

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
MARCH 23, 2012**

APPROVED 04-27-2012

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, Chair, at approximately 1:00 p.m. Friday, March 23, 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: Good afternoon everyone, and I want to welcome everyone – Commissioners, staff, especially public – I want to welcome all of you to the 15th and final meeting of this 2011-2012 MRA team. The first order of business today is to approve the minutes of February 24th 2012. Did everyone get a copy, an email copy, and a chance to review? Then do I hear a motion to approve?

B. APPROVAL OF THE MINUTES OF THE FEBRUARY 24, 2012 (via e-mail)

Ms. Katharine Popenuk: Motion to approve.

Mr. Mark Walker: Second.

Ms. Betts Basinger: Moved and seconded to approve. Any discussion? All in favor?

Agency Members: "Aye."

Ms. Betts Basinger: It's unanimous. Thank you.

It was moved by Ms. Katharine Popenuk, seconded by Mr. Mark Walker, then unanimously

VOTED: to approve the February 24, 2012 MRA minutes as submitted.

C. PUBLIC TESTIMONY

Ms. Betts Basinger: We are now going to open up for public testimony on any agenda item. Come up, state your name, and who you're representing. Thank you.

Ms. Sandra McGuinness: Good afternoon. My name is Sandy McGuinness and I'm the coordinator of the Nutrition and Physical Activity Coalition of Maui County. I just wanted to express thanks to Alexa Betts Basinger for her leadership during her two years as Chair of this entity and I just wanted to express thanks for the reWailuku Project, especially, and for the workshops that we conducted with Dan Burden from the Walkable and Liveable Communities Institute. And I also want to say that it's been wonderful working with the Planning Department especially Erin when we facilitated those

meetings and I just wanted to acknowledge Erin as well. And we look forward to working with the Agency and the Planning Department in the future. Thank you.

Ms. Betts Basinger: Thank you. Anyone else wishing to have testimony today? Seeing none, I'm going to close testimony at this time, and we're moving on to Item D. Erin.

D. RESOLUTIONS THANKING OUTGOING MEMBERS – CHAIR ALEXA BETTS-BASINGER

Ms. Erin Wade: Thank you. Today is a special occasion. We recognize the Chair, Alexa Betts Basinger. The Mayor has offered a Resolution stating that Alexa has served the County of Maui since March of 2007 as a member of the MRA. That she served both as the Vice-Chair and the Chair for two separate years. That she served with dedication and provided value, guidance in serving the needs of the people of County of Maui. And therefore we express our deepest gratitude and appreciation to Ms. Basinger for her service for the past five years and extends best wishes for future endeavors.

Ms. Betts Basinger: Okay, meeting adjourned. So I can't leave without saying a few words and these are short words. Wailuku has nurtured my family as many of you know for many generations, and it has been an honor, for me, to have helped nurture Wailuku. Serving on the MRA has been such a positive experience. I've learned much about our government. I've learned how important it is for citizens to be actively engaged. More importantly, these last five years validate how a small team working collaboratively with others can accomplish so many good things for Wailuku. I look forward to the MRA's continued efforts, and I thank each of you so very much. Thank you.

Mr. Walker: Thank you.

Ms. Betts Basinger: Now, moving onto F, Maui Redevelopment Agency business. Item number one is a preliminary discussion on regulatory changes, and I will let Erin speak to this.

E. PUBLIC HEARINGS (none)

F. MAUI REDEVELOPMENT AGENCY BUSINESS

- 1. Preliminary discussion on regulatory changes to the Wailuku Redevelopment Area Zoning and Development Code Section 30.13 Off-Street Parking and Loading to provide more flexibility in the parking requirements. This preliminary discussion will focus on the suggestions of the Wailuku Market Based Plan 2010 and the Wailuku Parking Management Plan 2011.**

Ms. Wade: Sure. Thank you. As you folks know the Market Based Plan and then the Parking Management Plan both recommended changes to the Zoning and Development Code. And I provided a memo in your packets that talks about some possible thoughts that were mentioned in both of those documents where changes could be made to the Zoning and Development Code

regarding parking to lessen the obstacles for new businesses to open particularly those focused on dining and entertainment. So today the goal is to just have an introductory discussion about this and then to send, to draft some possible amendments in the interim which we would send out for agency and organization review, and then bring it back to the MRA. But I wanted to put it on the agenda for you today so we can get some guidance so we can actually start making the amendments that were anticipated in both of those studies.

Mr. William Mitchell: I have a process question. Ultimately this would have to go to Council for approval in order to amend the Code? Is that correct?

Ms. Wade: So the Zoning and Development Code are part of your rules.

Mr. Mitchell: Right.

Ms. Wade: So the MRA would have to hold a public hearing on them, but then the MRA is the final authority.

Mr. Mitchell: They are. Okay.

Ms. Betts Basinger: This is the same effort that this body approved for the investigative committee to start that journey down the rules. That was in Chapter 12, Chapter 12 rules. Is this another chapter?

Ms. Wade: No. This is part of the zoning and development code.

Ms. Betts Basinger: Okay. So it's another document.

Ms. Wade: Right.

Ms. Betts Basinger: So members, I guess it would be the same, to kind of authorize the same thing that was authorized to take another look at our Chapter 12 procedural rules. Any questions?

Mr. Mitchell: Is that a single public hearing?

Ms. Wade: Yes.

Mr. Mitchell: In order to then adopt it and change it in the MRA guidelines?

Ms. Wade: Right.

Mr. Mitchell: Okay.

Ms. Wade: Did you want me to go through in greater depth kind of what the suggestions were?

Mr. Walker: Yeah. Please.

Ms. Wade: I'd be happy to do that. So in the market based plan the recommendation was to reduce

the obstacles for dining and entertainment uses within the redevelopment agency area. And it suggested things such as the uses that are listed in the code now. Adult establishments, eating establishments, entertainment, food and beverage retail, hotel, outside open air dining and recreation.

Mr. Walker: You need one? A copy of the memo?

Ms. Popenuk: I do. I guess I can't find it.

Ms. Betts Basinger: It was in your packet.

Ms. Popenuk: Okay. Sorry. Thank you.

Ms. Wade: Sure.

Ms. Betts Basinger: We're in the middle of section 30.13.

Ms. Wade: So those were sort of some of the uses that were contemplated and that should be part of the discussion probably is this too extensive? Is it not extensive enough? What other uses might we want to incorporate? The next section is on the joint use parking. So right now we do have the ability to have joint use parking which the parking management plan referred to as shared parking, essentially stating that one business would use a parking stall for hours eight to five, and then another business could use that same parking stall from hours five to 12 or something like that. At this point we haven't actually had anyone request to use a parking stall in that way, although certainly it's occurring. So this would be an opportunity to formalize that a little bit more specifically. And then the next section refers to off-site parking. So allowing for off-site parking now requires approval from the Redevelopment Agency. The plan suggested that's occurring now why does it need to a Redevelopment Agency approval? Can it just be an administrative approval? So that might be something we want to look into. And then the next section on paving of parking areas. This wasn't really either – this wasn't in either of the studies, but it's something that kind of came out of the discussions recently whereby are there locations within town that we could create parking quickly that aren't going to have to meet this high level of threshold of drainage, storm water collection, paving, landscape planting, irrigation, all of those things which are required now by code. So perhaps there was some lesser degree of improvement that could be allowed at least on a temporary or short term basis to create additional parking within the district. So these were some of the things that seemed to be kind of low hanging fruit in the parking component of the ordinance that we could change quickly. So this memo just introduces what those sections are and offers an opportunity for you folks to discuss if there's more you would like to do as well.

