

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
DECEMBER 28, 2012**

APPROVED 01-25-2013

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Katharine Popenuk, Chair, at approximately 1:06 p.m. Friday, December 28, 2012, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

A quorum of the Commission was present. (See Record of Attendance.)

Ms. Katharine Popenuk: Call to order of the December 28, 2012 MRA meeting. Present, Katharine Popenuk, myself; Bill Mitchell; Don Fujimoto, Mark Walker; Warren Suzuki is absent; and staff.

Public testimony will be taken at the start of the meeting on any agenda items. Testimony will be limited to three minutes per testifier. With recommendation of the chair, additional time may be granted.

First, approval of minutes from the November 16th, 2012 meeting. Do I hear a motion to approve?

B. APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2012 MEETING (via e-mail)

Mr. Don Fujimoto: So move.

Ms. Popenuk: So moved. A second?

Mr. William Mitchell: Second.

Mr. Mark Walker: I wasn't here.

Ms. Popenuk: All in favor?

It was moved by Mr. Don Fujimoto, seconded by Mr. William Mitchell, then unanimously

VOTED: to approve the November 16, 2012 Maui Redevelopment Agency meeting minutes as presented.

(Assenting: D. Fujimoto, W. Mitchell, K. Popenuk

Excused: W. Suzuki)

C. PUBLIC TESTIMONY

D. PUBLIC HEARINGS - none

Ms. Popenuk: So moved and accepted, approved. At this time we open the floor to public testimony. Do we have a list of testifiers? First testifier, John Noble.

Mr. John Noble: Good morning, my name is John Noble. I own property and business at 160 Market Street in Wailuku. I'm here to testify, I guess, it's agenda one here, on the direction that things are going. This MRA was created because Wailuku is a blighted area, not because it was something that needed decorating. It's right here in the Vineyard plan. It states clearly that the purpose is to – the principle objective is to restore the economic viability of Wailuku again. And it goes on to tell all the things. And what we have here is redevelopment law, and it tells you all the things about blighted areas. This is the law. This is what is supposed to be followed over the last 20 years. But somehow it keeps getting off in these little kingdoms like Jocelyn had and where we start decorating and historical and everything. In this blighted area thing, it reads out all the things of obsolescence and everything else at that. And the problems that we have is not that we need decorations, not that we need more trees and stuff, the zoning is the main problem as far as I'm concerned besides the parking. You know, all these non-profits that have come in, taken over these huge areas. And the non-profits under this law are considered blight. We don't have zoning, we don't have any infrastructure, and people don't understand how that keeps people from being able to do business. No infrastructure, we have these speculators, like, that are next to me on both sides of me where the drug dealers was sitting there on Christmas watching the drug dealers come on to these lots. So this infrastructure, the speculators – and there's no security. They keep putting in these bum benches and stuff like you would at Kaahumanu. Kaahumanu has security. Kaahumanu has cameras and they have people that stop things before they happen. We have a police force that comes out after it happens that prosecutes people. That's the difference. You can't do the same thing here that you do at Kaahumanu Center because there's no security and it's obsolete. All these buildings and stuff, we have the worst termite infestation in the world, and they've basically hired Jocelyn to make sure it's historical. It's not historical, it's not obsolete, and these are the problems that we have. So I'd like to see people start doing the things that need to be done, and stop which is decorating and whatever this thing is they've got going today. Thank you.

Ms. Popenuk: Thank you Mr. Noble. Next to testify, Richard Dan.

Mr. Richard Dan: My name is Richard Dan. Thank you folks for coming out in the holiday season, and I appreciate all of your passion for Wailuku. You received a testimony from my wife, and if you have any questions about that testimony, feel free to ask me after I finish my testimony.

I'm here to testify with regards to a few things. First would be garbage cans on Market Street. They really have to go. They're an eye sore. They're out of control. If you read my wife's testimony, she spells out the reasoning why. The next one is the clean and safe draft RFP update. I spoke with Michele and she sent me a copy of what you guys were planning to do, the scope of work, and I had some concerns about it and questions, and I sent Michele some

letters, and she wrote me back. On that – one of my, one of my questions was MRA sponsored events, and that, that, that made me unclear and I spoke to Michele about it, and she told me it was something to do with working First Friday. So it was working with Yuki on First Fridays. And if that's the case, then does the MRA – what about the other, three other First Fridays that are going on. Is the MRA going to provide somebody for each of those? Or you know, I'm unclear as to why Wailuku would have to have its own specified paid for person over at First Friday. But if that's the way you go, my company has some interest. We may be, may be, may be putting an RFP in, doing the RFP for it, but I gotta understand the scope better.

Teens On Call. Teens On Call, these guys do a great job. The problem you have on Market Street is you have people who drive up, the public receptacles, those garbage cans that are on Market Street, they fill them up and drive away. You'll see those things – in my wife's testimony, you'll see some pictures – you'll see those things fill up in a matter of minutes. Sometimes. Sometimes not at all. But they've become a public receptacle. It's easy for people to use them. They drive up, they dump their stuff, and they drive away. I think if you get rid of the garbage cans on Market Street completely, which I'm a great proponent of, what you're going to be dealing with and addressing with Teens On Call will have some impact on it. So that's what I have to say. Thank you very much. Anybody has any questions about any of that, I'll be around for a while.

Ms. Popenuk: Thank you Mr. Dan. Anyone else here to testify at this time? I want to note receipt of written testimony Caroline Dan to the Maui Redevelopment Agency, regarding some of the very same things that Richard that just spoke of. Okay, that concludes the public testimony at the beginning of our meeting. Maui Redevelopment Agency business – first item for discussion on the content and format of the Maui Redevelopment Agency website.

E. MAUI REDEVELOPMENT AGENCY BUSINESS

1. Discussion on the content and format of the Maui Redevelopment Agency Website - www.mauiredevelopmentagency.com

Mr. Joseph Alueta: Yeah, this is a, I guess, an action item from the last meeting we went over regarding the contract. I've been playing phone tag with the web, website designer. I went through it and obviously, yeah, there are some things that are out of date that needs to be updated. Again, there was a debate whether or not the MRA still wanted to have a website – as to whether that was a functioning. All of the – I mean, we currently, all of the information that's – the majority of the information that's on the website is available as far as like minutes, agendas is on the County's site. It's already posted on that site. This provides another venue for the MRA to get their, their message out as well as update. But a lot of the linkage is still –. I mean, again, the documents that people want, if they're coming in for a permit, are all on the County website already.

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

Mr. Alueta: Yes. Yeah. So, it's just a matter of, like, if we want to keep, it needs to be updated, and we just need to decide what format you want. I mean, it has a lot of nice pictures. One of the nice things was, you know, the chair report, or there was a summary report of the meetings, happenings and stuff like that. I'm just not sure what direction you want to take with it. Again, if it's more of a, for major projects, then a lot of that is already, again, on the County website. So I'm not sure where you, where you want to go.

Ms. Popenuk: Well, let's address the first question whether or not we want to continue to maintain our website. Any comments?

Mr. Walker: What's the annual cost of that now, or what is it, you know, the up keep? I mean, we haven't done much so there's not a whole lot of billings.

Mr. Alueta: There's just the basic –

Mr. Walker: Right.

Mr. Alueta: Yeah, basic posting.

Mr. Walker: Keep it floating up there.

Mr. Alueta: Yeah. I don't have the –. I'm trying to find my budget sheet use from our last –. Did you get a – Leilani, did you get an update on the budget? Shoot. I honestly don't know right now off the hand. I gotta – I gotta look for our –

Mr. Walker: Right. But if it's just basic hosting, I mean, that's fairly nominal, right? I mean, so the real cost are when you make the changes and up load different documents and photos –

Mr. Alueta: Right.

Mr. Walker: – and whatever else you're trying to do. I was just interested on what that might have –. I mean, Alexa was very – that was one of her deals and so I know she was pretty active. I was just curious on what that might have been in her last year, what that cost was, but we don't have that info handy. But I mean, I think personally I like it because the more access people have to documents, I think it's better. Plus you can have more than obviously just documents. As we all know we can, whatever we're working on we can either be making the case or making the case why we're not doing something, and I think it's important. Again, I do think that cost does play a role in it, so I'd be interested in what that projected cost would be.

Ms. Popenuk: I can't remember the exact number, but I do remember it wasn't that much.

Mr. Walker: Yeah. But again, I think, if we have it, we need to use it and update it and make it – not necessarily interactive – but have current information on it.

Mr. Alueta: Yeah, and I guess when I went through the website a lot of the things that needed

to be updated was, you know, board members which we can handle. Again, the minutes and agendas are always updated.

Mr. Walker: Right.

Mr. Alueta: I think there should be a note we wanted to update, we wanted to update the –. So if we're going to keep it, we can at least keep it for at least for a few more months, and then we can –. If we're not going to do a chair, chair's summary report, right, that can be either removed from the website.

Mr. Walker: Right.

Mr. Alueta: We can update people on the Wailuku Municipal Parking Structure, meaning that it has been put on hold until further funding.

Some of the links, I wanted to eliminate the Wailuku Main Street Association link and to make sure –. Then also, do we want to have other things on here or use it for other things within Wailuku? I mean, it's just, do we want to keep strictly MRA business links to other sites that we have connections with? Right now, I mean, there's –. And some of the links I don't understand like there's Lokahi Pacific, so I don't know what purpose that is. There's Maui Nui Botanical Garden. I don't know what the link is there. There's, you know, Malama Wailuku, okay. I mean, you'd almost better having Teens On Call link if there's such a thing, you know what I mean? I'm just trying to find out what associations do we want to have on there, and then I can work with Mana Web on updating the site. But right now my plan was just to eliminate some of the links, eliminate things that are no longer relevant such as, you know, if the chair is not gonna do a report, and then update the Wailuku Municipal Parking Structure – a note on that – as well as updating the members.

Ms. Popenuk: Yeah, I had some questions actually about the website, and I see Alexa is here today and I wonder if she wouldn't mind coming forward and answering some questions. I think a lot of what made the website the website was Alexa so she's more of the expert on it.

One of the questions that I had was there's actually quite a bit of content on the website and I wanted to know if your partnered with other people, or agencies, or organizations to solicit this content or was there any, like, information sharing that you set up, or how did that come about?

Ms. Alexa Betts Basinger: Are you talking about the links that are listed?

Ms. Popenuk: No. Not so much the links, but, like, that there was – well, this one that I printed out there was a thing, a print out about Kalana Napua Banner Project Poster.

Ms. Betts Basinger: All the content that is put on the MRA website is generated from the MRA.

Ms. Popenuk: Okay.

Ms. Betts Basinger: So the control of content was always with the MRA. So the Kalana Napua Banner Program was an initiative of this body to put the Sig Zane banners that are up in Wailuku now. So that was an activity of the MRA. And just – I'm going to back track a bit with a little bit of history. The origin of this website came about in Alan Arakawa's first term, and it was part of an economic development effort to create a website primarily for merchants and economic development in Wailuku. And they funded the initial structuring of the website. The problem was there wasn't an agency that was willing to take it on and make sure it was constantly updated. And so when I got onto the MRA, I made that suggestion. So the MRA took it over about six years ago – over six years ago – to be an outreach to the community. And not just the community, but that website solicits responses from all over the place. There's a very important link there that goes back to that original notion of economic development, and that is the link to wailukumaui.org. So this website is host both of those – the mauiredevelopmentagency.com and wailukumaui.org.

And the idea behind wailukumaui.org was that merchants and businesses in Wailuku would participate with ads or whatever on that, on that particular website. And that's still a huge opportunity for – for the merchants and economic development in Wailuku to take advantage of that. The MRA, of course, we just focused on MRA, and what are we doing, and letting the community know in more detail than the County website how the meetings went, what the upcoming projects are, letting folks know what's gonna happen at a certain meeting. Maybe they ought to come and turn out and testify. So that's it in a nutshell. So the authority is the MRA. So all the content is generated by you guys.

