

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
NOVEMBER 22, 2013**

**APPROVED 01-24-2014**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:00 p.m. Friday, November 22, 2013, 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.)

Mr. Bill Mitchell: It's one o'clock. We've got a quorum, we're rolling here. Okay, welcome all. We will commence with the MRA meeting, November 22<sup>nd</sup>, 2013, Friday, 1:00 p.m. In attendance we have Mr. Don Fujimoto, Vice Chair; Carol Ball; Tom Fairbanks; and Mr. Warren Suzuki; and myself, Bill Mitchell; Erin Wade, and our Corp Counsel, Mr. James. Thank you all for coming. So I guess we'll do first here the approval of our minutes of August 23<sup>rd</sup>, 2013 via e-mail.

**B. APPROVAL OF THE MINUTES OF THE AUGUST 23, 2013 MEETING (via e-mail)**

Mr. Don Fujimoto: So move.

Mr. Mitchell: We've got a motion to approve that. Second?

Mr. Warren Suzuki: Second.

Mr. Mitchell: I've got a second. And we will approve the minutes of August 23<sup>rd</sup>, 2013.

**It was moved by Mr. Don Fujimoto, seconded by Mr. Warren Suzuki, to  
approve the August 23, 2013 meeting minutes as presented.**

**C. DELIVERY OF SUMMARY REPORT ON SEPTEMBER 27, 2013 MEETING**

Mr. Mitchell: We also had a summary report of our September 27<sup>th</sup> meeting which we were not able to continue for a lack of quorum, but the minutes are in there just to bring everybody up to speed with what was done. Anybody's had a chance to look at those and would like to make a motion and we'll entertain that.

Mr. Fujimoto: So move.

Mr. Mitchell: We have a motion. Do we have a second to approve those minutes, the summary, the summary report of September 27<sup>th</sup>?

Ms. Carol Ball: Second.

Mr. Mitchell: We've got a second from Carol, and so that will be approved.

**It was moved by Mr. Don Fujimoto, seconded by Ms. Carol Ball, to approve the September 27, 2013 summary minutes as presented.**

#### **D. PUBLIC TESTIMONY**

Mr. Mitchell: We'll open up now for public testimony on any of the agenda items that anybody would like to speak to. Three minutes. It will be limited to three minutes. And then you'll also have an opportunity to testify when the agenda item comes up. Is there anybody? Yes, please.

Ms. Teri Edmonds: Aloha members. Thank you so much for volunteering and being here. I really appreciate it. I'm Teri Edmonds from If The Shoe Fits. I was a Wailuku Community Association president for a number of years. During that time we worked with the community watch. We did this thing, and we came to the MRA. I am thinking it might be two years ago, and we had this great group, everybody – Department of Housing, the Police – a really organized structure on how to handle the homeless and the situations happening. And the community association is taking as one of their goals for this 2014 will be street safety again. And they're very organized. And rather – we're not a rouge group, so we would like to be organized and we don't want to re-invent the wheel. We were hoping that maybe you'd be willing to find the minutes that had that policy of exactly what we do – who calls because we would – what we're going to do as an association is the direct contact with all the, you know, landowners and things like that, and let them know the system. And then we'd like to start addressing the new homeless situation again. So, and that could be e-mailed to Richard Priest. He's the new – He's the president of WCA and has been for a couple of years, so –

Mr. Mitchell: Any questions.

Mr. Warren Suzuki: Teri – and thanks for coming by – I recall sometime in the past that somebody had made a comment about the homeless and certain individuals being somewhat aggressive towards merchants or public walking around the street. Is that something that's still occurring or –?

Ms. Edmonds: I haven't heard on the grape vine, although somebody did just defecate next to my store. And then we have the situation happening at MAPA, and they're – we had let the one kind of be there for a while, but now it's a party going on. So I think just consistency, becoming known that we're really not tolerant. And there are programs available, so we're not just saying, get out. This discussion did include the homeless shelter and stuff like that, so I think it's a nice.

Mr. Suzuki: You know, from my perspective, you know, at one time I guess I had counted upwards to five different organizations, you know, being involved in Wailuku town. You know, there was the MRA. There was the Wailuku Community Association. There was the Wailuku Main Street. There was Yuki's Malama Wailuku. And there was the one that Bob Horcajo had kind of organized. And my sense was that, you know, until it got to the point where it was, I

guess, reduced to an amount where, you know, specific responsibilities to be assigned, you're always going to have things, you know, happening in all different directions that likely will not result in – it would not be as effective because we have so many hands trying to do so many different things that there's no overlap and all that. Do you see the Wailuku Community Association as being the association now that is best suited to handle the situation as far as the homeless or do you feel that there might have to be additional assistance provided to be able to address that issue?

Ms. Edmonds: You know it's great you asked because I forgot to tell you that, I mean, one of my big things has been a push for a bicycling officer. And because I come to work sometimes like four in the morning, I walk past the park and Wells – and there's a light out there by the way – that it's, it's very, it kind of puts the hair up on your neck. So I do think – but I think it's longer term. In our discussions in the past that there would have to be a new position in the police department made for that. So, for short-term, yes, I think it's nice that we have a concentrated direction. I think if we – just because it's right now and I'm kind out of the loop these days, the WCA is the only I know that's kind of doing right now. Bob's not doing his thing anymore. And I know Yuki is pretty busy. So, I'd say yes. I think that the team that's been on WCA now for the last two years, which have not been me, they've been doing all the work. They're solid, steady. They're going to do another year. They – you know, it's Saedene and Richard, so we've got a pretty good crew. I support them. And I like that because we've gone over it with the MRA. We already know, you know, A to Z, what needs to be done, exactly. Every organization can expect it. The police will be used to the phone calls, the homeless. It's just like a phone tree kind of thing. So does that help answer?

Mr. Suzuki: Yeah, it does. And I apologize. I guess one more thing that I wanted to kind of mention. You know, there is that First Friday that occurs, you know, obviously the first Friday of the month. And the MRA has provided some sort of financial support to pay for police officers for that particular event. You know, if the Wailuku Community Association is able to come up with some sort of plan, you know, in terms of maybe financial assistance to help address the issue as far as homeless. It's not something that, you know, the MRA will provide all the financial support needed to totally address the homeless situation. But, the MRA might be able to provide some level of financial assistance that would go towards addressing the homeless situation. You know, I think that's something that the community association should look at, and you know, seriously consider, you know, coming to the MRA for some sort of support.

Ms. Edmonds: That's a great thing. I'll pass that on to Richard. Thank you for your input.

Ms. Ball: Hi Teri.

Ms. Edmonds: Hi Carol.

Ms. Ball: I'm sorry if this everybody knows and I don't know.

Ms. Edmonds: That's okay.

Ms. Ball: But you talked about some rather aggressive problems that you have, and how is it normally handled in cases like these?

Ms. Edmonds: So what the, the, the landowner has to call. That's one of the challenges. Calls the police.

Ms. Ball: I see.

Ms. Edmonds: And then they file the police report. That absolutely has to be done. They don't have to interact with the individual. They can do this, you know, from anonymity. It has to be the actual landowner.

Ms. Ball: The landowner.

Ms. Edmonds: The landowner. Well, let's say the, not the owner, the tenants, I should say. The tenants. Yeah. So MAPA would have to call on that building, but I think they own that building. I would have to call on my store. And the police are great. They show up on time. The last time, those aggressive ones, that was pretty tough, and a little nerve wracking. I haven't witnessed that as of yet, and because the police came in and were so – I mean, they came in and did that two weeks of five o'clock on the street, and it took care of the problem like that. I can't believe it. It was great. So my only thing, my concern is because I see a lot of elderly people walking around in the early morning, before light, that because the homeless aren't visible on the street, I know that they are in other little areas that are dark, and so, I think, that bicycling security would be great. Maybe partly paid by the community.

Ms. Ball: It would sound as though you might need something. You know, I think the homeless problem of them being aggressive is even more prevalent as before at the Maui Mall where we are. Even though we have roving security, the homeless people are accosting people as they go between Wendy's and the mall, asking them for handouts and food and other things. I mean, it become a real problem that we're discussing at our merchant's meeting. And we have security roving, but –. So I think it's just the beginning.

