

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 24, 2012**

APPROVED 03-23-2012

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 1:03 p.m. Friday, February 24, 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: . . . 14th meeting of this particular MRA board. I thought I was going to be able at this point to say how wonderful it was to have a full house. I'm still hoping Mark Walker shows up. But with us today, Commissioner Warren Suzuki, Vice-Chair Katharine Popenuk, Bill Mitchell, myself, and staff James Giroux, Erin Wade, and Morgan Gerdel ready to give his report later, and Michele McLean, Leilani Ramoran. Thank you everyone for being here.

I don't know how many of you had the opportunity to see the Mayor's state of the county address this morning, but I want to share with this body and this group that the message he was passing through was BE BOLD. As we move toward the future, be thinking about those folks 20 years from today and to be bold. So on that, we're going to start with the approval of the minutes of the January 27th 2012 meeting. Did everyone receive those minutes and have a chance to review them?

B. APPROVAL OF THE MINUTES OF THE JANUARY 27, 2012 (via e-mail)

Mr. Warren Suzuki: Move to accept.

Mr. William Mitchell: Second.

Ms. Betts Basinger: It's been moved and accepted to approve.

It was moved by Mr. Warren Suzuki, seconded by Mr. William Mitchell, then without any objections from the board, the January 27, 2012 Maui Redevelopment Agency meeting minutes were accepted and approved as presented.

C. PUBLIC TESTIMONY

Ms. Betts Basinger: Moving on to item number (C), public testimony. At this point public testimony will be taken. There will be three minutes per testifier, and with the recommendation of the chair, additional time may be granted. Step forward and state your name.

Ms. Yuki Sugimura: Good afternoon MRA. It's so good to be here. I'm Yuki Lei Sugimura. And I just wanted to – I know that besides having many, many successes that you have as an organization that unfortunately soon Alexa's term as chair is coming up, and I love her newsletters as they're displayed here. I see them all around in Wailuku town and I hope somebody will continue to do that because I think it's an important role of the MRA to communicate and be the communicator in terms of what you have accomplished and what you have done and what you look forward to do. So I hope that continues and I hope you continue doing the visits with our elected officials and the Mayor, and just kind of keep that conversation going.

I do also want to put forth and congratulate you on doing the reWailuku efforts. Amazing. Just amazing to see the amount of people that flooded in and gave their comments. And it was a very refreshing way of soliciting input from people, and it was very non-threatening. At Wailuku First Friday, it was also a day that reWailuku was opened and they were all kind of people in there. And people maybe who would not have had the opportunity of giving public input to plans for Wailuku were there. And so congratulations on that.

I also want to just give you a brief thank you for supporting Wailuku First Friday. As you know we are growing and have had some challenges with security, and I appreciate it. As you know, we now extend our police presence. Our event ends at nine. We extend our police presence till 10:30 just because we want to make sure our vendors are closed up and gone, and our cleaning people are at their tail of their cleaning, and that it is a safe street again because we had an incident like three months ago. So we are aware of challenges that we're running into. We are expanding around the block sort of speak, and as we grow we're trying to do it with all eyes and ears on really what is our major concern is through our successes, we know that we have a great responsibility of security and safety for people. So I see we have police in our audience and they help us at First Friday. I can never thank them enough because if it wasn't for them, we wouldn't have grown the way that we have.

Ms. Betts Basinger: Thank you. Questions?

Mr. Suzuki: Question. Thank you. You know this issue as far as First Friday, what is it suppose to be? I mean, is it a party? Is this, you know, what is it? Is it to highlight the Wailuku town? Is it to highlight the merchants along Market Street? You know, what is the purpose of First Friday?

Ms. Sugimura: So all of the above. Wailuku First Friday is not called such, but it's in the Wailuku Redevelopment Area Plan, under marketing efforts – I forget the MD-something – it does call for street festivals and an effort to bring people back to Wailuku. Of course our –. One of our goals is to honor and respect the merchants that are there, and to bring people, you know, to come back to Wailuku who may not have come for awhile. It is a community event so people can come for free, you know, there's no fee to walk in, no admission fee, to enjoy a night out with your family and friends. So it's to build community. And of course safety is a huge, huge concern of mines. So as we've grown –. Of course, you know, not all the merchants stay open. And a lot of them are professional people so they wouldn't necessarily stay open and

have anything to sell because they're lawyers and engineers and you know people like that are more for the day people. But we do also have the street vendors which provides another opportunity for people to explore, you know, pause, shop, whatever. Lao Theater is often open. This next First Friday coming up Lao Theater has Grease performance going and they're charging \$22 per person, but they're still, you know, up and running. People choose restaurants and different businesses chose First Friday as a time to launch things, so we know it's working. It's a big coordination job, but we've been doing this for four years so we've had growing steps, baby steps, that we've taken. And we've at a point now where, you know, we've had some successes. We're still working at it.

Ms. Betts Basinger: Warren?

Mr. Suzuki: The reason I'm asking that question is because it seems like what has happened at First Friday has carried on to the other small towns like Makawao, Paia, I guess. I'm not too sure where else. But just kind of thinking, you know, the basic purpose should be to recognize the merchants that are there, use them as a base and build from there, and not do anything that will be inconsistent with the merchant are there. And I don't know, I haven't been to First Friday. I mean, to me, in my personal . . . (inaudible) . . . it's a party so I just stay home. But every time I've asked that question, I'm not clear as to, you know, really what is First Friday. Is it like I said a party or to enhance the people coming to Wailuku, Market Street especially, to see what is there. But anyway.

Ms. Sugimura: Yeah.

Ms. Betts Basinger: Any other questions?

Ms. Sugimura: So I think the other town is – so it goes we're first, second is Lahaina, third is Makawao, and the fourth is Paia. There's sometimes a fifth Friday which I think today the Mayor said he wanted to also look at Lanai and Molokai.

Ms. Betts Basinger: Yeah. Bill?

Mr. Mitchell: I'm curious, later in the evening, does the municipal lot fill up completely?

Ms. Sugimura: Uh-huh.

Mr. Mitchell: It does?

Ms. Sugimura: It does.

Mr. Mitchell: Okay. Thank you.

Ms. Betts Basinger: The municipal lot?

Mr. Mitchell: The municipal parking, it's full.

Ms. Sugimura: It's pretty – it's full pretty early on.

Ms. Betts Basinger: Any other questions members? Thank you. Is there anyone else wishing to give testimony?

Mr. Mark Walker: I'd like to just invite Warren to First Friday. You can be my guest Warren. I'll buy you the first – no?

Mr. Suzuki: I don't drink.

D. MAUI REDEVELOPMENT AGENCY BUSINESS

1. MS. SHERRI DODSON of HABITAT FOR HUMANITY MAUI, INC., requesting design review and approval for Kahawai Multi-Family Housing Project at 2024 Kahawai Street, Wailuku, HI 96793 TMK (2) 3-4-033:002 - (E. Wade)

Ms. Betts Basinger: Chair would like to welcome Mark Walker to the meeting. And now I can say, it's good to see a full house today. We deferred for a few minutes for you. Moving on then to item number (D), Maui Redevelopment Agency business. Number one, Ms. Sherri Dodson of Habitat for Humanity, Inc., requesting design review and approval for Kahawai Multi-Family Housing Project at 2024 Kahawai Street, Wailuku. Erin.

Ms. Erin Wade: Thank you. This matter arises today from an application to the Maui Redevelopment Agency which was filed back in April of 2010. The application was filed by Sherri Dodson, the Executive Director of Habitat for Humanity, for approximately 11,187 square feet of land on Kahawai Street in Happy Valley. The MRA reviewed three variance requests and took action on those three variance requests which included a waiver to allow improvements on Kahawai Street, a waiver for improvement on Lewa Street, and a waiver from the design guidelines for the use of wood windows. However, the board deferred design review on the project until following the community input process that was going to be a part of the Environmental Assessment (EA) document. So as of today, the community input has completed and a report was done, and the applicant has determined to move forward with the present design so they're here today asking for a design review. And Sherri Dodson is here in the audience. Did you want to say something Sherri?

Ms. Sherri Dodson: I guess it has been quite sometime since I've been here and I see there's new members. I don't know if perhaps you guys have some questions for me. I do have photos of the project if you don't have them. But if you, or any if any of the members have questions.

Mr. Walker: Maybe just for our benefit, just a quick overview.

Ms. Dodson: Habitat for Humanity, we are a non-profit affordable developer. We bought some land in Happy Valley quite a few years ago, and it was an attempt to maximize the amount of units that we produced in the affordable range that we decided to do a condominium, a three-story home ownership. We will be building the project. We have a demo contractor who's in

house, and we will be using volunteer labor for everything that we can except for the subs that we need to, you know, be licensed. Then we will turn around and sell the units. We are the lender. We're the mortgage company. We'll sell them at a zero percent interest mortgage. And because we're the lender we can do a 20-year, 30-year, or 40-year depending on who the applicants are. So it will be open to anybody who wants to live in a condominium in Wailuku. And then we service the mortgage over the 20-year, 30-year, or 40-year period. And we provide surround services for our families both prior to applying, during the application period, during the building period, and then throughout the course of the mortgage. This encompasses everything from homeowner education, home maintenance courses, credit counseling, budget counseling, debt management, to everything from, you know, attending baby luau once they move in and all that type of stuff. We call them partner families because they definitely are partners for us. So that's pretty much a nut shell.

Just a side note, this isn't new to Habitat, these, going vertical. We are sort of following along an affiliate in greater San Francisco that's in the process of building a 36-unit condominium right now. And I've been up to see the project and my construction supervisor has, and our contractor has been talking to them about, you know, how they did it and all that kind of stuff, so we've kind of got a big sister following along.