Ms. Popenuk: And who actually did the newsletter for –

Ms. Betts Basinger: I did the newsletter. The MRA did the newsletter.

Ms. Popenuk: Okay.

Ms. Betts Basinger: And Leilani worked with Mana Web to make sure that the minutes and the agendas were always current. And Erin and I worked with Mana Web on certain agenda items or information that came to us that we might be able to share before a meeting.

Ms. Popenuk: And how did news releases, press releases and that sort of thing end up on the MRA site? How was that orchestrated? Like if there was an article in the Maui News or something like that would that, would that – about some people.

Ms. Betts Basinger: I don't know that we ever did that unless they were our own articles about the MRA. And we did that. You know, if there was an article in a publication about our work, we made sure that that got posted on the website.

Ms. Popenuk: And who, who wrote the, the outline of "About Wailuku Town?" There's like a little section.

Ms. Betts Basinger: Oh gosh. You know, I think Lynn Araki-Regan, myself, Jocelyn Perreira

at the time. It was a group of Wailuku folks that were – that was the initial start up of the original website for economic development. It was a whole host of, I think, people from Wailuku Community Association.

Ms. Popenuk: Does anybody else have any questions for Alexa?

Ms. Betts Basinger: I don't know. Do you want to see those links, anyone, if you haven't visited the page?

Mr. Alueta: That's why we set it up. I mean, we just – Leilani set it up so we can – if there's someplace you wanted to go to. But –. I mean, it's not a –. There's only –

Ms. Betts Basinger: This is the home page and it's getting boring watching these pictures.

Mr. Alueta: Right.

Ms. Popenuk: I actually went through it right before the meeting, and I had some things that I wanted to visit which was, the first thing, of course that we need updating is our schedule, our annual schedule.

Ms. Betts Basinger: Right.

Ms. Popenuk: Which we have 2012 right now, so we need to 2013. And I'm a little bit ignorant on this. So who's responsibility is it then to make sure the 2013 schedule gets put up on our website? How does that work?

Mr. Alueta: We send to Mana – to Jenna at Mana Web. I tied – I left a message for her. I did leave a message for her with the changes that –

Ms. Betts Basinger: Jeannine.

Mr. Alueta: Jean.

Ms. Betts Basinger: Yeah, Jeannine.

Mr. Alueta: Jeannine. Yeah.

Ms. Betts Basinger: Yeah.

Mr. Alueta: So I left a message for her, and – of all the different changes. The message got a little long so, but she told me just leave a message if was simple changes. So I just told her what needed to be updated. But I have not heard back from her yet as to, you know, how we're gonna go about doing it. But, yeah, it's pretty –. I don't know – I mean –.

Ms. Betts Basinger: It's pretty easy, and the system that was in place over the last several years

was I would generate either to Leilani or directly to Mana Web what needed to be updated. So we probably talked once a month. Jeannine is very well familiar with how to do it. It may take her 15 minutes a month, so the expense is minimal unless you're gonna do a big revamp. But down on the bottom are the different links and the one that says "About Wailuku Maui," is the one that links to wailukumaui.org which could be developed into – well, we've always believed it could be developed into something more for the merchants and more for economic development, and more towards the tourists. It has – it has a bunch of demographic structure to it, like, where to live in Wailuku, the schools in Wailuku, the commercial properties in Wailuku, the stores in Wailuku.

Mr. Alueta: So who has control over the Wailuku MRA? So if we wanted to have all the merchants listed on there, with a map or whatever we can do that? Okay, that's what we didn't –

Ms. Betts Basinger: Yeah.

Mr. Alueta: That's fine.

Ms. Betts Basinger: There needs to be someone or some partner willing to do that work once a month. So whether the MRA partners with a community organization or the chair decides to, you know, do something once a month. I think the original discussion was that it would always fall to the new chair. So when there were different chairs, that chairperson was a liaison to keeping it updated.

Ms. Popenuk: Okay. That's it. Thanks Alexa.

Mr. Walker: Thanks.

Ms. Betts Basinger: You're welcome.

Ms. Popenuk: So –. I don't know. Maybe I just read down my list or something, and you guys jump in when you want or whatever, your comments might be. The summary reports – I don't know if you went to the website - basically it says during this month, this is where we're at, this is what we're working on. It's sort of a condensed version of what one might take away from the minutes. And I myself, I have mixed feelings about this because – first of all let me say that having the minutes and the agenda on the website is crucial. So anyone can go, they can read what was said, they can draw their own conclusions. I think that when you write a summary just by the facts of condensing it, there's a potential to editorialize a little bit, or whatever. So I'm – I am not that excited about continuing the summary report, so – and it's up to the rest of you guys, but –

Mr. Walker: I agree with you.

Ms. Popenuk: – you know, if you like that or not.

Mr. Alueta: Update agenda, members. Delete summary.

Ms. Popenuk: Yeah. I think we'll take the summary report off.

Mr. Alueta: Yeah. Yeah. Okay.

Ms. Popenuk: And then updated agenda, members. Then there's a section called "Projects," which current, completed and future projects, which I actually like that part of the website. It shows that we're doing something, you know, and what we're currently working on and what we hope to work on in the future.

I'm not – so what I was thinking is there some way to partner with others that are working on this project with us, have them help to generate content?

Mr. Mitchell: The merchant association . . . (inaudible) . . .

Mr. Alueta: I don't know, but I think, I think the Wailukumaui.org, having the merchants and moving – moving that forward, I mean, economic development is, is there having a list, or, you know – or at least a link if, if the company has a website, you know, like Maui Thing, you know, has a website that we can put their link to their website. That would be, you know, something that would be good. Or, even a link to a – I hate to say this – but even a link to like yellow pages or Google map. I mean most people I find that's the best way. I mean, like I had Google come in and they wanted to do a walking tour now. They sell these things where they come into your store and they walk through it, and I was like okay, and then – but then when I Googled my store there was enough pictures from a street view and stuff that I don't need that. If you find our store, then perfect. So I think – but I think that in itself, even if you just had Google, a link with a Google map and a photo of every merchant that was in Wailuku – within the MRA, I think that would just – that alone would be helpful, I think, for people.

Ms. Popenuk: So that's sort of part of the Wailukumaui.org.

Mr. Alueta: But under the Wailukumaui.org site. Yeah. Okay.

Ms. Popenuk: I was – my comment was more related to, for instance, I noticed like there's a little section there about reWailuku. So I was thinking, is there some way to, to automatically or more – more automatically get content from reWailuku and what they're doing, and how they're moving along, and how that dove tails with what MRA is doing, which it does?

Mr. Alueta: Yeah, and that's kind of more – that would be updated by –. Well, we can get the content updated from David Yamashita and Erin Wade because that's pretty much –. I mean, again, that was a Planning Department initiated project and then the off shoot, from my understanding from David, is the off shoot was the rebranding which Saedene took up. So that was sort of a separate – but it came out of that whole reWailuku thing. So I think that would be good. I mean, that, along with the mural. I mean, obviously, there's nothing on the mural on the website. I think that needs to be – that needs to be center piece on the front page, I mean,

on the web page. That should be –. So I think that's kind of things that we can do to spruce up the web page. It's not that out of date.

Mr. Mitchell: A year.

Mr. Alueta: Yeah. I mean, no. You go to Vegas – we went to Vegas, me and my wife, and it was like, everybody's website we went to, and I swear to god, 80% of the restaurants we drove to were closed.

Mr. Mitchell: Really.

Mr. Alueta: 80%. I mean, we were – it was the most frustrating trip in our life, and we were like, we're like going, update your website. I mean, we just realized how important it is to –. And we had people, like, they haven't been here for three years, but they still had a website. I mean, it was like hilarious.

Ms. Popenuk: Wailuku is still open.

Mr. Alueta: Yeah, we're still here.

Ms. Popenuk: Yeah, I just wanted to somehow facilitate a easier, more free flowing connection between, like, for instance the mural, that the Hui Noeau knows that we want them to appear on the website and somehow that flows a little bit more freely.

Mr. Mitchell: Maybe we could ask staff on a quarterly basis to go through the website and give us an update so we don't forget about it. You know, they'll prompt us and say, hey, we think we're going to update them, what do you guys think so it's not kind of left there. Unless the chair wants to do that on a monthly basis.

Mr. Alueta: Well, again, staff updates it as far as an agenda and minutes, and so that's give you the project. I think what's not and what could be up there in addition the project is say a developer had a website for their project that was in here, and they could have it linked to that where you could, like I say, partner with, say the architect. Or you know the, he's got a website and here's the project I'm working on. The information, the more detailed information of what was presented to MRA could be linked through as one of the listed projects of past projects, or past projects. We can work on that. I mean, I think that would be good. That will at least keep the content more fresh for people. But –

Ms. Popenuk: Okay. The next thing was the newsletters. I'm – I, I'm not – I myself am not excited about the doing the newsletter. If someone else here would like to take over that task, they can volunteer at this time.

Mr. Walker: I volunteer Warren.

Mr. Alueta: Yeah. If you don't show up you get volunteered.

Ms. Popenuk: Yeah. So the newsletter I'm, I'm not too much in favor of that.

Mr. Alueta: What was the purpose and content of the newsletter outside of the website?

Ms. Popenuk: I think that it was a hard copy.

Mr. Alueta: Oh.

Ms. Popenuk: It could be somebody could pick up off the table.

Mr. Alueta: Okay.

Ms. Popenuk: It was like a brief summary of what we'd be doing and what's up, but the same information that would be on the website, but in a hard copy format.

Mr. Alueta: Alright.

Ms. Popenuk: And then the news articles, or news, press releases, that, that is a question area for me. I'm thinking that if somebody else is out there writing about some things that we're doing that would be nice to have it on the website. How we make that connection, I'm not really sure.

Mr. Alueta: I think we can just link through. I mean if we just use between the Maui News there's articles that are referenced to the Wailuku Redevelopment Area or the Maui Redevelopment Agency itself, and we can link to the – to specifically to their site. So, I mean, we can browse the MRA. I mean, we do it already. We already look for articles. We cut them out. But the next thing would be to take those articles and go to the Maui News website and link to them to see whether or not – and you can easily search, you know, a lot of the past history. Even the Star Bulletin had some, early, early on the articles about, you know, the parking structure. And, you know, like I say, the good, bad and ugly. You know, some of them may not have been the most flattering or accurate. Let's put it that way.

Ms. Popenuk: So you guys are already browsing through these articles?

Mr. Alueta: Yeah, I do, and so does Erin. I mean, I check the Star Bulletin – I mean Star Bulletin or whatever they're called now – and the Maui News is where most of the stuff. And then you just Google and they're gonna show up and so –

Ms. Popenuk: So could we ask – could we ask you to –

Mr. Alueta: Yeah, no, the staff can do that.

Ms. Popenuk: – take that on?

Mr. Alueta: Yeah, we already do that, so we can try to at least make reference to them.

Ms. Popenuk: Great. Something that I really like about our website is access to resource documents. I even use that myself. That's really nice to be able to just go there and find out what the rule says. I like the "About Wailuku" part that Alexa just described in more detail. I like the "Community Partner" links. By the way, Maui Nui Botanical Gardens was included in a link because they provided the planters by the Police substation.

Mr. Alueta: Oh, okay.

Ms. Popenuk: So – and then the last thing was "contact us." That needs a little updating.

Mr. Alueta: Right.

Ms. Popenuk: And that was it for me.

Ms. Betts Basinger: Does anyone know where that phone booth is?

Ms. Popenuk: Baldwin Beach Park. No.

Ms. Betts Basinger: Wailuku Post Office.

Mr. Alueta: Oh, yeah. There use to be one right next to Wakamatsu Fish Market, in that area, but I think that's gone, probably gone. Yeah, might make some money.

Ms. Popenuk: So, any other input from you folks for the website?

Mr. Walker: Is there any – would there be any reason, desire, etcetera, for any kind of like an upcoming events?