Ms. Edmonds: I do too. And you know, I, I, I've prefer a no tolerance policy. I think that when it becomes known that Wailuku is not a comfortable place that –. But the nice part is it's not just a no tolerance stand, it's a, by the way, we also have assistance. Here's this, all these other avenues which might be nice for you to know, at Maui Mall, for that list if we could from MRA, it's pretty – it was pretty good, didn't you think?

Ms. Wade: What I was wondering is if you think – because the thing for the police is if it's a vacant property or a property of the courtyard or something like that and you observe something occurring on that property as a neighbor. If that landowner has filed something with the police that said the police can enforce, you know, trespassing.

Ms. Edmonds: Oh, right.

Ms. Wade: Remember that? Then anyone can call the police and say that there's this concern. And the police can go and a report will be filed and they'll deal with the situation.

Ms. Edmonds: That's right. I forgot about that.

Ms. Wade: So if you think possibly the WCA would be willing to reach out to landowners who have spaces such as that to ensure that they've all filed the – it's just like a one line thing, I allow the Maui County Police to enforce trespassing. If they would be able to follow up, that would be helpful. Because then anybody who's on the street who sees some concerns would be able to call.

Ms. Edmonds: That's great. Yeah, and I think approaching the landowner on that and saying this system, it's nice, it's organized, it's not just a bunch of, you know –

Ms. Wade: Yeah. And the other thing I think that the police said was it is important that you request that a report be filed because it documents, and then that the more the reports get filed, the more resources the police are able to lend to a specific area.

Ms. Edmonds: Is that different that just getting a police number?

Ms. Wade: Yes.

Ms. Edmonds: I did not know that either.

Ms. Wade: So you want to request that a report gets filed.

Ms. Edmonds: Okay.

Ms. Wade: So, you know, I will take that up to you and send that to you and Richard. And then I'll, I'll also request if you guys could follow up with the property owners, and then I'll have the police point of contact for you also.

Ms. Edmonds: Great. And then maybe I'll ask Richard to put them on the agenda for next year sometime for the MRA since safety is going to be there, and likely the guidance of collaborating brains before something gets started. And so if that's okay. Okay.

Ms. Wade: We could even if you prefer set up something at the WCA meeting where we have the homeless resource folks. The meeting that was done twice at the MRA can be done here. There's no reason it can't. But it could also be done – it's doesn't have to be like on the record.

Ms. Edmonds: But I do like thought that it is on the record just for – because, you know, it's a police thing and stuff like that.

Ms. Wade: Sure.

Ms. Edmonds: And I can come back and see you guys.

Mr. Suzuki: So one more question.

Mr. Thomas Fairbanks: I have a suggestion.

Ms. Edmonds: Yes please.

Mr. Fairbanks: When I was in Chicago and I'd been to church and they were selling coupons with a certain amount of money. They buy them at the church because there's a vagrant, a lot of people who were walking down the street. . . .(inaudible) . . . And then they can only use it for food. All the merchant accept it. So I'm thinking that maybe if you got the church involved too then maybe they can help you guys with . . .(inaudible) . . . They have a problem too.

Ms. Edmonds: They do, don't they?

Mr. Fairbanks: Yeah, they have a little bit of problem. And then they do feeding over here once a week, so maybe there's some things that the church, could support.

Ms. Edmonds: You know, that's a great idea. I don't think we've had them in our meetings. And that's true, they are right there.

Mr. Fairbanks: Yeah, and maybe even St. Anthony's.

Ms. Edmonds: Yeah. And maybe it's just time. Thank you.

Mr. Suzuki: So, just, just to, I guess, reinforce the comment I made about now that the amount of organizations that are there have dwindled down to, I think, a more manageable number and there's not that conflict. You know, I, I personally see the Wailuku Community Association as being the association that could potentially take not so much the lead, but be the one to kind of spear head that effort in trying to address this issue as far as the homeless. And if you, if you, if it did take on that role, and it did come before the MRA, you know, it will be easier for, let's say funding to be provided because the MRA would know now, okay, this is the community association, they're taking the lead on it, and we don't need to concern ourselves, you know, who else now from Wailuku who will claim to be part of an overall group that's going to come in and request them for the same thing. So again if the community association takes the lead, then, from my perspective, it will be easy to be able to work with that group and try to address this issue as far as homeless.

Ms. Edmonds: Great. I think they're ready. And thanks for your encouragement on that. I think they'll be really glad to hear that because they've been working hard.

Mr. Mitchell: Any other comments? I did have a chance to talk to the police resource officer, and I don't remember his name that came to us. The other one, the local. It was Wailuku.

Ms. Edmonds: I forget his name.

Mr. Mitchell: Anyway I talked to him a couple of weeks ago about this, and you're correct. They can't actually do anything until there's a formal complaint. I asked him if, in his estimation, the population was transient or was it people he knew. He seemed to think that they knew most of the people. That they weren't transient, just coming in from off island. He said that's sort of a myth, at least here on Maui. He said they know most of these people who they are. But I agree with Warren to the extent that we could support any effort with WCA that that would be good. And maybe we, as the MRA, could also document and transmit to Officers Vickers the information that we glean because they won't have the same information that we get at these meetings. Either from WCA or through us, or somehow put them in the communication loop so that they know what the concerns are and where the concerns are so maybe then they can then focus their efforts on it.

Ms. Edmonds: I like it.

Mr. Mitchell: So we'll see if we can do that.

Ms. Edmonds: I'm being sensitive. I do think – I mean, it would be nice if Wailuku came across as firm, but still caring, right?

Mr. Mitchell: Right. Well, and the bigger discussion – I mean, we clearly have these folks in the community and we need to, to help them/deal with them and then how do we do that. And in Wailuku there's not a shelter. There's a shelter. The only ones that I'm aware of, or he was aware of was in Kahului. So I don't know, if, you know, if we have the, where with all, the MRA to do anything about it. But it's, it's a reasonable discussion that's not going to go away. So if we can find some solutions beyond – I think Tom's got a good idea – beyond just enforcement into trying to help these folks and then concentrate it so they're not pan handling, that would be useful.

Ms. Edmonds: Absolutely. That's exciting.

Mr. Mitchell: Any other, any other questions, comments? Thank you very much Teri. We appreciate it.

Ms. Edmonds: Thanks you guys.

Mr. Mitchell: Thanks. Okay, anything, anybody else for public testimony? Helen, nothing right now? Thank you.

## **E. PUBLIC HEARINGS -**

- 1. James "Bear" Neilsen on behalf of Sylvia Wedmedyk requesting a variance from the Maui County Code Chapter 16.13, relating to Commercial Signs,**

**and the Wailuku Redevelopment Area Design Guidelines to install a vinyl business sign and paint a 64 foot by 32 inch sign on the building located at 2086 Main Street, Wailuku, HI 96793, TMK (2) 3-4-013:098. Formal public hearing held on September 27, 2013. Additional public testimony will be taken. (Action expected) (MRA 2013/0003 E. Wade)**

Mr. Mitchell: Did we have a –? Were they going to present again on the sign development package?

Ms. Wade: It appears they are not, but we can still deal with the request.

Mr. Mitchell: Okay.

Ms. Wade: In fact, we need to deal with the request because their application was deemed complete 19 days ago, and we need to act within 120 days.

Ms. Ball: How timely.

Ms. Wade: Yes, exactly. So essentially their request is – I'm not going to the podium today – the request is from James "Bear" Neilsen to place a sign on the building. It's at the corner of Church and Main. And what they're asking is for the sign on the building itself, on the building fascia, to be essentially the extent of the fascia. So that would be 170 square feet in length, or in size. And I've provided to you the images that they wanted to have included. They've also requested to have a vinyl sign to be the wall sign on the building, and a vinyl sign is not a permitted material in the design guidelines. So essentially we're recommending denial of the request given that it is not compliant with the design guidelines, and we feel that it would set a precedence for other businesses in Wailuku.

Mr. Suzuki: Question.

Ms. Wade: Yes.

Mr. Suzuki: So Erin, there's, I guess, there's two parts to it. You know, part one being the designs that will be on the fascia.

Ms. Wade: Correct.

Mr. Suzuki: And the second part being that vinyl sign.

Ms. Wade: Correct. Yes.

Mr. Suzuki: So your recommendation is all, all or nothing.

