back in late November, early December, we fantasized about having a store front in which to do that. And having a store front workshop where people can just walk in at any time during the day really is a very democratic way of allowing people to sort of see how urban design works and to solicit input in a number of different ways. So we – it's been a really quick 45-days or so in which we conceptualized how to do this and then quickly were able to sort of put together some, both analysis drawings as well as a very conceptual thoughts about what could happen around the parking garage in terms of improvements on Vineyard Street, improvements to the super block of the parking garage. But we tried to make the workshop as, not only just as open as possible, but to give people a variety of ways to express their opinions. So we not only have our analysis drawings on display, the parking garage drawings on display, the conceptual drawing of improvements around the parking garage on display where people can make – express their opinions by writing things down, like talking to the planners one and one. We've also presented a what we called the re-imagine wall which had a number of images of urban design improvements from street furniture and street scape designs to round-a-bouts to little details of store fronts and gave people an option to sort of vote on what details and imagery they thought would be appropriate for Wailuku. We've been pleasantly surprised at the array of people who have dropped in and who have provided some very good feedback both about what things they like and what Wailuku used to be like and how they missed some of the things that have disappeared from Wailuku such as a grocery store.

So this is just the beginning of the workshops – or rather the store front this week was an open house. It was intended to be a place where people can give us their opinions. We're following up next week with more open houses as the word is now just kind of hitting the street if you will. Publicity is finally doing what it's suppose to do. During the week of February 6th we'll have a much more active design portion of the workshops where we actually intend to sort of start looking at things like Vineyard Street and what kind of improvements can happen on Vineyard Street to try, eventually with the goal of trying to get some, well not fully fleshed out detail obviously, but kind of a conceptual plan for improvements that can happen that could be supported by tax increment financing. If there's any questions, we'd be happy to address them.

Ms. Betts Basinger: Thanks. Thanks so much. Members, any comments? No? Thanks.

Mr. David Yamashita: Hello. I'm Dave Yamashita. I'm the supervisor for the Long Range planners in the Long Range Division. I just want to add a couple of things to what Kathleen said. The first thing is that the collaboration that we've experienced this is really been just wonderful. Both Kathleen and I have worked on projects on the mainland mainly, but where, you know, you have partners. But the way this whole partnership and collaboration has come together has really been remarkable and I just want to say that, you know, Erin has been outstanding. And this really started with Michele as well. I mean she played a role in getting this project off the ground, at least from our end. But then to have a graphic designer like Saedene come in, and really take it to a whole other level was really unusual. And you know, I've got 30 years of workshop, and Kathleen does

as well, in doing this and this kind of stuff, and this is at another level I think because of the people that have been involved – Alexa and Erin and Saedene who did this whole branding concept really made a difference.

The other thing I would add is that, you know, we as planners, we provide, we do a lot of technical analysis. But sometimes the most insightful comments come from people who aren't planners. And that's been our experience is people have come through and there are a lot of stories and I won't go into them, but there have been many experiences where people have come in or I've talked to people on the street and they're offered some really, as I've said, insightful comments that have summarized what we're trying to do. And they really come down to in part to what Kathleen was talking about thinking about Wailuku as a really vibrant town before in the 40s, 50s and 60s. And I think that's part of the foundation for where we want to go. But again, compliments to the partners, but also to the people, just regular people, civilians as I call them who have come in, literally off the street to offer their experiences. I brought a couple of examples of graphics for commissioners who do these. I don't know that you've seen these before, so I just want to have you take a look at these. Thanks. These are the same ones also that were up at the workshop.

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

Ms. Wade: We are going to be publishing all of the PDF documents on the website. Yeah, for the existing condition elements, we definitely are going to have those up. Yeah.

Ms. Betts Basinger: Okay members any other questions for David?

Mr. Suzuki: I've got a question.

Ms. Betts Basinger: Go ahead.

Mr. Suzuki: David and Kathleen, a great job in terms of what you folks are doing, and I really commend, you know, all of the individuals that have stepped forward and have worked together in putting this thing before the community. The question I had was you talked about you know back in the 40s, 50s and 60s when, you know, Wailuku town was probably at its peak as far as the vibrancy. And I can still visualize how things were in the 50s and 60s when I used to spend my growing up days as far as in Wailuku. And my wife did, you know, as far as growing up in Wailuku and living in Wailuku all her life. But, one of the things I think is important you talked about your average person off the street coming in and sharing with you some thought they might have had relative to, you know, how Wailuku once was, maybe giving you some insight in terms of some improvements that they can be made to so called reWailuku. But they tend to be quite older as far as in age and all that. Is there any intent as far as doing like an outreach? You know I realize that you set up a location in Wailuku town, you know, which is right on Main Street and is visible, you know, by most people that travel through Wailuku town and people that have a reason to be walking in Wailuku town. But is there – and I don't know how you achieve it David – but is there a way of maybe going out and outreaching into the community and trying to go out and seek input from those people that –? Like in the case of – let's say in the case of Happy Valley for example, you know, Rinkie and Cory Shimabukuro, Valley Hardware. They've been there for as long as I can remember. They might, you know, business people, they sold their business since and has been moving on, but, you know, individuals like them, I think, you know, could offer a whole lot of insight

that maybe others cannot be able to. You know, Stanley Okamoto, you know, he lives in Happy Valley. The Wakamatsu's, the Fish Market. My wife goes there. Her uncle had a shoe store on Market Street. You know, going out and outreaching, outreaching maybe select individuals that, you know, I think would be worth while spending the time to do the outreach and take input from them in trying to gain information beyond from what you might gain, you know, from people walking in.

Mr. Yamashita: Well, I'll actually let maybe Erin answer that question because I'm not sure what the long term strategy is. But before I do, that's an excellent question Commissioner and what we tried to do is because we had such a compressed time line for this phase of the project, we did go out and talked to people at least among the property owners. So there was an attempt to do the one-on-one face-to-face, so I personally went to talk to Wayne Arakaki and Joe Blackburn and there might have been somebody else. But we also got a lot of great information. So I think in some point in the future we'll do that because you're right, I mean, that's where, again, another level of wisdom comes in.

Mr. Suzuki: I mean, even like Mike Emura from Emura Jewelers. I mean, they've since moved on to Waiialae. But for the longest time they were in the heart of Wailuku town.

Mr. Yamashita: Right.

Mr. Suzuki: You know, they could share with you some of the –. Yokouchi Family, you know, she had a shop, you know, Miki, you know, right next to the theater. So you know, they can share with you.

Mr. Yamashita: Right.

Ms. Betts Basinger: I do have a comment that maybe you're not aware because you haven't had a chance yet to come to the exhibit. But one of the things that I just was ecstatic about was that the Planning Department was able to find maps of Wailuku. Sanford maps.

Ms. Wade: Sandborn.