Mr. Alueta: Well, I think that – I think the First Fridays should be obviously. I mean that can be a link. Either a link or just an announcements of events. And maybe – Or maybe we can have – I'm not sure if that would be on wailukumaui.org, and you just move it there where you have all the lists of all the community events that are gonna happen.

Mr. Walker: Right. Are there lists there?

Mr. Alueta: I don't know. I'm gonna – I'm gonna. Like I say because I was only focusing on the MRA.

Mr. Walker: Right. Right. Right.

Mr. Alueta: I can look at the Wailuku –

Mr. Walker: So I guess absent that, if there wasn't one or there's no plan to have one there, then we might want to – if we're talking about economic development, if we want to talk about what's happening in Wailuku, whatever those events might be beyond the First Friday stuff. If

it's worth highlight that might be something worth considering.

Mr. Alueta: Right. And there's also like a lot of calendar – calendars out there.

Mr. Walker: Right.

Mr. Alueta: Like Maui calendar and stuff like that, that you can see and then we can just pull the ones that are related to – related to Wailuku.

Mr. Walker: Right.

Mr. Alueta: And put it on that web page.

Mr. Walker: Right. Right. You know, maybe quarterly or something. Give them 90 days advance notice or something.

Ms. Popenuk: I like having that one the MRA website. It's just one more.

Mr. Alueta: What you're saying is realistically is one website. It's just they link to each other. I just think that you need to keep your, your governmental duties of what, you know, your core duties, and then kind of your commercial and non-profit linkage on the Wailuku Maui org, just so that, you know, you have your highlights or projects you as a board are working on. And then things that are happening by other non-profits in Wailuku or other – and commercial businesses should be on a separate page. Just so – I don't want to cross too many private, public things.

Ms. Popenuk: Okay, that's fine. Good. Anything else, anyone? No? Okay.

F. REPORTS (No action)

1. Report on reWailuku, a project initiated by the Department of Planning to create a new urban design concept for Wailuku town.

Ms. Popenuk: Yeah, so moving on to reports. Report on reWailuku, a project initiated by the Department of Planning to create a new urban design concept for Wailuku town.

Mr. Alueta: Saedene, are you gonna –? Is – is anyone else gonna present with you?

Ms. Saedene Ota: Nope. Just myself

Mr. Alueta: Oh, okay, good.

Ms. Ota: Hi. I'm Saedene Ota of Sae Design and Maui Thing. Thank you very much, board members, for your volunteer services, and chairperson as well too. Thank you for your

continued support with the reWailuku project. This is, I guess, the second phase, in conjunction with the small town Planning Department, with Erin Wade and David here. And they've been wonderful to work with, so we're gonna dovetail into a branding presentation, and a recap of the workshops that happened in the month of October. Can, Joe, can you turn down the lights, maybe? I'm gonna – I think it will be a little bit easier to see.

Mr. Alueta: To sleep better?

Ms. Ota: Yeah. Okay. Thank you. So I wanted to talk a little bit about just branding itself. When I initially, we talked about this project, I believe it was the chair that asked "what is branding," and which is a very good question because most people have a very small understanding of what branding means. So just a quick overview.

Often people think that branding is just a logo, but actually it goes much deeper. It's a promise. It's the big idea, the expectations that resides in each customer's mind about a product, service or company. A brand stand for something and demonstrates it. Like Volvo promises safety. How Lady Gaga promises us to push our creative limits, limitations. Or how presidential candidate, at that time, Barrack Obama promised us hope.

Branding is also an experience. The Starbuck experience is the same for everyone, and I think that their success is due to that. Whether you're a student on minimum wage or CEO you can live that Starbuck life of having that designer coffee drink in a hip café.

It's also perception. Whether true or not, branding is perception as well. Ideally the perception should be built on truth, but often times the public only sees what it's presented in the medium.

It's also emotion, compassion, inspiration, excitement. When go to Zippy I feel comfort. When I shop a Nike, I feel inspired to get fit, so, it's also emotion.

And it's also a connection. For this, it's a personal childhood connection to Guri-Guri. Most of us grew up with strawberry and pineapple, and we'll ever ask for bean. But, Guri-Guri has a great brand.

And it's also your reputation. I don't think Sam Sato's has ever had to send an order back because every time you get dry mein, it's guaranteed the same it was exactly 40 years ago. So, it's reputation as well.

And it's an expectation. I expect to be presented with the most innovative and well designed products from Apple. And they have built a high expectation for themselves and continue to impress, impress their customers.

So I purposely included examples of local Maui businesses and big corporate companies just to demonstrate that branding is not just fancy graphics and expensive advertising. Brand is not what you say it is, it's what they say it is. And which leads us to our workshop which is the discovery process. So this is just a really short video that I'm gonna present to you that kind

of –. So that was our workshop space and we did a bunch of signage – very affordable signage to create intrigue. We also shot footage and video, interviewed merchants so that we could present this in the workshop as well so that people could get a good understanding of the depths of Wailuku town.

It was a self directed workshop with post its and dots, and you'd walk through and put your likes and dislikes, and added notes to it. And I'm gonna go through the process in a little bit as well too. This is just – if you haven't – if you didn't get a chance to participate so you can get a feel of what happened actually during the workshops.

And we also – we wanted to make it fun. It was basically a survey in a sense, but when it comes to branding and graphics and visual expression, most people don't know how to articulate why they like something or dislike something. And so this really simple process kind of helped, I think, the viewers express what's special about Wailuku. This is the committee that kind of distilled all the information out. I'll talk about that a little bit later as well too.

So that was the workshop. So we – we had about eight workshops, about approximately 250 participants, a handful of merchant interviews. We also did some bios and photography on our merchants. We also did a WCA membership sign up at the workshops, and started building an email database based on the people that are interested in finding more about Wailuku.

So going back to the workshop. One section was about market studies. The pros and cons of our competition and Wailuku town. And so we – we just – we had photos of each town and we asked our viewers to express the pros and cons of Paia town, Makawao, Kehalani Village Center, Queen Kaahumanu, Maui Mall, and Lahaina. And then we did an exercise on visual connections. We gathered a million photographs expressing different types of visual connections. Whether it be culture, style, texture, personality, the vibe, a feeling, or a time in history. And then we did a descriptive word exercise – What's my name? What are some words that best express Wailuku? – and we threw out some words, as well as, got feedback from the people that participated as well too. So with all that information we distilled it. This is the distilling process where we gathered it and presented it to our committee which represented various market segments, property owners, merchants, young professionals, service industries, social participants, residents, and empty nesters, and college students. So I think the committee ended up being around 12 people but – that participated in that one meeting, but we are communicating to about 20 people. Oh, I'm sorry, and county and state workers. How can I forget them?

And so this is just the composition of our meeting, our brand committee meeting. And we set some goals as well too. What we wanted to achieve was to develop a strategic branding directive and message for the designer which is me. To have the people of Maui fall back in love with Wailuku town. To attract the stronger mix of retail, restaurant and other service based uses conducive to creating a thriving downtown area. To increase day time and evening commerce opportunities specifically with the Main, Market and Vineyard Street block areas. And also to promote Wailuku as a destination and a gathering place for both residents and visitors alike. So those were our overarching goals. Oh, sorry, one more, and to enhance

connectivity and pedestrian access within Wailuku town.

And what we found is what makes unique – what makes Wailuku unique in comparison to other towns was that they're mostly local businesses and family owned that were central, and we have town square feel. So this is the feedback that we got from the workshops. That it is the voice of the community because it's the center and it's next to the County building and the State building. And there's a constant pattern of the true live/to work town. It's our location too, it's very unique that we're at the base of Iao Needle. And what consistently resonated is that we are historical – historic and cultural. We're also a place where old and young meets. And Wailuku is a bridge for generations.

When it came to visual personalities, Wailuku is connected to outdoor spaces, greenery, nature and the aina. Wailuku is also creative. An open door awaits creativity as people are ready for something new. And that's a quote that we – that I pulled from one of the sticky notes on our exercise. Wailuku is expressive. Music and performing arts are unique to Wailuku. And we have roots. We value our ohana and respect generations of cultural diversity. And Wailuku is local, pride and where we came from runs deep.

What Wailuku is not – industrial, modern, or high end. And for a designer, direction like this may seem obvious but to have it distilled from the community it's very critical for us to create the proper brand and voice for the town. We're also not modern, nautical, country revival, contemporary or ranch inspired. And we're not corporate or the mainland. Wailuku does not have a bad attitude. I'd say we have some attitude, but not a bad or negative attitude. I'd like to think not.

In regards to our style, we're casual, free spirit and cool. We're also retro, rustic, and resourceful. What Wailuku is not – we're not flashy, funky, cheesy or over the top or fussy.

When it came to descriptive words, there's some words that consistently came up and resonated – generations, bridge, bridge of generations, culture, nature, that we're the heart of Maui, we're historic, and we're local and real. And I just threw this in because I, I thought – this comment came up as well too that there's promise and potential, and we're deeply rooted and growing. So, though, Wailuku isn't the place that we'd like it to be right now, I think everyone, well, I, for the most part believes in it and thinks that there's so much potential in Wailuku town.

So the committee defines a few key messages, a tag line and a name. And that's what the goal of the first phase, the creative phase, for the committee was to come up with a name and tag line. And we have a few options, or I'm going to talk to Erin as actually how to finalize the name, whether it be the MRA deciding or if we're going to have to put it out to vote to the public, or if it's just a committee that's going to decide. But these are the finalists. Wailuku, old town values, new town vibe. Wailuku town, historic, local, real. Wailuku town, the heart of Maui. Historic Wailuku, old town values, new town vibe. Or historic Wailuku town, the heart of Maui. And as you can see I juxtaposed it with our beautiful mural. And I just wanted end with a quote from a woman that came through the workshop, and we asked, she was very eloquent in explaining why she loved Wailuku. So we asked her to, you know, to write down her thoughts

and email it to us, but she actually wrote us this letter, like, this five page letter, and I said, “wow, who writes letters.” But this quote, I pulled from her letter:

“As an artist, I am a very private and quiet person. The no show off-style of Wailuku is why I feel at home here. The people are real. I’m blessed to have met many old timers on my morning walks to Iao and all over sweet Wailuku town.”

And that’s the end. So with this information and with the final name and tag line we get into phase two of the design where we actually develop a logo and some, the start of some marketing materials like an e-newsletter, a proposed home page for our website. I know you were talking about a website and I think the efforts, the future efforts, should be integrated with the MRA as well too so that there’s no overlap. But that is the next phase. And so are there any questions or comments?

Mr. Mitchell: Good job.

Ms. Popenuk: Thank you.

2. Clean and Safe draft RFP update. Request For Proposal on the management and implementation of a Clean and Safe program to provide a clean and safe environment with the Wailuku Redevelopment Area.

Ms. Popenuk: Okay. Moving on to our next item. Thank you very much.

Mr. Alueta: Thanks Saedene.

Mr. Walker: Thanks Saedene.

Ms. Popenuk: Safe and clean draft RFP update. Request for proposal on the management –

Ms. Ota: Sorry, I just wanted to –

Ms. Popenuk: Oh, excuse me.

Ms. Ota: – introduce Jamie Kane. She helped us on this workshop and she volunteered her services and put all the boards together. Dane Kane’s daughter.

Ms. Popenuk: Thank you Jamie.

Ms. Ota: . . .(inaudible) . . .

Mr. Walker: Right on.

Ms. Popenuk: Okay. Request for proposal on the management and the implementation of a clean and safe program to provide a clean and safe environment with the – within the Wailuku Redevelopment Area.

Mr. Alueta: I guess you guys just wanted to see it. It was attached to your last agenda, on your – at your November meeting. It was a carry over from your last one. So it was on the last page. So you wanted to –

Ms. Popenuk: I pulled that out of my file.

Mr. Alueta: Okay. It's a –. I mean, there's nothing here. I mean, it's more of –

Ms. Popenuk: Could you read that for us?