Mr. Mark Walker: Thank you. I'm just curious. So do you have a resell restrictions? I'm just curious.

Ms. Dodson: Of course, yeah. Because these are zero percentage mortgage which as far as I know is the best deal in town.

Mr. Walker: Right. Or you could pay them.

Ms. Dodson: That's true. Sometimes I think we do. And because we don't charge any profit, obviously these units are going to be well below market value. So what we do is we have a policy where we take a silent second mortgage, and it's the difference between the market value and what we sell it for. It's forgiven over a course of 20-years, so there's a 20-year restriction.

Mr. Mitchell: Is this the first multi-family project for Habitat on Maui?

Ms. Dodson: On Maui, yes. It won't be our last.

Ms. Betts Basinger: Any other questions, comments, members? Are you going to make a recommendation or are we going to call for –?

Mr. Suzuki: I have a question for staff. Erin, at the meeting where we deferred action, I guess, because at that time we couldn't come to any sort consensus or we didn't . . . (inaudible) . . . to move it forward, so it was deferred back, you know, to Habitat to conduct a community meeting. My understanding was that technically speaking we, as the MRA, should – would not have been able to take final action until the EA has been done anyway?

Ms. Wade: Right. This went back and forth a couple of times about whether or not that was the case, and we had this discussion regarding the parking structure also. The reality of our design review is it's actually not part of the building permit process. It's just – it's like the Urban Design Review Board so they can technically comment at any point in the process for their design review. If they were to amend the design as part of the EA process, they would have to come back and get an amended design review. But, they can comment at any point in the process for it.

Mr. Suzuki: So we can give them? We could have gotten final approval even before the EA has been processed?

Ms. Wade: We could have, but as you've said, they weren't . . . (inaudible) . . . of time.

Ms. Dodson: Do you mind if I sit down?

Ms. Wade: Absolutely.

Ms. Betts Basinger: Any other questions before she sits down members? Okay, thank you Sherri. One more question Sherri, don't sit down.

Mr. Suzuki: Sherri, the parking or the flow of traffic along Kahawai is fairly bad when you have cars parked on both sides of the street. I drive that street quite often because my in-laws live back there. So when cars are parked on the sides that fronts Lao Stream, are you going to allow cars to park along the front of this project? Because if you do, then it could potentially create problems. You're not doing any sort of curb and gutters. You've got to wait or have to put in curb and gutters, so you're not doing sort of road widening. So, what sort of restrictions, you know, would there be need for cars can or cannot park along this portion of Kahawai that fronts the project?

Ms. Dodson: My understanding is that we can't restrict it. It's County law whether, you know, with the parking, but I know that was a big concern at the community meeting. And we followed up with Councilman Victorino to see if we couldn't do an ordinance to limit especially in that first 100 yards as you come up to the intersection to, you know, provide for no parking on either side of the road, so that it would be easier for cars to turn in and turn out. I can't tell you what the status of that is. I know that Victorino was drafting an ordinance to that effect, but I don't know where it is.

Mr. Suzuki: You know, I realize that the portion that doesn't front the project, you know, really is something that . . . (inaudible) . . . , but what about the portion that fronts your project because, you know, could we as the MRA, James, put a condition that they shall not be any parking along Kahawai fronting the project?

Mr. James Giroux: I think if it's a County road it's got to. If the County is going to give tickets or anything like that it has to be in the ordinance, so that's the problem.

Ms. Dodson: The design of it is that we've got a pretty, you know, big driveway you know because cars need to go in and out, and so there's going to be very limited area for cars to park on either side of that driveway. So, I mean, you know, I know that there's a real problem right now with people parking on our lot and across the street. Obviously it's got, you know, the cars parking on our side of the street is going to be limited because we have a driveway. It's going to take up a good portion of the –. And they obviously can't park right in front of the driveway.

Mr. Suzuki: Alexa?

Ms. Betts Basinger: Go ahead.

Mr. Suzuki: You know, as far as the rest of the question, you know, Sherri, because I was the one that, you know, requested that Habitat for Humanity go and have that public, you know, informational meeting first. So I did speak to my father-in-law, and he got the invitation. He wasn't able to attend, but I noticed from the list that there were several people that I know of that attended. But I guess my question and you provided us with a summary from the stand point of, you know, what sort of comments might have been made, and responses and all that. Have you folks gone back to the community and shared with them what the position is because a lot of times, you know, when you hold public information meetings, the first opportunity is to listen to what their comments are, and then, subsequent to that go back and say, okay, this is what we've been able to do in response to the comments we can provide. And I don't know if you folks did that. Like I know you folks provided response in a summary form you gave to us, but did you folks every go back to the community and share with them, you know, what you have been able to do and have not been able to do based upon the comments that they provided you with?

Ms. Dodson: Yeah, at the meeting we requested that if anybody wanted to give us their e-mail address that we would keep them informed as things went on. And we have had discussions with a lot of people who have e-mailed back and forth. In fact, just a couple of days ago somebody came into the office, came down to our office, a neighbor, he actually is the one who developed that Lewa Place and indicated that our neighbor on the other side had, you know, recently dumped a lot of cars on our lot and that our grass was getting high again. And he couldn't call the police for the cars, so he asked that we do and he asked that we trim the lot. So yeah there's been a lot of communication. We plan to continue the communication as well. When we do the ground breaking we plan to invite all the neighbors, not just the ones who showed up at the, at the public hearing. There, definitely at the public hearing, there seemed to be a couple of people who stood out as leaders and who were sort of taking the lead, and they have stayed that way. They've stayed in communication with us via e-mail. So in answering to your question, yes, we have stayed in touch with them, and we plan to continue our conversations with them. We hope to include them in all. They're great neighbors. They've been watching out lot for us, and I think we've been fairly responsive to their needs and wants.

Ms. Wade: Sherri, on the Kahawai side of the street, isn't there a big drainage inlet or something at that location? Would that limit the ability to park next to the complex there as it's built up? Because I think you folks had to make the improvements, is that right?

Ms. Dodson: Yes, but we also have landscaping around it too. The landscaping is going to come all the way out to the road, so I don't think – again, I don't really think that anybody –. It's a very limited amount of space for anybody to park anyway.

Ms. Betts Basinger: Members, any further questions of the applicant? Sherri, regarding your conversation with Council Member Victorino regarding the parking, would you like this committee to inquire to its status?

Ms. Dodson: Sure.

Ms. Betts Basinger: Warren, would like an update on that?

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

Ms. Betts Basinger: No, are you interested in having, having staff follow up on Council Member Victorino's parking?

Ms. Dodson: Yes. Thank you.

Ms. Betts Basinger: Any other questions members? Okay, seeing none, Chair is looking for a motion to approve the design review. I'm sorry. At this point we're going to open up for public testimony as this was a public hearing, so anyone wishing to step forward on this agenda item please do so at this time. State your name. Seeing none, chair is looking for a motion to approve the design.

Mr. Mitchell: I make the motion to approve, and I think it's a nicely designed building for an affordable multi-family. It's got a lot of, a lot of detail to it that you wouldn't normally see so it would be great to see this built to sort of a standard for what could be done in an affordable multi-family product. So I'll make that motion to approve as submitted.

Ms. Betts Basinger: Any second for discussion?

Mr. Walker: Second.

Ms. Betts Basinger: Okay, it's been moved and seconded to approve the design review as presented at this meeting, and that would mean with the waivers this body already provided. Any discussion? And we have one member who's recused. Warren, discussion? Okay, it's been moved and seconded to approve the design review before us today. All those in favor please indicate by saying aye.

Agency Members: "Aye."

Ms. Betts Basinger: Opposed? None opposed. Thank you. Thank you very much.

Ms. Dodson: Thank you.

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

**VOTED: to approve as submitted.
(Assenting: W. Mitchell, W. Suzuki, and M. Walker
Recused: K. Popenuk)**

Ms. Betts Basinger: Chair is calling a five minute recess to prepare. Thank you.

(The Maui Redevelopment Agency recessed at approximately 1:26 p.m., and reconvened at approximately 1:30 p.m.)

- 2. Status report on the reWailuku Project activities and presentation of preliminary findings from open house activity and design workshop from January 23 2012, to February 10, 2012. Final Presentation to occur at Lao Theater on March 28, 2012. This is a discussion item with no action. (E. Wade & D. Yamashita)**

Ms. Betts Basinger: . . . is reconvened. We are preparing at this point for item (D-2), status report on the reWailuku update and potential discussion on schedule – I'm sorry – and the presentation of preliminary findings from open house activity and design workshop from January 23rd to February 10th 2012. Final presentation to occur at Lao Theater on March 28th 2012. This is a discussion item with no action. The chair will open up after the presentation for public testimony. Thank you. Erin.

Ms. Wade: Thank you. I'm excited to be presenting about a third of the way through the reWailuku project now. We, at this point, as the Chair mentioned, have had three weeks of a public information session down at 1980 Main Street. We opened up a store front and allowed the public to come in, and review documents and plans and existing conditions, and a whole number of things. I'm joined today by Dave Yamashita who was a key partner in this whole project. He actually lead the design team during the last week which involved both the nationally renowned expert Dan Burden and Allan Fujimori from Belt Collins in Hawaii, or in Honolulu. And also ad hoc members of the design community came in and sketched things up over time so it was a really interesting and evolutionary process during design which is February 6th to the 10th.

I want to thank also members Katharine Popenuk, Bill Mitchell, and as well Morgan Gerdel. They all spent a good deal of time either looking at things in advance that we could bring to the group to review, or coming down, spending time in the shop. Morgan actually did several graphics for us that were extremely educational for the community so it was wonderful to have the team approach.