Ms. Wade: Deny. Our recommendation is denial of both signs. So both the long fascia sign and the wall sign. We are recommending denial.



Mr. Suzuki: Okay. So move.

Mr. Fujimoto: Second.

Mr. Mitchell: Any discussion?

Mr. Fairbanks: Yeah, so how does that one work with the big one in the corner of Market?

Ms. Wade: It's not a commercial sign. So signs are determined to have a commercial message when they include content, meaning a product or a message or something, that is for sale.

Mr. Mitchell: Let me also add that Erin has also spoken to them about alternatives that would be acceptable and they're not – they wanted to bring this application forth to get our denial or approval, and then supposedly they will regroup and --. Because we recognize that they need a sign over their door. It's just not the right one, the right material and the right place. So hopefully they'll come back with an acceptable solution. We have a first and second. Any other discussion?

Mr. Fairbanks: I guess it's, it's not appropriate as far as the size, right?

Ms. Wade: Correct.

Mr. Mitchell: Size and materials.

Mr. Fairbanks: Because that's our main objection, right?

Ms. Wade: Right.

Mr. Mitchell: Size and material.

Ms. Wade: So the first one is the size, and for the second one is the material.

Mr. Mitchell: Anything else. So we have a first and a second, and so moved. So we will –

Mr. Fujimoto: I guess all in favor.

Mr. Mitchell: All in favor?

**It was moved by Mr. Warren Suzuki, seconded by Mr. Don Fujimoto, then  
unanimously**

**VOTED: to concur with the department's report and recommendations  
to deny the application.**

Ms. Wade: Okay, I will let Mr. Neilsen know.

Mr. Mitchell: Application has been denied for the record.

## F. MAUI REDEVELOPMENT AGENCY BUSINESS

### 1. Review of the draft report from Andy Miller, AICP of Downtown Parking and Planning Inc., and discussion of its contents and recommendations. (Potential action to accept the document)

Mr. Mitchell: Maui Redevelopment Agency business. Everyone received the updated draft of the report from Andy Miller on the downtown parking and planning, or the downtown parking and planning consultant. And I don't know if you had a chance to look at it, but I'll let Erin kind of update us, and then we can discuss a little bit further. I think everybody was at the meeting Andy was here. Was everybody at that one? I think so. So he kind of did a summary in the back, but Erin did you want to add to that?

Ms. Wade: Okay. As most of you know he was here in 2011 getting an assessment and an inventory of all the parking within town. He, on this trip, update that, and updated his recommendations based on kind of what, you know, Warren is pointing to, the fact that we, the community needs some kind of an organizational structure now that the parties in play are different than they were in 2010. That opens up a few more options. So, he recommends both paid parking, some alternatives for pricing and setting hours of parking and things like that, and then what the funds could or should be used for in terms of management of the parking as a resource asset for the community.

So that's, you know, the basic summary. And then he also, you know, one of things that kind of came out as part of the discussion because the other thing that's happened since then was the parking structure project moved forward and then people weren't real thrilled with the size and intensity of the structure. And so he was able to vet out with some people. Does that mean no structure would be acceptable? And the answer was, well, we would probably appreciate more parking there and a deck, you know, a second level would be appropriate. Most people felt it was okay. That did open the door for additional parking resource there. And you know, he's also, the biggest point and the point that got covered by the Maui News, of course, was the condition of the existing lot and the need to do something immediate there.

Mr. Mitchell: Warren?

Mr. Suzuki: I had a chance to gleam through the report that Andy Miller had submitted. And I guess, I read through the short-term, you know, long-term recommendations and all that. And from my perspective, the report is still very general, from a stand point of what sort of recommendations, you know, are in here. And before anything that can actually be implemented or put in a form that could ultimately lead to implementation, it has to be taken to a higher level. So I guess my question to Erin right now – and I have some other issues I want to bring up – but my question to Erin right now is that what do we need to do to take it to that level to a point where, you know, specific recommendations can be made. Because the general recommendations, I guess, were made before. It was updated to some degree, but it's still, in my eyes, it's still very general as far as in

nature. So what do we need to do to take it to the point where we can start to implement, take action to implement.

Ms. Wade: Yeah, basically what this one does is point the, point us in a direction of parking management and saying here's what we think based on the conditions are what your best parking management approach would be. But in order to create an implementation plan, which is really the next step, you know, what he's going to have to do is – or whomever we contract – would be to set up a structure by which these kind things would be decided and it's easily change. Like a parking rate, a parking timing, those kinds of things. So he's going to be recommending some type of an organizational structure for that, and how that's going to be funded and financed. So are we contracting with someone? And if we are contracting with someone to be managing the system, who's accepting – who is managing that contract? Who within the County itself, you know, would be managing the contract. It's not going to be the Redevelopment Agency. Is it going to be the Finance Department? Is it going to be Public Works Department? Those kind of questions.

Mr. Suzuki: What – I mean, what contract? The contract to actually manage the parking plan once it's implemented?

Ms. Wade: Correct. So, and the parking – the parking infrastructure. So, you know, that's why this is general now, because the plan envisions paid parking throughout Wailuku, correct? So what that means is meters, a metered system, and it means, or pay stations in a lot as he's recommending. But all of those things need to be maintained, and there needs to be enforcement if people are paying or not paying. And so that usually requires some type of a vendor, like a parking vendor.

Mr. Suzuki: Right.

Ms. Wade: So that's, that's who the contract would be with. Who is the parking vendor for Wailuku town essentially. And then who's responsible for following up to make sure the parking vendor is doing the job.

Mr. Suzuki: Right, but that, that's the actual step when, you know, when we get to the point where, you know, we start to implement and install the meters and all that. But I guess for my point, how do we get to that that point where, okay, we know we're going to install meters in these location. We know that the, the, the charges are going to be so much in different locations. Because, you know, from my perspectives, you know, there's certain stalls within Wailuku that are obviously more appealing than others. So for me, and I mentioned this to Andy, I think those stalls probably should have a maybe a higher rate as compared to those stalls that are in the out skirts that, you know, cars don't necessarily use. So, I mean, that needs to be looked at. But, you know, who would, who would be involved in doing that analysis. And I guess, you know, I like Andy. My only concern is that when we get to that point where we start to look at all these different details, I don't know if someone from Colorado, you know, is, is best for that particular effort. You know, it probably needs to be someone that's, that's more easily accessible, you know, than from someone from Colorado. So I guess my question is how do we move it forward to get to that point and who do we actually use and what sort of alternatives or options there might be as far as consultants that could take us to that point.

Ms. Wade: Yeah, so at some point there would be like this passing of the baton. The question – I

think there's fundamental questions in this that we have to agree or disagree with. Like, do we want to charge for parking at all, you know?

Mr. Fairbanks: . . . (inaudible) . . .

Ms. Wade: Well that's – this is the fourth agenda that this has been on.

Mr. Fairbanks: Okay, that's good. I mean I'm just asking.

Ms. Wade: Yeah, yeah. And we can – I think what we can do is certainly go out and have a, you know, an evening community meeting if that's something that you guys feel like should be done. It's probably better done at the next phase when we've decided here's, you know, here's our next steps we're going to take. But the fundamental questions are we going to charge for parking, are we going to improve the lot, you know, parking lot. And the way that lot gets redesigned is going to be a function of whether or not it's a paid lot or not. You know, so if we have different designs based on that. And then are we comfortable with having someone other than the MRA manage the parking system, or does the MRA want to. I think those were kind of the three fundamental questions. Once this group has decided those things, then possibly Andy, possibly another parking consultant takes the next step to say here's how we can structure this, and probably the parking vendor themselves who will likely be a local firm would end up assisting with the space by space identification of costs and things like that.

Mr. Suzuki: Plus we're going, plus we're going to have to go through the County Council to have ordinances passed to allow for meters and all these kind of stuff, so we have a ways to go, you know, before we get to that point. But, I want to, as much as possible, I want to try and, you know, start taking those, you know, next steps. And you know, based on what you were saying, the next step will have to include bringing on a consultant. So the question is, you know, who would that consultant be and what sort of options would there be as far as consultants. For me as I said, I like to look at Hawaii first. And if there's no available, then we go out. But, you know, someone that will be more, you know, easily accessible.