Mr. Alueta: Okay. Sure. It's a very draft one and it was remitted out there so if you guys want to – I mean, Michele is – my boss is still working on it, but she did – I mean, you had asked for – to take a look at it and so it is on the – I mean it was distributed. And so if you guys wanted to have comments on it, I guess, at some point. First was manage and oversee trash collection and street, gutter and sidewalk cleaning. Coordinate planter and tree maintenance, and collaboration with Maui Nui Botanical Gardens including arranging to purchase supplies for, it should be things, such as irrigation lines, replacement batteries for timers and other supplies as needed by the Maui Nui Botanical Gardens and other contracted organizations. Coordinate with Police when there's an issue concerning concerns raised by merchants, owners and visitors, and assisting in taking necessary actions. Coordinate with social service providers to facilitate up take of services by transient and special needs population in Wailuku town. Coordinate graffiti clean up. Assist of logistics of MRA sponsored events. Maintain an ongoing and friendly presence in the streets of Wailuku. I could do this job.

Mr. Mitchell: You're hired Joe.

Mr. Alueta: Just hang out. Sit on one of those bum benches. I mean, sorry, the benches. Coordinate, coordinate or assist with installation of banners on the light poles, and ongoing maintenance of the banners including ensuring the banners are clean and secured. Coordinate or assist with the installation of street furniture, bike racks, signage, and other public amenities. Communicate clearly and politely to service contractors – that might be tough for me – the public, business operators, and visitors. Work collaboratively with other county departments' representatives involved in the maintenance and improvements of Wailuku town. Organize and coordinate volunteer efforts.

Now again, this was just a draft that was thrown out there at one point, I guess, initially by Erin Wade and then has been bounced around. But I think that just to be clear nothing has gone out, okay, and it's not necessarily – I'm not even sure if it will take the form of an RFP in the, in the end. So it's just – it may, but that's depending on how it's structured later on because it could be, you know, a contracting service or something like that. But it doesn't – and also, I guess, to be discussed is, is this, is this one person or is it a team of people? Is the person

going to do all of this in house, meaning you have a team and do all of it? Or is it gonna be one person that's just going to be overseeing contracts? It's, again, that's – has never been decided or dictated in what's – right now been put out. Just for your information though.

Ms. Popenuk: Comments anybody?

Mr. Walker: Well, I think we've discussed this before, right, so I think these are our thoughts along with the department's thoughts on the scope of work. I'm not sure where it goes from here. I mean, Michele has it.

Mr. Alueta: Yeah, yeah, I plead ignorance. I don't know what was – how much you guys –. I'm just filling in for Erin till she shows up on the 9th.

Mr. Walker: Right. Right.

Mr. Alueta: But, I'm counting the days down. But anyway the – I mean, this would be a time like as I've brought up, I've been talking to Michele, it was none of that has been decided as to whether – are you looking – is this looking for a person, you know, jack of all trades kind of person? Are you looking at a, a organization to do it? Meaning like you, as you say, you contract with a, like say, Ka Lima O Maui or some other non profit, like, Teens On Call, or anybody? Or do you –? Or is it a joint? I mean, are you looking to have this person only be a manager, but just manage subcontracts and be able to –? Or to propose a contract that would be maintaining all of stuff? It's just – how do you, you know, how do you want to slice the fish?

Mr. Mitchell: Well, Katharine – Mark, you can – maybe your memories are better than mine, but in our discussions over the last year, it's usually been talked about in the context of one individual, or company, our company contractor, one entity, would perform those services under contract for the county. What's never quite been clear is who would administer those services because we only meet once a month. It would clearly be under the Planning Department would have to administer the contract to make sure they did what was called for. So if that's the way I have recollected. We've spoken of staffing either in one or in an organizational, an organization that does it. But part of it is always been having one person – in one person discussion is that you have presence of someone on the street. And everybody knows who they are. Whether they have a clean and safe badge or if they wear a little hat or whatever it is, if there's sort of an identifiable presence that –. You need a job? Hey, not bad, part-time. Part-time. That would be representative of the clean and safe program. That's kind of how I remembered it. Somebody has some other, something to add to it.

Mr. Alueta: So it could be a group of people, an organization, and they may have somebody that –

Mr. Mitchell: Right.

Mr. Alueta: – one or two individuals of their group –

Mr. Mitchell: Right. Could be.

Mr. Alueta: – that provides for the, the thing, and they have other . . . (inaudible) . . .

Mr. Walker: On street presence.

Mr. Mitchell: On street presence.

Mr. Alueta: On street presence.

Mr. Mitchell: On street presence, I think, is been the big –. So they can pick up the trash. If there was a problem with vagrancy, they could move along. I think when we had the Police Department in here, we asked them the question, you know, how, how do you deal with vagrancy in a public street or a public right of way, what are the laws, and it's fairly vague. But as one of the – yeah, as one of the testifiers said if you go – and I haven't been to Kaahumanu Shopping Center in years, but I happened to go down there, and they – their security is every where. I was kind of surprised, I sat down inadvertently not seeing the sign, not to sit on the stage. It was just about five o'clock and I sat on the corner of the stage and would no longer – so sooner had touched that, and security was on me, telling me that I didn't, I couldn't sit there. They were nice. Very polite. But – so there's something to be said for having presence. There's a certain ambiance that goes with someone being seen.

Ms. Popenuk: So we're not so much concerned or telling them how to run their show. We are saying that we want you to accomplish these 12 tasks, and we want to have street presence.

Mr. Walker: Well, and I also think – I don't think we're prohibiting them from getting subcontractors. I don't know if we are or not. But I mean if a guy doesn't happen to know how to do irrigation, but he has an irrigation guy that he brings in, I think, that's fine with us. It doesn't have to be it's a one guy deal or it's their company and they don't have an irrigation guy, I think they can bring in an irrigation. They're responsible for the irrigation however they can get that done.

Mr. Alueta: Right, and I think typically – I guess typically when you leave it kind of vague. You don't want to spell it out so clearly. That you can put it out and someone, people are gonna slice and dice it either which way. As Mr. Mitchell knows, you know, when there's a big job, he may be brought in for one portion of a project and he's just part of the team, and other people are doing the rest of it. And so the same thing with this, someone may group together with other individuals and say I'll do this part, you do this part, and they put together one package for it. So, we don't know – I mean, we don't know how much it would cost or what the budget is. I mean –

Mr. Mitchell: I think we had a budget.

Mr. Alueta: Okay.

Mr. Mitchell: I think we actually had a defined budget per month what we were willing to spend, and then it would be up to the contractor to tell us –

Mr. Alueta: They cannot.

Mr. Mitchell: Yeah, can or cannot. But we did have a budget number in our, in our annual budget for that.

Mr. Alueta: Okay. And then your next question, I guess, is based on this draft, from what I read, I mean, again, I can pass this around it was in your last – if you have your last month's agenda, it was the last page of it – is there something missing that you, that the board desired to see?

Ms. Popenuk: I don't . . . (inaudible) . . .

Mr. Alueta: Just clean it up as far as, I guess, grammar.

Mr. Mitchell: I think the only thing we should define – yeah, we should define on there if we do want a street presence that we want it within the typical merchant hours. You know, if we want somebody around, I mean, we don't want them coming in at 5:30 and doing all the work, and say I did per your contract.

Mr. Walker: Right.

Mr. Mitchell: We want them out there being seen during between eight to five, or eight to six, or nine and five, whatever it might be.

Mr. Alueta: Oh, okay. Okay. That's – that's good.

Ms. Popenuk: Good point.

Mr. Mitchell: Doesn't do us much good if they come at midnight and do it, and no one ever sees them.

Ms. Popenuk: So this is a – this is a contract for service. This is not a hire, right?

Mr. Alueta: Yeah. No, it would not be a county employee. This would be a contracted . . . (inaudible) . . .

Ms. Popenuk: The monies coming from the MRA, so the MRA is making the contract with the provider. My big, huge, question is how do we evaluate the effectiveness of this person, whether or not they're really doing their job? How do we –? Because us as volunteer board members are not really gonna be able to be around to police and see if they showed up for work or that kind of stuff. So –

Mr. Alueta: Well, I guess, typically because you're doing a contract, it's whether or not they

fulfilled the terms of the contract. Like I say, you know, is the trash being picked up on a regular basis, and in a timely manner. I think that you got –. And then, you know, is graffiti being identified and picked up? Is there a hotline? Is that being taken cared of? Are, you know, vagrance moving along? I mean – I mean, has there been a lot more vagrance? I mean, is that the case. I don't think that you're gonna get 100%. Not everybody is gonna be satisfied, but I think you'll have a general understanding based on the amount of complaints. I think that you saw that typically. I mean, a good example has been which we're gonna probably talk about next – oh, no, maybe not – is later on the agenda is your Teens On Call. Is your contract with them picking up trash. I mean, originally it was okay to pick up trash, and then he picks it up three times a week, from talking with him. And it does –. And it's pretty effective. Then there was some issues with, okay, he can't store it. So we told him, hey, you're picking up great, but you gotta move the trash out. Oh, okay, no problem. You know, he made adjustments to what he needed to do to make sure that everybody is happy with what he –. We needed to have the gutters cleaned. Well, he figured out how to clean the street gutters. We thought it would be, you know –. We found a low tech solution. I mean, I thought about the same idea, but he came out –. You know, just take a long handle rake, and stick it underneath there and clean out the gutters. It wasn't – it's not rocket science. So, it's, you know, as things came along, we're doing it.

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

Mr. Alueta: Yeah. And then today is – the streets, if you go down there right now or the last hour or so, they're trimming the trees. They look great. They're trimming the trees and looks awesome now. So, I mean, I think, –

Mr. Fujimoto: . . . (inaudible) . . .

Mr. Alueta: Trees of Hawaii was the contractor. I don't know who – I don't know under whose contract. It could be the county is doing it. I don't think it's MRA's.

Mr. Mitchell: Parks?

Mr. Alueta: Or parks, right.

Mr. Mitchell: Probably Parks.

Mr. Alueta: It should be somebody that's contracted. But, I mean, those kinds of things are getting done. So, and if it's not getting done, then you kind of get the complaint.

Ms. Popenuk: Okay. Any other questions or comments, concerns? So I am feeling –

Mr. Walker: Well, and I think Richard had a question about the First Friday thing, right?

Mr. Dan: A couple of things. First Friday, and the other was what boundaries? Is the MRA the entire area? Or are we only talking about Market Street? Because if we're looking for

somebody to do that job just on Market Street that's one thing, but somebody to do the entire MRA area that's the other thing. Think about the . . . (inaudible) . . . take care sponsor events. Somehow MRA sponsors First Friday here in Wailuku, but does MRA sponsor First Friday at the other three places?

Mr. Walker: No.

Mr. Dan: And if doesn't then why does Wailuku need to have that? And why we're paying taxpayer's money on having somebody there? . . . (inaudible) . . . I don't see the necessity of having somebody in this to do that. I don't see a reason why Wailuku should have – the only one that has somebody who we're paying to go ahead and work on First Friday. I don't get that.

Mr. Alueta: I'm not aware of it.

Mr. Dan: . . . (inaudible) . . .

Mr. Alueta: Oh, that one. Yeah.

Mr. Dan: . . . (inaudible) . . . assisted MRA sponsored projects and Michele . . . (inaudible) . . . First Friday and I don't see why we decided to pay somebody to work First Friday.

Mr. Alueta: They're not necessarily working First Friday. They're assisting with whoever the coordinator is and coordinating with that person to ensure that the interest of the MRA are adhered to, such as making sure things are cleaned up, the trash, the – you know –

Mr. Walker: Police presence.

Mr. Alueta: Right. Like, you know, he's piling –. I mean, obviously First Friday generates a lot of trash. Teens On Call is cleaning that up to make sure that – I mean, the people who are coordinating the First Friday are paying for that trash pick up or it's included in this contract. You know, those things need to be worked out.