Ms. Betts Basinger: Members, I'll draw your attention to the last paragraph of Erin's communication. She's saying that what's she is looking for at this meeting is discussion of this memo, the content of the existing zoning and development code. She will then prepare a version of the Article IV with the changes this group suggests today. She can either route it out for agency review or come back to the MRA once before it is routed. Following agency review and comment, we will need to have a public hearing to actually amend the zoning and development code. Do you guys think that you're ready for that in depth conversation today?

Mr. Walker: How deep is in depth? I mean, it seems to me like the agenda is not too packed. I mean, if we're going to bang through it, I mean, why not?

Ms. Wade: At this time, I mean, we don't have to create the actual changes in the document. So I have the document in front of me. If we want to go through the sections I highlighted, and then if there's additional sections which I didn't address in the parking section, I'm happy to do that. But just so that I could get some cursory guidance on some amendments before I do the actual amended version of the chapter.

Mr. Mitchell: Would it be possible to get a simple matrix, existing code, proposed code, side by side so when we have the public meeting everybody could see what that difference is?

Ms. Wade: So normally when an amendment like this is presented we'll show the existing document and then do like that Ramseyer version where it's crossed out. And I would anticipate like this section is 13.13.020 is the section that shows the uses. So as an example, the adult establishment which is basically defined as a bar in the beginning section. Instead of saying one space per 75 square feet, it would say, none required, like beverage and service kiosk today says none.

Mr. Mitchell: Does the 12 hour parking, parking time fall under our code? I know we talked about it. It doesn't, does it?

Ms. Wade: No, that's Public Works.

Mr. Mitchell: Public Works.

Ms. Betts Basinger: So members do you want this to continue then as an agenda item at your next meeting with that matrix?

Mr. Walker: Yes.

Mr. Mitchell: Yeah.

Ms. Betts Basinger: And that will give you time. All of you have a copy, correct?

Mr. Walker: Right.

Mr. Mitchell: Yeah.

Ms. Betts Basinger: Okay, so that will give you guys time to go back and check that out.

Ms. Wade: Okay, so just for clarification purposes and in some of these sections I didn't make recommendations. I just stated that these were sections that were suggested to be reviewed. Would you like me to take a crack at making some revisions based on the suggestions from the two documents? So you want to see the revised version.

Mr. Mitchell: And if it would be possible if we could get that matrix like a week before the meeting, then we could kind of have time to look at it, and ask questions, and maybe add things if we wanted

to. So the next meeting we would review it and at that time if we felt comfortable with it you could go forward with scheduling the public, if we agreed on the proposed changes.

Ms. Betts Basinger: Members, I'm going to open –. Well, I'm going to open this up for public input at this point. If anyone wishes to testify on Item F1 please step up, state your name, and who you represent.

Ms. Jocelyn Perreira: Jocelyn Perreira, executive director of the Wailuku Main Street Association Inc./Tri-Isle Main Street Resource Center. Erin, I would request this, that it would be okay to send us earlier also so that our team of professionals can take a look at it and then get it back to you so that we're not waiting just for general public meeting where you have people that are not with a particular expertise that we might be able to offer for consideration. So if you can send that out to me, I can –. If you let me know when you're sending it, then I can make sure I can schedule the meeting around that. Thank you.

Ms. Betts Basinger: Ms. Perreira, do you have any testimony at this point? Ms. Perreira, do you have any testimony at this juncture about this item other than just a request for information?

Ms. Perreira: No, I think I need more information.

Ms. Betts Basinger: Okay. Thank you.

Ms. Perreira: Thank you. And if that memo that she circulated, if we could get a copy that would be great as well.

Ms. Betts Basinger: Okay, anyone else wanting to testify on Item F1?

Mr. Richard Dan: . . . (inaudible) . . . the parking lot by the proposed park plan.

Ms. Betts Basinger: We haven't come to that agenda.

Mr. Dan: Is that on this? Where's that?

Mr. Mitchell: It is. It's on the back of the agenda.

Ms. Betts Basinger: We will be discussing that.

Mr. Dan: What letter?

Mr. Mitchell: H.

Ms. Betts Basinger: G3.

Mr. Dan: G3? I'll come back to G3.

2. Discussion on Wailuku Redevelopment Plan task prioritization.

Ms. Betts Basinger: And then again in H2. Is there anyone else that wants, wishes, to testify on this agenda item? Okay, thank you. Members, any discussion on this item, other than what we've already asked Erin to do? Okay, thank you. Then we'll move on to Item F2, discussion on Wailuku Redevelopment Plan task prioritization. Members, as you know this is an on-going, carried, deferred discussion on two things. They relate with budget, spending down FY12 budget, and looking forward to prioritizing FY13 tasks. I was at Council this morning when Mayor brought down his budget, and I did pass out for all of you the Planning Department's proposed budget for 2013. However this year the budget is very different than what I've been used to in the time I've been used to in the time I've been here on the MRA in that it is now in the format of what's called a program budget. So you're not going to see a lot of detail in it. So at this point I was actually going to ask Michele if she wanted to say a few words about the MRA working on an FY13 budget or what might be.

Ms. Michele McLean: I'm sorry, at the moment, I'm not prepared to discuss that.

Ms. Betts Basinger: Okay. Thank you. So members, because it's not clear in this document, and I've read it several times, I'm not sure how this year the MRA can actually plan its tasks because we don't have a budget. So I guess this is something that should probably be deferred to your future meeting. Unless Erin you have some input. There is money that has been – it's not agency money, it's grant money. There are grant monies that have been set aside for – let's see what it says – for small town. And maybe the Planning Department can let us know at another meeting how much of that. I believe it's \$243,000 has been set aside that would go towards preparing and updating design guidelines, development standards and zoning codes, community outreach and events, infrastructure planning, redevelopment and economic revitalization, and training and development. However, where you find this is in their grant subsidy detail, not in an operations budget for the MRA. So, I would suggest that this body defer discussion on prioritizing tasks until the department can kind of give some guidelines to this Agency and what kind of monies we have to accomplish these tasks. Is that okay?

Ms. McLean: Yeah, at the next meeting I'll have a more accurate idea. And of course, this is still all pending Council's approval. You all know that.

Ms. Betts Basinger: That's correct.

Ms. McLean: But I'll be able to get more detail at the next meeting. I'll be prepared to do that.

Ms. Betts Basinger: Thanks Michele.

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

Ms. Betts Basinger: This is actually in the Mayor's proposed budget.

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

Ms. Betts Basinger: Towards preparing and updating design guidelines, development standards and zoning codes, community outreach and events, infrastructure planning, redevelopment and

economic revitalization, and training and development. So members, any further discussion regarding task prioritization? Should this be an item? Okay, very good. I agree that this will be deferred to the next month.

Mr. Mitchell: Madame Chair, I have just one quick question.

Ms. Betts Basinger: Bill?

Mr. Mitchell: Presumably the MRA's contracts with folks we had doing maintenance and things now would not be interrupted due to this re-organization of how the budget works with the MRA folks and everything?

Ms. Betts Basinger: I getting a nod from our Deputy.

Mr. Mitchell: Okay.

Ms. Betts Basinger: Whatever – I'm assuming that whatever we've put our name to or signed the contract will be on-going. So the discussion that we get to later is still valid about remaining fiscal 12 dollars. Okay, so this is just talking about –

Mr. Mitchell: 13.

Ms. Betts Basinger: Yeah. So members we'll go on now to Item G, our internal reports, starting with you Bill, task status on the municipal parking lot.

G. REPORTS (no action)

1. Task Status LU-3 Wailuku Municipal Parking Lot for period from February 25, 2012 to March 23, 2012 (B. Mitchell)

Mr. Mitchell: I must say I have no status because I have no idea of what's going on with the municipal parking. But I will call on our good friend and informer and chief of parking garage information, Mr. Morgan, if he could share with us if he knows anything.