Ms. Betts Basinger: Sandborn maps. The first one shows Wailuku in 1882. Identifies all the buildings, who owned them, what they were – dwellings, shop, whatever. So it goes from 1882, 1914, 1927, 1945, and now the present. So, you know, the old folks that you're talking about that did come in, they just love that wall. They were, you know, talking about who lived here and remember this. And you could also see just by comparing, wow, there was a lot of movie theaters, but now they're not there. What replaced them? So it was a quick, visual, and very popular display. There was also a then and now video that the Wailuku Community Association produced that actually took old photos of Wailuku through the years. I think the oldest was 1880, and juxtaposed them with what's there now. So there was a huge effort in honoring the old. My question would be, and this will come in a technical discussion, how can you make that, all the richness of what people can see there in the store front, how can we make that portable to kind of go around like you were talking about? Erin?

Ms. Wade: The third element that we wanted as part of that display was the actual oral history

recording facility. You know, we researched either having Hawaii Public Radio or Story Corp come and do an oral history. And both were actually willing, but it's a \$20,000 endeavor and we couldn't pull the funds. It would have to be all donation and we just didn't have, really the time to do that level. But we have since talked to the Maui Historical Society and they are interested in partnering. So I think that's still definitely on the table and we'd like to weave that in because as we say there are some people still around today and they're version of living and growing up and owning a business in Wailuku really does sort of tell you – and what we've heard too is where people want to go back. You know, that is the ultimate goal. So we do want to find a way to incorporate that. We need to seek some funds, but I think that would really be a great project.

In terms of individual one-on-ones at this point, I think, Dave has gone out and had a handful of those. I have had a handful of those interviews. And as we – design questions come up, we'll probably going to be meeting individually with almost all the property owners within the area just because one or another design choice is going to impact them, and we need to know what their long term project planning is. We'll probably meet with them in small groups is the intention, and those might not be one-on-one. Some of them will be. But those won't get all of the old timers and we certainly would like that to be part of the project to the extent we can. We're going to have a month essentially from the closing of the design workshop until the final proposed planning, and that could be a good time frame for us to do some of those reach outs.

Ms. Betts Basinger: Any other comments or questions of David? Any discussions members? Any ideas? Bill, any ideas when you were at the site or things that you liked or could be improved on?

Mr. Mitchell: I think those maps, those existing condition maps that David did that show ownership would be very helpful for people that are either thinking about development in Wailuku town or even to existing land owners so they can understand where there may be opportunities either for expansion, for parking, or any other thing. Because looking at it, it was quick key to see, well, you know, I was looking at where the State, who owns what and where, and where the demark is with the MRA versus the outside MRA. That seems to me that would be a good piece of public information that would be real useful for anybody thinking about doing a project in town.

Ms. Betts Basinger: It is. Yeah.

Mr. Mitchell: So, they're going to be on the web. You said that the PDFs for that will be on the website, so I guess it's the matter of letting people that they can go to the website and access them. And I don't know, is our website linked to the Maui Realtors Association?

Ms. Betts Basinger: . . . (inaudible) . . .

Mr. Mitchell: We should be linked to the Maui Realtors Association. So if somebody that's looking at property in Wailuku could easily link to our website with all those maps on it which would be helpful.

Ms. Betts Basinger: That was another exhibit, Warren, that was really, really popular with people more current – those that may be property owners that may be thinking about development. There were a series of five beautifully done maps that, you know, they looked down at Wailuku. But they had one that segregated by public places, private places. One included parking. It was amazing.

People were amazed at how much actual parking is available throughout the Wailuku area. Ownership. Land use, general land use, you know, that one got a lot of comment because you really see the character of Wailuku hasn't changed in that from the small town character where you can see this yellow halo of residential surrounding this core commercial area and our government area. So it's really right for –. These maps are so informational and so educational, and they will be out there for the public. That's a good idea.

Ms. Wade: The thing that I think has been interesting for sort of staffing the facility is – and both Dave and Kathleen encouraged this – is to let the exhibit evolve which is has. So as we start to hear ourselves asking questions repeatedly, we actually created a space for that proposed questions. You know, sort of a fill in the blank. Like, I wish could do blank in Wailuku. Or one of the ones that got some press coverage was if there was one thing I could keep exactly the way it is in Wailuku that would be blank. So there's a series of four questions that weren't originally up but are up now. And the image, the re-imagine wall we just sort of watch to see what people put their dots on, and if over a period of a day and half nobody has voted for it. Kathleen has been really good about taking it down and putting up another option. So that hopefully by the time we're done with the workshop we have a whole wall of imagines which represents what the target of Wailuku will look like. So it's been neat to just see how the space transforms everyday. And we've had people come in one day and then go away. We encourage people to come back if you think of something else, you know, because it is a lot to take in all at once. And we have had people come back. And one particular person just came back, had been thinking about something the whole –. He just came back, he wrote one thing on the back wall, and went "thanks" and you know left. And that has been a really neat to just see it has been evolving and people do see it as an opportunity, I think. They keep thinking about it.

Mr. Mitchell: Is it mostly – can you tell if it's mostly Wailuku people who have come in or people from other places?

Ms. Wade: Well, that particular guy was definitely – he lived right around the corner. Yeah, Dave had a long conversation with him the previous day. And we've had probably a dozen people just off the street who just saw the space and walked in.

Ms. Betts Basinger: To answer that question the sign in sheet actually has a place for folks to say, do they work, do they live, do the own property in Wailuku. And most, everybody who signed in did let us know if they were a resident or work, so we do have those demographics and they'll continue to grow over the next two open –. David.

Mr. Yamashita: Well, I just wanted to add to your question of, you know, who's come in. Yesterday, in fact, we were closed, but there was a couple that was walking by and so we let them in. As it turns out the woman is worked for the planner for the State Maine. And she was just intrigued by the whole thing. And she thought it was very well done. She thought a consultant team had put all these together. And we said, no, it was just public agency staff. But she was – it was interesting to hear her comments from literally across the country. So there really has been a mix of people. But, you know, it's always nice to hear from local residents.

Ms. Betts Basinger: There were also formal – huge invitation list. I mean, the MRA e-blasted to the people the MRA always gives reports to. We had people who got invitations, elected officials all

the way to, as Erin said, folks that just saw it passing by. So there has been a broad, broad. There's been a breath of visitors to the event. Any other discussion members? I guess –. Erin?

Ms. Wade: I just wanted to say if anybody knows of another venue or a list serve or an opportunity to get the word out, please let me know because we're – until the very last day we're going to be trying to get as many people as we can to come out and participate. So just keep it in the back of your mind and shoot me an e-mail if you think of something.

Ms. Betts Basinger: I really like the idea of whether we do it online and linked, of putting all the graphics and even some of the comments from the people on the website. So maybe you can work something out with reWailuku because that's a really good idea. And maybe even think about how a traveling show, you know, can work to solicit folks who don't have computers or, you know, can't come. Okay, seeing no more discussion we'll move onto item number D2, Wailuku Municipal Parking Structure update and potential discussion on schedule, contracts, progress on the interim parking plan and project collaboration. Morgan.

2. 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.