Mr. Fairbanks: Are there any county parking lots now?

Ms. Wade: There are no paid county parking lots.

Mr. Fairbanks: Okay. What about in Oahu?

Ms. Wade: Yeah.

Mr. Suzuki: There are.

Mr. Fairbanks: So who runs them on Oahu?

Ms. Wade: Standard Parking runs a bunch of them?

Mr. Fairbanks: Who manages it?

Ms. Wade: The Finance Department.

Ms. Ball: In the mean time though what happens to poor lot?

Ms. Wade: Yes, exactly.

Ms. Ball: I mean, this is going to take forever. It's already taking a long time. We can't ignore that.

Ms. Wade: And this is the right time to ask for the Mayor to include the funds for Public Works to repave that lot for this coming budget cycle if that's what our interest is. Even if it's just a resurfacing and paving the way it is now, you know, resurface, pave and stripe. And frankly the –

Mr. Fairbanks: And remove those trees.

Ms. Wade: Yeah, they're not helping anything.

Mr. Fairbanks: . . . (Inaudible) . . . I don't think you can – see, I've never been in the parking lot . . . (inaudible) . . . if you were start charging for that lot, it would just drive everybody out.

Ms. Wade: If you only –. That's exactly right. So if you only charge for the lot.

Mr. Fairbanks: . . . (Inaudible) . . .

Mr. Suzuki: And that's the reason like for me, you know, I realize – because I drive in that parking lot, you know, fairly often. For me, until such time where we can actually implement, you know, charging for the stalls, I wouldn't improve the lot until we get to the point where we're going to start to charge. The improvement has to be part of when we start charging the fees because if a car is going to come in at 7:45 a.m. and that car is not going to move till 4:30 p.m., you know, for me, I don't see the urgency as far as improving the parking lot. But if we're going to have a different type of parking plan for that parking lot, yeah, and we start charging, yeah, then we need to improve it. But until then, I don't see any need.

Mr. Fairbanks: You mean as far as adding a second deck.

Mr. Suzuki: Yeah.

Ms. Ball: You're talking about resurfacing though? You see a need for resurfacing it, as a user of that lot?

Mr. Suzuki: Not until, not until, along with that we come up with some sort of, you know, parking plan that we'd like to include you know paid parking or reduce the number of 12-hour stalls.

Mr. Fairbanks: Well I think this is in some ways probably the like rates be put in here. I mean they'll probably, you know, people are not use to paying for parking on Maui so I guess 35 to 40 bucks is going to be a huge impact . . . (inaudible) . . .

Mr. Mitchell: There is paid in Wailuku. Long-term paid parking, there's a number of businesses that

leases space. Oh, yeah, it's very common in Wailuku town for off site parking to be leased any where from \$35 up to the municipal lots, how much a month? \$70? For full rate?

Ms. Wade: The highest is, I think, \$95.

Mr. Mitchell: \$95.

Mr. Fairbanks: Someone getting \$35, \$40 is –

Mr. Mitchell: Is a good deal.

Mr. Fairbanks: Is a good deal. Because I mean looking at this now I don't know who they're going to get for . . . (inaudible) . . . Yeah, so I don't know. You know, I think maybe . . . (inaudible) . . . I think we should pushed to get the deck done like you said to help get the job done. Then you can . . . (inaudible) . . . As far as who's going to administer it if it becomes us, it becomes a Planning Department then, right, pretty much.

Ms. Wade: Well, I don't –

Mr. Fairbanks: We're not full-time, right?

Ms. Wade: Right.

Mr. Fairbanks: But I think it's good if we administer it because at least we can know that the funds are going to be stuck in our building fund or whatever. I don't know.

Mr. Suzuki: But we can't even get to that point until there's an ordinance passed.

Mr. Fairbanks: I understand that.

Ms. Wade: It's the chicken and egg thing though, yeah? Because you want to know – they want to know exactly what they're agreeing to and so we have to do a certain level of determination of where this is headed before we go to the –

Mr. Mitchell: So we have to develop a parking master plan to show where all these stalls are. Whether they be pay or non pay. My question to the board is would there be value in doing in a phase fashion in terms of changing the timing on parking now, and then phasing and paid parking. Do we have some –? Can we change? Do we have the ability to have the timing, no money, no paid parking?

Ms. Wade: We need County Council's approval to change timing.

Mr. Mitchell: Timing as well. Because I could see based on prior discussions it may be easier to change timing initially and then address paid parking. I've, I've, I think I've come around to Warren's feelings of several meetings, maybe last year, I've visited a lot of small towns on the mainland, and what I'm finding is not a lot of paid parking in the, in the downtown core. It's mostly free parking. Not that we might not have some, but there's like, I think there's got to be a balance

that, that people don't feel like they don't want to come to Wailuku. And I think Carol made the point last time because they can go to Maui Lani, park for free and go to a lot of other places. There's not something specifically come to Wailuku town for, we don't want to make it prohibited to, to the retailers.

One last point, one thing we started, and we can accomplish is the change in the Wailuku Redevelopment Zoning Code.

Ms. Wade: Correct.

Mr. Mitchell: That we can do. That we started last year, the first part of this year, changing the language to incentivise, develop more development and loosen the parking requirement. That we can still do.

Ms. Wade: The status of that is, yes, we already had the meeting. We have to have the public hearing. The one thing that Andy recommended this trip, doing before we take it to the next step is to look at the parking ratios written into our Zoning and Development Code. So you know right now it says if you have office use every 500 square feet we need a parking stall. You know, that's the ratio. He recommended that we use the urban land institute shared parking manual for the basis for all of our parking number. So I've ordered that now and I can update that and then we can hold public hearing. And the thing would be ready to go.

Mr. Mitchell: So we could do that the first part of next year?

Ms. Wade: Yes.

Mr. Mitchell: Have a public hearing? Because that we can accomplish, which would be helpful for new/redevelopment.

Mr. Fairbanks: Well, we can, as Erin said, we can go ask the County to budget for next year. Resurface it, and maybe the same time they can take out those two planters. At least we're moving in the direction that we should be moving.

Ms. Wade: Well thank you for bringing that up again because our hand my get worse at some point to repave that and we might not have any say as to how it gets done because there have been some trip and fall incidences in the lot, and so Corporation Counsel and Risk Management are kind of advising that this gets done in the near term. So if there's anything, I think, in particular that we wanted to make sure happens with this first round of repaving, it's not going to be a complete reconstruction, we should let the Public Works Department know. But I think it's going to end up getting scoped whether we're a part of it or not. It would be great, I think, though to be able to let the MRA say we would like this to happen, here's the things we would like to be included in this project, and then go from there.

Mr. Mitchell: Will the County be required to put in the one tree for five stalls?

Mr. Suzuki: Yeah.

Ms. Wade: Yup.

Mr. Fairbanks: So we need to put in more trees then.

Mr. Mitchell: Yeah.

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

Mr. Mitchell: No.

Mr. Fairbanks: What if we put an upper deck we can't put trees in it.

Ms. Wade: Correct.

Mr. Mitchell: Correct. It would only be for surface parking. Would anyone like to make a motion regarding the need for further study or scoping of a consultant to do the master plan? Is there any interest in that?

Mr. Suzuki: I personally think that we should take it to the next level.

Ms. Wade: Okay.

Mr. Suzuki: So I'm not too sure there's a need for any sort of action. But I think it, it could just be a – I don't want to use the term directive but, you know, to ask Erin to –

Ms. Wade: Create an RFP.

Mr. Suzuki: Right. RFP so we can see who might, you know, be available out there that could provide the service that could take us to the next level.

Mr. Mitchell: Does that need to be a formal?

Ms. Wade: I think we should have a good sense, though. So if I was a consultant and was going to respond to an RFP, this would exactly what I'd be looking at to figure out what I was going to be doing in the master plan. Is there anything in here that you feel like is something that should not be on the table or considered or does everyone generally agree with the recommendations in the, in the plan?

Mr. Fairbanks: It's credit card capable and single spaced meter is recommended.

Ms. Wade: Uh-huh.

Mr. Fairbanks: That means that the – I guess the merchants were concerned that if they were able to get some kind of token or something. Will the customer be able to validate their parking sort of speak?

Ms. Wade: Right. Right. Right.



Mr. Fairbanks: That's a good point. I don't know.