Ms. Betts Basinger: Thank you Morgan. Would you like to come up and tell us what you know?

Ms. Wade: Would you Morgan?

Mr. Morgan Gerdel: Okay.

Ms. Wade: Okay.

Mr. Gerdel: Morgan Gerdel with Nishikawa Architects. I guess I don't have anything new to report. I know there's some work being done as far as other parking locations, but nothing specific to report at this time.

Mr. Mitchell: Could you recap what you told us last time in case we don't remember what you told us last time?

Mr. Gerdel: I just happen to have a copy here so that worked out. Okay, last time I talked about how Public Works is reviewing the comments on the draft EA for the parking structure, and they're looking at an alternative design option with the lower structure height and mass. This design option would include additional surface lots that can function as an overall system in the parking management plan. The project schedule has been extended to allow for work on this alternative option, but it's still a projection at this point until we know what the task details are. And there will be a meeting, I guess, covering more of the parking at the reWailuku presentation on March 28th.

Mr. Mitchell: Who's going to make that presentation?

Mr. Gerdel: I believe Erin.

Mr. Mitchell: No, but on re – but the parking structure in itself? The consultant team hasn't done something else with it? Yeah. Okay.

Ms. Wade: I can report that I've been in touch with Andy Miller, who's still under contract with us, and sent him our preliminary thoughts on the comprehensive parking master plan. And he's diving into that. He said at initial blush it looks very good, and finding the existing parking stalls is a good way to go because there's a lot of under used areas. But also part of what I put on the agenda regarding changes to the code plays into that where developing parking quickly is, of course, going to be a priority. And at this point there's no way to do that without all these additional improvements. So in order to kind of follow through on a comprehensive plan we'd want some more flexibility with that, so this is another piece of that component.

Ms. Betts Basinger: Members, any other questions for our resource person? Thanks Morgan.

Mr. Gerdel: Okay, thank you.

Ms. Betts Basinger: Thanks Bill. That was a riveting report.

Mr. Mitchell: You're welcome.

2. Task Status VPC-6 Parking Management for period from February 25, 2012 to March 23, 2012 (W. Suzuki)

Ms. Betts Basinger: Warren Suzuki is excused today so we will defer the next item, number two, on parking management.

3. Task Status LU-2 Improvement of the park space on the Vineyard side of the Iao Theater, for period from February 25, 2012 to March 23, 2012 (K. Popenuk)

Ms. Betts Basinger: Item number three, Katharine and Bill, I guess are teaming up here. So this

would be a report on task status of LU-2 improvement of the park space on Vineyard side of the Iao Theater.

Ms. Popenuk: Basically we've been talking . . . (inaudible) . . .

Ms. Wade: Katharine? Katharine, you got to be in the mic.

Mr. Mitchell: You've got to be in the mic.

Ms. Popenuk: Basically we've been talking to different people and working on some sketches and what not, and I've passed out a couple of 3-D images of what could be there, and a proper site plan of how it might lay out. The big theme is that basically by organizing the parking we're not losing any parking stalls. And in fact, it's now, our total is 24 parking stalls as opposed to 23 that we had developed before. We met with the Wailuku Community Association at their First Friday meeting, and showed them what we had at that point which is pretty similar to what you guys are looking at. They had a couple of comments which we took into consideration especially about security and lighting in the parking lot areas. So there's a plan to add lighting to the space so that it's a well lite, highly visible spot. So we envisioned that this could come together in an incremental fashion by starting with the basic element which I think is probably the retaining wall, the key stone retaining wall. And then adding fill, and then adding gravel, and then adding sand, and then adding pavers, and so on and so forth that it could evolve into a space. So basically we're starting very simple on this. There was discussions about making spaces available for maybe food carts or vendors or something like that, so we plan on installing adequate, appropriate water, electricity or whatever is needed, that infrastructure, that would be needed for whatever might happen in the future. So our focus at this point is just for a treed plaza with planks, shade, places to sit, and that's pretty much it. And then of course the plaza part of it, or the square, if you will, is approximately 50 feet by 50 feet. And the remainder of that would go into developing the actual parking, so, that's where we're at on it.

Ms. Betts Basinger: Any other discussion, Bill?

Mr. Walker: I mean for the —. I believe you said at the last meeting, and maybe for the benefit of the public here today, I think the idea was that the construction materials you were proposing were going to be — could be temporary or permanent.

Ms. Popenuk: That's correct.

Mr. Walker: So if there was a change of mind down the road, I mean, it was going to be easy to do, inexpensive relatively to a permanent one, but something that could be, if there was a change of thought down the road, it could be easily removed.

Ms. Popenuk: Right, right. Yeah. So the retaining wall is a key stone system. It's big, giant chunks, blocks. You stack them up sort of stacking back a little bit, and they're held together with pins, like plastic pins that go from one block to the next, so it's pretty easy to assemble and pretty easy to take apart. And then the courtyard itself is made by pavers, flat stones that are laid into sand, and sand between the stones so it's not glued down if you will. So, yeah.

Mr. Mitchell: One of the things we're hearing and makes some sense is there's some concern about the existing gravel parking lot that it's unsafe, there's inadequate lighting, and we think there may be some interest from Public Works to fix this at the same time we do the plaza. So what I'd like to propose is that if we can sort of leave the charge for Public Works in trying to get all the improvements funded at one time so we can do the entire project. And because we were also talking about the budget last meeting we had some funds left. If asked the question if it wouldn't make sense for the MRA to fund the preliminary engineering plan to do this that the – then be sent out to agencies for everybody's review. So we would sort of spearhead at least getting the design in place and then hopefully the Public Works Department would step up and help us do the whole thing at one time and finish it rather than try to piece meal it because that concern came up and I think it's valid. If you're going to do it, do the whole thing, and get it done it. And . . . (inaudible) . . . it, make it, I mean, do it right the first time.

Ms. Betts Basinger: Members, at our last meeting there was some discussion on the elusive \$30,000 in Parks Department and we were hoping to have some update on that.

Ms. Wade: So my – I worked with the Office of Economic Development (OED) who works with the Parks and Rec Department regularly. And while that contract has been canceled as of this time, there is, there are other funds which we might be able to use. So I'll be working with OED to find out if there's money from them for hardscape for the plaza. And then we have on your agenda today, for the MRA to pay for the actual engineering, and then maybe seek the construction funds from Parks would be the suggestion.

Ms. Betts Basinger: So that elusive \$30,000 really did get away.

Ms. Wade: It really did. Yeah.

Mr. Walker: Yeah.

Ms. Betts Basinger: Okay. Any other comments members? Mark?

Mr. Walker: Just in this rendering here, I don't see any benches, but I'm assuming there are going to be benches or not?

Ms. Popenuk: Right. Yeah. Actually we started with a bench idea, and then we're thinking more in keeping with the Iao Stream kind of Wailuku idea of using boulders, monolithic boulders that, you know, would have a flat side so that you could sit on them.

Mr. Walker: Right.

Ms. Wade: That are unlikely for people to try to sleep on for long periods of time.

Mr. Walker: Rather than steel.

Ms. Betts Basinger: But there would be seating.

Ms. Popenuk: Or steel.

Mr. Mitchell: And I'd just like to say for record, it's a flex base. It will evolve over time. People will have good ideas how to use it, and we don't know what those. I guess our idea is build it, make it flexible, useable, and let's see how everybody uses it. It may be kiosk vendors. It may be for street fairs. It may be part of First Fridays, but at least put the infrastructure in place and make it nicer than it is now, and then it will take its shape with users and interest hopefully.

Ms. Betts Basinger: At your meeting the First Friday organization, did they voice any concern about losing space for vendors?