Mr. Dan: Does this gentleman do no. 12. It says . . . (inaudible) . . . efforts are met. I don't . . . (inaudible) . . .

Mr. Alueta: I think that was just thrown out there. I not sure what the board had in mind, like, whether or not they're gonna do other volunteer – one the volunteer events you saw was reWailuku, assist with that. I mean, you saw that was done by not only staff, but also a lot of volunteers. So that was another coordinated effort. So you kind of have somebody that would be the presence for the MRA, you know, to help as an extra body.

Mr. Dan: . . . (inaudible) . . .

Mr. Alueta: We don't know.

Ms. Popenuk: Yeah.

Mr. Dan: . . . (inaudible) . . .

Ms. Popenuk: Okay. I think we need to get back to task here. Although Richard does raise one very interesting point which is where is this person going to be working. Are they on Market Street? Or are they on Market and Main? Market, Main and Vineyard? Or do we want to define that?

Mr. Walker: Yeah, I mean, I think we have to define that. I mean, how do they do bid otherwise?

Ms. Popenuk: Right. So –

Mr. Alueta: It's up – it's up to you. You're – the MRA includes – I mean, there's a big – most of it is your commercial core, which goes from Happy Valley – I mean, which is where all of the improvements are done – Happy Valley all the way up to Kaohu Street. Or no, I mean, short of Kaohu Street, you know. So, and then it goes down Main Street up to High, and down towards the bridge, and that's pretty much your commercial core, that area. But then, then, outside of that you have your residential districts. That kind of falls into it.

Ms. Popenuk: Yeah, I wouldn't want this person to be spread too thin, so that it becomes ineffectual. In my mind I sort of see the, the core of Wailuku being maybe Main, Market, Vineyard, Church, something like that. Maybe, they just keep walking around that block.

Mr. Mitchell: Well, similar to a landscape maintenance contract that once a contractor is sort of identified, I think we would want to work with them and define a weekly scope of work. What you do on Monday, Tuesday, Wednesday, Thursday, and it would evolve as to what – we've got limited budget – where we place their time most effectively use it. And that might be trash pick up or trash monitoring, three days a week, just walking up and down. It might be going to the municipal parking lot, and, you know, spraying weeds or picking up or calling.

Mr. Alueta: Again, I want to caution you, this is not a county or an MRA employee.

Mr. Mitchell: Correct.

Mr. Alueta: This is a contract with either a company to bid. So you need to keep in mind that possibly that person or a company will say these are my, these are my tasks, and then they would ask you whether or not that's –

Mr. Mitchell: – that's correct.

Mr. Alueta: Yeah.

Mr. Mitchell: We would work with them to come up with that schedule scope.

Mr. Alueta: Yeah, and I don't think you would work on it on a weekly basis. I think it would be a once a month or –

Mr. Mitchell: Right. Right.

Mr. Alueta: – or like, you know, saying we're doing this. I think your scope of work – if you wanted to narrow it down to what areas they're gonna be, as opposed to every where in Wailuku, that's up to you. I mean, but, right now, it's just, it's for Wailuku, and I'm assuming this is gonna to be the MRA area.

Mr. Walker: Yeah, I mean, I agree with the chair that in my mind that would be the –

Mr. Mitchell: The core?

Mr. Walker: Yeah. I mean, that square would be –. I mean, for what, for what – it looks like our budget is, I don't know that we can expect them to do much more than that, if at all.

Ms. Popenuk: Right.

Mr. Walker: To include the parking lot as well.

Ms. Popenuk: Right.

Mr. Alueta: Okay. So I'll, I'll relay that to my boss. So primarily if there is a – they would have at least be on the street. I mean, if there's going to be monitoring, it has to be at least from eight to five, and then define the street area, to narrow the scope down.

Mr. Walker: Well, I think it would be in the areas(inaudible) . . . It's not like – you not working for 10 hours a day, I think.

Mr. Mitchell: That's for a thousand bucks a month or not.

Mr. Walker: Right, so within those hours. Not that –

Mr. Alueta: Right. Right. Okay. Sorry.

Mr. Walker: I mean, if they want to do it that would be great.

Ms. Popenuk: Yeah. So in terms of this street presence and how many hours they put in that's a bit of a conflict, potentially, or we need to define what we mean by street presence. I mean, maybe they say okay, I was there for 10 minutes.

Mr. Alueta: Well, again, you – don't think of this as being just some one person. This could be a person that coordinates a neighborhood watch, okay, says the street, their street presence is gonna be – it could be 10 individuals. You know, it could be 10 retirees that are, you know,

are walking around, you know, with their little shirts on that say, you know, citizen patrol or whatever, and help. And their main job is to, if they see something, you should just make a note, write it down. If they see somebody that – and they'll call the police if need be. I don't think this is gonna be, you know –

Ms. Popenuk: . . . (inaudible) . . . Wailuku?

Mr. Alueta: Well, yeah. I just don't think it's gonna be your B cop.

Mr. Mitchell: Oh, it's not.

Mr. Alueta: Yeah. You know what mean? That – it's gonna be a volunteer issue. I think that person, again, would coordinate – or company – will have many moving facets of this, and including maybe organizing the volunteer groups to do part of these jobs. I mean –. Or, or, tasks that the board wants to accomplished, as far a result. And so –

Ms. Popenuk: Okay. So what else do we need to do to move this forward? What's next?

Mr. Alueta: I'll talk it over with Michele. Michele is out sick today so I'll bring it up to her next time. And then Erin will be also, will be back, and we can kind of narrow down what the scopes are.

Ms. Popenuk: Okay. Thank you.

3. Small Town Parking code update (WRA, Z&DC 30.13)

Ms. Popenuk: Item F3, small town parking code update.

Mr. Alueta: I was hoping you guys all had a chance to look at your small town code in your zoning and development code book.

Mr. Mitchell: This one right here?

Mr. Alueta: No. This is your magic book.

Mr. Mitchell: I thought I had it.

Mr. Alueta: This is the bible.

Mr. Mitchell: I have one. I just don't have it –

Mr. Alueta: Okay. Okay. Okay. So anyway –

Mr. Mitchell: This is the only one that's important right here.

Mr. Alueta: Yeah. So it is the zoning and development code. It's a 19 -. I'm sorry, it should be 30.13. Okay. So it came out – I forget what was the impetus of the board seeking it to be, to be brought back up. But, again, as you know, the MRA is its own separate area. It's part of Title 19.

Mr. Walker: Right.

Mr. Alueta: So this is your Maui County Code book. Title 19 doesn't apply unless it's something we missed here and we can pull some information on it. Pretty much this is your zoning book. So including – so in – outside of the magic bubble of the MRA we have Title 19.36, okay, which is parking and loading ordinance. This is your parking and loading – 30.13 is your parking code for off-street parking and loading. So it's one of those things that you need to decide, like, do you think this needs to be updated, do you need to reduce the amount of spaces, or do you want to check the whole zoning – I mean, check the whole parking ordinance? I mean, it's –

Mr. Walker: I think we came up with a draft language.

Ms. Popenuk: Yeah, I'm sitting here going wait a second. So, actually what I have here is the same thing you have there only with some revisions made.

Mr. Alueta: Okay.

Ms. Popenuk: And I think we worked on this with Erin before she went out.

Mr. Alueta: Okay.

Ms. Popenuk: And for instance, the adult establishment, it use to say one space per 7,500 square feet, and now we're saying none.

Mr. Alueta: Right. So those are the –

Ms. Popenuk: So, I guess we wanted to follow up on what where this was at.

Mr. Alueta: Okay. So I never got that, so I can –

Ms. Popenuk: Okay. Yeah.

Mr. Alueta: And so what has been the direction that this board has . . . (inaudible) . . .

Ms. Popenuk: Well, we basically, I mean, in a nutshell, we sort of liberalizing it and making it less of an inhibition to new development. So, that's the general concept of it.

Mr. Alueta: Right. Okay.

Ms. Popenuk: So maybe this is not really ready to talk about. Maybe we pick this up on our

next agenda with Erin?

Mr. Walker: Sure.

Mr. Alueta: Yeah, and then that way – then I'll probably will be here because most likely – well, I don't know, depending how things shuffle out.

Mr. Walker: She was saying she maybe will be in, like, a day a week till the end of January.

Mr. Alueta: Okay. But also, like, I do most of the ordinance writing.

Mr. Walker: Right. Okay.

Ms. Popenuk: Okay.

Mr. Alueta: It would probably would be – you know, once I know what direction you're going.

Ms. Popenuk: So, do you have access to this?

Mr. Alueta: No. I don't know . . . (inaudible) . . . I have this copy. Is this hers?

Ms. Popenuk: It's something that she gave us. You want my copy?

Mr. Alueta: Sure. Don't look like she –. Oh, I see. . . . (inaudible) . . . she also sent it out for comment. Oh, yeah, she's already done all of it, most of it.

Ms. Popenuk: Yeah.

Mr. Alueta: She sent them out to agency comments. So I think she, she just needs to get it to a staff report to see whether the changes. Okay. Alright, I'll follow up. You can keep. I'll follow up on this.

Ms. Popenuk: Okay.

Mr. Alueta: I don't think you spent any money – cash flow.

Ms. Popenuk: Okay. Yeah, the one thing I still had a question in my brain which is maybe we don't talk about it today, but next time is the paid, the paid parking. The possibility of the MRA instigating paid parking or parking limitations, time limits or something. We wanted like a draft proposal to be put before County Council.

Mr. Alueta: Right.

Ms. Popenuk: To see if that was a tree we even needed to be barking up.

Mr. Alueta: Right, that was the last instruction. I'm working on the – I'm gonna do a draft ordinance to see whether or not that's a viable option. And then I've – We ran it up the flag pole whether or not there's support from the administration for such a thing. And so I'm still waiting to hear back from my boss. She – she was going to have a meeting, but with the holiday schedule going on that we've had, it's been hard to get a meeting together. So hopefully we'll get an answer on whether or not they're gonna support such a move, and then from there I can draft an ordinance.

Ms. Popenuk: Okay. Great. Good.

G. BUDGET

1. Cash-flow report

Ms. Popenuk: Okay, cash flow report. Nothing there.

2. A proposed expansion of the services contract with Teens on Call to increase the number of garbage collection dates for the trash receptacles on Market Street. (For discussion only. No action)

Ms. Popenuk: Item No. 2, a proposed expansion of the services contract with Teens On Call to increase the number of garbage collection dates for the trash receptacles on Main Street.

Mr. Alueta: Between Market and Main. Main Street.

Ms. Popenuk: Yeah, should be Market Street. For discussion only, no action. So, what was to be discussed whether we were going to increase the number of pick ups.

Mr. Alueta: Yeah, well, I think the first question was how many times, so I checked with them, and they are three times a week.

Mr. Mitchell: On specific days?

Mr. Alueta: I believe it's Monday, Wednesday, Friday, I think. I could be wrong. But, I mean, that makes the most sense. But they do it three days a week. Maybe they –

Mr. Walker: And you'd think they would space each on a day apart. They wouldn't be three days in a row and . . . (inaudible) . . . four.

Mr. Alueta: Right, right, right. Yeah, no, no, they – but also they check all of the cans when they come in. So they check and if they're full, they empty them. If they're, you know, half full, they'll empty them. But if they're not, then they leave them.

Mr. Walker: Right.