Ms. Wade: We can put that in, certainly. I mean, I think that's probably one of those details that can get worked out.

Mr. Fairbanks: It can get worked out.

Ms. Wade: In the next phase, yeah.

Mr. James Giroux: Erin, as, as far as the motion is it consistent with the contents and recommendation of the, of the report?

Ms. Wade: What motion?

Mr. Mitchell: We need to make a formal motion. It says action item.

Ms. Wade: To accept the report. Yeah then that's kind of was my follow up. Are you comfortable accepting in terms of this report? And then, I'm certainly able to take the next steps to do the RFP if that's the –

Mr. Giroux: Yeah, if part of the motion is that you're going to accept the recommendations then, then you can include that as far as being a directive to start following up on potential actions.

Ms. Wade: Right.

Mr. Suzuki: You know, I personally wouldn't have problems as far as accepting the report. But as far as all of the recommendations, and those recommendations being including in the RFP, I don't know if all of the recommendations need to be put in there because, you know, I don't think we need to know at this point, you know, what type of equipment to be deployed. I don't think we need to know, you know, as far as RFP for parking management contract. I'm not sure if, at this point, we want to look at the payment in lieu of parking as part of the amendments. For me I guess in just from a general perspective, I would like to see someone come in and look more in detail at the overall parking situation as far as in Wailuku, know exactly where the stalls are, you know, what type of stalls that they are including the municipal parking lot, and give us some sort of directive as far as, you know, for these types, for these stalls in these location, you know, paid parking would be implemented, metered stalls. And then which ones would not be, you know, based upon the use and all that. And what sort of timing, you know, the amount of time that would be associated with each of those stalls. And then, you know, make the recommendation to us so we can take it to the next level. Because to me, until we have that done, I don't see, I personally don't see myself being able to start to implement the plan. I think we need a higher level of information, more detail.

Mr. Giroux: Based on that I would say that we should dispose of F1 first as agenda building, and then possibly look at the motion as agenda building so we can go forward based on information that's presented and then vote on the direction from there.

Mr. Suzuki: Yeah. So I move to accept the report as been submitted by Andy Miller.

Mr. Fujimoto: Second.

Mr. Fairbanks: Second.

Mr. Mitchell: Second. All those in favor? So moved. We accept Andy Miller's report, and then further discussion? Don?

**It was moved by Mr. Warren Suzuki, then seconded by Mr. Don Fujimoto, then unanimously**

**VOTED: to accept the report as submitted by Andy Miller.**

Mr. Fujimoto: Is it possible for you to come up with like a flow chart? Like what do we have go through so that we reach the end? You know, like put in the updated studies that Warren is looking at, and you know, coming up with the ordinance and going to Council and public hearings and whatever, and then come out to the end. Just, just so that we don't lose track of where we're going.

Ms. Wade: Yeah. No, I like that idea.

Mr. Fujimoto: And even, you know, maybe a tangent on that like if Public Works is going to repave the parking lot or – I mean, where does that fit in and, you know, what do we have to do if that happens, or, you know, whatever. But just –. And time, you know, time frame is going to be tough so, you know, you can use, whatever, years or whatever it is.

Ms. Wade: Yeah. We did have last year a five year plan prepared for this and then it was essentially a flow chart, so I'll update that.

Mr. Fujimoto: Okay. Great.

Mr. Suzuki: And can I ask in line with what Don said, and I personally always hesitate, you know, making requests of Erin because I know the work load that she has and all that. But, you know, just as a thought, the individual that use to come here and give us an update on the parking structure.

Ms. Wade: Wendy?

Mr. Suzuki: No, the other guy.

Ms. Wade: Oh, Morgan.

Mr. Suzuki: Yeah Morgan. I mean, do we still have a contract with him?

Ms. Wade: We do not.

Mr. Suzuki: It's been terminated.

Ms. Wade: Yes.

Mr. Mitchell: But on, on that note since you brought it up – and this kind of ties into another agenda item, but it has to do with parking. I think there would be some value in looking again in at a one-story structure and maybe have some conceptual design done for a one-story structure. Because if we don't initiate it, I don't think anybody – Mayor's Office isn't going to initiate are they?

Ms. Wade: No.

Mr. Mitchell: So if there's interest in that then we would need to fund some conceptual design.

Mr. Suzuki: But that will all be included in the flow chart that, that Don, I think, is requesting. But I guess for me the reason why I wanted to offer my comments is that, you know, would you be able to take on that, that responsibility, Erin, as far as doing the flow chart?

Ms. Wade: Yes. Yes.

Mr. Suzuki: I just want to make sure that you are.

Ms. Wade: Yes. I have all of the information to do it, so it's not a problem.

**2. Approval of the 2014 Maui Redevelopment Agency meeting schedule.  
(Action expected)**

Mr. Mitchell: Any other discussion? Okay, we'll move on to the next agenda item. Approval of the 2014 MRA schedule. Everybody's had a chance to look at that? I don't know that we have a lot of options because of the meeting, meeting room. Is that right?

Ms. Wade: Right.

Mr. Mitchell: So you don't really have a lot of options, you just gotta show up. You can't be here, let us know in advance so we can try to scurry up a quorum. Okay.

Mr. Fujimoto: So the guys who are suppose to go off you have to show up until somebody replace you.

Mr. Mitchell: Yeah, I like that.

Mr. Fairbanks: Make up for the loss.

Mr. Fujimoto: Yeah, make up all of the times he hasn't shown up.

Mr. Suzuki: The only one that's going off is myself.

Mr. Mitchell: Are you going off of March/April?

Mr. Suzuki: Yeah, March.

Mr. Mitchell: You want to stay on for another round at it?

Mr. Suzuki: It's not fair to you folks for me to be on.

Mr. Fujimoto: Why?

Mr. Mitchell: Oh, you're not allowed.

Ms. Wade: He's done a full term.

Mr. Mitchell: You've done a full-term.

Mr. Suzuki: Yeah.

Mr. Fujimoto: But in actuality you haven't.

Mr. Suzuki: In terms of actual meeting attendance, yeah I have not.

Mr. Fairbanks: Make up.

Mr. Fujimoto: I mean, you know, it's something like school, right, if you don't attend, you don't graduate, right?

Mr. Mitchell: Do we have to approve the agenda? Action expected. So do I have motion to approve the –

Ms. Ball: So move.

Mr. Suzuki: Second.

Mr. Mitchell: First. Second. All those in favor? Passes the agenda for 2014 is approved.

**It was moved by Ms. Carol Ball, seconded by Mr. Warren Suzuki, then  
unanimously**

**VOTED: to approve the MRA's proposed 2014 meeting schedule.**

## **G. REPORTS**

### **1. Next Steps for Wailuku Town Branding**

Mr. Mitchell: Let's see next on our agenda item is the next steps for Wailuku Town Branding.

Ms. Wade: Okay, so you folks had asked me to – we're doing the trademarking, but on top of that how do we partner with other organizations to use the, the logo. Richelle Thomas from Corporation Counsel. Thompson?

Mr. Giroux: Thompson.

Ms. Wade: Found this that she thought might be a good model. It's the EPA's Green Power Partnership, and so this is for other organizations who are, you know, promoting the green power initiative to use the logo. And I think as Bill and I were talking about the Wailuku logo, the goal is to get it out there, you know, for people to see it, and to recognize it as Wailuku and to have partner organizations who want to use it frankly. And so I'm just providing you this today, so I wasn't expecting you to respond to it. But I think that this might be a decent model. I mean, we would just have an agreement that you folks would sign and agree basically not sell a product with our logo on it. But beyond that you would be to – people would be able to use it. It would go on the First Friday flyer and that kind of thing.

Mr. Mitchell: I mean if they branded a product or service in six months they'll let us know if they see a response to that as a branding added to your business. Some sort of way to measure is it doing something.

Ms. Wade: And then the second component of the branding is really the website launch which we had the presentation about what that would include. And I think on today's agenda is the, the costs of putting that together. So we can discuss that under budget.

Mr. Mitchell: Any questions, comments on branding? Thank you. Item G2, update on the Lao Square project. It's built, right?