The project essentially at this point included two activities. One was a lot of outreach and trying to get a whole lot of the grass roots community involved and the majority of that task was taken on by the Wailuku Community Association. Saedene Ota and Ashley Takitani has been working on to help us develop a brand for reWailuku and with the outreach, with the media

communications, with fantastic results. We had the Governor actually come visit the reWailuku shop. The Mayor came several times, and almost all the department directors came through so it was a really, really . . . (inaudible). . . And of course, our local Councilman Victorino as well. It was really good.

What I wanted to do today is basically go through a very short segment of the presentation that we gave on February 10th, which are essentially the key findings of . . .(inaudible) . . . And then what we're going to talk about next is how we're going to package this all up to be useful for the redevelopment agency.

So what I explained on Friday the 10th was basically we started – we embarked on this process because of three sort of converging issues that were all in motion within the redevelopment area. The first was we're coming towards the end, or towards a really critical design decision time for the parking structure. And there were both support and concerns being voiced and we knew that we had to offer an opportunity for greater input. The second was as the redevelopment agency were embarking on a financing plan for downtown Wailuku and the design expert said, well, I got to know what you want to pay for with the funding that I'm going to be pulling together for you folks, so what is it exactly that you want to pay for? And the third and probably the most dynamic element that is out of our control is the timing in Wailuku town. This timing element and I've presented this to the property owner's group originally. This slide was sort of thing that teed off this whole redevelopment or the reWailuku activity because I think it really inspired people that while past efforts have brought us a long way, this moment in time is different for a lot of reasons. And those are –.

At this point in time, the island of Maui's population has more than tripled since Wailuku's hay day in the 50s, and there's almost 45,000 people within a three mile radius of downtown Wailuku. So when we did our market study that was saying we really have this captive market with not a whole lot going on in Wailuku, so now is your chance. And if you don't claim it really soon, the subdivisions that are building out around you will. So, now is the time to claim whatever Wailuku's role is going to be.

There have been recent physical improvements on Market Street which began to set expectations for what the public realm will be like in Wailuku. Wailuku First Friday has now put Wailuku on the map as a place to go for fun, and it's actually conditioned people to expect fun in Wailuku. And Wailuku is not quite delivering consistently yet. We've got the really great Wailuku First Friday event, but there's so much more opportunity there. There are wonderful new merchants in town that are creating a new identity onto themselves for Market Street and beyond which is exciting and they're very involved. Last year, UH Maui became an actual four-year university so the potential for Wailuku to evolve as a college town is really good at this point. We're the closest small town. 1,700 additional housing units approximately are planned for the surrounding Wailuku area which means more market. And nearly 19,000 people work in the greater Wailuku area, so it just all points to a giant untapped market. And politically now is one of the best times, I think, Wailuku has ever had where the Mayor is very interested in making a push to figure out how to move forward with Wailuku town, what decisions need to be made. And he specifically asked the Planning Department to go out and find what is the

vision for Wailuku town, and where can everyone get on the same page and support a common vision. And in this slide was, as I said, what really inspired the property owners have inspired us in the Planning Department to want to take the next step and it just worked perfectly that we could all come together for this.

So the major themes that evolved from the community process as I've said a couple of times, we've had almost 500 people. We had 470 people estimated to have come through. It was very difficult to keep track on First Friday because people came in by the, by the groups, so we got about a quarter of the people to sign in, we think, on First Friday night. We estimated about – we had people at the door estimating about 325 people came in that night so it was pretty spectacular.

So the major themes that evolved are to create pleasant pedestrian connections throughout town. To develop a complete spectrum of land uses. Not to have just an office dominated downtown. To develop a comprehensive parking strategy that looks beyond just the parking structure and considers surface parking, considers on-street parking and number of other things. To enhance the public realm, continue sort of what was started on Market Street and go even beyond. And then finally, upgrading and expanding the infrastructure and the intersection treatment. These are some of the major bottle necks for both redevelopment and to bring traffic in and out of town.

So for pedestrian connections, the things that we're focusing are a complete sidewalk system. Dan Burden has often talked about something called Wornuef and we changed the name because we can pronounce the German name very well. But Keala O Keola both of those things mean a living street so we created a Hawaiian name for it and it was a fun process. But to create a living street in cases like Wailani Street which we reviewed as a group a couple of years ago. It's much narrower than your average street condition, it has to intermix pedestrians and cars and garbage trucks and a whole number of things, and yet, you have speeding in some cases. So this sort of a living street is going to have new design functionality to indicate what all of the things that need to take place on the street but have it be really comfortable for all the uses. To incorporate awnings, trees and sidewalk shades throughout the district to the extent possible and maybe to even provide grant opportunities for private property owners to focus on that. And to develop bike lanes on some of the major routes throughout town.

The complete spectrum focus mostly on the number one component that people said we've got to have an urban grocery. Everyone misses Ooka's tremendously and while Ooka's probably – that specific model isn't going to function anymore in Wailuku town of today, but an urban grocery for the way that Wailuku is today could function. And so we need to start working towards finding a space for that and a market that would be willing to locate here. Creating a dining and entertainment district which was part of what the market based plan said that we do and that was just supported in full force by the community with their input. That's a lot of the elements that people are looking to have. Developing more residential units which creates a much more 24-hour community. Something as simple as building a playground which provides an amenity that today isn't available in town. And then meeting – identifying some of the retail and services that need to be in town in order for it to be a place you'd want to live, work and

play.

So the comprehensive parking plan component includes on-street parking identification, acquiring lots to expand a public parking system. Developing government employee parking which the Mayor is already working on with his staff. Identifying collective parking within each block and that's something Dave and the design team worked on with the property owners during designing. And then creating, and it still continues to include the including an appropriately scaled multi-use structure at the municipal parking lot.

Enhancing the public realm, some of the areas that were identified were Vineyard Street, between Market and Church, making Vineyard more of a festival street and these are more detailed. If you haven't seen the graphics, we have, and I have them here that we can discuss later. The Maui Medical block, creating an interior courtyard within that block because the church actually has so much lovely green space that could be enhanced by better connection. The Main Street frontage from – actually all the way from High Street down to Central – enhancing that so that it's a much more walkable and friendly environment. And then public art integrated throughout.

And finally infrastructure. Like I said this is such a big bottle neck and it's the thing that the financing plan is going to be looking most strongly at. What elements of this do we want to include? And if you haven't heard the term piggy backing before essentially what that means is any time you're going to tear up a street, you consider all of the elements that need upgrades at the same time. So if we're – Vineyard Street would have been a perfect example. Had we'd been ready and known what we wanted to do on Vineyard Street when the water line went in, we could have done it all at once. We kind of lost that opportunity and we're going to have to spend more money because we lost that opportunity. So in the future having a program for the comprehensive street. Incorporating street trees and green infrastructure throughout the district. Developing paid parking and purchasing that equipment. All of the small elements that add up to a whole lot when you're the developer. Out of pocket, when you're only expecting to build your building and then suddenly you get charge for drainage, fire hydrants, manholes, that becomes pricey. And then under grounding the utilities was something we heard a whole lot of also, at the workshop.

And then just some general quality of life improvements that people spoke about were more opportunities for health and fitness, and I actually have some of the raw data here. And because the Nutrition and Physical Activity Coalition where Sandi McGuinness was one of our partners, I started cataloging all of the data and identifying which of the recommendations have a health component with them. And it's a majority. It was really interesting to me. A majority of the things that were stated were about walking or fitness, or an urban grocery, a place to get organic vegetables, all those kinds of things. So folks want to be healthier. They're focused on wellness and they want to incorporate that in downtown Wailuku. Also community gardens. And the arts was also a really big emphasis. People wanted to see more of that.

I think that's it. So that's, in short, the key issues that were identified through the reWailuku process. So, our next step now is developing kind of technical report which is going to

summarize what those recommendations are. So my – we've broken it up to be able to get the project done before March 28th is when the presentation is to the Lao Theater. So the first two sections of the product are going to come before March 28th, and then the third section is going to actually be the financing plans so that will be based on Dave Freudenberger's component, so it will be a three part document. The first part is a public input process and documenting that, so I'm working on that portion. And I'm cataloging all of the comments which will end up being an appendix. And I'm explaining, you know, what happens each day of the workshop, what people came in and what some of the general thoughts had been. And then Dave and Kathleen Kern are working on the next section of the document, so I'm going to let him tell you kind of what that's going to look like.

Mr. David Yamashita: Thank you. Thank you Erin. She's passing out a preliminary outline of the concept chapter and you can take a look at what we're going to include. I tried to keep it really simple so that people can understand it. And you'll see that it's pretty basic. I'll also pass around, right now, this is, it's a rough mock up of what this chapter could look like. And you'll see that just how it's laid out, there's a lot of dummy text, so you don't want to necessarily read the words because it's just filler. But you'll see the general layout and how we're going to try and organize this again so that really anybody can look at it and understand what we're trying to do. So we'll pass that out.

So it will consist of a basic description of where we think or where people have said they'd like to see Wailuku go in the future. Some guiding principals which are the key ideas which were listed in the workshop. A description of the overall concept which is essentially I think as Erin talked about a walkable Wailuku. We also call it a complete town so that you can actually go to the bakery, go to the groceries, get your shoes fixed, someone said alternation was a big thing, coffee shop, book store, things like that. So a complete town that's set up for both residents and visitors alike. And then once that's done then the next section we'll go into a little more detail about certain elements like circulation, bicycle, pedestrian, bus, all the different modes. Have a parking concept. Have a map of generalize land uses and then I just put this last map in here for special places. If we wanted to highlight things like historic sites, special landmarks, things that we want to preserve.