Mr. J. Morgan Gerdel: Good afternoon members. Morgan Gerdel with Nishikawa Architects. I'm going to start with just a update on project status. Comments on the draft environmental assessment are extended to the end of this month, so Public Works is looking to get more comments on the design. And the design team for the parking structure has completed the 60% construction documents and it has been submitted to Public Works. They've reviewed the drawings and also returned their comments to the consultant team. And the consultants have been directed by Public Work to hold off on moving forward with the construction documents until they get all the comments from the EA. And I think the nature of the comments will probably, or it will dictate how the schedule changes from hereon. So the next meeting I'll have a detailed schedule, and I think the comments will kind of inform what happens with the schedule. But I wanted to mention a common criticism that has come up when people talk about the project is the relative cost per parking stall that you gain with the design? And I'm thinking you have to balance that with the relative benefit to the Wailuku Redevelopment as a whole since it's in an ideal central location. And I looked at the parking structure's footprint and replaces about 126 on grade parking stalls with 348 stalls within the structure itself, and so you gain 220 stalls, or 222 stalls excuse me. And I excluded the on grade stalls for simplicity because that could change depending if the parcel is redeveloped. But I just wanted to go over some of the other benefits the structure provides for Wailuku.

Located in the parking within the structure frees about 78,000 square feet of useable land area that can be developed near the structure based on an assumed 350 square feet per stall. Because if you develop parking on your own property, you're going to have to set aside that area for the stalls. So it's basically adding two acres of developable space with the WRA which is great. The land value of this little space would be \$4 to \$8 million based on a value of \$50 to \$100 per square foot which properties sell for depending on the size of the lot they sell them in that range in the WRA. And then I think conceptually the parking structure should increase these land values throughout the WRA since the parking site is less of a concern for the property owners. The small parcels that

seem undevelopable because of their parking would become useable which is great.

Then also assuming this increase in land area is developed into two story buildings at \$200 per square foot, this new building area could have a value of about \$31 million. And then the County tax revenues on this building area would lead about \$194,000 per year based on the current assessments.

The other benefit since the parking structure spaces are public they're more flexible and have a greater value than private parking spaces on individual lots. Because right now in Wailuku we have a lot of private parking spaces that are underutilized. But if they're all in a parking, a public parking structure, they can utilize to their maximum ability. And it allows for business parking during the day and like restaurants, entertainment, residential parking at night. And I looked at based on a \$50 per month fee, they can generate about \$208,000 in revenue for operations and for maintenance. And the other thing I looked at was residential development. They have a substantial cost for providing onsite parking especially with smaller lots. And I think you saw that kind of in the Happy Valley affordable housing project that a big portion of their cost was providing the onsite parking. I did a little research on that and I found that in a report done for the transportation research board they identified that each parking space increases the cost of urban housing by 2,000 to 117,000. So it's a big impediment providing developing apartments in Wailuku. And it could be a great way to encourage developing residential units in Wailuku. And that is part of the Wailuku Redevelopment Plan facilitating development housing affordable to local families, so I think that would be a nice benefit to have. Any questions?

Ms. Betts Basinger: Members, any questions for Morgan? Warren?

Mr. Suzuki: Question. Morgan, you know, I've always been a stickler on the schedule. You talked about the fact that the 60% plans have been completed. So based on facts how does it compare to the schedule? Was it suppose to have been completed on time? Is it two weeks behind? Is it two weeks ahead? What is it relative to the schedule? You said the schedule hasn't changed, but how are tasks being achieved relative to the schedule?

Mr. Gerdel: I know from the last schedule I submitted the schedule hasn't changed.

Mr. Suzuki: What about – so when the 60% plans were done, was that on schedule?

Mr. Gerdel: That was on schedule, yes.

Mr. Suzuki: And that's the reason why I keep asking for a schedule.

Mr. Gerdel: Right.

Mr. Suzuki: And again I go back to before we even started this project, I talked about the schedule. Because you know as well as I do, you know, in the business that we're in, that things can easily slide. And unless you keep track of it very closely, you know, the slide can keep increasing and increasing to the point where the delays will become, you know, ridiculous.

Mr. Gerdel: Right.

Mr. Suzuki: So unless it's closely monitored, you know, you're not going to be able to know if and when there's no delays being occurred that maybe could be addressed so it comes back on schedule. So it's always important to have your schedule on hand.

Mr. Gerdel: Go ahead Erin.

Ms. Wade: I just wanted to comment that this month the schedule is definitely the same as it was last month. But it's likely next month that might not be the case because the deadline now for EA comments is the end of this month. So, yeah, they'll be making a determination early in February how to adjust the schedule, accordingly, if to adjust.

Mr. Gerdel: I can mention the original schedule they were going to submit for design review in February, so if there are design related changes that would push that to another date.

Ms. Wade: Right.

Mr. Mitchell: When is Public Works going to release the 60% drawings or are they going forward any kind of agency review?

Mr. Gerdel: We could probably request a copy of the drawings. But, like I said, it would be up to Public Works.

Ms. Betts Basinger: Members, would you like have that, yeah?

Mr. Suzuki: I think my recollection was they were going to make a presentation to us at 60%.

Mr. Mitchell: Yeah.

Ms. Wade: Yeah.

Ms. Betts Basinger: In February. But, would you still like to request – give you drawings?

Mr. Mitchell: Just to have them, it would be helpful to see them before the presentation. We'd have a better –

Ms. Wade: Are they any different than the drawings in the EA, to your knowledge Morgan?

Mr. Gerdel: I'm sure they are, but I can't say what the difference is.

Ms. Wade: Okay. We can certainly ask for that.

Mr. Mitchell: And we could qualify we don't need every structural sheet, but I think the overall elevations and plans. We don't need every sheet of the packet.

Ms. Betts Basinger: Any other comments members? Morgan, great analysis. Tremendously positive research. Thank you very much for this great report.

Mr. Gerdel: Okay. Thank you.

E. REPORTS (no action)

1. Task Status LU-3 Wailuku Municipal Parking Lot for period from December 16, 2011 to January 27, 2012 (B. Mitchell)

Ms. Betts Basinger: Okay members, we're done with our business. We move on to item number E which are our own reports. No action is going to be taken on these. The first is LU-3 the Wailuku Municipal Parking Lot. Since we last met, Bill, anything new?

Mr. Mitchell: We just heard it.

Ms. Betts Basinger: We heard it. Yeah. Thank you.

2. Task Status VPC-6 Parking Management for period from December 16, 2011 to January 27, 2012 (W. Suzuki)

Ms. Betts Basinger: On to item number two. Or any questions? Any other questions on the lot? Thanks Morgan. Number two, VPC-6, parking management for the period since we last met. Warren?

Mr. Suzuki: No.

3. Task Status LU-2 Improvement of the park space on the Vineyard side of the Iao Theater, for period from December 16, 2011 to January 27, 2012 (B. Mitchell for K. Popenuk)

Ms. Betts Basinger: And LU-2, improvement to the park space. Bill, I guess you're going to be reporting for Katharine.

