

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
JANUARY 24, 2014**

**APPROVED 03-28-2014**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:01 p.m. Friday, January 24, 2014, 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: Well, we'll open the meeting up . . . open up for today's MRA. And let me find my agenda. It's right here. So January 24<sup>th</sup>, 2014, call the meeting to order. We have in attendance Tom Fairbanks; Warren Suzuki; Vice-Chair Don Fujimoto; myself, Bill Mitchell; and Corp Counsel sitting in for us. And of course Erin, Erin Wade as well, from the Planning Department. I guess we'll open up, first, public testimony. Anybody that would like to testify on the agenda item, any of the agenda items will have – still two minutes plus one?

Mr. Don Fujimoto: Three minutes.

Mr. Mitchell: Three minutes. Three minutes. If you'd like to come up and testify on anything the mic is open. Please state your name and the project you're testifying on and we'd be happy to hear from you. Seeing no one from – seeing no one from the –

Mr. Warren Suzuki: Hold on Bill.

Mr. Mitchell: Lisa? Dave?

**B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.**

Mr. David Yoshida: Good afternoon. My name is David Yoshida. This is my wife, Lisa Yoshida. She's a partner with Toma and Drayson CPA. They've been practicing on Maui for 14 years. A small business. Four employees. We're currently converting an existing residence on Maluhia Street which is a small street off of Main Street, into a CPA office. We were renting up on Vineyard and just purchased a small house and converting that into an office. But we're requesting variances for requirements from the Water Department and from the Fire Prevention Office. The Water Department is asking that we change the water main on that small street from a four-inch to an eight-inch water main. The current usage now as an office is actually less

than it would have been if it was a residence just because they're there Monday through Friday, you know, eight to four, so the water usage is actually less.

Fire suppression concerns, there's a four-inch hydrant at the end of the street, 100-feet from the property. Really good pressure. There's a 12-inch hydrant main off of Main Street, so fire suppression concerns if you do fire flow calculations for fire suppression it's more than adequate water that four-inch main right on the corner, and then there's a really big hydrant off of Main Street. In addition to that the yard has been cleaned up. The back had – it was just overgrown. That's a parking lot now so there's actually no fire fuel in the back anymore. It's a parking lot. The kitchen has been taken out of the house so there's not even kitchen facilities on there anymore. So in addition to having a good flow for fire suppression, the fuel load is almost now, now that it's an office.

So we're requesting a . . . variance from the Water Department for its water main size increase. It would be virtually impossible to rip up that whole street and change the water main from a four-inch to an eight-inch. The Fire Department is recommending that the access road coming in off of Main Street have a minimum width of 20-feet. The street from Main to the office, the narrowest points are 18 feet six-inches, 19-feet, so it's just a foot or less than a foot shy of that 20-foot requirement. If you look at a big pick up truck like mine, it's six and a half feet wide, a fire engine is about eight and a half feet wide, so even if somebody parked a big pick up truck on the side, a fire engine would still have 12 feet of space to get around it so –. There's always been access and egress from Main Street. You can also come up from Central.

Mr. Mitchell: Go ahead. Go ahead. Yeah, go ahead.

Mr. Yoshida: So access and egress has never been a problem and we actually, through creation of the parking lot have created a turn point for an engine that never existed before. So if an engine really didn't want to have to back out could actually come into our parking lot and turn around now. So we're also requesting a variance for the 20-foot wide requirement.

Mr. Mitchell: Does anybody have any questions? Dave, this is the property right behind Jon Starr's? Is that correct? Behind the, the – he's got a used car dealership there on the corner?

Mr. Yoshida: Yeah.

Mr. Mitchell: Do you know – everybody knows where that is? Right on Main Street, right behind Jon Starr's. Directly across from Subway is the little used car lot, right behind that is the lot.

Mr. Yoshida: Yeah. So if you're coming up Main, there's that Native Intelligence store right on the corner.

Mr. Mitchell: Right.

Mr. Yoshida: Right before Market there's a little street. So there's other businesses in there

also. There's a two-story law office directly across from, from our office. There's like a body shop and insurance place. So a lot of the residences have been converted to businesses.