Ms. Popenuk: They did. There was a concern about them being able to load, actually, rather than losing the space for the vendors. It was like, right now, they pull up from the back and unload their whatnots. So they'll still be able to do that. There still be access to that parking lot. They won't be able to drive right up to the sidewalk anymore however.

Mr. Mitchell: With that in mind, we suggested that that sidewalk that goes down the side of Lao Theater now be widen to eight feet so you'd have plenty of room to get carts or coolers. So they could still park in the parking lot and basically come up that ramp. And we're also providing, suggesting, that there be stairs available to come out of the parking lot as well. So you could either step out close to the Police substation or take the ramp. There's a couple ways to get up to traverse the space easily.

Ms. Betts Basinger: There's an existing loading zone there. Will that remain?

Mr. Mitchell: It has to. Yeah. It has to.

Ms. Betts Basinger: Okay.

Ms. Popenuk: Actually I talked with Alexis and Steve of the Lao Theater yesterday, and they still keep their loading zone in front of the theater. And from behind the theater, Steve said that they usually have, you know, the biggest truck that they might have would be like a box truck or a pickup truck or something like that. So one of the stalls, the one closest to the theater, is extra wide. It's like nine feet and a couple of inches, and it's maybe 25, 26, 27 feet long, some thing like that. So he said that they like, right now, they back in and then take things off the truck and then roll it up the ramp right into the theater. So they would still be able to pull in as far as they need to so the back of the truck would be right at the existing ramp, and they'd be able to roll stuff into the theater. I discussed with him whether they wanted that as a reserved space, a loading zone, or maybe we go with 15 minute parking space or something like. And he said he thought the 15 minute parking space idea would work very well, so that maybe someone comes in there, they go to the bank, they leave and then maybe they need to do some theater, you know, use it as a theater unloading or loading area and it's available because it's only occupied 15 minutes per use. So that's what I think might work best there.

Ms. Betts Basinger: Erin, is that something that MRA can do, or would it be Public Works to change that?

Ms. Wade: Well right now it's actually not a parking lot, right? So there's –

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

Ms. Wade: To change the sign? The sign is on the building can be changed. It doesn't show up on the County Code at the moment.

Ms. Betts Basinger: On the existing Lao Theater parking lot.

Ms. Wade: Right. Yup.

Ms. Popenuk: The other thing I should mention since you're going into the details now is there is a dumpster there that's used for the most part by the theater, and also used by the coffee company. They share that dumpster. So we're providing an enclosure to keep that dumpster in place, and then would wheel out into the main parking area for collection.

Ms. Betts Basinger: Members, any other discussion? I'd like to open this up for public comment. Anyone in the audience wishing to make public comment please step forward.

Ms. Perreira: Jocelyn Perreira, executive director, Wailuku Main Street Association Inc. We have not heard from you, and I know we have comments to this particular project. So we would like to know how can you proceed forward without having a discussion with our group? We've been very involved in securing monies that were provided for this particular area in town. It's well documented. And I do know that our group has particular concerns and interest in this particular thing. So I don't see how your design can go forward without getting the input of our group as well. Because this does not look like something that serves our needs.

Ms. Wade: So right now we're just trying to get a conceptual plan that the group is comfortable routing for agency comments. So the agency comment period and the community comment period hasn't actually commenced.

Ms. Perreira: But this is –. I'm not talking about a community comment period. I'm talking about being involved in the conceptual realization of this because when the County of Maui got the money to acquire to the properties and so on and so forth, we were an intricate part of that and we should be an intricate part of the conceptual design as well before it even goes out for agency comments. We would like to have our conceptual thoughts and ideas incorporated into the design. So we thank you very much for that opportunity and we will look forward to hearing from you very soon so that we can do that, so we can then move along to the next step in the process. Thank you.

Ms. Betts Basinger: Thank you Jocelyn. Members, comments?

Mr. Mitchell: We just need to, the MRA just needs to then officially transmit that to WMSA. Is that the process?

Ms. Wade: Uh-huh.

Mr. Mitchell: Okay.

Ms. Betts Basinger: Anyone else wishing to testify?

Mr. Mitchell: Can I just add one thing? We're fully open to any and all suggestions. This is just enough to get us to the point, to send it out, talk about, what do you call? using whatever funding we have remaining to get engineering. But everything is still completely conceptual and flexible. If anybody has good ideas we're – that's what it wants to be.

Ms. Betts Basinger: Thank you. Yes? Please introduce yourself.

Mr. Dan: My name is Richard Dan. I'm going to testify two times. One as myself, as a vendor of First Friday, and then I'll be coming on again to talk about this. . . (inaudible) . . . But before any of that I personally want to say thank you Alexa. You've done a great job, and I really appreciate all the hard work you put in. You've shown a passion as much as the passion I have for Wailuku, and I'm happy to have worked with you for this many years. I'm glad I could . . . (inaudible) . . . for that long. I hope could . . . (inaudible) . . . as you leave.

Ms. Betts Basinger: Thank you.

Mr. Dan: Second, I've left you several messages Erin. Please return my call. I need to talk to you about the parking spot on the side of the building at 98.

Ms. Betts Basinger: Richard, can we talk about the park right now?

Mr. Dan: Yeah, I know. I just had her. I left her messages, I wanted to talk to her about that.

Ms. Betts Basinger: Thanks. Thank you.

Mr. Dan: Okay, Katharine, I came to the First Friday meeting, and we discussed, how can you continue to say that you're taking away no parking spots when you're really taking away six? Now I'll explain to everybody how they taking away six parking spots by doing this. And you can correct me any where I'm wrong. I asked Katharine, if we took the existing gravel lot, up and down, and professionally reconfigured it, without the upper portion where the police parking is, she said we'd have the same amount of spots that we get. But, if she added the police portion where they're planning on putting the park, we would get an additional three parking spots. Is that correct?

Ms. Popenuk: Two.

Mr. Dan: Two parking spots. So you're taking away two parking spots.

Ms. Popenuk: Right.

Mr. Dan: In addition to that count of parking spots, she didn't count in the three parking spots that the police require and they're reserved for the police station, lowering the count of spots that you're giving us by three spots. That makes it five spots you're taking. Isn't that correct?

Ms. Popenuk: I don't know. Maybe the three spots where the police parks here, might be the three spots –

Ms. Betts Basinger: He's making testimony.

Ms. Popenuk: Oh, okay.

Ms. Betts Basinger: He can't question you.

Mr. Dan: Okay. My understanding is the police three spots that they have reserved on the side of the building weren't in the count of the parking spots that she's creating. The police department, if they're going to be taking those three spots, which I hope they won't – which I don't know if they will or not – will then lower that count by three more, meaning we're losing five parking spots. It's not the same thing that we have. That's the first thing. Second thing, making a park there I think is a fantastic idea and I'll read about it for a moment. At your September 16th meeting there was an update from Vice-Chairman Katharine Popenuk concerning LU-2. The mini park to be constructed between the Lao Theater and the police office as a segment comprehensive improvement of the unpaved portion of the County owned land being used for –

Ms. Betts Basinger: Three minutes. You have another minute. Go ahead.

Mr. Dan: I'll stop testifying.

Ms. Betts Basinger: No, no. You have –

Mr. Dan: No, I'll stop because it's going to take me more than a minute to read this. I'll stop. I'll turn around.

Ms. Betts Basinger: I'll let you finish Mr. Dan.

Mr. Dan: And I'll go ahead, and now, hi, I'm Richard Dan. I'd like to testify. My family owns six retail stores on Market Street, a building on Market Street, and we're directly affected by this parking lot. I have, of course, three minutes.

Ms. Betts Basinger: Go ahead.