## **2. Update on Lao Square project.**

Ms. Wade: Wouldn't that be nice. So just in order to make the request for the funds for the 2014 budget cycle, I did go through all the construction plans really thoroughly, and Bill and I talked a little about whether the lighting was excessive or not. And, and we're able to pair down some components of the budget and then include what we're – I think we may include is a request for public art also as part of the scope in addition to the engineering of the project. And that way it gives them something to take frankly if they need to take out something. But it's a really affordable project at 370 is our request.

Mr. Mitchell: 370?

Ms. Wade: Yeah. And that includes the archaeological monitoring that hasn't been priced out in advance and if that could be much lower so that did get a quote for that so it is a complete package that we sent up to Sandy Baz folks and hoping for their response soon to go into the budget.

Mr. Mitchell: So that construction would be 2014 obviously.

Mr. Wade: That's our goal.

Mr. Mitchell: That's the goal.

Mr. Fairbanks: . . . (Inaudible) . . .

Ms. Wade: The good news is there is an existing monitoring plan for the parcel, and so an update will have to be done because they're building the retaining wall. So they're excavating below the point as previously disturbed soil. So they'll update the monitoring plan. And based on what has already been found on the TMK they're not expecting to find very much so that's good news.

Mr. Fairbanks: Does the Department of Land and Natural Resources . . . (inaudible) . . .

Ms. Wade: Yes. They do. The good news is because . . . (inaudible) . . .

Mr. Fairbanks: . . . (Inaudible) . . .

Ms. Wade: Is it an existing one? Is it an existing –

Mr. Fairbanks: Yes.

Ms. Wade: Because it's already been an approved plan.

Mr. Mitchell: And it's all be disturbed too. It's all been chunk up. Well, you're in a higher threshold. Any other questions on lao? Where it will be the first project that the MRA has initiated design and construction for, so we'll look forward to that in 2014. H, Budget, our cash flow report, we got a copy of that from Erin. Do we have any cash flow left in this fiscal year?

## **H. BUDGET**

### **1. Cash-flow report**

Ms. Wade: Okay, we have some. So let's see, Teens On Call. Teens On Call we are likely to still expense \$13,000 towards their services within this fiscal year, so the \$71,000 minus the \$13,000. This is our only reoccurring that isn't funded. I'm sorry, and the Maui Nui Botanical Garden, you folks budget another \$2,500 for which isn't shown in here and they haven't billed for yet.

Mr. Mitchell: Grand total left is roughly?

Ms. Wade: \$55,000. \$55,500.

Mr. Mitchell: Okay. Great.

Ms. Wade: That's minus the commitment.

Mr. Mitchell: Correct. And we have to encumber that by March of next year?

Ms. Wade: Well by May, but it would really great to have that all figured out in March.

Mr. Mitchell: Okay. That will be our objective, March.

Mr. Suzuki: Can I ask a question? You know as far as the landscaping of Market Street.

Ms. Wade: Yes.

Mr. Suzuki: There's two trees in front of where Noble Travel is.

Mr. Mitchell: They're on it. Yeah, Erin contacted David Sakoda and they're, they're replacing those.

Mr. Suzuki: Okay.

Mr. Mitchell: I checked irrigation. I think they died because the irrigation is not . . . (inaudible) . . . Any other questions or discussion on the budget? #2?

**2. Review quotes to do Wailuku Town Photo-Morph of Main Street. (Action may be taken)**

Ms. Wade: The photo-morph update.

Mr. Mitchell: You have some examples? Let me maybe just set the discussion up a little bit. One of the, I think, the challenges and opportunities as we as the MRA have right now is of course the whole reWailuku process is completed, and the Planning Department is in the process of packaging that so it can be put on a website and disseminated. One of the other things that's come up in discussion – Carol and I talked about it. Erin and I and Carol talk about it – is taking the next step from reWailuku with major stakeholders in Wailuku town and developing some graphics and imagery conceptually that would give people a sense of what the redevelopment, a redevelopment or multiple redevelopment projects in Wailuku town could look like. Whether it be a boutique hotel, condominiums, live-work, additional retail, and what we're suggesting and thinking about is, is doing it – as Erin can describe in these, these photo simulations is hiring a consultant, along with a local architect, to develop some graphics that could be put out to get people interested. And especially major stakeholders who, who own land in Wailuku town to see that, you know, there are any number of possibilities, and that the MRA is supportive of those. And, you know, even thinking outside of the box in terms of densities and improvements. Because without the visuals it's hard for a lot of people to get a

sense of what redevelopment might look like.

Ms. Wade: So, you know, Dave Yamashita, with our department has done a really great job for reWailuku to sketch out what opportunities could occur throughout Wailuku town. What we're finding now is that the developers, or the, the property owners in town, the ones that are most or best poised for redevelopment are along Main. And so what we were kind of wanting to do was to illustrate what that redevelopment might look like. Especially because some of the conversation has been about allowing for height or density beyond what our current Zoning & Development Code allows. So having the ability for us to sort of drive the illustration of what that would look like and what we would prefer that to look like is what the objective was for this. So there's a number of companies that do this now. This is Urban Advantage. There's another one – actually Dan Burden who has worked with us doing the walking audit has worked with both Urban Advantage. And then this is another photo simulation company, TDC, I think that he works with really consistently now. It doesn't pull up as easily. And then this is the third company.

So we know of three companies out there that do this. And in terms of pricing, I think, calling for what the ranging of pricing could be it depended on, of course, how much detail and what length of road you wanted. But one of the key things on Main is going to be the view. So it explains within the redevelopment's code how critical it is to preserve the view into Iao Valley which is why the step backs of the buildings was a requirement in there. So I think being able to have this tool would be extremely beneficial to people to visualize what could happen.

So what Bill and I had discussed was maybe like setting with the MRA today discussing an amount that we could find reasonable to dedicate to this and then just finding somebody that could do something within what our budget is. Is that correct, Bill?

Mr. Mitchell: That, that's correct. And the thought was also to do two fold. One is to have a local architect who would be very familiar with the small town Maui vernacular visually, develop some preliminary drawings. And, and David Yamashita may be able to do that as well. And then to give that to one of the companies that does these the photo morph, so we would have that, what would be the sensitivity to Wailuku town. And then also be able to apply the technology to it in the photo simulation that would really give people a great sense of what Main Street could be. And with, with those models set up, and today's architectural modeling packages are relatively easy to do and change and do things with. It would be a basis for developing future iterations from. It wouldn't be just a one time thing. We could continue to build on it. And especially as the major land holders, as Erin said, we hopefully get them excited about it. That, you know, that they would see, hey, you know there's a really possibility and opportunity to do things like maybe there hasn't been in the past. So I guess we're looking for a number. I mean, I have an idea of roughly budget wise, but we obviously wanted to talk to everyone and can see what your comfort level would be to put a budget out there to go out and –. I guess we have to RFP.

Ms. Wade: Yes.



Mr. Mitchell: We have to RFP the work because it will clearly be over a \$1,000.

Ms. Wade: So anything between \$5,000 and \$25,000 I need three written quotes.

Mr. Mitchell: Just written.

Ms. Wade: So it doesn't have to be a public. It doesn't have to, like, go into the newspaper, like it does above \$25,000. But, yes, I need written quotes.

Mr. Mitchell: Warren?

Mr. Suzuki: My question. How much is available as far as monies?

Mr. Mitchell: Well, we have \$55,000 in our budget available right now.

Mr. Suzuki: And those monies we don't have planned for anything?

Mr. Mitchell: Do we have any? Because we're paid up. Are we paid up on everybody?

Ms. Wade: Well, it sounds like you want to do a parking plan. So you might want to set aside, you know, in the range of \$25,000 for something like that. And then, you know, this, I think, somewhere between seven and 12 was what Bill and I had thought would be the right amount.

Mr. Mitchell: As an initial. And then seeing what we get, then we can take it to the, certainly take it to the next level, but as a first pass.

Mr. Suzuki: I was thinking about 10. \$10,000.

Mr. Mitchell: Because I think to get some schematics from a local architect and then give it to a – you know, it wouldn't be a lot of views, but it would be one or two, and then get a comfort level from there. And, and the landowners may want to take that as well and then hire their own consultants or whoever we've hired and then further develop that. But at least get the incentives to look at opportunities. Carol, any thoughts?