And then the next section as you'll see is going to be key blocks and projects. And so these are, they're really kind of the four big blocks that make up Wailuku town. And this is where we spent a lot of time talking to the property owners, and just going into a little more detail and bubble diagrams on what could happen at each of the blocks. And then also looking at Central Avenue because Central Avenue is a whole – I think that will be a long term project just because of the way it's set up as well. And the final section will be something we call catalyst project which is thinking about over the next two years what can be the one or two projects that will really get things going. What can really help Wailuku kind of turn the corner? And so we haven't really finalized any of that, but it's something that I think you all can think about as well. It's got to be a doable project so that we can show early success. And it has to be something that I think property owners can look at and can see that the County is committed to making Wailuku a really vital place again. Any questions, comments?

Ms. Betts Basinger: Members, any questions, comments? Katharine and then Warren.

Ms. Katharine Popenuk: Yeah, I just wanted to, on your speed walks and project sections, I'd like to see Main Street included. Driving up Main Street, there's a . . . (inaudible) . . . amount of pedestrian traffic racing across the street to get to McDonald's and a lot of people driving fairly fast. I'd like to see calming measures there and pedestrian ways and that sort of thing.

Mr. Yamashita: Sure. And we'll do that. And Dan actually dealt with some of that on some of the walking audits, so that's a good suggestion.

Ms. Betts Basinger: Warren?

Mr. Suzuki: I guess the question might be more for Erin. I'm kind of curious, during the reWailuku phase where you had people walk-in and kind of shared with you what their thoughts might be for Wailuku. How did that compare with what the marketing study came up with? And you kind of mentioned that there was one issue that the public input indicated they wanted consistently what the marketing study said. So I'm kind of curious as to how does the input received, you know, from this process that you folks went through compared to what the marketing study said we need for Wailuku town?

Ms. Wade: I think some of the things that we were pleasantly surprised by during the market study got reinforced by the public. One of the – during the survey that was done with the market study there were a higher – 60% of folks said they would be interested in living in Wailuku town, and we really saw a lot of folks saying that if they had all of these additional things. You know, if we were able to have the market and the town was walkable and there was a playground, people would really be interested in living in town. And so that sort of leads us to, okay, well if you folks want to live, what do we need to have that would support that. And those were all the things where the market study showed gaps. The things like a dry cleaner, a place to get alternations, and even a place, something as simple as, we talked to Alvin Makimoto a little about like a quick lube oil change, rotate your tires, get your safety inspection kind of thing, you know, where it's all sort of easy convenience kind of things that would need to be in Wailuku to make it liveable. But all of those things were what people were asking for more of.

Mr. Suzuki: I guess for me, and I'm always very, I guess, sensitive as to, you know, making sure that when you go out and try to seek input, you know, we get input from the broader, richer community. So, you know, Dave touched on, you know, receiving input from residents and visitors relative to what they like to see as far as in Wailuku town. Did you folks do any sort of demographic analysis? The reason I'm saying that Dave is that residents have a certain desire for what they like to see in Wailuku town, and their needs are very different from what, let's say, a visitor might have. You know visitors have certain interests. You have also the so-called maybe an older community, myself included, in terms of what our interest are. But unless you have a demographic analysis tied in with what the desires are, you don't really know as to whether or not you're going to be reaching out to the broader community. I mean, the same way I talk about, you know, First Friday, you know, I have no desires to go to First Friday. It's

a great activity, but what goes down there is of no interest to me. So I'm kind of struggling as to, you know, did you really get the input from the broader community as to what Wailuku town? I'm not questioning the process. It's a great process. But did you really get all of the input that is truly needed for reWailuku? The other question I have is that when you say reWailuku, you know, what are you talking about? I mean, are you thinking about going back to what it was back in the 50s and 60s when I grew up because you're not going to have your Crest Store, you're not going to have your National Dollar, you're not going to have your, you know, shoe store, and all those stores that we went to every Friday, you know, growing up, as far as in Wailuku. You know, I don't think you're ever going to be able to duplicate it again. You're not going to have another Ooka's Supermarket. So when you say reWailuku, what are you doing? Are you trying to go back to the way it was, you know, back when I was growing up in the 50s and 60s or are you trying to create something that is different that may not be reWailuku? Because, you know, when you say reWailuku, I kind of struggle with that.

You know, I drove back, passed many times with my wife, but each time we drive by, nobody is there, so, you know, we don't stop. But, she grew up – I mean, Yuki knows – my wife grew up in Wailuku all her life and she lived here all her life, so I wanted to –. I took her by one day, but, you know, everything was closed so we kind of looked in the window, and I said I need to bring you here because I think it's important for someone like you especially to provide input because you lived in Wailuku all of your life. But unfortunately as I said whenever we drove by it was always closed. So I'm just kind of wondering, I just want to make sure that before we come up with anything, we make sure that we've gone out there and gotten input from the broader community, understand, you know, where the demographics are so we can analyze that and not just go with what we received, not recognize who it's from, and say this is what we're going to do for Wailuku. Because then it may not be successful because you may be gearing it for just a certain segment of the people that are here, business included, and not the broader community.

Mr. Yamashita: You know, that's a good point Warren. This was not –. I can't tell you that the people we got were 100% scientific samples, but I will say that we heard from a spectrum of people. I mean, we heard from people like yourself who grew up here. And to kind of jump ahead to answer the question, you know, what Wailuku was in the 50s and 60s provides a foundation, but I don't think any of us are saying well let's go back and recreate that. It's more building on that, but thinking about what it could be in the future, and I'll just give you one example. You know, Ashley Takitani is, I don't know, I'm guessing she's twenty-something, but it was interesting to hear her perspective on Wailuku. And one of her favorite – well, at least for me – favorite quotes was she said wanted it to be a place where she could hang, which, you know, we need to have a little more interpretation. But I mean, you know, she's a whole different demographic and that's really – I mean, that demographic is what we need to address.

We also had another couple who came who gave us a completely different perspective that we never would have thought about. A couple, husband was in a wheel chair. She talked about trying to navigate – they live on Central Avenue – trying to navigate Central Avenue with someone in a wheel chair, and that was a whole other story. So I think, you know, Warren that collectively I feel good about the kind of people we talked to. I guess, there will always be more

people we can talk to and we still want to do that. I know you mentioned some of the Kaamaina families that – I think we still want to do that over the next month to just touch basis. So we're trying to address that, to ensure that there is a broad demographic group of people that we talk to. But again, it's not a scientific sample.

Ms. Betts Basinger: Thanks David, and I'll add to that. In the opening days when it was open to the public at large and not just for planners or invited groups, we were very careful to have a sign in sheet that did ask for some demographics. Do you live in Wailuku or do you work in Wailuku or do you just visit Wailuku? So we do have some demographic data. I think where, where some guess work they go into would be on the First Friday event that was open to the public where we couldn't actually get everyone to sign in and tell us if they lived, work or played.

We did get – we are starting to build a data bank because we also got people's phone numbers, their names and their e-mails. So as this exercise moves forward, we now have more and more people that we contact by phone, by e-mail and just by presence. I don't think after Lao Theater's presentation it's just going to be closed to public input. It's going to be on-going thing. So we did try, but it wasn't scientific, but I thought it would at least us know. We didn't ask age. But we did ask live, work or visit. Any other questions members, for David?

I do have a question. I haven't – I'm sorry, I didn't have a chance to look at your book yet. Chevron block four. What is Chevron block?

Mr. Yamashita: It's Uptown.

Ms. Betts Basinger: Is it the block including Main Street?

Mr. Yamashita: Yeah.

Ms. Betts Basinger: So it would Main and –? Does it go to Wells?

Mr. Yamashita: Right.

Ms. Betts Basinger: Okay, down Main Street.

Mr. Yamashita: Right.

Ms. Betts Basinger: Okay. Very good. Erin, back to you.

Ms. Wade: I guess I would just like to say too, you know, responding to some of Warren's concerns, I think the people who really, really feel strongly and passionately about Wailuku came and they camped, some of them, at the Wailuku site where the folks that Dave was talking about, the man who was in the wheel chair, and it might have been his daughter, who would bring her up, they came a couple of times. And several people actually from Central came multiple times. Walette Pellegrino was like a reWailuku groupie. She was there many of the days, and I think we got a lot of our – started framing sort of our thought process around

it from those people who shared so many stories with us over the couple of weeks. And the rest sort of added to it, you know, but I really do think there was a core group of people who lived right in proximity who framed a lot of the key ideas for it.

Ms. Betts Basinger: Well, thank you Erin. Thank you David. That was a great presentation. Before we start discussion I'd like to open it up for public testimony on this agenda item. Anyone wanting to give testimony please step forward, state your name.

Ms. Stephanie Ohigashi: Good afternoon. Stephanie Ohigashi. I was born at Hale Makua so I guess I could be considered a life long residence. I did move away because I thought it was boring, really boring to live in Wailuku and I was wrong. Anyway, as part of the Wailuku Community Association I am really thankful that we had an opportunity to work collaboratively with the Planning Department and the MRA. I don't think I've been excited about Wailuku since Willie Nelson played Market Street. So really if we want just flop houses and empty shuttered buildings and do nothing, Wailuku will just die. If you want it to be vibrant with new vision, new ideas, new energy that probably the proudest thing our capital town of Wailuku, our civic center could be, then do all we can. I think if a scientific sample is needed to justify finances, then do that because that would be another way of ensuring funding and action. So I love what you guys did. I'm excited for the next level, and I can't wait till March 28th. Thank you.

Ms. Betts Basinger: Thank you. Members, any questions for the testifier? Seeing none. Anyone else would like to step up and testify?