Mr. Dan: Where was I? While I'm prepared to lay my support to a well thought out comprehensive improvement project, it can be harmful to go forward with the, with the fraction of the right plan especially if the motivation is less to improve the waste land than it is to sequester some approval of funds which it appears that you're no longer just trying to sequester 40,000 bucks or 30,000 bucks because that money ain't there right? Okay. There will definitely be a problem with parking and security and these are so serious they outweigh the benefits of the small, of a small largely cosmetic thatch. Better to go to the County Council with a fully developed approach. And if it's as good as I think it will be no doubt the Council will see the merits and support the plan in its entirety.

First obviously is the loss of another five parking spots. As any merchant will tell you, the demand, parking has been the number one challenge to staying in business in this historic district which did not grow up under the demands that today's shoppers put on the street and infrastructure. In the necessary changes along North Market Street, the area already suffered uncompensated loss of 23 parking spaces when you did this redevelopment, plus another 10 parking spaces were lost when Lokahi took 10 spaces out of the back parking lot, that gravel lot in the back. So that's 33 spots. Now you're talking about taking away another five spots. There's got to be – there's got to

be some balance here. Also, by doing the park the way you're doing it, it's scary enough at night for anybody to walk thru Market Street. Just call a spade a spade. We have derelicts on the street during the day now, people sleeping on the benches. When my workers leave, I have them leave in pairs at night when it's dark. Never do I let any of the women workers walk to their cars by themselves. And it's a scary place down there. This is, you know, this is downtown. Now I've changed a lot of it by putting up cameras and CCPV around my building and that's really quieted down in some areas. But there's some real, real, real problems with security in Wailuku. And before you make a hide out for them – and that's what this park plan is at this point in time – there's trees and places where they can hide out. And you know, these guys can do anything. You know, it's a dangerous spot. I think a green area would be good. I went on that walking tour and the green area, that parking area was called a cesspool by what's his name? The guy who was giving that walking tour.

Ms. Betts Basinger: Dan Burden.

Mr. Dan: Dan Burden. And I happen to agree with him. It looks terrible. But, if you put green there and trees there, the people who walk into that parking lot down there are going to have some real issues, real security issues. It's dangerous. So I like a parking lot. I like the park. I like the greenery. I think it's a great idea, but I don't think the time is right for it. Now Yuki Sugimura sent a letter the last time this came up saying this is a bad idea, and you guys should come back to it and I forgot the date of that meeting you had. I think was in September of last year. And it's a rough, rough thing. I like the idea of the parking lot. I always like pretty things, but it doesn't make sense at this point when we have no place for people to park their cars, to take away five parking spots, and to have the security change.

Now speaking about security, I realized we don't have police at the Police station much at all and I realized the police doesn't have the time to go ahead and do anything about it. They don't have the man power to do anything about it. But the appearance of a police station and police presence helps quite a bit to the security in Wailuku. When that building was built –

Ms. Betts Basinger: Mr. Dan, can you conclude?

Mr. Dan: I will. When that building was built, they put up the police sign, the derelicts fell off on the street. Never saw police there, but just the physical sign of it. I understand there's talk about the police not staying there and putting some other offices in there. If you do that, you've got to think about having some police presence on Market Street that's visible. And we really have to talk about – maybe you guys can consider it right here – the corner, the Banyan Tree park or as people in Market Street call it, Needle Park, has benches in it, and at nights there's a lot of the unsavory people in Wailuku that makes it scary for all of us. They hang out there. It's becoming dangerous. That's it.

Ms. Betts Basinger: Thank you Mr. Dan. Members?

Mr. Dan: Thank you. Good luck.

Ms. Betts Basinger: Could you please stay? Could you remain at the podium please? Any questions members? I do have a comment about – did I understand that the five spaces you're

talking about losing are reserved for the police?

Mr. Dan: No.

Ms. Betts Basinger: Three of them are reserved for the Police?

Mr. Dan: There are two spaces that would be gained. Now you're doing a project on the lower parking lot. We'll call it lower and upper, the gravel lot, okay? You're doing a project on the lower parking lot, you're redesigning it, you're making it nice. Just like when I had Bill do that parking lot over there and redesign it. And you're going to do it and you're going to come out with the same exact amount of parking spots there are. But, there's one problem. There's the upper part that you're going to make the park in. If you design the upper part to be part of the parking lot, we'd gain two more parking spots. Is that correct?

Ms. Popenuk: Correct.

Mr. Dan: So if you redevelop the whole gravel area we'd get two more spots on your plan. Correct?

Ms. Popenuk: That's correct.

Mr. Dan: Okay. Now, so we're losing two spots. We've already lost 33 spots. Then the other two spots –

Ms. Betts Basinger: But I'm just asking about those that are reserved for the police.

Mr. Dan: The other three spots weren't in the original count, and now the police have three spots reserved for them. Those three spots are going to come off of however many spots you're planning on getting in the park. Correct?

Ms. Wade: We don't know that.

Mr. Dan: Sorry. Did the police have the right to have three reserved spots there where they are right now?

Mr. Mitchell: We don't know that.

Ms. Betts Basinger: This is going to be routed. Whenever there's a final plan it will go.

Mr. Dan: It's a question of this we don't know stuff. But we got to know, alright? The police have three parking spots reserved for them. Are they allowed to have those three spots reserved for them or not? If they're not, then I'm going to start parking my car there. If they are, I won't be parking my car there. What's the answer?

Ms. Betts Basinger: Mr. Dan, we'll find out the answer. Thank you. Any other questions, members? Anyone else wishing to testify?

Ms. Stephanie Ohigashi: Thank you. Stephanie Ohigashi, Wailuku Community Association. First

of all, I also, sorry I was late. Thanks Alexa, and mahalo for your hard work over these five years and your year as Chair. It's always tough to be volunteer with such a big mandate, but kudos to you as the head and your very willing and able allies to help move Wailuku forward. I would also like to request that the Wailuku Community Association gets copies of the conceptual plan. And of course, our current Chair is Rick Priest. I don't know his street address, but it's on Market Street, so I'll be able to forward that to you.

Finally I was at that First Friday meeting where this wonderful little green space plan was presented. And I do appreciate these vision and the dream to make Wailuku better and user friendly. There was just two merchants there, so I think the end result, no matter which way we go is that Yuki Lei said she would try and contact many more merchants to get input. And not only do we need the conceptual plans going out to agencies and organizations, but touch, you know the merchants who are most likely to be impacted by this. So I'm waiting to see how that will pan out, and we'd, you know, love to give input at another time and place, so thank you very much.

Ms. Betts Basinger: Thank you. Members, any questions for the testifier? Thank you. Anyone else wishing to testify? Okay, let's move on then members.

Ms. Popenuk: Can I make a comment?

Ms. Betts Basinger: Yeah, let's finish this up with discussion.

Ms. Popenuk: I just wanted to reiterate that we are concerned about security. That was the message from the Wailuku Community Association, that they did have concerns about security on the lot and we are not taking that concern lightly. That's why we're installing lights there. I think there's only one light there now, and we'll be adding additional lights to illuminate the lot. Another important consideration is that the grade at the sidewalk will remain approximately the same. And the grade at the back lot will remain approximately the same. So we're not creating any hiding spots. There's no notes or hills that are being dug here in this plan.

With regards to the parking count we didn't differentiate between who was parking in space. We went, we figured out there's 23 vehicles parked there by police, or citizens, or whomever. And with our new design there are 24 spaces there, so it's just about a wash. Yeah, you could say, perhaps, that we are losing two spaces, so that's my comment.

Mr. Mitchell: The two space we're losing are not code compliant spaces. It's kapakai parking so, and then -. And the police will be able to comment as to whether they have a need for permanent parking places, or whether they can just use what is proposed in the overall parking count.