Mr. Michael Hopper: I just wanted to point out just for purposes of the agenda. It doesn't look like this item for a variance is on the agenda. There's an item one about general amendments to the code, but if there's a variance being requested that either this body or the Board of Variances and Appeals can grant, that needs to be, I think, agendaized and filed and –. I mean, it's, it's public testimony that's allowed, but I mean, for a board to grant a variance they would need an application. And I don't know if we've had one yet but –. We do. If we already have one that would have to be scheduled either here or in front of the Board of Variances and Appeals for hearing. But at this time I don't know about getting into the question because there's a, there's variance notice requirements as well as agenda requirements, and also due process issues for the applicant. It's essentially a contested case type hearing where if we get into questions and things. And the board couldn't grant the variance at this meeting anyway so I would advise not a whole lot of questions until the actual application comes before you as an agenda item. Because today it's not on the actual agenda.

Mr. Mitchell: Thanks Dave. And in full disclosure, not that there's any conflict of interest, but Dave and Lisa are my neighbors. They're really good neighbors up-country. I, I, I know them. But yeah, if you can put together the packet, work with Erin, and then we'll have the site and everything for the next meeting. Then we can take a look at it and review it. And we're happy to do that, so, yeah.

Mr. Yoshida: Alright. Thank you very much.

Mr. Mitchell: Thank, thank you. Thanks for coming in.

**C. APPROVAL OF THE MINUTES OF THE NOVEMBER 22, 2013 MEETING (via e-mail)**

Mr. Mitchell: Alright. Seeing no other public testimony. Any other public testimony? We'll go to our agenda items. First is the approval of our minutes from the last meeting which was November 22<sup>nd</sup>. Is that right? Last regular meeting. Right, because we had a special meeting. Anybody wants to make a motion for the approval of those minutes?

Mr. Thomas Fairbanks III: I move.

Mr. Mitchell: We have a motion. Second?

Mr. Fujimoto: Second.

Mr. Mitchell: All in favor? The minutes from November 22<sup>nd</sup>, 2013 have been approved.

**It was moved by Mr. Thomas Fairbanks III, seconded by Mr. Don Fujimoto, then unanimously**

**VOTED:** to approve the November 22, 2013 meeting minutes as presented.  
**(Assenting:** T. Fairbanks III, D. Fujimoto, W. Suzuki  
**Excused:** C. Ball)

**D. MAUI REDEVELOPMENT AGENCY BUSINESS**

**1. Discussion on amendments to the Wailuku Redevelopment Area Zoning and Development Code and incorporation into the Maui County Code. (Discussion only - no action)**

Mr. Mitchell: Moving on to item D, Maui Redevelopment Agency business. You all got a – well, I guess for the first item #1, is the discussion, and we talked about this last special meeting two weeks ago, discussion about amendments to the Wailuku Redevelopment Area Zoning and Development Code and incorporation into the Maui County Code. And this is a discussion item only, not for action, but it was one of the priorities that we wanted to look at for accomplishing to make redevelopment in the MRA more streamline and more business friendly. So Erin do you have stuff for us?

Ms. Erin Wade: To kind of guide the discussion today I, I just made up a little outline of the sections of the Zoning and Development Code that we might want to discuss, and sections of the Maui County Code that are reflected in the matrix that I provided you in the packet. So I'll pass that out real quick now.

Okay, so the primary thing that had come up was the parking ordinance in the Zoning and Development Code, but you said let's take a look at the entire Zoning and Development Code and the things that we continually trigger. So I went back to what PUMA said this little, on the top of the little outline that I did was, was a table but it got scrunched in somehow. What their recommendations were in 2010 were update the, the Redevelopment Plan; update the Zoning and Development Code and it lists some things that it suggested doing; revamp the development review process, to amend the Building Code, and development requirements by County ordinance; and then provide select building code relief for historic structures. And you'll see that that's basically from the spreadsheet that I gave you. He – you know, now that it's been a couple of years and going by these we've seen a few more cases come forward. This is pretty much on point with what you guys have talked about doing too where if we want to have a code that incentivizes that we want, there's some things that need to be changed. Because right now we're making it difficult for people to do what we want them to do.