Ms. Sandi McGuinness: Good afternoon. My name is Sandi McGuinness. I'm the coordinator of the Nutrition and Physical Activity Coalition of Maui County, and we, four years ago, was started under the University of Hawaii at Manoa through a contract from the Health Department because we realized that we were not improving people's health by interventions and by some of the measures that we had been attempting so we were looking more at policy systems and environmental changes. One of them in particular is the built environment. We have kind of engineered physical activity out of our communities because we don't have sidewalks. We don't have connectivity. We don't have access for bicyclists, moms' with strollers or people with different abilities. So, we, four years ago, started to look at the built environment through those polices and system changes. And I have to tell you in my 14 years in public health, this is the first time I felt very excited about a project. I think, in addition to the wonderful outreach and inclusive that was offered to the reWailuku project, it also showed a collaboration between we were the public health sector, the Community Association of Wailuku, the Redevelopment Agency and the Planning Department, and I just thought it was a wonderful collaboration. And the time I spent it was fabulous. It gave a historical overview of the town that many people might not know, and it allowed people to put their thoughts to paper, what would you like to see here.

And I don't live in Wailuku. I love Wailuku town. My happy moment – Stephanie shared hers, I'll share mine – in 1999 I was president of the Rotary Club of Wailuku and Yuki Lei Sugimura came to me. She was in with the Office of Economic Development and said, would you like to do a Hoolaulea in town? And I go, wow, that's a great idea. So back then, in 1999, if you recall,

we did the first Hoolaulea in Wailuku town which was very successful for a number of years. So, anyway, I just want to offer my congratulations to you folks for this really inventive and very fresh approach to community outreach. And I do want to mention too that we honored this organization, Alexa represented you at our annual meeting. We had an annual meeting and we honored exemplary individuals and organizations over the past year who have done special things, and so this agency was one of them, so I just want to congratulate you on that. Thank you.

Ms. Betts Basinger: Members, any questions? Thanks Sandi.

Ms. McGuinness: Thank you.

Ms. Betts Basinger: Anyone else wishing to testify at this time? Seeing none, we'll close public testimony on this item and I'll open it up members for discussion. Well, Erin, I do have a couple of questions about logistics, and I've been getting an awful lot of questions about will it be open again? They still see it in there. Has there been any discussion yet on any further days open to the public? Is this something that we're still working on?

Ms. Wade: We actually –. We displayed the space so beautifully it's actually going to be rented as of March 1st. So there's a new tenant that's going to be occupying so we need to be out next week even though – .

Ms. Betts Basinger: Do we get a broker's fee or something?

Ms. Wade: And I got to say it was just an incredible experience, but it takes a lot of time. It really does take a tremendous amount of time. And we're going to have to –. We've talked in the Planning Department how we're going to have to structure ourselves a little bit differently to be able to accommodate this level of input. Even though it's very valuable we have to find a way to do that. Alexa herself spent dozens of hours down there and we wouldn't have been able to do it without you also, so thank you.

Ms. Betts Basinger: Well, I was approached by members of the Wailuku Community Association actually who called that they wanted to make sure that we saved everything because it is their – they're going to take another effort in maybe in a few months, maybe September or October, to invite the public at that point again and maybe it will be another collaboration, I'm hoping. Members, any questions about reWailuku? So we're just looking forward to the 28th. Thank you.

Moving on now, members, to D-1, Wailuku Municipal Parking Structure update and potential discussion on schedule, contracts, progress on the interim parking plan and project collaboration. Morgan, the stage is yours.

3. 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. Morgan Gerdel: Good afternoon, members. Morgan Gerdel with Nishikawa Architects. I have a brief update on the project. Public Works is reviewing the comments on the Draft Environmental Assessment for the parking structure. And based on those comments and also a lot of the work that was done in reWailuku, it added a lot of important consideration to the conversation of the parking structure project so they're looking at an alternative design option with the possibility of a lower structure, height and mass. And also looking at additional surface lots that could be incorporated to function as an overall parking system with a management plan. And what I have done is I extended the project schedule, and this is kind of a projection because we don't know the exact detailed tasks, but, I guess they're going to extend the EA process a few months to allow for incorporating these other ideas. And then I know the Planning Department is also looking at they have a meeting with property owners to discuss some of the parking issues before the March 28th reWailuku presentation.

Ms. Betts Basinger: Members, do you all have a picture, a copy of this photo of the alternative design?

Ms. Wade: Can I explain that?

Ms. Betts Basinger: Yeah. Warren, did you get this photo of the alternative design?

Ms. Wade: Let's not, let's not describe it as the alternative design.

Ms. Betts Basinger: Another. Modifications.

Ms. Wade: This image, and Morgan found this image, is much more representative of the collective contributions of the community I think. Single floor or first floor, some type of a mixed use fronting probably Pili Street. And then the lower deck and, you know, Morgan pointed out in this articulation how it almost has just a two-story effect by the way that the architecture reads from the outside. So something more along these lines is probably where the design team is headed.

Ms. Betts Basinger: Members? Warren.

Mr. Walker: Question. I'm not sure if it's for Morgan or for Erin, but, you know, we could sort of see this coming 45 days ago or so, 60 days ago, and I know we were talking. So is the design team on hold? They're not spending anymore money on the current design based on, based on the feed back? Are they kind of wait and hold?

Mr. Gerdel: Right. I think they're waiting until we give them direction.

Mr. Walker: Right because I know there's x-amount of funds left. And so if there's going to be a redesign that's going to cost some money. So anyway –. Okay, thank you.

Ms. Betts Basinger: Any other questions members for Morgan? Warren.

Mr. Suzuki: So Morgan, based upon your schedule here, and thanks for giving us the schedule, where are we relative to what the schedule –? Are we behind schedule? Are we on schedule?

Mr. Gerdel: I think we're behind now because we're initially looking at – they'd be working on the final EA. But actually, they also stopped on the 60% construction document. So originally they were going to be working on the final plans to submit for building permit and also submit to the MRA for design review approval, but that's going to be extended. Once they, I guess, once they can address the issues that have been raised in the EA they'll be able to potentially continue.

Mr. Suzuki: One more question Morgan. You know, quite some time ago, you made a presentation to us on the parking plan during construction. So you kind of indicated what sites, you know, might be options, you know, for parking during construction and all that. Where are you on that? I mean, I'm just kind of curious, have you been able to progress on that or, you know, that's part of your scope as far as responsibility?

Mr. Gerdel: Right. I think what's happening now is that's actually – we're being proactive with that and looking at implementing those up before the construction starts. That's the conversation we're having right now with Planning and Public Works is the County could potentially identify those sites and start leasing them now to address the parking issue. So I guess it wouldn't only be a construction parking solution, but it would an immediate solution.

Ms. Wade: Right. Yeah. With the –. Morgan was down there with us for quite a lot of the time talking about block by block, and we used his interim parking plan to identify those spots. And you know, real estate market is always in motion, right, so several of the things that were identified are no longer available. But as we were identifying spots for service parking, other things avail themselves. Either new things on the market or things made sense for a multiple reasons that didn't just impact the parking in a positive way. So we don't want to reveal these at the moment. We're working right now and they want us to certainly talk to those property owners before we disclosure which sites those would be. But there's a series of surface parking lots and that would acquire the acquisition of five separate parcels that we would be looking to move forward towards very soon.

Mr. Suzuki: Isn't that something that we would have to be addressed in the EA/EIS?

Ms. Wade: Correct. Yes. So we actually have that conversation yesterday with Public Works about how we would move forward with that. But we don't want to – as I've said, we don't want to move forward until we've had a conversation with the property owners and with their land agents.

Mr. Walker: And just a comment. I mean, I think when we met with the property owner's group and also at the reWailuku when I was there, we were stressing the fact, as it relates to the parking structure, that was just part of a larger parking plan based on the parking study that we

had done and the work that you had done Morgan. So I think it's important to remember that, and to stress that when you're out in the public that the parking structure is not an end all. It's a part of a bigger solution. And I think one of the reasons why it can become smaller if you're buying these other pocket parking lots in strategic locations.

Ms. Wade: One of the graphics that Morgan did for reWailuku showed it mapped out every single parking stall available in Wailuku town, and it showed how many stalls were on street, how many stalls were in the municipal lot, and how many private stalls there were, and the number of private stalls was just gigantic. There's so much private parking available or that could be leveraged, so that's the other thing we're trying to work at towards right now. There's this one property owner who has over 100 vacant parking stalls right now that we're going to try to work with and see if we can do a short-term lease situation with that owner, and some other things that would even alleviate for the County's campus. We can get County and State employees out of the existing lot now and get them in this property owner's lot, there's immediate relief even while we're building other parking facilities. So we're now discussing trying to stage it in that way.

Mr. Gerdel: Any other questions?

Ms. Betts Basinger: Questions members? Thank you Morgan.

Mr. Gerdel: Thank you.

Ms. Betts Basinger: Okay. Members, before we move into Item (E) our internal reports, I'm going to take a 10 minute break here.

(The Maui Redevelopment Agency recessed at approximately 2:14 p.m. and reconvened at approximately 2:17 p.m.)

E. REPORTS (no action)

1. Task Status LU-3 Wailuku Municipal Parking Lot for period from January 27, 2012 to February 24, 2012 (B. Mitchell)

Ms. Betts Basinger: February 24th meeting of the Maui Redevelopment Agency is back in session. We are moving on now members to our internal business, (E), Reports, and no action will be taken. These are reports from each of our tasks. We've actually really heard from (1). Warren, do you have anything new on (2)?

2. Task Status VPC-6 Parking Management for period from January 27, 2012 to February 24, 2012 (W. Suzuki)

Mr. Suzuki: No.

Ms. Betts Basinger: Okay. Moving along to (3), task status LU-2, improvement of the park

space on the Vineyard side of the Lao Theater. This is work that's happened between January 27th 2012 to the present. And Bill and Katharine, I'll turn it over to you guys.