Mr. Alueta: And as Richard noted or one of the testifiers noted that certain ones get filled. And I send him an email out explaining how I view that. I mean there's a lot more people. I mean the success of having people come down to Wailuku and hang out they get – and a lot of the food restaurants that are left in Wailuku are no longer sit down restaurants. If you look around a lot of the popular ones are grab and go. I mean, you've got, besides the Minit Stop you've got the Subway. You've got McDonald's. You have a few others. Gianatto's has its own place, but, you know some people grab stuff and come down –

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

Mr. Alueta: Yeah, and then, so, there used to be a lot more sit down restaurants on Market Street and further down. And then, you know, the Bake Shop now, that was more of a grab and go place also. So it's kind of interesting how that mixed, people have gone and they come down and eat. And a lot of it has to do with – from my observation, it's, it is workers. It's the people who are working at the retail level who can't leave, have to go and grab something. Or this office, like, you have, like I say, I think it's 33 Market Street is the most busiest – I mean, it's the largest office building on Market Street. So, when that em – when people eat there, either they come out, and a lot of them don't want their trash in their office, and they'll come and throw it in the –. And that's why the ones right there –. So if you ate something from, you know, Saeng Thai or left over food, do you want it in your office trash can? No. What they do is they take it outside and they put it out in the outside trash can that way it doesn't get smelly. Because, then – I mean, because they know they don't have a regular – I mean, a lot of those don't have a regular custodial pick up. And – so I see that all the time. And then you've got the coffee shop is busy for the most part. People are buying, sitting around, but, but it's a matter of just being successful. I don't if – I really am not sure, if you remove those trash cans, you're gonna have trash on the streets. There's gonna be trash every where. I mean, that's how I remember it. People seem to forget, but I remember there being trash on the streets.

Ms. Popenuk: So do we want to authorize to up the number? Do we want to –

Mr. Mitchell: Authorize the –

Ms. Popenuk: Instead of three times a week, go to four times a week or something or even more possibly.

Mr. Mitchell: We can't take action on it, though, right?

Ms. Popenuk: Yeah.

Mr. Alueta: But, I mean, I think you guys wanted the information, like, how many times they do it. I mean, I, I honestly I don't know how often. I mean, it's full – the ones that get full are the ones –. Richard calls all the time. But I'm not sure if that's – I'm not sure if that's a real good sampling of how much trash because ever since he went to three, four, has been, you know,

he's been made aware of it. I do notice that it's empty on a regular basis. A very few times is it –

Mr. Mitchell: I was driving up and down . . . (inaudible) . . .

Mr. Alueta: Where there's a lot of trash cans piled up. You know, you also have, on the weekends you have the church at Lao, and so those cans may get filled a little faster. But, like I say, my biggest issue is been the dog poop.

Mr. Mitchell: In the garbage, in the trash cans.

Mr. Alueta: No, on the streets.

Mr. Mitchell: Really?

Mr. Alueta: Just, yeah, people not picking up after their dogs, and so –. I mean, but, I don't know, I guess Richard – I mean, the testifier is correct to a certain extent. People do come. I think that's – like I say that's evident. Teens On Call has been pretty good about telling offices don't put your office trash in there. I think – but you know, I found bags of trash on the road because people make the turn, may lose their – they're going to the dump and they lose their bag of leaves. I have two bags of leaves in my front door and I had to go and take to the dump because it came off of somebody's truck, and it was on the side, and I was like.

Mr. Mitchell: But the two trash cans I really don't like are the two, they're right on the corner as you turn in Market Street. The first thing you see on the street scape are two trash receptacles, and just visually kind of like, funky but, the one in front of Richard's, this is the one that when I drive, this is the one the one I do see filled. For whatever reason and maybe because it's easy to pull up there in your car, and – right there on that, right across from 33 –

Mr. Alueta: That's where the – that's the office building. That's the biggest office building on Market Street.

Mr. Mitchell: Well, but they'd have to walk across the street.

Mr. Alueta: Right. That's why the other one on the other side is also full. And then that one – I don't know if that's because there's a lot of – the coffee shop is nearby .

Mr. Mitchell: Right. Well, we've noticed – what I've noticed in this picture is I noticed is they, they have to lift the lid off to get all this rubbish in it. They're not putting it through the actual receptacle of it. They're lifting the lid off. So I wonder if we need to secure the lid. I mean it's hum bug, but – and Teens On Call would have to –

Ms. Popenuk: Lock them.

Mr. Alueta: Yeah, there was a – before there use to be a cable where you couldn't take – so the

cable stayed on it. But, yeah, Teens On – I think that speed of getting it off. But that's one thing we could look at is, is –

Mr. Mitchell: I'm not opposed to relocating or moving, changing. I mean, to me, Market Street and Wailuku town is dynamic place. It's different. Most people are longer here, but I've been here for 17 years in Wailuku, and it's changed. And we need to change part of the street scape with it to make it more useable and more friendly for the merchants, and I'm fine with that. But not removing the amenities for the general public. We're making merchant friendly. One of the things I was talking to Katharine about is I wonder how the other merchants on the streets view the . . . (inaudible). . . with the benches, with the trash receptacles. Is it an amenity to them, for them? Does it do anything for them?

Mr. Alueta: Well, look at – I guess look at the other merchants.

Mr. Mitchell: Right.

Mr. Alueta: Maui Thing put a bench out.

Mr. Mitchell: Well, there you go. Yeah.

Mr. Alueta: So if they thought it was such an issue then you have, you have a merchant that's actually – and I as a merchant was gonna put a bench, put a table out, or put it out and then bring it back in.

Mr. Mitchell: Right.

Mr. Alueta: You know, not have it out there. But I was gonna have, like, a little, you know, table, game table or whatever because I can't stand they couldn't finish the area in front of, on the corner where you talk about where you don't like it.

Mr. Mitchell: Yeah, exactly.

Mr. Alueta: They didn't finish it.

Mr. Mitchell: I know.

Mr. Alueta: Because there's a water line or something there that's – they've –

Mr. Mitchell: Is there a way to finish it?

Mr. Alueta: That's why they put gravel there and that's what drives me nuts. And so it's – I want a water fountain. I want a – I mean, I would prefer to have a water fountain where people can run and drink the water, and a dog fountain on the bottom where people can bring – when they're walking their dog can pick up –. You know, I mean, that's the amenity I want to see on that corner rather than the gravel and the planters. I mean, they didn't – I mean, in talking with

Wendy from Engineering, that was their solution was to gravel it for now and then throw in the – put the – move the potted plants over there.

Mr. Mitchell: It was a bad solution because they didn't want to spend the money. I gave them a good solution, they didn't want to spend 25 bucks, so maybe we, the MRA, can spend the \$25 . . . (inaudible) . . .

Mr. Alueta: What was the \$25 solution?

Mr. Mitchell: Put in sand set pavers. At least you have a nice smooth surface . . . (inaudible) . . .

Mr. Alueta: Yeah. That's true. Okay. Alright. So does –. Okay, as an action item, I mean, for discussion, do you want to discuss that?

Mr. Mitchell: Yes.

Mr. Alueta: As far as, of, of the street, street furniture? Meaning to make a decision whether or not to turn the chairs around.

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

Mr. Walker: I mean, we'd like – I think we'd like to survey of the merchants. Is there's a merchant association that we can contact?

Mr. Alueta: Okay. I'll find out.

Mr. Walker: Yeah. I mean, and just – I mean we're certainly getting – you know we'll get Richard and that's all valid stuff, but that's the –. I would think it was such horrible to probably hearing from everybody screaming, but, again, some people – you know, if that's not in their – if they can't make the meetings, that's not their thing, whatever, but –

Mr. Alueta: The merchants from what I can tell are a wide eclectic group, okay, and they all have their different –. I mean, you have, you have Saedene and myself who are kind of like the roar-roar, we're, you know, rose colored glasses. We think Wailuku is great, you know – you know, so it's kind of, you know, that's pretty much what it is. I mean, we, we – we know how bad it was, and so we know how good it is now.

Mr. Walker: Right, right.

Mr. Alueta: And then, you know, our – and then you have the others that, you know, they're just –

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

Mr. Alueta: Yeah, but also it's just that they're more worried about other stuff. They're worried about paying their rent. I mean, we're all worried about paying our rent, paying our electric bill. And some of them, in talking with the workers, you know, because I – you know, I ask, I talk to like the girls at the massage group. They are – they're leery of the, the vagrance. You know what I mean? And some of them, you know, some of the shops, like myself, I mean for Request Music stays open till six. From ten to six, you can get your used music. Nah, just kidding. You can get your –. But also you have the massage, Green Tea, stays open later. So come four o'clock, the only two stores are basically Request and Green Tea that's open. Okay. And then you have –

Mr. Walker: And the restaurant.

Mr. Alueta: Well, no. The restaurant is not –. Then you have maybe the coffee shop will stay open a little later. But the street shuts down around four, four-thirty. There's not much –

Mr. Mitchell: Banks close.

Mr. Alueta: Yeah. Everything shuts down. They start to wind down. Definitely by five. But Green Tea and ourselves are open. And so the girls that work there, they're working there late. You know, they've got their last appointment probably around seven-thirty, eight, and so they're going – so they have to walk out, you know what I mean. So we – we don't –. I mean, if it gets dark on Market Street, you know, you want to keep an eye out. Yeah. And so, but someone coming to work, I mean, there are some bums on the street, and you're like what the heck's going on. So I think that is an issue. And it's not the social – the ones that are in the social services, you know, Mr. Camando and the rest of the gang, the Captain America that walks the street, those people are fine because they're supervised.

Mr. Mitchell: Right.

Mr. Alueta: They're not the problem. It's the ones that are – that have an issue that are not under any type of, in any program. So I think that that's, if anything, I mean, we kind of want to have –

Mr. Walker: Which I think this person we talk about are coming would identify those people. Like they're gonna know – they're gonna know the guys you're talking about and be able to spot the ones that are essentially more hum bug or trouble or could be.

Mr. Alueta: And I hate to say this, but, you know, there's two things you could do. You can either have, or we can try to work with the social services program, the state, and the other social services which always get cut, but there maybe something that can, counselors, and then combined with the police, neighborhood policing. Because if you can't treat them, you need to kick them down the road to the next town, or the next – you know what I mean? You just need to keep them where so it's not such an issue any more. But it's either treat it or we actually have to move it along. I mean, that's just my opinion, but that's, that's from what you see out there. But, yeah, I guess, the clean and safe.

Ms. Popenuk: Okay.

Mr. Walker: Well, I mean, the – I mean, in response to testimony that we received, written testimony today, I don't think the answer is remove the garbage cans.

Mr. Mitchell: No. no.

Mr. Walker: You know, I think, maybe it's getting more, more reps on the pick up. It should certainly help. Maybe it's more garbage cans. I don't know.

Mr. Mitchell: Maybe –

Mr. Walker: I mean, it's gonna be hard to stop people from driving up in cars and dumping stuff unless you've got someone running out of the shop, going, hey, you, and scarring them off. You know, but I mean, I can't believe – and again I'm not there all day long. I'm sure it happens. Does it happen all the time? I hope not. I mean, I don't think that's the case. He talked in his testimony or his wife's testimony about – I mean there's a picture of the bench with bird droppings on it, and it's been that way since the 17th of December. But he also said that before the merchants use to take care of everything in front of their shop. Well, then, maybe they should take care of the benches in front of their shop. I mean, maybe that's the way to take ownership of it and police it, and you know, I don't know.

Mr. Alueta: Yeah, and again, that's – I think, your, survey the merchants, what is the – I think that's – I think –

Mr. Mitchell: It will be helpful.

Mr. Walker: Yeah.

Mr. Alueta: MRA got the thing going, you know, we paid, they paid for the benches, they paid for the trash cans, they're paying for the contract, now is time to like maybe we need to start looking at the community association, the non-profits.

Mr. Walker: Helping and assisting somehow.

Mr. Alueta: Helping out, the merchants, either taking care of it or whatever.

Mr. Fujimoto: Yeah, because I don't think we should take off anything.

Mr. Walker: No.

Mr. Fujimoto: I mean, if we paid for the stuff, until they break, we don't take them off.

Mr. Walker: And, any, at least, and they're talking about – and Bill has found an example, well, they say, you've dumped. . . (inaudible) . . . Well, there's garbage cans all over the place. And,

you know, there's benches all over the place.

Mr. Fujimoto: Maybe pull the garbage, pull the garbage cans farther off the road.

Mr. Walker: Yeah, or something. Yeah, maybe there are other solutions. As you mentioned earlier, there was opala every where. I mean, so, yeah, I don't think the answer is remove the garbage cans.