So in terms of Zoning and Development Code there are a few sections that, having met with different people who are interested in doing construction have had challenges with, primarily the commercial mixed use district with the development standards. So that would be lot size or height or setback. Those types of things that we might want to – that I would suggest that we take a look at. In the specific use requirements one of the things we had a conversation about last meeting was – and a couple of meetings before that – was food trucks, allowing for

food trucks in town. And so like wise making sure that First Friday is fully protected in terms of they're providing vending on street, and they need to further control of their vending activity. So does every event frankly. The off-street parking which we already revised in draft and I provide you a copy of that. And then non-conformities and legal existing uses, which is sort of the section that the MRA has used to provide variances to sections of the rest of the code. That was our Corp Counsel opinion was that based on this section, non-conformities and legal existing uses, was that we could make variances to the Maui County Code as well. So that's the Zoning and Development Code sections that I thought were triggered based on our earlier conversations. And I wanted to know, today, essentially is this on point? Is this kind of where you folks were thinking we needed to address our attention or is there more to look at too?

Mr. Mitchell: Comments?

Mr. Warren Suzuki: I guess from my perspective, you know, depending upon specific locations, let's say in the case of Market Street for example. When people come in and wanting to open a business, you know, based upon your experiences Erin, what sort of so called obstacles, you know, were there that discouraged them from moving forward with their planning. Now, you know, similar to what was testified today, you know, they're moving now to an area that at one time was residential, that is moving seemingly in the direction of commercial. You know, what sort of obstacles, you know, have they faced? Because I think having a sense of what the obstacles, you know, might have been that have discouraged development to probably give us some help and guidance in terms of how we should be looking at, you know, making amendments to the current, you know, codes that's there?

Ms. Wade: I believe you said Market Street first. The primary deterrent from locating on Market is parking, the triggering the parking requirement. So right now, retail to retail, essentially if it's a no change of use occupancy type. So retail to retail use there's no parking triggered. If it increases in intensity, so retail to restaurant as an example, suddenly parking would get triggered, and there's no space for on site parking obviously on Market Street for the vast majority of the properties. So that's probably the number one challenge. And then the change in occupancy – the change in occupancy is the primary challenge because you would then trigger building code compliance, exiting requirements. If it would be a restaurant, the grease trap installation, which again there's no room off site in a lot of cases. But so those would be the challenges primarily for this district which, you know, the reason it has the special treatment to begin with is because of the very small substandard lot sizes in the first place. So that they're often not able to accommodate development as we would expect in another newer area.

The areas that are zoned for commercial mixed use like the Maluhia Street. Exact same conditions, very small lot sizes, substandard roadways, but as you said, primarily developed today as residential housing stock. And what we're seeing and we've encouraged in the Zoning and Development Plan is conversion to commercial. So we've now zoned them commercial mixed use is what our desire is. However the occupancy change triggers commercial grade construction. You know, it triggers drainage as you saw on the, on the, our matrix. Improvements to the street sometimes. Sometimes man hole installation, back flow preventer installation, all of those kind of things which when you're trying to incentivize development to

an area that's a huge insurmountable task for somebody who's going to enforce . . . (inaudible) . . . as an example, you know. So how do we get to the point that we can work with the agencies here and either we assist them in changing their expectations of what improvements are necessary or adjust the plan in a way that doesn't kind of step people up to think, ooh, it's going to be easy, you know, it's zoned for this, and obviously my neighbors have done it and variances have been allowed in the past. So we want to make sure that's not setting a false . . . (inaudible) . . .

Mr. Suzuki: You know, I appreciate that, and again, you know, just kind of thinking about variances and all that. I mean, a lot of us might have sat on the BVA at one point in time . . . but in the case of let's say fire protection for example, it's a health and safety issue. And I realize the Water Department might have certain standards. And in more cases than not they tend to go by the books. You know, they don't – they very rarely will use their own discretion, let's say, in saying it's not necessary. If it says eight-inch, that's what you put in, an eight-inch. But I guess my concern is that, you know, is it something that can be left to someone's discretion to say, you know, let's say we don't need an eight, we can go with a four, especially in the case of, you know, commercial. So, you know, I'm kind of thinking out loud right now. I mean, if you grant a variance based upon the existing use, existing structure, and there's a four-inch line that's in place right now and you're granting a variance not to put in an eight. If there's any change that occurs to that particular building or that particular use, that variance will not carry right? I mean, they would have to come in because the situation has changed where now it's another request that have to come before the MRA, you know, for another variance based upon the new use, the new structure that's been proposed, correct?

Ms. Wade: That, that would be considered an intensification of use again, and, you know, the variance would apply to what they're proposing current – with whomever. . . (inaudible) . . .