Mr. Mitchell: Yes. Thank you. Well, everybody got a copy of this concept plan. And it just started really in our hunt for additional parking places. As we've been looking at the parking management plan, I think we've come to realization that regardless of when the parking structure may or may not be built, there's opportunities to find maybe a stall here or there throughout the town, and how could we do that? Well one of the sort of unorganized parking lots is, of course, the one next to the Iao Theater, behind the Police Substation. So we wanted to look at that and see if (a) parking could be maximized in that space, and (b) would there be an opportunity to do a – to create at least a cleaned up presentation from Market Street adjacent between this Iao Theater and the Police Substation because it really is so unattractive when everything else is being done.

So we did a quick plan to see are we going to lose parking, are we going to gain parking. I don't know if Richard is still here, but the way we calculated it, it nets out at 30 stalls basically. You could move the six parking places today that face the Police Substation, that is to face them at 90 degrees. The ones that are up closest to Market Street, spin them back into the lot, if you will and have the same number of stalls. So in doing that, it would give us the opportunity in that space

that's roughly 50 by, a dimension of 50 feet by 50 feet, to clean that up in some fashion knowing that there will be an ultimate, probably an ultimate plan, and there has been one, for the park itself. Could we do something relatively simple and an inexpensive that would be useable pedestrian space. So we did this very quickly. I sketched something up. Katharine was so kind to put in scale AUTOCAD drawing before she left. And this is really just to get everybody's feedback and comments. It may not be the final plan. But it does address the issue of grade change between the existing parking and trying to create a level upper pad for the pedestrian courtyard area. There had been a plan last year proposal to do with Maui Nui Botanical, some sort of native plant exhibit, and it looks like there could be an opportunity to do something similar in this. But the materials that we're suggesting would all be either, (a), reusable, or it could be removed easily. One being sand set pavers for the courtyard. Obviously very flexible and useable. The landscape, or key stone type wall, retaining the grade along the back of the parking lot, and then up the side of the side walk along Lao Theater. Again, easily installed and easily removed in the event that the ultimate park is developed, and some trees. I think, of course, we want to get agency reviews. We'd like reviews from WMSA and get their input from their design folks. WCA. First Friday. One of the conversations has been as First Friday has grown and their stage venue becomes cumbersome out on the corner of Market. Would there be a way to design this in a fashion that they could incorporate their stage venue in this and hold that function here. So we'd like to get some comments from them. And so this is again very conceptual, just needing and desiring everybody's comments with a thought that this is something achievable this year to make this happen, the upper courtyard park.

The parking lot we may have to punt that back to Public Works in terms of cost to develop it or pave it. But if you didn't do anything with it and left it exactly like it is, it's functions just as shown on this plan. We would keep the exit entry to the right side. Or in this case, if you're looking at the plan on the left side, or the north side, and just park in there like it currently is. Just relocate the wheel stop. So you could build this park with the existing parking conditions as they are and not change the parking count. So we look at that as an opportunity in making Market Street a little more friendly. And just because we have First Friday functions with Lao and any number of other things that happen. And noticed when we were at the reWailuku, the number of people that, you know, that put, that like – there are no outdoor eating spaces on Market Street. If you grab a taco across the street and you grab something, of course, the café is sit down, but there really is no place to congregate. And so one of the other elements I did mention that we put in here is if we could create a seat wall condition that people can sit on. That would be more of a quasi permanent structure but it would be less maintenance than furniture. So we could use a split face block material, similar match, the same that's used in the Police Substation and put a just a precast concrete cap on it and create a seat wall. So there's any number of fairly easy – I say inexpensive – but relatively inexpensive ways to clean that space up and make it useable. So that was the purpose of generating this plan, and hopefully get everybody's feedback – WMSA, WCA, First Friday, anybody else in the community. I guess there are some funds to create an engineer drawing . . . (inaudible) . . . The parks already has on the books so we could essentially get an engineered plan with drainage and all those things worked out through the Parks Department. And then I guess it's up to us how we can effectively efficiently get it built.

Ms. Betts Basinger: I think this is a really good project as well to put on our TIF project.

Mr. Mitchell: That would be –. Absolutely.

Ms. Betts Basinger: Can be easily done, and do we have this? Is this part of the conceptual drawings? Have we talked about putting this with the reWailuku exhibits?

Mr. Mitchell: Not yet. It could certainly be.

Ms. Betts Basinger: Maybe we should discuss that.

Mr. Suzuki: You know, TIF projects are great, but I think those are probably more longer term and larger scale. I think projects of this magnitude and the need for something to be done sooner than later. I would prefer not saying that it should be included in as a TIF project because –

Ms. Betts Basinger: Okay. Thank you. Also, can you tell me what the height is of the step down? If I were in the park – if I were parking?

Mr. Mitchell: About three feet.

Ms. Betts Basinger: Three feet.

Mr. Mitchell: About a three foot grade change.

Ms. Betts Basinger: I can't read this.

Mr. Mitchell: Yeah, the CAD – yeah, her labeling in the CAD was real small, but it's about a three foot grade, three and a half foot grade change between parking because we're assuming that landscape wall will be built up to create a, just flatten up the grade, upper courtyard space. And that's the grade, or grain back to the planter. And it may be that planter wants to get smaller to maximize the hardscape. If – certainly First Fridays could incorporate some sort of stage element in there so it's completely flexible. The 2,500 square feet I did a quick cost estimate. If I was go out and build it, I could do it for about \$50,000. We didn't – we don't have in there which maybe probably prudent to suggest is we don't have any additional lighting. We don't have any electrical for function, and both of those elements may want to be incorporated. And Richard Dan's concept is interesting. You know, maybe that's something that WMSA can look at with his property to see if there's some synergy between his lot. I'm sure how it work functionally, but anything to maximize parking we're interested in.

Ms. Betts Basinger: Any other comments? Warren?

Ms. Wade: You know, the challenge at this point was having it gravel is the grade change. And we lose a lot of stalls just because of the non – the way that the lot is graded or not graded, essentially. And recently we're still at this moment trying to figure out someone put no parking signs up because several people have gotten blocked in recently.

Mr. Mitchell: I saw that yesterday. Yeah, I wonder who's doing that?

Ms. Wade: No department has claimed responsibility. I talked to Police, Parks and Public Works and they all say they didn't do it. And the notices . . . (inaudible) . . .

Mr. Mitchell: It's painted –. It's painted –. Somebody else will paint, you know, in white paint on the gravel, no parking?

Ms. Wade: Yes.

Mr. Mitchell: That was pretty fresh.

Ms. Wade: Yeah, exactly. So, and it wasn't the Lao Theater either. So, but as a result there aren't 17 spaces. There's only like 14 spaces because of the no parking sign.

Mr. Mitchell: That's correct.

Ms. Wade: And functionally it's probably about right now what they have demarked to get two cars in back of each other.

Mr. Mitchell: So how soon can we move those wheel stops and put them back down and line them up with the back of the –? Because a third of the space, a third of that upper courtyard is already sectioned off.