Mr. Alueta: They stuffed them in between the buildings. You go –. But I mean, I think that, you know, like I said, I mean, prior I always said, eventually the maintenance and the trash pick up should have – should be taken over by the merchants and something like that. In some –. And so – I mean like I say, I personally don't see a problem with them having – you know, if they all kicked in \$20 a month that would at least subsidize, you know, as well as saying, hey, can you – here's your space, can you make sure that you police that area? I mean, and some of them are great. Some of them, again, some of them are doing more than their, their, their share, so I think it's just more of an educational thing. So, okay, I'll see who the – who is really the merchants. If there's some kind of group. I think there is.

Mr. Mitchell: There was. When we met, Katharine and I met with them last year when we were talking about the park space. I don't remember – I think Yuki Lei organized that meeting. I don't know if it was informal . . . (inaudible) . . .

Ms. Popenuk: That was the Wailuku Community Association.

Mr. Mitchell: I think so, yeah.

Mr. Walker: Well, there's a Wailuku Community Association –

Mr. Mitchell: Right.

Mr. Walker: – but is there – but I was asking if there was a Merchant Association.

Mr. Alueta: Market and merchant.

Mr. Walker: Which I don't think there is. I mean.

Ms. Popenuk: And then there's POG.

Mr. Walker: Right, which is sort of an informal landowner.

Mr. Alueta: Was that Bob's group?

Mr. Walker: Yeah.

Mr. Alueta: Yeah, but that's one thing we could –

Mr. Walker: I mean, yeah, if we could be POG and Main Street or Wailuku Merchant Association and us, collectively, I think we could.

Mr. Alueta: Yeah.

Mr. Walker: I mean, I think we're doing our – you know, I think we're doing our share.

Mr. Alueta: Yeah. Okay.

Mr. Walker: We just need some assistance.

Mr. Alueta: Okay. So madame chair, I guess, the – for carry over for the – I'll update you again. Do you want me to update on the website?

Ms. Popenuk: Well, let's see, we just have one more agenda item.

Mr. Alueta: We do?

H. OPEN PROJECTS LIST

Ms. Popenuk: Open projects list. Is there anything there?

Mr. Alueta: No, I did not get any new ones.

Ms. Popenuk: Is that it?

Mr. Alueta: Yeah.

Ms. Popenuk: Any comments there?

Mr. Alueta: Oh, there is one. There is gonna be a new one. We have an amendment for – to the Ehu project in Happy Valley. You know, the laundry mat? They have not installed their –

Mr. Mitchell: The door?

Mr. Alueta: – the door, yet. So, anyway.

Mr. Walker: That's been six months already?

Mr. Mitchell: Here.

Mr. Alueta: Yeah, yeah.

Mr. Walker: We gave them an extension right?

Mr. Mitchell: Yeah.

Mr. Alueta: No, he's asking of an extension again because they haven't –. I guess they took a while. There was some other issues he had to deal with. Once he started – once he had to get a building permit, then it became –

Mr. Mitchell: He had a Department of Water Supply issues so he couldn't get the building permit.

Mr. Alueta: Yes.

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

Mr. Alueta: So he's finally worked that out, but he needs to get something in there. Anyway, so that, that – he filed for an amendment a week ago, so that will be on the next agenda.

I. NEXT MEETING DATE: January 25, 2013

Ms. Popenuk: Okay. So regarding agenda items for next month's meeting. Do we have any suggestions?

Mr. Mitchell: Madame chair, I would like to have an agenda item to review the draft engineering plan for the plaza, which will be submitted by engineer Stacy Otomo. And that presumably, I don't know if we need – I don't know if it's an action item, but, I guess, put it under action items so that we can transmit that draft to Public Works for review and comment, or to other agencies, before Stacy's office does the final. And that presumably, then, engineering can take that, take it out to bid and we can –

Mr. Alueta: This is for what again now? The –

Mr. Mitchell: The Wailuku Town Square. Is that the current name?

Mr. Alueta: Okay.

Ms. Popenuk: I think it got Wailuku Plaza.

Mr. Mitchell: Wailuku Plaza. Iao Plaza. Whatever we called it. Last time we called it something. Wailuku Town Square.

Mr. Alueta: Wailuku Town Plaza. Alright. Okay, so that will be your one item. And then –

Mr. Walker: Well, I mean, I think we want the clean and safe, an update on what's happened. Right? I mean, is it an RFP or has it morphed into something, and we've got a final draft or you know whatever?

Mr. Alueta: You probably won't get a final draft before the next meeting. We can tell you we're still working on it.

Mr. Walker: Okay.

Mr. Alueta: And that we're getting closer.

Ms. Popenuk: Is there any possibility we can get a final draft?

Mr. Alueta: It's possible. I'll check with Michele whether she, you know –

Ms. Popenuk: I'm wondering if we should say it's going to be an action item, just in case, we can take action.

Mr. Alueta: Okay. Do you need a public hearing on that? For them to take action? It's not a public hearing, it's just an action item they can take public testimony, but they don't –

Mr. Walker: On the RFP.

Mr. Alueta: They're not required because they're just making a recommendation.

Mr. Giroux: Oh, yeah .

Mr. Alueta: Just an action item.

Mr. James Giroux: It's a sunshine law issue, right?

Mr. Alueta: What?

Mr. Giroux: It's a sunshine law. It's not due process. You're talking this?

Mr. Alueta: Yeah, yeah, it's a sunshine law. So it's not a – okay. So it's just an item under MRA business. So we'll move the clean and safe to MRA business, and out of the reports.

Mr. Walker: And I would say on this town parking if we can update it if there are any comments from any of the agencies.

Mr. Alueta: Okay. Yeah.

Mr. Walker: If it's gone out.

Mr. Alueta: Yeah. You want to take action on like this is where you want to go. Eventually I think there has to be a public hearing on it on these amendments of the code.

Mr. Walker: Okay.

Mr. Alueta: So I'll ask her.

Mr. Walker: That could be a no action. Just an update on it.

Mr. Alueta: Well, it's either going to be report on or it's going to –

Mr. Walker: Right.

Mr. Alueta: Well, it's going to get moved up the ladder, one of the two.

Mr. Walker: Right. Right.

Mr. Alueta: At least it will be on E, but if not –. If she's ready to go with a public hearing, then she'll have to publish, but I don't think she'll make it for your January meeting.

Mr. Walker: Right. I doubt that too.

Ms. Popenuk: And then expansion of services for Teens On Call, right?

Mr. Alueta: We can delete that or you wanna keep that?

Ms. Popenuk: We want to possibly ask them to go four times a week.

Mr. Alueta: Okay.

Mr. Walker: Yeah. I think it's what we decided.

Mr. Alueta: Okay. So you move that to an action item then.

Ms. Popenuk: We're people of action.

Mr. Fujimoto: So there's a – what's the additional cost?

Mr. Alueta: We will – I will ask him.

Mr. Fujimoto: Yeah, because, like – because even like – is it a separate charge when they come out when Dan calls them?

Mr. Alueta: No. It's just –. I, I don't know. I don't think he's charged. I think he's just trying to resolve it. He's a –

Mr. Mitchell: Yeah, I've been at lunch, I've seen him down there spraying weeds and doing stuff in the planters in the middle of the day.

Mr. Alueta: Yeah. Right. So they're – so they come through and then – but I will find out how

it cost if they wanted to go to a four day week pick up of trash, and stuff like that. I mean, in your, in your, in your agendas, the last one, you have one of their – a copy of their – from last month, you have one of their purchase orders to show what they paid, what we paid for empty trash, replace liners weekly, maintenance curbside and . . . (inaudible) . . . weed control on Market Street. From September through October it was \$2,400. So that was for two months. So we billed for two months.

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

Mr. Alueta: Yeah, so – and that's a –

Mr. Fujimoto: So is there a contract? I mean, like –

Mr. Alueta: No, it's a basically it's –. Yeah, it's a contract not a . . . (inaudible) . . .

Mr. Fujimoto: It's an annual?

Mr. Alueta: It's a –. What's the term? I'm having a brain fart. Getting old.

Mr. Mitchell: RFP.

Mr. Alueta: No, it's not an RFP. It's just – it's just a purchase order. Sorry. It's just being done through a purchase order. So we have a – we have a – he's doing these work, and we just – he sends us a bill.

Mr. Fujimoto: So there's not like a one year commitment to use these guys . . . (inaudible) . . .

Mr. Alueta: As far as I know.

Mr. Fujimoto: Per month?

Mr. Alueta: No. I think, for us, for the MRA, you have a commitment that if we want to have this done for the year, you know. In your annualized budget, you say that you want it to be done.

Mr. Walker: There is a budget. Yeah.

Mr. Mitchell: Yeah, there's a budget. There's an annual budget for it.

Mr. Alueta: Yeah. Right. But we handle it on a, on a – every bi-monthly he sends us.

Mr. Fujimoto: Because I was just wondering if, you know, if it's coming up to the end of that – if there was an annual, then, you know, maybe we can negotiate. . . (inaudible) . . .

Mr. Walker: Right. Right.

Mr. Alueta: Yeah.

Mr. Fujimoto: Versus trying to amend.

Mr. Alueta: Well, you gotta figure that if he's – if you're adding – if you're increasing the pickups by one-third, it would probably be about one-third or less increase. So you're paying \$2,400 so –

Mr. Fujimoto: 32, 16.

Mr. Alueta: Yeah.

Mr. Walker: I mean, it still comes back –

Mr. Alueta: Let's see. So it's 1,100 a month. I'm sorry, 1,200 a month –

Mr. Fujimoto: Plus 400.

Mr. Alueta: Yeah, another \$800. So, yeah, you're looking at, yeah, \$3,200.

Mr. Walker: But in your – I mean, you're down there more as a – I mean, do we need another pick? Are the garbage cans overflowing? Does it just happens sometimes, and they get called, and they get it done or –?

Mr. Alueta: I haven't in the last several months, I have not, never seen it overflow. It's only, it's overflows or it gets a bit full when you have obviously First Friday.

Mr. Walker: Sure.

Mr. Alueta: And it was happening a lot. But I think once – I think he must have gone through the three days a week, from two –

Mr. Walker: Right from something else.

Mr. Alueta: – because I think that has – because it's dramatically improved since then. Again, you do have –. And when you do see one overflowing, it's, it's resolved. Like the next day it's done. You know what I mean? It's not like it continues for –

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

Mr. Alueta: Yeah.

Mr. Walker: The workers should have a phone number. If overflowing call.

Mr. Alueta: Oh, no. All the merchants know, and Richard has – Richard has the number.

Richard – Richard knows and he has been given –

Mr. Walker: Speed dial.

Mr. Alueta: He's been given Teens, but he chooses to e-mail, call the deputy director, me, and Teens On Call. And so he does a triple, triple attack.

Mr. Mitchell: Maybe we should pay Richard to empty his trash.

Mr. Walker: What were you gonna say Don?

Mr. Fujimoto: See I'm not really sure if we need to go to four.

Mr. Walker: That's what I'm saying.

Mr. Fujimoto: Maybe it's just paying him another 100 bucks a month or whatever to –

Mr. Alueta: Spot on call.

Mr. Fujimoto: Yeah, to do the on call stuff. I don't know.

Mr. Walker: Yeah, well, I think part of it is find out what it would – if you said we do a four, what would – would that change the contract? Would it be more? Would it be less?

Mr. Alueta: Well, no, and I think that –

Mr. Walker: We'll find out what that is, and then decide whether we really need to do it or not.

Mr. Alueta: I'll ask Teens On Call, one, is –

Mr. Fujimoto: Or is it –

Mr. Alueta: – how much time does he does – does he have a call back.

Mr. Fujimoto: Yeah, I mean, how's he doing? I mean, he's, you know –

Mr. Alueta: Is it enough?

Mr. Fujimoto: Yeah, is it tough right now because you have to go back and forth or whatever. And if it is, then how about if we give you another 100 bucks a month, you know, something like that. I don't know.