3. Task Status LU-2 Improvement of the park space on the Vineyard side of the Lao Theater, for period from January 27, 2012 to February 24, 2012 (B. Mitchell for K. Popenuk)

Ms. Popenuk: I'm sorry I missed the last meeting so I don't know what was actually said at the last meeting, but we did, Bill and I did get together and draw up a potential layout that would preserve the same number of parking stalls as are currently there by organizing the parking and laying out in an orderly manner two rows of parking and then reserving the upper portion of the lot which is out in front of the Police Substation for a park. So we were thinking it would be done with pavers, paver stones that could be moved or replaced or reconfigured quite flexibly. And perhaps would involve – did everybody see this? You have not? So that just pretty much, I guess, maybe evolved from that plan. Since that point in time I don't think there been any new developments that have happened.

Mr. Mitchell: Now, Erin, have you gotten any comments back?

Ms. Wade: Yeah, I did e-mail the Parks Department to tell them that we had consensus to try to move forward on this four parks. And the feedback I got was, well, you're not designing a park, you're designing a parking lot and you can't use parks money for that. It's illegal. And so I asked well, what if we only included the upper portion, you know, the plaza space. And I got back a one word answer, no. So I'm going to then sort of –. But I did talk with the Mayor's Office about it who likes it and the Mayor himself often says he parks here, so I was going to talk to him about where we should go with the next steps in terms of funding for that park.

Mr. Mitchell: Just out curiosity, how did Parks Department end up with a lot in the middle of Wailuku town?

Ms. Betts Basinger: Well, they didn't end up with the lot. I mean, that's County's property.

Mr. Mitchell: Right. But how did they have – I should say how they have oversight.

Ms. Betts Basinger: There was money allocated along with the Market Street improvement project one and two. The first . . . (inaudible) . . . Happy Valley to include the development of a park space there. And there were drawings and et cetera. By the time phase two through Happy Valley was completed, the money was depleted down to a very small amount that was meant, that would not have paid for the drawings that had been approved for that original park. So I think it's the funding.

Mr. Mitchell: So if the Parks Department is not involved in the development of it, or funding it, they have no jurisdiction over the lot exactly.

Ms. Wade: No, actually, because when we applied for the grant for open spaces/sacred places,

we had to go to the Parks Department and ask for their permission to apply for the grant. So they technically are still the caretakers of the lot and hold the responsibility for the property. I guess the functionality, they have, which I didn't get fully explained to me yet, but they have a legal requirement that it be for parks facility if it's going to be their money expended in it. So what I'm trying to find out is where that line is at this point.

Mr. Mitchell: Right. And if it's not their money then they essentially don't have any jurisdiction over it. Is that safe to –

Ms. Betts Basinger: Well, what I would like us to find out maybe, Erin, if we could is, is in fact that left over contract money for the beautification or is it parks maintenance money?

Mr. Mitchell: Right. Exactly.

Ms. Betts Basinger: Which is it? Do you know?

Ms. Wade: The \$30,000 that was left in the contract with Tanaka Engineering was for the engineering design of the lot because of the grade change of that lot, right, as a park. So because – it was going to be terraced with the retaining wall, so Tanaka was suppose to do the engineering design. And the other interesting and complex issue of this is there's a whole lot of public utility or utilities that run under the upper portion of this that is involved in that.

Ms. Popenuk: So how is it that we're being excluded from developing a portion of it than as a park?

Ms. Wade: I have to find out more. The no didn't tell me enough.

Ms. Popenuk: Yeah.

Mr. Mitchell: Well, it sounds like to me if you want parks money it's no. But there's another source of money, Parks really doesn't have any say.

Mr. Suzuki: I guess I can appreciate Katharine's comments because if the intent is to use the money to develop it as a park as it was initially earmarked to be used for, you know, recognizing that maybe the lower portion would still be a parking lot. But we're not using any money for the parking lot. It's going to be used only for the purpose of creating a park and not improving the parking lot, you know, then, I agree with Katharine, I don't quite understand the –

Ms. Wade: So I will do more searching for that.

Ms. Betts Basinger: And James is there a time limit if money is not used in a County contract, through a contractor, is it like a grantee, use it or lose it? Or use it or return it? Or does that contractor just hold on to it?

Ms. Wade: I say what they told me, what Parks told me about this contract was the money

would be disencumbered by June if it wasn't used. So that was why we were trying to get ahead of it and get it encumbered, keep it encumbered basically or spend it.

Mr. Walker: It sounds like we need another conversation with the Mayor.

Ms. Wade: Yeah. I mean, I think, frankly it was all over e-mail and perhaps a face to face can resolve it.

Ms. Popenuk: So they just simply don't support this lot as having a parking lot on it, perhaps?

Ms. Wade: I don't think they would even say that. I think frankly they were nervous when we applied for the open space/sacred place grant because they knew people were attached to the parking there. But I don't know – I think that what they're not seeing this as a parking lot with a park space, you know, because obviously they can pay for parking with the plans in conjunction with the park also. You know, they do it all the time. So I think perhaps we just need a bigger conversation. Maybe I need to bring some of the reinforcements and explain.

Mr. Walker: We're there.

Ms. Betts Basinger: That's a good idea. So we'll have a meeting face to face with you guys and them.

Ms. Wade: Before they disencumber.

4. Task Status Administration and Operations for period from January 27, 2012 to February 24, 2012 (A. Basinger)

Ms. Betts Basinger: Right. Okay, Item (4), Admin and Operations. A lot of operations this past month had to do with reWailuku. Of course, we do also have a new newsletter out and the website which was up a little while ago is always being updated. Other than that, the efforts being made now are based on Bill Mitchell's request a couple of meetings ago that we be able to sit down as a body and do what we did in the beginning in our last term and prioritize the tasks that are left. We've had some meetings about this. There's some collated data for everyone to review. But the most important thing, I think, at this meeting takes us to Item (F), our budget because we are now – we don't want to be in the pickle that we were in in previous years where, for whatever reasons, we find ourselves at this moment with a surplus and how can we encumber it for the use of the MRA before the end of this fiscal year.

F. BUDGET

- 1. Cash-flow report**
- 2. Review of FY2012 budget and discussion to allocate remaining budget items**

Ms. Betts Basinger: We got a report, an initial report, last month from Erin which you will find on page-1. Which, as she explained at that time wasn't really current. So what she has graciously done and I know how hard this is, and I haven't checked her work either, but we'll all look at it. She has updated it for us to bring it current, cash flow current by task, showing a remaining funds of \$38,558. Does everyone have that page?

Okay, so, in discussions about prioritizing tasks, I guess, we might want to look at the tasks that are spelled out here and see if it's something that is going to continue. For example, First Friday security.

Ms. Wade: So just to explain too there's a couple of columns. There's expenses to date, and then there's expenses anticipated through the remainder of FY12. So I show the \$12,000 which we've spent to date, and then an additional \$8,000 which gets us through the June First Friday. And then the rest of that column is monies we anticipate spending still this fiscal year.

Ms. Popenuk: By the way, I really like the way this is presented.

Ms. Betts Basinger: Isn't it nice?

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

Ms. Wade: And before we --. The original one that I did last month was a month to month which is interesting, but it gets really, really long so I just compacted it a little bit.

Mr. Suzuki: I have a hard time following it. So the first sheet shows that expenditures to date is \$28,385.52, and with that there's a balance we have of \$52,614.

Mr. Walker: But that wasn't accurate.

Ms. Betts Basinger: It wasn't accurate. We were hoping to each month to see our month.

Mr. Suzuki: So I should ignore the first sheet?

Ms. Betts Basinger: Because there were a lot of expenses that Erin knew were a part of this but the County didn't get.

Mr. Suzuki: So I should ignore the first sheet.

Ms. Wade: Yeah. The reason I did the first sheet was this takes in everything that Sandi had in her cash flow report. But I know of the PO's that had been submitted that weren't addressed because she only puts it in once she expended the money. So this is, you'll see under the TIF reWailuku expenses there's a whole slew of expenses right there that have been, have requisition in for or PO numbers already assigned. And a couple of these were picked up by Sandi this month – the Maui News and another one – but the rest are still yet to get into her spreadsheet. But because I'm the one who's actually writing up the purchase order requests,

I know sooner than she does.

Ms. Betts Basinger: So, okay. Okay, so members, do you want to just go down by line item and make –? Can we vote today? No. Okay.

Mr. Walker: I still have questions on some. Yeah, okay, so I see the first one, that expense to date, either submitted or paid. What we expect the remainder, what we're going to pay for thru June. Services encumbered with FY11 funds.

Ms. Wade: So last year when were in the same position and we were thinking, okay, what do we want to make sure we can secure the monies for for next year. We secured those services with monies left in our FY11 budget, so those aren't actually coming out of the current FY12 budget.

Mr. Walker: Okay, so that is extra money that's carried over from the previous year, and are earmarked for these line items?

Ms. Wade: Right. So you'll see a good example is like the Market Street Maintenance. So \$12,900 was encumbered with last year's funds, and we're probably going to have attribute another \$1,300 out of this year's funds to cover it. So this is, FY12, is what we're – will come out of this year's funds, total FY12 expenses.

Mr. Walker: And the \$46,195 was the total we had left, and so that, those line items are how we elected to spend them?

Ms. Wade: Correct. Yeah.

Mr. Walker: What happens if we don't spend it? Can we say we want to spend it for something else?

Ms. Wade: No.

Mr. Walker: Okay.

Ms. Wade: So once you've – yeah.

Mr. Walker: Once you've earmarked it for that, you got to pay for it. You don't pay for it, it's just gone.

Ms. Wade: Right. Yeah.

Mr. Mitchell: And to encumber it you have to have a bid or a contract?

Ms. Wade: Right.