Ms. Ball: Well, I think this is very exciting. I think it's the beginning, the beginning of really implementing Wailuku redevelopment. There's nothing more exciting than visuals. And similar to what we just saw transforming that nothing into something it gives some under spoken envision of what we desire.

Mr. Suzuki: So I guess my question Bill, you know, when an architect is hired, maybe I'm kind of going ahead. You know a lot of times when you hire, like the drawings there, it's very pie in the sky and realistically that's something that would never happen here as far as Maui.

Ms. Ball: Don't say that. That's not true. I totally disagree with that.

Mr. Suzuki: Well, you know, from my perspective, you know with all those trees and the sidewalks and all those kinds of stuffs, in terms of whether or not the zoning code and everything will allow that. You know, I don't know if that the codes and regulations will allow it to get there. I mean, I would love to see it be that.

Ms. Ball: Well not necessarily specifically as pictures. We get the idea from that. And, and there are other people involved besides us. People who are actually, who have property, who are willing to, hopefully contribute to this vision as well, not only ideal wise, but monetary.

Mr. Suzuki: But I guess the, the perspective that I come from is that who ever we hire as an architect comes up with the rendering recognizing what zoning codes and regulations are out there.

Mr. Mitchell: Yes and no. In that yes they exist, but, no we're looking to go outside the box. And if they have to be changed for Wailuku town to be, to go to the next level, then that would be our job to figure out a way to change it. So it's a yes and no.

Mr. Suzuki: Well as long they, as long as they bring to our attention --

Mr. Mitchell: Yes.

Mr. Suzuki: – you know, what's in accordance with the codes and what are not.

Mr. Mitchell: Yes. Hence the need, I think, for Maui architect to do it. It would be sensitive to that.

Mr. Suzuki: Right, right, right.

Mr. Mitchell: No, that's a very good point.

Mr. Suzuki: So because if you just throw something into a picture, someone will say I can achieve this. But when you start to implement it, it's never going to happen and then people get really discouraged.

Ms. Ball: We definitely want this to happen.

Mr. Suzuki: I mean, I do too. But at the same time I know the reality too.

Ms. Ball: Let me show you a house.

Mr. Mitchell: I've some other old ones. I think I have in my files too.

Mr. Mitchell: Any other thoughts or discussion? Good cookies by the way.

Mr. Fujimoto: So would that be on Main and Market?

Mr. Mitchell: Primarily Main, but it may turn the corner on Market. There may be – there may be a shot down Market. I mean, initially the thought is one up Main, and down Main, in a two dimensional that then would be wrapped into a photo morphed. So a number anybody? I'd like to suggest between \$10,000 and \$15,000 because I think you're going to have two consultants touch it in order to get probably two views. That's the number I'm thinking, does anybody have an objection?

Ms. Ball: I so move.

Mr. Mitchell: \$15,000?

Ms. Ball: 15.

Mr. Mitchell: \$15,000. I have a, I have a motion. Can I have a second?

Mr. Fujimoto: I'll second.

Mr. Mitchell: I have a second. Any discussion? All in favor? So moved. So we'll apply \$15,000 to an RFP for a conceptual, architectural design study of Main Street.

Mr. Suzuki: But that would also include the –

Mr. Mitchell: That would include the photo simulation as well, yes.

Mr. Suzuki: Okay.

**It was moved by Ms. Carol Ball, seconded by Mr. Don Fujimoto, then unanimously**

**VOTED: to apply \$15,000 towards an RFP for a conceptual architectural design study on Main Street.**

Mr. Fairbanks: Should we be doing the same for the parking structure too?

Mr. Mitchell: Well, I think that was – ultimately, I think, yes, absolutely. And I think we'll have to take a lead on that. Whether we do that now or later. If we want to wait until we get into the parking study further or if you want to –

Ms. Ball: I want to wait.

Mr. Suzuki: Yeah.

Mr. Mitchell: I'm fine with that. But I think we'll have to be the group that does it.

Mr. Fujimoto: . . . (Inaudible) . . . I think our biggest . . . (inaudible) . . . is going to be gotta get people on board on the parking structure.

Mr. Mitchell: Right. Well, part of the discussion is seeing the conceptual things that we do with the architectural things on Main Street, hopefully that will lead into the discussion about the need for a parking structure. So hopefully there's a stepping stone in there for people to go, yeah, well now the parking structure. And, and the main people I'm referring to are the political people. They see the nexus, the connection between the two. Okay?

**3. Review of written quotes to build the Wailuku Town website (Action may be taken)**

Mr. Mitchell: Okay, let's see, #3, review of written quotes to build the Wailuku town website. Were those in our packet?

Mr. Suzuki: I didn't see anything on that.

Ms. Wade: Okay, they were in the last two packets. . . . (Inaudible) . . . That's not very helpful. Why don't we defer this one.

Mr. Mitchell: Okay, so we'll defer that for the next meeting so we can look at the budget quotes to do that work.

Ms. Wade: You know what I'll do is I'll e-mail those out in advance. And if you have questions on them please feel free to respond so that if we have to get requisitions from any of the vendors I can do that before.

Mr. Fairbanks: So they're actually vendor, vendor reports?

Ms. Wade: Correct.

Mr. Fairbanks: Can I ask how much the range was?

Ms. Wade: The highest was \$16,000.

Mr. Fairbanks: The lowest?

Ms. Wade: I'm sorry. No, the lowest was \$16,000. The highest was \$36,000.

Mr. Mitchell: And maybe it good to see that in context of our parking. We get parking RFPs too. We may not have enough. We may have to defer one until next year's budget.

Ms. Ball: I forgot. What was the purpose of that Wailuku town website again?

Ms. Wade: The website shows Wailuku town businesses. It has a map which shows parking locations. It has a calendar which shows upcoming events, and information about how to, you know, directions from the airport, directions from places, wherever.

Mr. Suzuki: It's a separate website from the MRA.

Ms. Wade: Correct. So the discussion was to basically retire the MRA website because the board itself doesn't really need a website. In fact, we have a county website. Yes, it has a tab about history, what the history of Wailuku town.

Mr. Mitchell: Does WCA have a website?

Ms. Wade: No they don't.

Mr. Mitchell: Maybe. Yeah, maybe WCA wants to be a part of that.

Mr. Suzuki: I – you know based upon the comments I made to Stacy Edmonds?

Ms. Wade: Teri.

Mr. Suzuki: Teri. I think there's a lot of opportunities now that the number of organizations kind of dwindled themselves down. Because Carol, you weren't here, you know, five years ago when the MRA was here, but, man, we're just tugging and pulling. There's so many people that said we represent Wailuku. We do, we do. It was just, to me, it was just ridiculous. But I'm, I'm hopeful now we got to the point where we can go forward with a community organization.

Ms. Ball: So you're saying that this Wailuku town website, though, is informational. So is it suppose to support the businesses there or what exactly it's used for?

Ms. Wade: It's both. It's both like a community website, and that it, you know, talked the town and the history and that kind of a thing. But it's also suppose to be a way for businesses to advertize, and to feature different businesses throughout the month. It could rotate. It could have banners about the event.

Ms. Ball: And they would contribute to the – to this as well?

Ms. Wade: The ongoing maintenance of the website. Yes. So an example the, the Planning Department gave Paia Town a small town grant in 2013 of \$22,000 to create their Paia Town website. And so it's doing the exact same thing. They . . . (inaudible) . . . event every year. And it has space for the businesses to place ads on, you know, on the website and that kind of thing. So that funds the maintenance. It was intended to the fund the maintenance. The grant from the Planning Department was for the creation of the website.

Ms. Ball: And that – so it's –. The website is pretty much official, right, until you take it down.

Mr. Fairbanks: . . . (inaudible) . . .

Ms. Ball: Right. The cost of changing –. So is there someone – is there a web master on that that does keep it up to date?

Ms. Wade: So that's included in the scope with the creation of the site. And that would be up to us. You know, it could easily be something where we could, as the MRA, say yeah, we'll help with the creation. We funded the logo. We'll help with the creation of the website that has to be maintained by the association or the WCA for ongoing maintenance. Because that really is the, the, you know, on the street kind of information that this group isn't . . . (inaudible) . . . as the businesses.

Ms. Ball: Right. So they have dues or something like that to get . . . (inaudible) . . . market dues or merchant dues?