Mr. Alueta: In talking with Brian he says when he comes to empty, he empties maybe a third of the can. Every day, every time he picks up the ones by 33 are emptied every time. The other, a lot of the other cans, there's not enough in there to empty it.

Mr. Walker: Carry over to the next time.

Mr. Alueta: And so it stays there till the next time. So he goes – he's not – not every can is being picked up three times a week because it's not full.

Mr. Fujimoto: Any, you know, maybe in light of what you were saying in terms of the – not a, not a, not a sticker with your thing on, but maybe some credit to the guys that –. You know some people have credit . . . (inaudible) . . .

Mr. Alueta: Okay.

Mr. Walker: Right.

Mr. Fujimoto: Some sign or something on the can. Put Teens On Call, that they're the guys that, you know –

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

Mr. Fujimoto: Yeah, whatever it is, but necessarily for emptying.

Mr. Mitchell: Don't call us.

Mr. Alueta: How about maintained by Teens On Call.

Mr. Fujimoto: I mean, yeah, or whoever. You know, I mean, but –

Mr. Alueta: No private dumping.

Mr. Walker: Please kokua or something like that.

Mr. Mitchell: No trash.

Mr. Walker: No garbage accepted in these cans.

Mr. Giroux: It's a county policy, don't use the cans.

Mr. Walker: Air trash only.

Mr. Alueta: No commercial rubbish. They always have that, no commercial rubbish.

Mr. Walker: I mean, I hate to make them look uglier than – I mean, they're pretty handsome looking garbage cans.

Mr. Mitchell: . . . (inaudible) . . . or there can be a nice little plaque.

Mr. Walker: Right. Or something. Anyway, it's worth considering.

Mr. Alueta: I just think we should just we should –. You put a couple of cameras up on those flag poles, you know, even if they're fake –

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

Mr. Alueta: You know what I mean? And then you just –. I honestly know that's –it's like you put a camera up, it changes –. I mean remember when you guys – when you guys had your building and they kept getting their landscaping stolen. At Dowling's building, it kept getting stolen and they finally put a camera up.

Mr. Fujimoto: One day, we caught this kid cutting off all the flowers and stuff, and just taking all the flowers. So we caught it on the camera and so one of the guys printed all the pictures of him, put it all on the side of the wall of the building. It said, "do you know this guy?" and stuff. It was the last time that happened.

Mr. Walker: He had a girlfriend.

Mr. Alueta: But that, that's, that's kind of the – if we wanted to go that way. I'm gonna probably put a camera out in front of my store, just to have it out there, and say hey. But I've had the light bulb stolen out of the front. There's like two lights on the top. And I come back and it's totally – I mean, you've got to be pretty desperate to steal a light bulb out a little . . . (inaudible) . . . I was like – I was like –. So, I mean, but this is like, it's gotten stolen years ago. I haven't replaced it. I mean, this got stolen a while ago, but it's kind of hilarious how – like I say, how bad it really was in Wailuku, I mean, up until a few – I mean, several years ago, it sort of really –

Mr. Mitchell: Well, as the last meeting of the year, madame chair, would it be okay if I asked the members a question since we are the Wailuku Redevelopment Agency? I know this is not probably practical, but it would be an interesting exercise in developing our ability to redevelop. Would there be any interest in the members at looking at trying to purchase the old bowling alley now that the price has fallen by half again?

Mr. Walker: What is it now?

Mr. Alueta: What is it now?

Mr. Mitchell: 399.

Mr. Alueta: Oh, yeah, it's been that way for awhile.

Mr. Mitchell: Yeah. It's been there . . . (inaudible) . . . It was well, yeah. In June it was 675. It's been 399 for awhile.

Mr. Alueta: I – I want to buy it and move my store there, but –

Mr. Mitchell: It's got and having problems with both, taking the user out.

Mr. Alueta: Yeah.

Mr. Mitchell: And then – no. 1 –

Mr. Alueta: Encroachments.

Mr. Mitchell: And encroachments. But those are things that we might be able to handle where a private entity might not want to deal with it. And that's probably why it hasn't sold for that price is my guess. And it would have to be scraped. But as potential future parking, as your municipal mini lot or for redevelopment in Wailuku, it's great. So, anyway, I throw that out there. If you think it's too much – too much hum bug and the, then, you know. . . (inaudible) . . . , but if there's interest in it.

Mr. Walker: Well, I mean, I would think, you know, I don't know about us buying it, but the county could buy it. Why could we – right, we could make a recommendation you mean?

Mr. Mitchell: Correct.

Mr. Walker: Be a recommendation body for something like that?

Mr. Mitchell: Correct.

Mr. Walker: If it makes sense why not? I mean, is it on the radar?

Mr. Mitchell: Well I've talked to Erin about it a couple of times, and she mentioned it to the mayor supposedly in the first part of the middle of year, but I don't know where it went, that discussion. I wasn't part of the discussion. But now at that price, it would seemed to be – the county would be short sighted not to buy that lot.

Mr. Walker: Yeah.

Mr. Fujimoto: How large is the property?

Mr. Mitchell: It's 14,000 square feet.

Ms. Popenuk: Do we want to put that on the agenda?

Mr. Mitchell: Yeah, it's up to – it's up to – we've got a finance guy and a developer guy, and we're just design guys, so if there's some interest and you guys would be . . . (inaudible) . . .

Mr. Alueta: That's why Richard didn't buy.

Mr. Mitchell: That's why Richard didn't buy right now. And I'm not saying that we would necessarily – the county would necessarily pay that for it, but there may be other opportunities to get into it. I don't know.

Mr. Alueta: Yeah.

Mr. Mitchell: I don't know, I don't know . . . (inaudible) . . .

Mr. Walker: That's cesspool or what is it? Or What is it? Is it tied in the sewer or is it cesspool or –?

Mr. Mitchell: Well, I have no idea what they're –

Mr. Alueta: What do mean – right now?

Mr. Walker: Yeah.

Mr. Alueta: No, no, no, they're – I don't want to give away the hat, I've been looking at the property for awhile now, but, yeah, it's – there's potential there. It's just that – the potential is not as a parking lot. I don't see it as a parking lot. I see it as a, for as a private developer, it's to go in there and to buy it and make it a mixed use building.

Mr. Mitchell: Long term, that, I agree.

Mr. Alueta: Right. But –

Mr. Walker: Maybe in the short-term it could be parking and then –

Mr. Mitchell: Yeah. It's a land bank where you –

Mr. Alueta: Well, yeah, but that's – see that's –. To buy it and tear it down you require extremely deep pockets.

Mr. Mitchell: Right.

Mr. Alueta: And like you say, to hold it. And so that's why I never – for me, as a small investor, I did not see it as a potential to be able to go in there. I saw it as going in there, and like I say, relocating a business there, and then kicking out or closing down half the lanes, or six of the lanes, and then tearing off – and then dealing with the non-conformities by – because –. But the bottom line is to resolve the non-conformities, you close the whole bowling alley down. And I'm not saying that would be a bad thing. I'm just saying is if you are born and raised on Maui, you don't want to do that because you're gonna get killed. It's gonna be – you're gonna hear it from every part you go to is gonna be hard.

Mr. Mitchell: Unless somebody builds another bowling alley.

Mr. Alueta: Well –

Mr. Mitchell: Or you think there's . . . (inaudible) . . .

Mr. Walker: Isn't Charmaine gonna build another one?

Mr. Mitchell: Do you think there's too much history with it?

Mr. Alueta: I, I just – I just think there's –

Mr. Fujimoto: It's historical too. It's more than 50 years.

Mr. Alueta: There's nothing historical about it. I went there, they've got buckets hanging from the ceiling and gutters catching tarp.

Mr. Mitchell: Well, we don't have to make a decision. I throw it out there for some interest, we continue discussion later.

Mr. Alueta: This is a Tiffany's discussion.

Mr. Mitchell: Yes.

Mr. Alueta: Not a – no, no. You can bring it. Yeah, no, I would say put it on as far as – but I would leave it as generic like buying of a property.

Mr. Mitchell: Totally generic.

Mr. Alueta: Yeah.

Mr. Mitchell: What would be the process? Is it even possible? Is it even possible for us, as the MRA, to instigate it, do it?

Mr. Walker: Have to stumble on something.

Mr. Mitchell: We have to stumble on the bowling alley or something?

Mr. Alueta: Well, no. Like I say we are looking at, I think – did the county go through and purchased the corner lot next to the –? I think we did purchase the corner lot. The old Betsill lot?

Mr. Mitchell: Not to my knowledge. I thought the Armstrong Builders bought it.

Mr. Alueta: Oh, really?

Mr. Mitchell: Yeah. The county blew it. Totally blew it.

Mr. Walker: Which one?

Mr. Alueta: And you expect them to do this one?

Mr. Mitchell: Well, I don't expect the county to do it. I think the MRA would have to take the initiative and try to make it happen.

Mr. Alueta: Okay.

Mr. Mitchell: But I don't know if it's possible. It's just something else to look at, yeah, Mr. CP.

Mr. Giroux: We'd actually have to follow Chapter 53 for once.

Mr. Mitchell: Which is what?

Mr. Giroux: . . . (inaudible) . . .

Mr. Mitchell: There you go. There is a process. Sorry, I didn't want to get too far off the track, but I thought was . . . (inaudible) . . .

Ms. Popenuk: Okay, we can talk about it in a generic sort of way, like –

Mr. Alueta: How do we go about acquiring a property.

Mr. Walker: And we'll all wear bowling shirts at that meeting.

Mr. Alueta: Okay.

Ms. Popenuk: Another item for the agenda next time would be follow up on the MRA charging for parking and whether we're going to be able to do that.

Mr. Alueta: Okay. Well, it's not so much –. It's like, yeah, have we got – has the – is the administration gonna support? Is that – that's what – is the administration supportive of the MRA taking control of parking whether it be charging or setting the times? Okay.

Mr. Mitchell: And does – do members of the MRA need to go up and talk to administration?

Mr. Alueta: I just – like I say the holiday season –

Mr. Mitchell: Not now. But I mean . . . (inaudible) . . .

Mr. Alueta: Eventually. If, if, if –

Mr. Walker: Because I've talked to them.

Mr. Alueta: If it's a no –

Mr. Walker: With Erin and Michele, we went to talk to the Mayor and Keith Regan. But I think, you know, they've got a lot of stuff to do and I think you gotta – you gotta –

Mr. Mitchell: Squeaky wheel.

Mr. Walker: Yeah, you gotta keep doing it. I think for us even to accept money we have to become an enterprise somehow and it's not right. It's not just a switch and it happens, so there's steps certainly.

Mr. Mitchell: Right.

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

Mr. Alueta: Well, again, I think the easiest way to get around that whole fiasco of setting up an enterprise or anything like that is to just have it set up where the money coming in is earmarked in the budget. Meaning the money comes in, it goes into the general fund. That money is accounted for and earmarked for improvements specifically to Wailuku. Rather than create a whole new organization to accept money, disperse money, use the organization that you have –

Mr. Mitchell: Has anybody ever supported it?

Mr. Alueta: Yes, and we went down that road with Mr. Steel and the whole – I mean, we spent – the county has spent a lot of money on a very expensive lesson. I mean, just –

Mr. Mitchell: As a separate . . . (inaudible) . . .

Mr. Alueta: Yeah, spinning off the MRA as a separate group – more a separate than it is now. It's just, to me – . . . (inaudible) . . .

Mr. Walker: Yeah, whatever is the easiest.

J. ADJOURNMENT

Ms. Popenuk: Okay. Any other agenda thoughts? Okay, I adjourn this meeting at 3:07.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:07 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Katharine Popenuk, Chair
William Mitchell, Vice-Chair
Don Fujimoto
Mark Walker

Members Excused:

Warren Suzuki

Others:

Joseph Alueta, Administrative Planning Officer
James Giroux, Deputy Corporation Counsel