Mr. Walker: Or a PO or something.

Ms. Wade: Yeah.

Mr. Mitchell: We have to do it by June in order to encumber the remaining \$38,000? Is that right?

Ms. Wade: Well we –. Yes, we were able to do that this past year. I would really love to have that done by the end of April of this year because the Budget Office and Finance Department are really swamped at that time.

Mr. Walker: And then the total FY12 expenses are 42 – I mean I see where the math, but I'm trying to figure out. It's a combination of the two. No, it isn't a combination of the two.

Ms. Betts Basinger: Actually there are some minor corrections that need to be made. For example the banner program, which has budgeted \$4,000. This body actually amended that budget to \$6,000, by vote in the minutes. So, little things like that. It's not going to change it much, but –

Mr. Walker: But it doesn't look like we spent any – I see . . . (inaudible) . . .

Ms. Popenuk: So in other words, we have \$38,558.10 left over that we need to think of what we want to spend it on. And we could buy stuff into next year, prepaid, right?

Ms. Wade: Services, right.

Ms. Popenuk: Or whatever.

Ms. Betts Basinger: It could go into the maintenance, the Main Street maintenance contract. It could go to landscape irrigation. It can go into –. What did you say that it can't go into anything other than what it is allotted for?

Ms. Wade: What we cannot do is, for example, if we decided we didn't need Andy Miller's services for the \$7,500 anymore. If we decided we didn't need that, the money gets disencumbered, but you can't reappropriate it to something else. It just goes back to the General Fund.

Ms. Betts Basinger: Which would be like contracted staff.

Ms. Wade: Right, we can't do that.

Ms. Betts Basinger: Okay. So if there's no contracted staff in this fiscal year that money just disappears. We can't reallocate it to –

Ms. Wade: Well, the contracted staff isn't something we ever had a contract for.

Ms. Betts Basinger: That's what I'm saying. There is no contract for it. We can't reallocate that money towards a pocket park.

Ms. Wade: No, you can. I mean, if –. So an example of something that wasn't contracted in advance is the banner activity. So we didn't have contracts for that so if we hadn't spent that money we could reappropriate it to something else because it was just free. It was unencumbered. So unencumbered funds which is what the contracted staff is right now at the moment. You know you have budgeted \$18,900 for contracted staff but it's unencumbered so we can reappropriate that to anything else currently if we want to do that.

Ms. Betts Basinger: And First Friday security, that takes us through did you say fiscal, this fiscal year?

Ms. Wade: Right.

Ms. Betts Basinger: And it didn't extend for 12 months. In reading the minutes, I thought the minutes said that we allocated a 12 month. I think it was \$24,000 for the next 12 months, and that was not starting at a fiscal year.

Ms. Wade: That's true.

Mr. Suzuki: So that will take it up to what?

Ms. Wade: \$12,000. So \$24,000 total in this column, which brings our total to \$34,568.

Mr. Walker: For instance, like for the parking, downtown parking plan, \$7,500 budgeted, we expect to spend \$7,500 before the end of the year, but the \$7,500 is actually coming physical 2011 funds.

Ms. Wade: Right.

Mr. Walker: Okay. That's where it gets confusing. We should almost separate out the 2011. Just say, here is where we're spending in 2011, that's over here. Here's our budget for this year that we have to worry about spending because we didn't know we had to spend money from 2011. We should keep track. It's hard to figure out some of the numbers. Anyway.

Ms. Wade: The only reason I kept it visible is because we might see that \$7,500 and say to ourselves it would be really nice to have Andy come back now that we've got this comprehensive approach, and to have him come back and review and see if that would work. But \$7,500 is not going to cover it, so we want to appropriate an additional x.

Mr. Walker: I'm not saying get rid of it. I mean, we do want to see it, but it maybe it should be down somewhere, not, you know, where it's not tracking across and money rolls with numbers.

Ms. Wade: Pull it down below.

Ms. Betts Basinger: Would that be considered already contracted?

Ms. Wade: Yes.

Ms. Betts Basinger: So it is encumbered.

Mr. Walker: Yes. It's sort of in progress.

Ms. Wade: Right.

Mr. Suzuki: Question Chair.

Ms. Betts Basinger: Yes.

Mr. Suzuki: So Andy Miller has completed his report?

Ms. Wade: Correct. Underneath –. So he completed his report which was funded under the Nishikawa contract which was the parking management plan. Then the body voted to allocate an additional \$7,500 for follow up work as we started to vet which solutions would work for us in the short-term, long-term plan.

Mr. Suzuki: So is it possible to get a copy of the hard copy report?

Ms. Betts Basinger: Oh, yeah, it's on our website.

Mr. Suzuki: No, a hard copy report.

Ms. Betts Basinger: Yes. I don't have an extra.

Mr. Suzuki: You know, one of the things that I was thinking that would be worthwhile spending if you look at, you know, Wailuku town because a lot of times, you know, certain areas tend to look tired and all that. I mean, is there anything that we can do that would kind of liven up a bit, like, you know re-stripping the road? I mean, a lot of times, re-stripping the road and all that tends to kind of, just kind of freshen up the area. Now I haven't really driven all the streets and all that, but is that something that, you know, we could have done too as far as let's say re-stripping the – let's say, the parking lines, or re-stripping the center striping and all that?

Ms. Wade: That actually would be my very first choice would be to identify re-stripping particularly for parking because we think we have found, yeah, several areas where there's parking that we could lend to Public Works, and they can get the striping done.

Mr. Suzuki: But we'd have to pay Public Works?

Ms. Wade: That's a good question.

Mr. Suzuki: Because right now we're talking about, you know, what projects could we do that could utilize the remaining funds.

Ms. Wade: Right.

Mr. Walker: Pocket park.

Mr. Mitchell: Well, I have a hypothetical. If we got a bid for some of the work in the pocket park based on the conceptual plan, can we do that prior to getting any other? Can we encumber the funds without having an engineered set of plans or having Parks Department approval with the expectation that we would use it? If we didn't it's still there, but at least we encumbered the funds.

Ms. Wade: Yes, if you –

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

Ms. Wade: Somebody has to coordinate, but what we would need is a contract from your contractor, or, you know, whoever is going to do the work is what we would need to cover those funds.

Mr. Mitchell: And we'd have to have three? Under the 24.

Ms. Wade: Under the \$25,000 limit we need three written quotes.

Ms. Popenuk: Less than \$25,000, you need three written quotes.

Ms. Wade: Right.

Ms. Popenuk: And at what time do we need no quotes?

Ms. Wade: Under \$1,000.

Mr. Suzuki: So, you know, when you have that \$25,000, I mean, if there's labor required, you're still subject to a David Bacon. The prevailing rates. You would still be required, right?

Ms. Betts Basinger: With public monies, it is required.

Mr. Suzuki: So I think, and that's one of thing be aware of Bill.

Mr. Mitchell: I guess, I mean to do it, we're looking at some kokua here. It would be that kind of project. You know, Mr. Contractor we can cover your hard costs maybe if you can help us with –

Mr. Suzuki: Yeah. So if there's no labor costs involved, you know, then you may not, you

obviously not subject to it. But if you are going to retain labor, then you probably would be subject to David Bacon requirement.

Mr. Mitchell: Right. Good point.

Ms. Popenuk: So we could set that money – just so I make sure I understand – so we can set aside some money that we have now for, you know, for next year because we're not sure how fast this could all come together. And then sometime next year it would be encumbered.

Mr. Mitchell: When we say next year, after June, correct?

Ms. Popenuk: Right. Sorry, fiscal year, yeah.

Ms. Betts Basinger: June 30th.

Ms. Popenuk: Yeah. Okay.

Ms. Betts Basinger: That's with contract in hand to encumber.

Ms. Popenuk: Right. That's got to happen now.

Ms. Wade: Yeah. So what I would need to do that is a scope of work, what we intend to have done, and what our time line would be to seek the bids, or the quote, for the three.

Ms. Popenuk: And then before I forget I was thinking, you know, you talked about re-striping. So maybe re-striping that lower portion of that parcel so that people aren't just parking "kapakai." I would like to create some parking there. I know it's just gravel, but if it got organized I think we could fit just as many cars in there.

Ms. Betts Basinger: That's a good topic for that meeting.

Ms. Wade: I might be to just work with Public Works to get some of this done.

Mr. Mitchell: That's what we talked about to have them do it.

Ms. Betts Basinger: Erin, of the \$38,568.10.

Ms. Wade: Which is now \$34,000 because we took out the First Friday.

Ms. Betts Basinger: That's right. Of the, whatever it is at this moment, and you say this goes – does this go through June 30th?

Ms. Wade: Which part?

Ms. Betts Basinger: The expected future expenses for FY12.

Ms. Wade: Yes.

Ms. Betts Basinger: Okay.

Mr. Suzuki: Chair?

Ms. Betts Basinger: Yes, Warren.

Mr. Suzuki: Michele.

Ms. Michele McLean: Regarding the David Bacon's wages, I'm pretty sure that's for construction contract.

Mr. Suzuki: Right.

Ms. McLean: But other contracts, goods and services, is not – but yeah for a construction contracts, yeah, you're correct. I just wanted to comment on that.

Ms. Betts Basinger: So if the labor were kokua, then contract would be for the services of a drawing.

Mr. Mitchell: Or material.

Ms. Betts Basinger: Materials.

Ms. McLean: Yeah it would –. There's a different contract form that's used for construction contracts.

Ms. Popenuk: So I have a question. So let's say that we have to put together several different contracts. Somebody is going to push dirt around, and somebody else is going to provide paver stones, and somebody else, or whatever, right, a nursery or something, so then we have to get three bids for each one of those tasks.

Mr. Walker: Or we can get a general right? Some sort of a general?