Ms. Wade: Right.

Mr. Mitchell: So you've only got that little space that's barely six cars. So if Public Works can move them back maybe we acclimate everybody.

Ms. Betts Basinger: Members, do we want to have this on our agenda next month as a continued discussion item?

Mr. Mitchell: I think so. Can we – didn't take a vote on it? Once we get comments from everybody, is there anything to vote on it?

Ms. Betts Basinger: Well, voting just to put it on the agenda. I mean, that's an agreement.

Mr. Mitchell: Right. Yeah. Sure.

Ms. Betts Basinger: If we'd wanted to continue this, the discussion.

Ms. Wade: Well, the agreement I think today that we're looking to achieve is are you comfortable sending it out for agency review at this stage with a narrative that explains sort of what we're trying to accomplish here. And with the intent of putting it back on the next, next agenda.

Mr. Suzuki: Right.

Mr. Mitchell: Yeah.

Ms. Betts Basinger: I have gotten some feedback. There were some folks that were going to come testify but got sick. The only concern I've heard is whether this is going to be, if this were to happen, if we were to do this would it happen before or after what may or may not happen with the

municipal parking space. And this is really for merchants who are most concerned about not losing further stalls prior to some solution with the structure. I think from the community response at reWailuku everyone wants this kind of a thing in Wailuku town.

Ms. Wade: If it doesn't take away parking.

Ms. Betts Basinger: Yes.

Ms. Perreira: Jocelyn Perreira. Wailuku Main Street Association. I just would like to say that we will be working with Mr. Richard Dan to try to see if we can make this project and make it even better. It's an exciting project. It's a project that's, the vision is, this is closer to the vision that we had originally supported and so on and so forth so it has real good possibilities and it's kind of exciting to see what the possibilities are.

But Madame Chair with your indulgence because I forgot to tell you guys at the beginning. Robert Kimura has passed away. And I meant to tell that to the Maui Redevelopment Agency commissioners because for those us, for me, 26 years, but most of the time coming to Maui Redevelopment Agency, being a Maui Redevelopment Agency commissioner myself, we all know that Bob has faithfully come and he had become known as Mr. HRS 53. And I have to say that honestly it was because of Bob's diligence of -. You know, because we had - there are different groups of commissioners at any given time. And there are some groups of commissioners at times that would go off in left field on something and Bob was really cool because he would be the one that would always bring them back to focus on the fact that you're here because of the HRS 53 legislation. So I do want to let you all know that his funeral is tomorrow at St. Anthony's Church. If you don't want to stay a long time or go to the mass or anything, you can come, if you have an opportunity or a desire to, I would recommend you come between 10:30 a.m. and 11:00 a.m. because the mass starts at 11:00 a.m. and that would be, you know, probably the best time. But I did want to make that announcement today. Thank you for the opportunity.

4. Task Status Administration and Operations for period from December 16, 2011 to January 27, 2012 (A. Basinger)

Ms. Betts Basinger: Thank you Jocelyn. That is such sad news. Bob Kimura was one of the best things to look at from up here in the audience and he did in deed keep this MRA on track and ever reminding us of what we are here for. Probably one of this body's strongest advocates. He's missed. I've missed him over the last year. No, I didn't know. Okay.

Okay members, moving on to task status administration and operations. I think this is going to be very, very brief. We culminated our banner project. You have the -. It was - they were revealed at the last First Friday which was the first Friday of the new year. Sig Zane himself was here and made a few commemorative words. You know, it is true that the - what are they called? - Pink Tacoma trees are really reeking a challenge whether we want to turn the banners the other way so they're not going right into the trees. But we do need to start looking at that, and I know Bill has had some really good ideas about how they need to be pruned. And we have been getting good feed back on them, but I think the trees do get in the way a little bit.

We - Warren brought up at the last meeting that he would like to see us resurrect the banner

program itself, the one that we talked about that would include sponsors and actually become, could become a revenue source to maintain the banners. So did we want to talk about that? Warren?

Mr. Suzuki: . . . (inaudible) . . . It wasn't me.

Ms. Betts Basinger: It was in the minutes, just that you agreed with lots of testimony about people wanting to see something where the merchants could participate and we did chat about it.

Mr. Suzuki: My comment relative to the banners was to provide clear identification as far as for Wailuku.

Ms. Wade: The branding.

Mr. Suzuki: Yeah. But that was it.

Ms. Betts Basinger: So do we want to initiate a branding process, a branding program, under the MRA?

Ms. Wade: My feeling honestly is we should maybe wait till we see what the results of the community's feeling are with reWailuku. I think we'll have a much better sense of the coming identity, you know, at the end of that process.

Ms. Betts Basinger: I agree. So we're not going to forget about but it's just not raising to a high level of priority here. Speaking of which, Bill Mitchell had requested that we spend some time today revisiting our FY12 priorities that we worked on just about a year ago today, and I do have copies for everyone.

Mr. Suzuki: It's on the agenda?

Ms. Betts Basinger: On administration. This is just for discussion. This is on our website members. It's what we started out with in fiscal year 12. And if you look on the back there are all of the 35 tasks spelled out in the Wailuku Redevelopment Area Plan. You can see those that are completed. Completed in such a way also that might require continued management. The tasks in progress which are the tasks that we all voted to focus on this year, and the tasks not yet started which is one of the great promises of the reWailuku effort because it might help us decide what of these tasks not yet started might rise because of reWailuku to a task in progress. So, and beautifully every member, not necessarily having to, stepped up to oversee one of these and I do have that list that I want to pass out as well. Each one of you knows what project you volunteered to be staff on. But for right now we could probably –. Here it is. This is how it came out. And so if we go right down who picked up on what, starting with one which is LU-3 the parking lot. I think that's probably a no brainer, but it should remain.

Mr. Mitchell: Yeah, I mean, the parking structure is sort of, it's driven by Public Works, so we'll get to see it when we see it. There's not much we're going to get –. We're not leading the charge, sort of speak, on it.

Ms. Betts Basinger: Okay VPC-6, develop additional parking at the site of the existing municipal parking lot which is tied again with you Bill. VPC-7, update the comprehensive parking study for the Wailuku area. And VPC-9, develop a fee structure of the Wailuku Municipal parking lot to discourage long term parking. Working with Planning, working with MRA, OED, Department of Finance. Warren. Comments Warren?

Mr. Suzuki: I feel VPC-7 is still, you know, I'm still want to do that. I'm kind struggling a little bit about the reality of the ability to set up a fee structure . . . (inaudible) . . . Wailuku municipal parking lot.

Ms. Betts Basinger: As it exists, yeah.

Mr. Suzuki: I don't . . . (inaudible) . . .

Ms. Betts Basinger: Okay. So there's a suggestion to maybe not focus so much in the next fiscal year on the fee structure. Letting it evolve maybe. What do you think?