Mr. Walker: Well, then I would say, I mean, it relates to parking, we talk about parking, there's a bigger plan going on as well that hopefully two spaces that might be loss, or three or whatever it is, it's going to be compensated for by these other pocket. And it may not happen on the same day that this gets built, if it gets built, but that's the plan that there's going to be other and more spaces.

Ms. Popenuk: They are the concerns.

Mr. Walker: There's going to be a net gain. There's going to be a net gain, hopefully, is the goal.

Ms. Betts Basinger: This is a good step forward.

Ms. Popenuk: Thank you.

Ms. Betts Basinger: Just for my clarity, this upper portion in the concept design, every single car that claims it's in a space on that gravel area right now, has be compensated for in the lower level. Is that correct? With the loss of just two?

Mr. Mitchell: . . . (inaudible) . . . a loss of two.

Ms. Betts Basinger: Okay.

Ms. Popenuk: Well, actually, not even a loss of two because –. Bill went there and parked - counted the cars as they were parked, and there was 23 potential places to park. So now by organizing the lot, if we were to take the entire lot and organize it, we would actually be able to increase that number to 25, by taking the upper lot and the lower lot together. If we decide, instead of, taking the upper lot and making two parking spaces we would make it a park, then it drops to 23, so.

Ms. Betts Basinger: I understand fully. All of you, many of you may remember what the gravel area behind lao Theater was like and how people parked there. So trying to organize it into the existing lot that's there now, we get it. Okay then.

Ms. Wade: I just wanted to note that the Planning Department does have concerns about the security of the lot also, and David Yamashita and I met with Katharine and Bill earlier last week to talk about programming of the space because Dave has a lot of experience with recreation planning, and – in Portland where they have sizable homeless population and one that's not really an innocent homeless population. It's like a loss youth kind of a thing. So, in Portland they do regularly make an attempt to heavily program all spaces that are anonymous as he referred to them. And usually they do that by creating an ownership entity of the space so that there's somebody to occupy which is sort of the food cart idea came from and that might grow into something more permanent later. But I think as we have conversations moving forward with different agencies and organizations, it's important to identify that the space will ultimately need to have some ownership and probably sooner than later. We talked in our small group about perhaps working with Alan Takitani from First Friday to try to immediately get some bending occurring in that space, to kind of grow some of the vendors that are at First Friday now to be – even if it rotates so that somebody is there with eyes on the space all the time.

Mr. Walker: And I agree on the security issue certainly, but it just rubs me the wrong way that we wouldn't try to go forward because we're worried about getting mugged. It's just there's a problem with the police then obviously, and I understand their manpower, but I just don't think that should be the reason not to try to improve the area because we're going to be taking advantage of and they'll just provide more space for bad guys. I just don't buy that.

Ms. Popenuk: Thank you.

Ms. Betts Basinger: Okay, so members, this will be deferred I guess to the next meeting. And is there going to be something that happens between now and then?

Ms. Wade: You're going to act today on whether or not to fund the engineering and the \$10,000.

Ms. Betts Basinger: Okay.

Ms. Wade: And then we can certainly start routing between now and next week, or next month.

4. Task Status Administration and Operations for period from February 25, 2012 to March 23, 2012 (A. Basinger)

Ms. Betts Basinger: Okay members, moving on to number four, admin and ops. Well, you know, between February 25th and today, I just did the same old stuff, so we don't need a detailed report. That will take us right into budget. Do we have a cash flow report today, Erin?

H. BUDGET

1. Cash-flow report (no action)

Ms. Wade: We actually don't have an updated one other than the one that you had from last month. That one is still accurate.

2. APPROPRIATION OF FUNDS FOR PLANNING AND DESIGN OF IAO PLAZA AND PARKING, to include grading plan, hardscape plan, paving and lighting plan up to \$10,000 for the space next to the IAO Theater on Market Street, Wailuku, HI 96793 TMK (2) 3-4-012:022 - (K. Popenuk) action may be taken.

3. Discussion regarding expenditure of remaining FY12 funds.

Ms. Betts Basinger: Okay, let's move on. Let's save that until we get to item number three because they go hand and hand, and let's move now to H2, the discussion to appropriate funds for planning and design. And it's my understanding that these are going to be funds out of FY12, correct? Okay. So we'll just combine two and three. And let's see, Bill, do you want to start discussion?

Mr. Mitchell: Yeah. We're proposing to allocate \$10,000 for the civil engineering. And I don't know if I can do it, but since that last meeting we had and the concern about security I'd also propose that we allocate \$2,000 for electrical engineering to provide adequate lighting in the entire space, the parking lot and the plaza. So for a total of \$12,000 engineering, for engineering fees.

Ms. Betts Basinger: Okay Erin based on last month's meeting, the amount remaining was?

Ms. Wade: It was \$25,400. So this would bring –

Ms. Betts Basinger: Was it \$28,000 with some adjustments?

Ms. Wade: No. It was right at \$25,400.

Ms. Betts Basinger: Okay. Okay. Further discussion about engaging the engineers that we need for this project.

Mr. Mitchell: Erin, what is the process? We'll get proposals. Can we, with the Planning, one of us or two of us, with the Planning Department make that selection or do we have to bring that back to the entire body in order to review proposals and make the selection?

Ms. Wade: If –. So this is under \$25,000 so it's three written quotes that are required. And if you want to send out the graphic as it is today to get solicit the quote, I think if you select the low – if the low bid is automatically selected then it can be done administratively. If you wanted to –. Or, the small committee, if this group wants to authorize the small committee to make the selection, you can do that as well. You can authorize that as part of this.

Mr. Walker: Remind me the dollar . . . (inaudible) . . .

Mr. Mitchell: \$12,000 for engineering, civil engineering and electrical engineering.

Mr. Walker: For both?

Mr. Mitchell: Both.

Ms. Betts Basinger: \$2,000 for electrical.

Mr. Mitchell: \$2,000 for electrical and \$10,000 for civil. And our thought motivation for this is that we will do the engineering, MRA will commission and do the engineering, and that Public Works, we're hoping will step up to the plate and fund the entire construction of the project at one time. That's what we're –. And our partners, Public Works, our partners and we qualify that, that would be involved in it.

Ms. Betts Basinger: Would these contracts, any part of these contracts also project a total cost for the project?

Mr. Mitchell: Yes. We want cost estimates from the engineers for the construction. Yes.

Ms. Betts Basinger: And do we have a ball park now? I know you guys have been adding components to it so I know the amount is going up. But, do we have a ball park?

Mr. Mitchell: Well, we don't because if Public Works does it all of it, it would be more than if we piece meal the upper plaza. We originally said \$60,000 to \$75,000 for the upper plaza, if we, the MRA, sort of executed. I don't know what that will be if the Public Works does it as a completed contract under all their contract provisions with costs and rules and everything.

Ms. Betts Basinger: Okay. Okay, I'm ready to hear a motion.

Mr. Walker: So, we have \$13,400 that we still need to spend. Are we going to make that decisions today on those funds?

Ms. Betts Basinger: We're going to get to that. Well, do you want to hold off then until we talk about the rest of it.

Mr. Walker: Well, yeah, I think we maybe we ought to. Yeah, to make sure it all fits together.

Ms. Betts Basinger: Okay. Okay. That's fine.

Mr. Walker: Because if we had no other ideas to spend the \$13,400 on I would say why don't get a landscape architect . . . (inaudible) . . . I don't know.

Mr. Mitchell: We were going to have, because there's only four trees, five trees, yeah, we're going to have –. The civil engineer –. There's already irrigation out there. It's a good question by the way. There's already irrigation stubbed into the existing planter area. We've been working with Maui Botanical, and they would provide the plant materials. So rather than having an additional fee for essentially infrastructure that's already there.

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

Mr. Mitchell: Thank you for asking the question.