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

Ms. Betts Basinger: They'd have to like go to Lowe's, and you know, get the list of the materials.

Ms. Popenuk: So it would be okay to like break it down? Let's say it was going to cost more than \$25,000, would it be okay to have three bids for this part that was \$23,000, and then three more bids for that part which was going to be \$17,000?

Ms. Betts Basinger: Michele would probably –

Ms. McLean: Yeah, if they're, if they're clearly separate components of the project and the separate ones would be coordinated individually, then yeah, they could be separate.

Ms. Betts Basinger: So it could be grounds, trees, benches. Well, that's a lot of work you guys have to get started on.

Ms. Wade: Speaking of –. Speaking of benches, one of the things that we might want to put some money in for is just furniture rearranging. We have had some complaints about locations of some benches and furniture and it might be worthwhile to just budget in some money to be able to remove and relocate some of the furniture. So I would think maybe like \$2,500 would be a reasonable amount.

Mr. Mitchell: Like it relocated out of its current.

Ms. Wade: Right.

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

Ms. Wade: Exactly.

Ms. Betts Basinger: No, those things are bolted. That was a huge issue on where they were suppose to go in the first place. In line with that, at reWailuku, I heard more than once, and I don't know if anyone actually voted it down. I think I did see some. People that came from the County building or came from One Main Plaza and they're walking down Main Street to come to reWailuku and they're carrying their bottle of water, there's not a single trash can. There's not a single trash can to throw trash. And I thought I would throw it out to the group if we wanted in line with our street scape to extend, you know, find out what we have to do to extend what we've already got. And I know that people now under, with reWailuku are thinking of that as perhaps a bigger beautify Main Street. But trash is huge and they don't need to be permanent. Maybe they could just be some sort of interim trash can that we would have our contract people service as well.

Ms. Popenuk: It seemed like there was like – I was reading the comments – and the other huge thing was shade. Everybody is looking for shade, and I'm wondering can we put any street trees onto Main Street, just like in walking shade?

Ms. Wade: We can't, but, you know, one of the things – because it's a State road, so we have to go through the State to get that – but one of the big things was awnings that could be. And many of those buildings originally had awnings. And I'll have to talk to Michele about how we could structure this potentially, or if we can structure it through Planning Department monies. But I know the last town where I worked we had a facade renovation loan program where that was something that we could assist the property owners with putting stuff like an awning on their building and then they pay it back overtime. Or maybe we could work with the small business assistance center to do something like that where we could donate a certain amount of money towards facade improvements and renovations that they could use as a loan program

which would be a much better OED function actually than the Redevelopment Agency doing it.

Ms. Betts Basinger: And actually awnings are in our plan. They're not in our design, beauty and design guidelines. I think awnings are preferred because they maintain a historic effort. Just as an information, the awnings on 62 Market Street, that iron work that holds up the awnings, that's the original ironwork that was found when that building was demolished. Someone had just thrown them up on the third floor and so they were salvaged.

Ms. Popenuk: I actually was discussing this with James Niess and he was telling me – I didn't get a chance to look through it and study it – but apparently the code is requiring the awnings to be rather high in the buildings so they get out of range to really provide useful shade. So we might want to visit that as part of MRA's ability to be flexible on design guidelines to be able to bring the awnings a little bit closer to the people so they actually function.

Mr. Walker: That was going to be my question. There's no setback . . . (inaudible) . . .

Ms. Wade: Yeah, there's – we ran into this with Holmes property. They have – they use to have something that stuck out over one of the doorways and it was within 24-inches. You can't be within 24-inches of the right-of-way line so that was the issue.

Ms. Betts Basinger: Members, between now and our next meeting, maybe each one of us can go through this, start thinking about, in conjunction with priorities that we're trying to create for next year. What I'd really like to be able to do at the next meeting is vote on this remaining money and maybe get close to a vote on your FY13 priorities.

Ms. Wade: . . . (inaudible) . . .

Ms. Betts Basinger: Sure.

Ms. Wade: So the other –

Ms. Betts Basinger: You can add to this.

Ms. Wade: Yeah. And we're not going to pay for it in total with this amount of money. But, the other two things that I think are going to be very important as next steps are going to be, basically, an infrastructure piggy backing plan where that's going to go with the transportation plan that's going to come out of reWailuku. But we can do a lot of it in house, but I know from having done this before, this kind of a plan, it's really good to have a civil engineer assisting you, who's paid to be assisting you on just this, to help figure out exactly what's going to be involved in each project and what the timing should be so that you're not shutting down your entire community, you know, so that the phasing works for the flow. I think that would be a really good thing to identify and perhaps we could fund it jointly with Public Works and Water and others that know they have to do it.

The second thing was last year we rushed to pull together that TCSP grant for the Department

of Transportation, Federal Department of Transportation which was the – it was a planning effort to make it more walkable, bikeable, that kind of a thing. And we actually didn't have to identify any matching funds and we hadn't. But it might be useful to, sort of, in our minds, think about what we would contribute if we're going now have a relatively comprehensive walkability plan. What's the next step for that going to be? Can we apply the TCSP funding for it? They've never funded a project in Hawaii. Hawaii actually never prioritized their projects so Hawaii is due to get some funds for that.

Mr. Mitchell: What do they give you funds for?

Ms. Wade: They'll give it for either planning or construction.

Mr. Mitchell: If it's related to biking or pedestrian?

Ms. Wade: Multi-modal, so it can include bus, shelter facilities, transit, yeah.

Ms. Betts Basinger: And as I recall, last year when we were working on this, what was the deadline that we just got in there?

Ms. Wade: June 1st.

Ms. Betts Basinger: So is that still the deadline?

Ms. Wade: It is. Yeah, in fact, Congress just reappropriated the funds for the program. It was in – it's in dire jeopardy like every year, but they've reconfirmed the funding again.

Ms. Betts Basinger: You know what members, over the last couple of years, this agency has expended a lot of money on professional consultants, and we've gotten a lot of great work, and we've upgraded and updated our foundation documents. I don't think going forward, other than the \$7,500 we have to expand the parking study, and what she just talked about, infrastructure, I don't think we need to have as big a line item for consultants in total. But I think, maybe I should ask Michele. Would a line that simply said consultants be satisfactory until we –. I know we would have, we would encumber them as we got a contract, but in budget planning purposes.

Ms. McLean: Within the MRA budget?

Ms. Betts Basinger: Yes. Or, this budget.

Ms. McLean: Yeah, there should be some indication as to what it might be for, but it doesn't have to specify a consultant or a core contracting.

Mr. Walker: And we talked about it briefly and maybe deal with the others, you guys know probably better. . . (inaudible) . . . I think we should set aside money for a grant writer because we'll get the money for it.

Ms. Betts Basinger: Yes. Well, that's the other thing.

Mr. Walker: But I don't know what that amount is. \$5,000? \$10,000? Find the money we need for the difference. . . (inaudible) . . .

Ms. Betts Basinger: I think that's true. That could be under consultants to include grant writing. Okay, so at this point members I think Erin does have, Erin did supply us with the recent open projects that are -. Erin, you want to just run down?

Ms. Wade: Leilani supplied you with that.

Ms. Betts Basinger: Thank you Leilani. I remember the days when this page would be full and we look for that economic revitalization again soon, again, hopefully.

Ms. Wade: Actually, the first, American Savings Bank, that should be closed. That's complete. The parking structure, we know the status of that. Gilbert's building was just a matter of me signing off. The only reason that's still open is the building permit is still open at this moment. That was an interior renovation.

Ms. Betts Basinger: And How is that resolved? Are they going to be able to have the uses that they want?

Ms. Wade: Yeah. The boutique hotel, they had originally applied for six rooms and it was triggering the workforce housing requirements. And so they've, for the moment, reduced the number of rooms they're applying for down to two. And I asked them to submit a parking plan and then we can approve it that way. And then in the mean time we're going to try to work with Housing and Human Concerns to revise the workforce housing so that -. Because we allow it as a use by right up to 20 rooms in the redevelopment area. But there isn't -. When the redevelopment zoning code was developed, the workforce housing code didn't exist. So the intention as I've heard always would have been to just allow it as use by right with no requirement to fulfill a workforce housing. But when that law was written it didn't take into account the exception of the -

Mr. Mitchell: And we can't give a variance.

Ms. Wade: When we can't give a variance for it, it's not our code. The - Morgan Gerdel's project, the office building, obviously it completed its MRA review, and again, when it triggers the building permit that will close out. That's what's happening with those.

Ms. Betts Basinger: Morgan, do you have a status update on the progress you guys are making?

Mr. Gerdel: We're in for building permit. We're just trying to address some comments from Waste Water and then I think it will get approved.

G. NEXT MEETING DATE: March 23, 2012

Ms. Betts Basinger: Okay. Members, if there are no other comments, our next meeting will then focus on voting on the remaining funds in FY12, and your priority FY13 list.

Mr. Mitchell: We won't on approval of FY13 budget until after Council?

Ms. Betts Basinger: Not on budget.

Mr. Mitchell: Not on budget, but –

Ms. Betts Basinger: Task.

Mr. Mitchell: Task, but we won't what we got in money for FY13 until after Council process?

Ms. Betts Basinger: We'll know what was requested.

Mr. Mitchell: Right.

Ms. Betts Basinger: But we won't know. Yeah, so we can't plan FY13.

Mr. Mitchell: Right, I guess that was the question.

Ms. Betts Basinger: Unless it's with this money.

Mr. Mitchell: Correct.

H. ADJOURNMENT

Ms. Betts Basinger: Okay with that, at 2:55 p.m. this meeting is adjourned. Thanks everyone.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:55 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

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

Others:

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

Morgan Gerdel, Parking Structure Coordinator