Mr. Mitchell: What I think would be useful is understanding ultimately if there is a fee structure, who controls it. The way I understand it right now, in order to impose any fee on any parking in Maui County it would have to go through the Council's budget process. Would it be valuable to see if that could be changed to Public Works so in the event that we ever do want or there is an opportunity to do a fee structure parking we could work with Public Works, and not have to go to the Council every budget hearing to do it?

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

Mr. Suzuki: I don't know if that's possible Bill because the revenues go to the County.

Mr. Mitchell: That's the question.

Mr. Suzuki: But I think the responsibility would almost always have to rely with the Council. They would have to authorize that that's their location, you know, for some sort of fee. James?

Mr. Mitchell: Public Works cannot even with Council's oversight they don't –? So that's the question, can Council –

Mr. Suzuki: It has to be approved by Council.

Mr. Mitchell: Regardless of the when, the where, and how?

Mr. James Giroux: Yeah. I think when you're going to create fees, the ordinance –

Mr. Mitchell: Right.

Mr. Giroux: An ordinance would be created. And once the ordinance would be created it would then be able to either delegate or create other mechanisms for the funneling of that money.

Mr. Mitchell: Would it be worth creating the ordinance so it's in place to use it at some point? I mean, it wouldn't be under our control but we would have some influence on it. Would it be worth creating the ordinance to create a fee for parking?

Ms. Michele McLean: I think it would be difficult for Council to give up that authority. I think that they would be really reluctant to give up that authority. That's just the political reality, yeah. I mean, it's a good idea to streamline the process. It's a good idea, but I think it's a . . . (inaudible) . . .

Mr. Mitchell: And I don't disagree. I think it's unfortunate because parking has embody value to it. And we're in a small town. You visit any small town anywhere, and the reason municipal lot looks like junk is because the County doesn't put any funds to maintain it. If there were an minimal way to charge something for a percentage of it, then there would be a mechanism or an avenue to create additional value in maintenance in the lot. Because I don't see it – I mean, short of the parking structure, I don't see the County ever investing a lot of money in their parking lot. I don't know how you do it. Unless there's an ordinance that's out, that's just allocated for parking improvements, another way, there can be a fund set aside for Wailuku municipal lot or other parking municipal lots in Wailuku town to maintain them in a better fashion.

Mr. Suzuki: I think the unfortunate thing Bill is that it's going to – whatever it ultimately ends up being for the municipal parking lot, it's going to have to be part of a larger comprehensive study of the available public parking stalls in Wailuku town, your on street and whatever else. And to think that you would be able to set up a fee structure just for the municipal parking lot and have all the other public stalls not have any sort of fee associated with that, I think it would be difficult.

Mr. Giroux: Just conceptually, not policy wise, but if you look in the County Code all of the County parking spots right now is by Code that they are either two hour parking, eight hour parking, 12-hour parking, that type of thing. So basically there would have to be some kind delineation, you know, within the County Code about not only the hours that you can park there, but then the fee that would be created. I mean that's just the nuts and bolts of it. It's not the policy of whether it should be or shouldn't be . . . (inaudible) . . .

Ms. Wade: That raises a question for me then. So does it have to go in two places, both in the annual budget and in the ordinance, or just in the ordinance?

Mr. Giroux: What would be created as an ordinance that would delineate that you could charge. And then in that ordinance it would refer to the County budget's process as delineated within the budget. And then every year the Council would re-look at how much they're charging. It's like our other fees.

Mr. Mitchell: What about usage times? Who regulates that, Public Works, 12-hours, two-hours?

Mr. Giroux: That's in the ordinance already.

Mr. Mitchell: It's in the ordinance. And do you have to amend that through Council?

Mr. Giroux: Uh-huh.

Mr. Mitchell: Because one of the discussion with the parking management plan is are we effectively using these two-hour, 12-hour spaces on Market Street? Should those really be 45-minute spaces because it's a lot of come and go rather than two-hours. Are we missing – I mean 12-hours stalls, I mean, we're essentially providing long term parking at no cost. Should those be two-hour stalls? So to change, to modify that, that would have to go to Council as well.

Mr. Giroux: Yes.

Mr. Mitchell: Okay.

Ms. Betts Basinger: And it is through Public Works, correct? They have that –

Mr. Giroux: Yeah. The way the – like, you know, with zoning, you do an ordinance. It's in Title 19. That's Planning. Then it's the same way. You create the ordinance. It goes into the Code in a certain area, and then the department then administrates that and takes over the administration of that.

Ms. Betts Basinger: And this is Public Works, and the MRA has talked from time to time with Public Works Department about this. And I think they would enjoy an opportunity for a partnership right now to help them with the parking. I kind of agree that it's a broad – parking in Wailuku is broad. It's not just under the MRA. But I think we've been tasked with VPC-9 probably just to remain a part of what's going on and maybe an initiator to some it to get people together, like Public Works, that can make it work. I think it sort enveloped in VPC-7.

Ms. Wade: Right. The fee system.

Ms. Betts Basinger: So maybe we can just view VPC-7 and 9 kind of as one, one overarching.

Ms. Wade: Yes.

Mr. Mitchell: Should we the MRA make –. I mean, the parking management plan was done for us. I don't think Public Works is going to charge anything with all due respect. So can one of our task this year, and maybe I can work with Warren, could we leave the charge on taking the parking management plan and making recommendations how to implement the things we think are useful, time frames, and knowing that fee probably will be a part of it. But least how long can you park in certain areas would be useful to look at and modify.

Ms. Betts Basinger: Well, last year this body said it's way up there. I mean, it's the second most important priority that we stated, and in my view it remains the same and probably will remain important to this body for a long time, so–. Number five, infrastructure four, I-4, evaluate and adopt tax increment financing district for the area. Mark is not here. When he was chatting with us at reWailuku he – he's working with Erin and I think Erin can give us an update on what's happening with that. We're a little bit behind on the schedule we thought we might be at in getting the ordinance prepared, but –.

Ms. Wade: Well, it's just the update I gave for reWailuku. We have to take the time to identify what projects we want to fund. He's pretty much on schedule in terms of projecting what our costs could

be except we're going to get a whole lot closer to our potential redevelopment opportunity now because we're going to be meeting with all the individual property owners. Before we were just meeting with them as sort of a group and getting, I'm going to invest \$5 million, and I'm going to maybe put \$300,000 in my building. But now we're really getting what their master plan project are for the next 30 years. So I think we're going to be – the document will be a whole lot more precise. It just takes more time. So, yeah, I expect by probably the end of this fiscal year we'll have a document ready.

Ms. Betts Basinger: July. June.

Ms. Wade: Yeah.

Ms. Betts Basinger: That's great. LU-5, create and operate a one-stop permit center. I think that we've done as much as we could to initiate beginning conversations with Police for the resource center. Lots of people have mentioned that the Jonathan Starr space where reWailuku is going on would be a great store front for that. I think we can move that down. It doesn't need to be, you know, at a level of six, but I think it's an ongoing responsibility of this agency. It's been there for a quite a while. And what it means essentially, you know, one stop permit center implies that it's a structure and, you know, it's staff. But really I think the essence of what it's meant was for that developer that may be looking to come in to the MRA, or in to the Wailuku Redevelopment Area, that they have a one-stop person, or one-stop that can walk them through the things that are germane. Well, it happens to be Erin.