Ms. Popenuk: But there potentially could be other things the money could be spent on if there was money available.

Mr. Walker: Yeah, so I think, yeah, Alexa, maybe, or Madame Chair that we maybe see what the whole picture then decide to approve them all or approve one or approve two, depending if there's enough money to fund it.

Ms. Betts Basinger: Okay, members, I don't know if you still have the document that we were working from that talked about our continuing FY12 tasks that we wanted to maybe take into FY13 with these funds. Tax incremental financial plan is fully funded?

Ms. Wade: Yes.

Ms. Betts Basinger: Okay, so that will just continue without the need of allocating dollars. VPC-9 that task was to develop a fee structure at the Wailuku Municipal Parking Lot to discourage long term parking. This is part of the overall Wailuku area parking management study and plan. It would require a consultant, I would think, to continue, you know, to get that done, and it would be – who did we have?

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

Ms. Betts Basinger: Right. So that is out there to expend dollars for that. Developing a visitor market development plan which has been an MRA task forever. That would require also getting a consultant to do that. We talked about new tasks, VPC-3, acquiring an access easement off of

Main Street into the municipal parking lot. That's been on our task list forever. Yes or no? Do you think that's something you want to pull to the top of the priority list?

Ms. Wade: Can I interject real quick?

Ms. Betts Basinger: Yes.

Ms. Wade: Okay, so we have talked with the Mayor's Office about these things, and he has basically said, you know, that's going to be our responsibility. The Managing Director's Office works on property acquisition and things like that. So what we should do for some of these things is provide direction to the Managing Director's and the Mayor's Office to say we believe that an access easement off of Main is required. We request that you move forward and working to try to acquire the property that's necessary and then they can do it for us.

Ms. Betts Basinger: And that would probably go to the rest of them. VPC-8, review and provide recommendations on vehicular and pedestrian circulation improvement. I think with the impact and Dan Burden, and reWailuku, you know, that may come about. Underground, overhead utility lines, UDRB-4, folks, has been around for 12 years. It's a strong recommendation by everything this agency has hired consultants to report. It's a strong, strong recommendation that that would improve our town tremendously. Are you suggesting, Erin, that this body in the future just recommend to Public Works or to the Managing Director that we suggest they –

Ms. Wade: So for something like that any time that there is a road project or something, what we would probably want to do is put Public Works, Water, Waste Water all on notice that when there's road work occurring that it's an opportunity to bring the power line underground simultaneously. So like when the water line project on Vineyard happened, that would have the ideal for that plan.

Mr. Walker: Huge cost.

Ms. Betts Basinger: Okay, so I'm going to throw it out there. I mean, we know what the MRA tasks are, all 36 of them. And we know the ones that are remaining. And those that are remaining that you want to consider as low hanging fruits, that can get started with some of this \$13,000 is probably what I would do if I was prioritizing for next year. It's kind of hard to do not knowing yet what we're going to add next year. So you may want to approach it as something finite. We know this is going to cost \$12,000 for that. We know this is going to cost \$13,400. That's the end of our FY12. Remember that you've got to get all of your quotes and everything in before June, probably the beginning of June.

Mr. Walker: I mean, there is some time. . . (inaudible) . . .

Ms. Wade: Yeah.

Mr. Walker: As the soon to be retired Chair do you have any recommendations for, on things you would do there with the \$13,400 if it was you?

Ms. Betts Basinger: I think I've repeated myself throughout the years. I really think lighting in Wailuku is extremely important particularly now that we have a First Friday event that brings 1,000's

of people to our town when it's dark. I had proposed that this agency work with Maui Electric and had done some initial contacts with them to see if they would partner with us in lighting Market Street, and then perhaps, even the super block, at some point. So, I would like to get, I would probably want to get started in that area with some of this remaining funding.

Mr. Walker: Now when you say that are meaning actually buying lights or doing a study or what?

Ms. Betts Basinger: Yeah. Well, not doing a study.

Mr. Walker: Right.

Ms. Betts Basinger: Just actually, physically going and talking to Maui Electric and other organizations that would have a vested interest in lighting. I think Mr. Dan would love to have Wailuku lighted at night and so would probably many other merchants and folks that live there. Teri Edmonds who has testified before us often, actually lives right there on Market Street, and would love to have more security. One of the other items that we talked about a lot was a safe and clean coordinator or program at least. So I would put maybe this \$13,400 could be divided between getting a safe and clean program actually working and on the street, and in line with that, lighting for security. So two on that.

Mr. Mitchell: I think we said that Teens on Call, a great organization, is doing their best, but we're still undermanned in terms of quality of our weed maintenance, clean maintenance, so maybe that would be -. I mean, that would seem very practical to set some money aside to up our effort either through them or another contractor.

Ms. Wade: Yeah since the irrigation got turned on the weeds are just going crazy.

Mr. Mitchell: Right.

Ms. Betts Basinger: I've been assured by Erin that our maintenance contract for the street is well funded into FY13, correct?

Ms. Wade: No. The funding for the FY12, this year, was what we encumbered last year. So, at the moment there's no contract for FY13 is the existing situation.

Ms. Popenuk: So I have so many questions. So are we getting any money for FY13 is a big question? Do we need to -?

Ms. Betts Basinger: Well, Michele's going to report. She's going to find out and report.

Ms. McLean: I believe it's just slightly higher than FY12.

Ms. Popenuk: Okay.

Ms. McLean: I don't think it more than double which is what the MRA had been discussing. It's not cut. I believe it's a few thousand more.

Ms. Popenuk: Okay, so we don't need to worry about like, okay, well, we've got \$13,000, we'll stretch it out. Okay, that being known that's very helpful. And then the other, and I know you can't really give an answer to this, but Public Works stepping in to help create the park and parking area, that, of course is a huge question whether we need to be taking, looking in the couch for change to get as far as we can on our own. I'm not sure about that. My third question, I'm sorry I'm rambling but it ties into Alexa's light, providing light in Wailuku town. I'm wondering if there's any way that we can provide light in that parking lot area even as it stands right now because it's -. Or is that going to be something that we install and immediately rip out when they, when Public Works comes in to build the real parking lot?

Ms. Wade: Yeah, one of the concepts that folks loved at reWailuku was sort of the draped lights effect. And the one that was most popular was the one that's kind of like a drape and then it has a cylindrical bulb on it about every foot and a half. And we actually talked at the meeting with Dave Yamashita and you folks about creating a frame on either side of that space and doing a frame on lao side, and a frame on the restroom side, and draping that. But I can actually see one of the dark spaces of the concern is next to American Savings into the parking lot to -

Ms. Betts Basinger: Pili Street.

Ms. Wade: Yeah, Pili Street. So carrying that over. It be really cool actually.

Mr. Mitchell: I think there's already poles there so I don't know why MECo couldn't add their standard cobra heads on it for now and just create more light. I think there's poles on both sides.

Ms. Popenuk: So how does affect us budget wise if we're having MECo do something?

Ms. Wade: So MECo -. So I just did this for Lahaina's light fixtures too. We purchase the fixture and then they pay for the maintenance and the -. We pay them a fee obviously also at the same time. But that's their contribution is the ongoing maintenance of the fixture. So we would want to find out - and the installation - so we want out if we come up with something wild and crazy like that are they going to play ball or is it all our responsibility?

Ms. Popenuk: The other thing that when Alexa was reading off our various tasks was the fee structure for parking. I think that is kinds of, to me, that's seems like something that needs to rise to the front of line, someway to generate income and restructure. So I would be in favor of funding that to make that move forward in some way.

Mr. Mitchell: Did Andy give us an estimate on what that would be? We've never RFP that.