Ms. Wade: The WCA does have dues.

Mr. Fairbanks: So if they wanted to sign up for the website. . . (inaudible) . . .

Ms. Wade: Yeah, there's no incentives to pay dues to be part of an organization that doesn't offer you anything back, right? So they're not trying to build up to offer this crime and homeless. And then if they have the website and something to offer, I think it becomes a really attractive thing for people to be a part of.

Mr. Mitchell: Okay. Open projects list. Those look like they're – are the current or are they old?

## **I. OPEN PROJECTS LIST**

Ms. Wade: Well, the Lisa Yoshida is current. And then the other one is – the Green Lotus one we just dealt with. So Lisa Yoshida has her CPA business on Maluhia and she's actually going to have to go to the BVA for a couple of variances. So it will be an MRA and a Board of Variance and Appeals permit. But one of things I wanted to mention to you about this is the continual granting of variances for roadway . . . (inaudible) . . . or no need to improve roadways.

Mr. Suzuki: Roadway improvements.

Ms. Wade: Yeah. It's something that I've now discussed with Public Works about building into our Zoning and Development Code to just essentially create an exemption so that it's automatic. So that we don't require of anybody roadway improvements at the time of their construction. But we do – they're going to give me some language about what they would like see a development project, once they're, once the County is ready to do a roadway improvement, what the responsibility of the owner would be. So what it might be is we create an exemption to the roadway improvement section. We get that adopted by County Council, and then we have standard conditions.

Mr. Fujimoto: Deferral, right? A deferral.

Ms. Wade: Yes. Yeah, it's basically a deferral of the improvements, and the approval would have standard conditions that the project would have to assess, that it would be responsible for. But this is – I don't think we could have gotten to this point at the time the Zoning and Development Code was created. At that time they tried to build all of this stuff in and all of the other departments, from what I understand, said no way. You know we're not going to let anybody off the hook for this. But because the MRA has granted the variances, you know, over all of these years, they've made it work somehow. So now we, we've kind of created this level of acceptance where I think we can just build it into the code and we'll find a way for them to be able to accomplish whatever it is they need to accomplish at the time the County itself is . . . (inaudible) . . .

Mr. Suzuki: I have a question, and I know I asked this question once before, but on Vineyard Street, the blue tarp store front, the old seed store. So that's a closed project? So the blue tarp store front is permanent?

Ms. Wade: Well, the MRA project – so as an MRA permit is closed. They withdrew the application. So they also withdrew their building permit. They had commenced work without a building permit. They submitted the building permit. They got a stop work order because they were going beyond the scope, and they stopped work and withdrew the permit. So as a result what Public Work's position is they stopped work in accordance with what we directed and they pulled their building permit, and therefore it is what it is. So I've asked them in writing to cite the, the, the property owner for the unsafe under unsafe building code. But they said that they can't testify to the fact that it is unsafe. It's just unsightly. And so, so I kind of was spinning my wheels on that one. But if you can come up with anything that we might be able to enforce that would --. It might be worthwhile building something into the zoning and development code in that regard, that the MRA is willing to enforce because it seems like there isn't the political will to go after. In the last community that I was in we absolutely would have gone after that project for unsafe building because it's not a weather type structure. But here, there's not. But, you know, the MRA has the ability with the slum and blight, you know, the prevention of slum and blight to buildings.

Mr. Suzuki: Can I ask a question on the side James? Is it okay. You know Erin I noticed recently, you know, driving down Vineyard across from that, I guess, the Best Program building, there's a lot of people now that go into the parking lot, the municipal parking lot, stand there, and I'm assuming they're smoking cigarettes over there. But, so, I'm, I'm kind of curious, I mean, who are those individuals? I see it regularly every day.

Ms. Wade: Me too. I don't know who they are, but that would be a good thing to figure out. I can find that out for you.

Mr. Suzuki: Not like they're causing any sort of problems, but I'm just kind of curious. There's always three or four people standing there in parking lot.

Mr. Mitchell: Sometimes more than that.

Ms. Ball: Take a picture, put on Facebook, and Facebook will identify who they are.

Mr. Suzuki: I don't go on Facebook.

Ms. Wade: Well, I will say – I don't know – this really doesn't need action or anything – but there has been interest, I have received interest from food trucks owners in locating on Vineyard Street. So about five days now I have gone down at lunch time to see if there's cars parked on Vineyard at all. There's never any cars parked on Vineyard Street adjacent to the municipal parking lot. And for me, you know, I was thinking well, hey, if we can get more business, more opportunities here in Wailuku for lunch, so people stay in town for lunch, that might be a good thing.

Mr. Mitchell: Do we need to amend at some point amend our guidelines to make it easier for food truck vendors to set up?

Ms. Wade: That, I have a call into Lito Villa at the Department of Finance who issues the vending permits to find out if, if we need to identify those as specific locations that we would like to see. Or if he's willing to just do the permits. So once – I have a call out with him about that. I'll let know if he's got additional. . . (inaudible) . . .

Mr. Mitchell: If somebody wants to do a food truck on private property, they don't, they don't need to come to us, do they, for a permit?

Ms. Wade: They need an MRA approval because it's in the redevelopment area. So we just check for things like are they going to take care of the trash, you know. We make sure they're not going to dump their waste water in the sewer. You know, there's a series of things that we double check for. There's no parking requirements.

Mr. Mitchell: But you do it administratively. They don't have, they don't have to come to the board to do it.

Mr. Fairbanks: This would be dealt with administratively.

Ms. Wade: Well, and the ones on the street because it's not even an MRA property, I think Finance Department could actually just do it. But what I think they might be wanting, you know, from us is would we be willing to give up those public parking stalls essentially for this. Given the fact that they're not being used at all during lunch hour, five days in a row. I mean I've photographed it and documented it. They're not being used.

Mr. Fairbank: What part of Vineyard Street is this?

Ms. Wade: Right in front of the municipal lot. There's five stalls right.



Mr. Suzuki: There's no – the bake shop is not there.

Ms. Wade: That's true. And that is –

Mr. Fairbanks: . . . (inaudible) . . .

Ms. Wade: Life Food is actually is in escrow on that right now.

Mr. Fairbanks: It is, right.

Ms. Wade: Yeah, so it would be a deli and a natural foods store. So I don't know. Maybe we should wait and see if they need that parking.

Mr. Fairbanks: . . . (Inaudible) . . . to operate a business.

Ms. Wade: . . . (Inaudible) . . . Yeah, good point.

**J. NEXT MEETING DATE: December 20, 2013 (3<sup>rd</sup> Friday)**

Mr. Mitchell: So our next meeting is going to be December 20<sup>th</sup>. Is everybody good for December 20<sup>th</sup>? Warren? Warren is out. Don, are you here?

Mr. Fujimoto: So far.

Mr. Mitchell: So far.

Mr. Fairbanks: I'm going to be here. I'm going to bring lunch.

Mr. Mitchell: Carol, are you good for –

Ms. Ball: Yes.

Mr. Mitchell: That's awesome. Yeah, since we're coming for lunch, hey, you're committed.

**K. ADJOURNMENT**

Mr. Mitchell: Any other items anybody wants on next month's agenda specifically? So Warren's RFP item will be an action item. Is that right?

Ms. Wade: For the website, would you like me to have them come back to show the website again, or do you just want to see the quotes?

Mr. Fairbanks: Just show us the pictures. I think we saw it. Did we see the website and we

reviewed logo?

Ms. Wade: Yes.

Mr. Mitchell: Yes.

Ms. Wade: It's been – the site map is further developed at this point.

Mr. Fairbanks: . . . (Inaudible) . . .

Ms. Wade: Yeah.

Mr. Mitchell: Anything else? Anyone else? If there's nothing else, we will adjourn the meeting at 2:22 p.m. or there about. Thank you everyone for coming. Well done, and happy Thanksgiving. Mahalo.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:22 p.m.

Respectfully submitted by,

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

## **RECORD OF ATTENDANCE**

### **Members Present:**

Carol Ball  
Thomas Fairbanks III  
Don Fujimoto, Vice-Chair  
William Mitchell, Chair  
Warren Suzuki

### **Others:**

Erin Wade, Small Town Planner, Current Planning Division  
James Giroux, Deputy Corporation Counsel