Ms. Wade: Well, yeah, and I certainly don't have the authority to give them the permits from all the other departments, but I can walk them through. The thing for me, I think, that we might want to translate this to be is making the regulatory improvements that we keep tipping ourselves over. You know, the high parking requirements that we have for some uses, and the things we see repeat variance requests for. If we could change that, your permit number decreases dramatically because so many fewer applicants need to come through the variance process. So I think if we could maybe, for me, I would keep it as a high priority but conceptualize it as we've got to make some regulatory improvements.

Ms. Betts Basinger: And I guess I don't know how many of you noticed that Council is getting ready to pass out a committee to increase the permit re-application time from 180-days to five-years. So those kind of regulatory changes could be hugely helpful. And MD-3, developed a visitor market development plan. I think we've already done that. Well not specific to visitor, but I think the overall market study.

Ms. Wade: Like I said focus on your local people and visitors will come.

Ms. Betts Basinger: Yeah. You know, one of the interesting things about the success of First Friday from merchants telling me that four years ago when First Friday first started, their mix of customers was maybe 90% local, 10% tourists that would stop by every once in a while. Since First Friday and the number of tourists that come and then they go back and they tell their friends, go this little shop in Wailuku, it's now clearly a 60/40 – 60% local, 40% visitors – so that's humongous. That's just huge side effect of the festival. It's still one of our tasks and the Mayor, Mayor Arakawa in his previous term was very actively involved with OED. He had a task force that people in this body

were on, so there is already a foundational document that's the results of what that task force. I'd like to leave it on, but, you know, just because it's a part of the overall. LU-2, of course, is the park, and it looks like this is going to be something that would stay with us. Not yet started, acquire an access easement off of Main Street into the municipal parking lot; VPC-4, improve the cross walk at the intersection of Main and Church; and VPC-8, review and provide recommendations on vehicular and pedestrian circulation improvements.

reWailuku is really going to really prioritize these for us, and that feedback we'll have not too long. Was there anything else on the big, big list that anyone thought should be resurrected or –? You know, adopt a property tax abatement ordinance. That's something that was completed by this body. It's in completed task number 18. But it's expired. I think as we continue to get feedback from Mark Freudenberger on the TIF ordinance.

Ms. Wade: David.

Ms. Betts Basinger: I know Warren and I had a little bit of concerns about double dipping on the folks within the MRA area. And that if it's going to be a TIF where it's coming out of the property taxes and kind of invisible, that's one thing. But if you're going to start adding assessments and so on that's another. But a property tax abatement does support those property owners that want to do something else. It's a tool. It's another tool.

Mr. Mitchell: Was this the – you redeveloped your property, you get a tax.

Ms. Betts Basinger: For seven years.

Mr. Mitchell: For seven years, yeah.

Ms. Betts Basinger: You get a property tax abatement.

Mr. Mitchell: Yeah, I tried to use it, and found out nobody had ever used it. So when I tried to use it, nobody knew what it was, interestingly enough.

Ms. Betts Basinger: Yeah, you know, the ordinance was passed by Council. I think that the one big flaw in it was that it was too short of a window. It only gave property owners two years to get everything together that they needed to do. And then it disappeared. It timed out.

Mr. Mitchell: Yeah, well, for what it's worth, the other catch to it was is if your property hadn't been recently re-assessed, you may be better off to keep the lower assessment before you redeveloped and that's what I found out. Because when you redevelop you'll get the tax abatement, but your value has already gone up, so it may or may not.

Ms. Betts Basinger: So it doesn't sound like it's something we want.

Mr. Mitchell: No.

Ms. Wade: It would be directly contradictory to the tax increment if we get it.

Mr. Mitchell: Right.

Ms. Wade: You know the MD-4 at the very bottom, business recruitment initiative. Wailuku Community Association (WCA) when we met with them in December really expressed an interest in sort of starting to take a lead on that and working with retention primarily and recruitment. And I think they're going to be gaining capacity, just people are getting really, with First Friday. You know, they're seeing, people are seeing exposure of the community association through the First Friday activities, and they're building their capacities. They've gotten a lot more people working on that event now. And they're getting good at this recruitment and retention just through the recruitment and retention with the First Friday there's a waiting list. So, I think it would be good to work with them, and then ultimately as we get – we're hearing things from people too like wouldn't it be great if I restored my historic facade if I can get a low interest loan, you know, to do those kinds of things. I think there's going to be a number of economic development tools that we might want to work with the Small Business Resource Center, with the Office of Economic Development, to create a package that's targeted for the redevelopment area. And maybe even can be accessed through WCA, you know, potentially, or through us. But, I think that would be a good partnership because they're on the street and know what's going on every single day, you know.

Mr. Mitchell: Who is the primary contact person with WCA? Is there?

Ms. Betts Basinger: Richard Priest is their current president. Saedene Ota, and who's the rest of the board?

Ms. Wade: Ashley Takitani. Stephanie Ohigashi.

Ms. Betts Basinger: Stephanie Ohigashi. Okay, what we'll do is kind of revamp this and continue the discussion next month, so if you think of anything that might go into there. I kind of wanted to quickly get to our budget. I didn't think – here it is. Erin brought –. How does this happen? Okay, does everyone have the cash flow report? Okay. Erin?

F. BUDGET

- 1. Cash-flow report (possible action)**
- 2. Discussion on remaining budget for FY 2012**

Ms. Wade: Okay, I took what Sandi had given, you know, her regular report, and this was the format I think you folks asked that it be broken out into. This is sort of the first time we've had a chance to do that. And it doesn't match Sandi's precisely because I've submitted P.O.'s for things that she doesn't have on her records yet. So some of the things that we've spent in the last, or we've encumbered money for recently are on here and aren't on hers. So I think actually this, our cash balance, at the bottom, the \$52,000 remaining is probably more accurate than the \$68,000 that she's showing right now because I have everything that we've encumbered.

I suppose, what you can see here, we've spent a little more in areas and a little less in other areas, but overall we're doing pretty good. There are definite pockets of resources that we haven't used,

and probably at this stage in the fiscal aren't going use for what it's described to be. So as we move forward with either this, you know, parking and park project or other things, it might be a good idea. I can for the next time schedule this for action if you want to reallocate some funds.

Mr. Mitchell: We can do that? We can take the balance of what's left and reallocate to a project?

Ms. Betts Basinger: That's correct.

Mr. Suzuki: Right.

Ms. Betts Basinger: And we would want to do that before the end of –

Mr. Mitchell: This fiscal year.

Mr. Suzuki: But I think what's important to understand is the timing that's required to get whatever point that we need to before the amount can be truly encumbered. So I don't know how much time between now and then, you know, we're going to need to get to –. So we need to be, in order for it be encumbered, we have to have bids in hand?

Ms. Wade: Yes. Right.