Ms. Wade: Yeah we did. It's \$25,000. And the other piece to think of, I think, is you know the Managing Director's Office would really like us to consider creating new parking before we change the game on current parking so that there's more options. So perhaps focusing that on the creation of new parking like a lease agreement with Armstrong Development to continue, to open that up for parking. Then there's not net loss whatsoever, you know, if we can create spaces. I know that First Friday wants to use that space, for the night of First Friday, for functions. But we certainly could work an agreement out. So, it might be worthwhile to possibly set aside money towards either a lease agreements or acquiring additional parking spaces or improving parking or parking

signs or –.

Ms. Betts Basinger: Michele? Michele? In the event of encumbering funds to be used to lease, like property for parking, where you said before if we're going to hire a consultant it has to be spelled out. Could it be a lumped sum? Could we say we're setting aside, you know, \$15,000 specifically to lease parking opportunities in Wailuku? Could it be encumbered that way?

Ms. McLean: I think so. I mean, for the MRA to vote and say that we want this amount of our budget to be dedicated towards this objective or this project, I think that's sufficient. And then whether that money goes to a landlord or to a consultant, that I don't know that the MRA needs to get that specific. If you say this is what we want to spend it on, then the details can be worked on.

Ms. Betts Basinger: So we don't need to say it's going to be with Armstrong Builders or so and so?

Ms. McLean: Correct.

Ms. Wade: Can I follow up? Can I follow up? So just to clarify if at the end of fiscal year 12 we don't have a contract to lease a parking stall with the money that we say, yes, we would like to be leasing or creating parking with that money, will it remain in the MRA's useable funds into FY13?

Ms. McLean: It has to be encumbered.

Ms. Wade: So by encumber –. To actually hold it from fiscal year to fiscal year you need a contract or an agreement or something like that.

Ms. McLean: Or a P. O. Whatever the mechanism is.

Ms. Betts Basinger: Just my personal thought on the Armstrong property is there are a lot of people that savor and want to preserve whatever green space there is in Wailuku, and that is a green space, and I think there will be tons of people that would not be happy if it were to turn to some sort of gravel thing temporarily or perhaps indefinitely as a parking. So that may or may not be a difficult place to put your dollars.

Mr. Walker: I was just going to ask you a technical question of Michele. So let's say we had a lease, we were working on lease to deal with, and it was – but it has some outs and we crossed the line in the next fiscal year and the deal falls apart, do we lose the money? Or could you use that same . . . (inaudible) . . . to getting a negotiation with someone else?

Ms. McLean: No. You'd lose it.

Mr. Walker: It's done. It didn't happen for whatever reason.

Ms. McLean: Yeah.

Ms. Betts Basinger: So I guess what we're hearing folks and I need to hear it at every meeting – thank you Michele – is that to encumber these funds on a project that you really want to get done, we have to have everything. The contract has to be done or else it's lost.

Mr. Walker: We've been talking about security. And, I mean, it doesn't seem like we have a lot of money, but does it make it any sense to get a security card or rent a policeman at certain times on Market Street? I don't know if that makes sense or doesn't make sense, but I throw it out.

Ms. Betts Basinger: You know it's tied into the discussion that the community brought to us about having the clean and safe program. And I think you may have remembered Jonathan Starr advocating for – he actually even suggested a former police officer that could do something like that. So I think that idea could probably be done before the beginning of June if that's where you guys wanted to go. I think it was a clean and safe coordinator.

Mr. Walker: Right.

Ms. Betts Basinger: That would also be responsible for working with the police and the community to start up a neighborhood watch organization. And we did have discussion with the Police Department neighborhood watch. They've got a whole new neighborhood watch program that they're implementing throughout the County. And there are enough residents of Wailuku town, and even merchants and property owners that have already come forward and said that they would, you know, donate three hours a month to do a neighborhood watch walk. And I think it was even – the discussions went far enough to even determine what time at night it was most needed, and so that's gone far enough along that I think it might be an easy one to contract for before you end your year.

Mr. Walker: Do we have the name of the guy he suggested I'm taking it?

Ms. Betts Basinger: We can certainly ask him. Remember when Jonathan Starr testified and he suggested a former police officer.

Ms. Wade: Yeah.

Mr. Walker: Or retired.

Ms. Betts Basinger: Yeah. Who would be able to work with the Police Department and start a neighborhood watch group as well as starting out as security. So it's under, what we have left \$13,400 is under \$25,000. But if it's between \$1,000 and \$25,000 you still need three, three bids.

Mr. Mitchell: Well, I'd proposed that we try to encumber both either with lighting and safe and clean or one or the other. I mean we go down both tracks and see which ones fit in, we can get, we can actually get and get something accomplished.

Ms. Betts Basinger: Okay, so what, it looks like we have before us right now members is \$12,000. \$2,000 for an electrical engineer for the concept for the pocket park. \$10,000 for concept engineering for the pocket park. Let's divide \$13,400 in half, and say half of that for clean and safe coordinator to get started, and the other half on lighting and following up with MECo on the costs there.

Mr. Walker: I like that.

Ms. Popenuk: It sounds good. I like it.

Ms. Betts Basinger: Okay, do I hear a motion to approve that discussion for the remaining FY12 funds?

Ms. Popenuk: I hereby make a motion that we approve that discussion, the remaining 2012 funds.

Mr. Mitchell: I second.

Ms. Betts Basinger: It's been moved and seconded. Any further discussion members? Hearing none, all in favor?

Agency member: "Aye."

Ms. Betts Basinger: It's unanimous. Thank you.

It was moved by Ms. Katharine Popenuk, seconded by Mr. Bill Mitchell, then unanimously

VOTED: to approve the expend the remaining FY12 funds as discussed.

I. OPEN PROJECTS LIST

Ms. Betts Basinger: The open projects list we just went over, and I think you're going to carry that on in your next month's discussion and forward. So at this point, the next meeting date that you'll have, your election day and hopefully you'll meet your new, my replacement – not replacement, my seat holder at that meeting. Some of you may know that the nominee that Mayor sent down was not approved. It was disapproved by the Council. So Mayor now is sending, is going to send someone else. I don't know who that is. You may not start out your next year with a full group, but you guys are a great group. You're a good team. I think you'll bring, even if you have a month or two without that person. So I think we've gone over also the agenda items that you're carrying over to the next meeting. And so with that members –. Mark?

J. NEXT MEETING DATE: April 27, 2012

K. ADJOURNMENT

Mr. Walker: Erin, when is the presentation? At the end of the month?

Ms. Betts Basinger: The 28th.

Ms. Wade: Yes, so right now it's scheduled for the lao Theater. However –

Mr. Mitchell: Is that a Saturday?

Ms. Wade: No, it's next Wednesday actually. We've been informed, lao Theater actually has a filming opportunity with a national television show next week so they're going to try to arrange it where they can keep the space available for us to do the presentation. But I think they would

pay multiple months rent with this opportunity, so we might be moving it until the following week. And, actually, right after this, I got to confirm that. And then – it's a good opportunity actually for us to get more information out, so we're going to do that, either way.

Mr. Walker: And that it's going to be at what time if it happens?

Ms. Wade: 6 P.M.

Mr. Walker: But it's subject to change.

Ms. Wade: Yeah.

Ms. Betts Basinger: Members, I know we've already voted so this is kind of moot, but the reWailuku funds that we put in were just wonderful. I mean, we got back a lot of really good vibes from the community and I think the project was seen favorably by the Mayor and we know by the Governor so there will be an opportunity for you guys in your next budget to follow up. I know Wailuku Community Association is going to follow up in September, so that's a really good thing. So without any other comments, at 2:25 p.m. this meeting of March 23rd is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:25 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
Mark Walker

Excused:

Warren Suzuki

Others:

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

Morgan Gerdel, Parking Structure Coordinator