Mr. Suzuki: So, if you look at –

Mr. Mitchell: I see.

Mr. Suzuki: Right, so if you put yourself today, recognizing that by the first of June, we'd have to make some sort of decision. You know is that sufficient time to get through a design, the bid documents, the bid ads, and have the bids in hand, and be able to, either sign a contract? What, is it sign a contract, NTP, or what, select a consultant?

Ms. Wade: Consultant selection don't you have to have –? You'd have to have gone through the RFP process and selected your consultant to be able to encumber the funds for the year.

Ms. McLean: In order to encumber the funds you have to have your purchase mechanism established. So whether that's a contractor, a P.O., it needs to be defined who the contractor is.

Mr. Suzuki: So we have to have a contract.

Mr. Mitchell: So is June 1st the cut off?

Ms. Wade: No. Realistically we should consider May 1st the cut off.

Mr. Suzuki: You know, if you bid ad, you know 30 days, and that's the time . . . (inaudible). . .

Ms. Betts Basinger: And it also depends on the bid cost of what that bid is going to be. Some things don't have to go. If it's above a certain amount of money or below a certain amount of money.

Mr. Mitchell: What's the threshold? Do you know?

Ms. Betts Basinger: Well, there are several.

Ms. Wade: For which piece?

Ms. Betts Basinger: For example, our maintenance contract.

Mr. Mitchell: Like for like if we wanted to use – the MRA wanted to do the upper courtyard of the park.

Ms. Wade: At \$50,000.

Mr. Mitchell: At \$50,000.

Ms. Wade: You go through the whole nine.

Mr. Mitchell: Through the whole process.

Ms. Wade: Yeah.

Ms. McLean: Unless you separate it into components.

Mr. Mitchell: There you go. That's what I like. Creative thinking.

Ms. McLean: Different contractors for the different parts. You know, one for grading, one for doing the pavers, one for doing the wall, if they're all separate vendors.

Ms. Wade: \$24,900.

Ms. McLean: It's up to \$24,000 is just written quotes. You don't have to do solicitations. So, yeah, it would be written quotes.

Ms. Betts Basinger: And that helps the MRA if the MRA is going to be a project manager on it.

Mr. Mitchell: Warren, would you have a – Warren or Madame Chair, would you have any objection to the MRA doing that?

Ms. Betts Basinger: I have no objections whatsoever.

Ms. Wade: What was the question?

Mr. Mitchell: If the MRA were overseeing the project.

Ms. Wade: Who's the MRA?

Mr. Mitchell: Us.

Ms. Wade: Okay, but who answers the question when the contractor has one?

Mr. Mitchell: Me.

Ms. Wade: Okay, so delegating the responsibility to the task person.

Mr. Mitchell: Right.

Ms. Betts Basinger: This body would, I think, need to have a motion to – is it a committee? Would this fall under committee?

Mr. Giroux: Well, you could use your investigatory function. It's just that being that he's going to be making executive decisions it's kind of tough because you would have to delineate, I guess, the scope of his authority in that area. You know what I mean?

Mr. Mitchell: We'd have a written bid, and that would be agreed on. There would be no financial implications to it. It would be can you come out and look at –

Mr. Suzuki: So you'd be under contract with the MRA?

Mr. Mitchell: No, I'm not contract – I'm not the contractor, no. I'm not suggesting that.

Mr. Suzuki: You would be the MRA rep.

Mr. Mitchell: I'd be an MRA rep. Correct.

Mr. Suzuki: For me, the concern would be the liability that would be assumed by MRA.

Mr. Mitchell: And that's a good question.

Ms. McLean: I think the contract, or the – well, I know the contract or the P. O. would be with the Planning Department.

Mr. Mitchell: It will.

Ms. McLean: Because the funds are expended through the Planning Department. The MRA doesn't have it's own account. And so, that responsibility would rest with the Planning Department. But in terms of the contractor having a point of contact, if the MRA designates Bill to be, then Bill could be the Department's point of contact. But the payee would be the Planning Department so we would be the ones responsible. And he would be acting in his role as a County official.

Mr. Suzuki: Right. So when you talked about, you know, being like the project manager, you're talking doing the design also, Bill?

Mr. Mitchell: No. No, the design –. The Parks Department already has some money left for design and that would all be engineered by a consultant.

Mr. Suzuki: So just general oversight on behalf of the MRA.

Mr. Mitchell: Right. Right. And in fact, probably if there's enough money I think in the consultant left over, the remaining fee, to actually have the consultant also do some CA as well. So the actual engineer would do the technical analysis if you will. I would just be representing the MRA saying that's the obtained, that's the objective we're looking for.

Mr. Suzuki: Okay.

Ms. Betts Basinger: I think this is a perfect example members of why the people who wrote the plan said the first thing we needed to do was have a manager. That would be that person for all of these things.

Ms. Wade: Except I think Bill so much talented than any manager could ever be with this. I mean, thank you for volunteering.

Mr. Mitchell: Well, I'm just looking at it a way to get it done without spending \$200,000 when it can be done relatively inexpensively. And if we're the redevelopment agency, it would seem like we should redevelop something. Call me crazy.

Ms. Wade: Yeah. Okay, so that's the budget report, and I will put it on for action next agenda.

G. NEXT MEETING DATE: February 24, 2012

Ms. Betts Basinger: Thank you. Okay, members, before we close, is there anything else other than what we've already mentioned that we want on the agenda for the next meeting?

Ms. Wade: You'll be also seeing the final design review for the Kahawai Housing Project.

Ms. Betts Basinger: Okay.

Ms. Wade: The EA is complete and they're ready to proceed.

Ms. Betts Basinger: We did have questions from the testifiers earlier about when the reWailuku final report was going to be -. And is that it, the lao Theater?

Ms. Wade: Yes. So the final report will be March 28th.

Ms. Betts Basinger: Okay very good. And before we close, a couple of things. Erin brought us the press release from the County about reWailuku, and I just think that this quote, if you haven't read it, is awesome.

"O'oka Supermarket, Crest Store, Ikeda's, Roland Shoes, Gilbert's, Wakamatsu Fishmarket, Yokouchi Bakery – these were family operations that made up the heart and soul of Wailuku town, said Mayor Alan Arakawa. They're gone now but Wailuku has good bones. We can rebuilt it and create a new community if we plan it right.

But for that to happen, people need to come forward and be a part of the discussion.”

So I think that’s just very powerful for the work of those involved in reWailuku. And with that, at 2:38 p.m., this meeting is adjourned.

H. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:38 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Alexa Betts Basinger, Chair
William Mitchell
Warren Suzuki

Excused:

Katharine Popenuk, Vice-Chair
Mark Walker

Others:

Michele Chouteau McLean, Deputy Planning Director
Erin Wade, Small Town Planner
James Giroux, Deputy Corporation Counsel
David Yamashita, Staff Planner, Long Range Division
Kathleen Kern, Staff Planner, Long Range Division

Morgan Gerdel, Parking Structure Coordinator