Mr. Suzuki: And again, I'm struggling because I was – you know I was on the MRA when we started to kind of look into this parking thing, and there was a lot of time spent. But I think the challenge that was before the MRA members, and myself especially was that, you know, how, how do you cover every single potential situation that, that could come with the language in here. You know, because it's, it's almost, it's virtually impossible.

Mr. Mitchell: Right.

Mr. Suzuki: So, to say that these are the codes that should apply and then go forward based upon that, to me, would not cover all the unique circumstances that you would run into especially an area like, you know, Wailuku. So you know, my, my thinking is, hey, you know, have the codes right now and granted it may not be current or whatever, but at least – and, and just rely on the variance. You know, because in a variance situation you provide the applicant the opportunity to come in, present their case, provide the information relative to the unique circumstances, and then a decision can be made, you know, based upon that. You know because as I said that there's so many different circumstances that could arise and unique circumstances that to try and codify everything, you know, on a piece of paper, to me, it would be real difficult. Especially in the area like, you know, an older town like Wailuku.

Mr. Fairbanks: I think that this group is more geared towards parking. We have the power to grant variances.

Ms. Wade: Well, I mean – I have to say that the Corp Counsel opinion that was published in, shortly after the Zoning and Development Code was written has have – people have great concerns about that, whether we should be granting variances to other sections of the Maui County Code.

Mr. Fairbanks: Right.

Ms. Wade: And so James and I, and Mike, have talked a little bit and really feel strongly. It's important for us to bring the Zoning and Development Code into the zoning code as part of the Maui County Code. Because right now it's an independent document. So that would mean you'd make the changes and update it, and then have it adopted by the County Council as part of Chapter 19 of the Zoning Code. And then like wise, changes that would be to other sections of the code may be recommend – work with the other departments to package some exemptions. Like we talked the housing, the residential work force housing. To do a series of potential exemptions for the Wailuku redevelopment area, take that to Council so that those issues like the residential work force would be exempted, and then maybe work with the department of some of the procedural things. Like the water is one of the things that's internal. There's not, there's not a section of the code there. They do actually have some level of discretion in making that decision. They have a formula that they use, but it's an internal thing. So can we talk with them about making some mitigating alternatives that would work for the Wailuku redevelopment area. Where that hasn't been done before.

So to answer your question, the variances, what it will likely be moving forward would be that this body wouldn't be dealing with variances to anything. Except possibly the Zoning and Development Code if we built that in. But beyond that, beyond the Maui County Code, it wouldn't be dealing – for the other sections of the Maui County Code, it wouldn't be dealing with those anymore.

Mr. Mitchell: Have, have any of the department had issue with exemptions that MRA's given?

Ms. Wade: Initially, yes. And then as time went by they just sort of went, okay, and have accepted so far the variances that the redevelopment agency has granted.

Mr. Mitchell: Well, I agree with Warren, we're never going to cover every situation, every, every condition in Wailuku town is unique in some form or fashion. And to me it would be the most advantageous for redevelopment to build as much flexibility into the code as we could. But that could take a long time to re-work all that. So what is the most efficient way to provide land owners, or people that want to redevelop some guidelines? Because I've done in the MRA and it's, it's challenging because there isn't necessarily a square peg that fits into every condition. And it would seem to me that there are two types of code issues. One are building infrastructure, life safety. The other are impact related. Fees for housing, whatever. And I don't know if we can separate those two because one is – one is more quantifiable in terms of

infrastructure. But the things like affordable housing, that can come or go with political whatever, the politics that they are. So, if, if maybe – within the MRA, those could be defined or separated in a way, so if a guy wants to come in and build a hotel we could tell him, although we don't have the power I don't think to override the affordable housing ordinance.

Ms. Wade: Not independently.

Mr. Mitchell: Not independently.

Ms. Wade: We would provide a recommendation to the County Council.

Mr. Mitchell: Right.

Ms. Wade: Unless they change their . . . (inaudible) . . .

Mr. Mitchell: So, so, so maybe there's a process to do that to help somebody with the, the impact related fees. And then those things wouldn't actually get variances for. We can do it, but I, I think, what I hear Warren saying it can be an issue is – so we're consistent. So if somebody comes in and they want a variance from something, well, we say we'll give a variance for that, but it's based on a set of criteria and it's not just, you know, well this board felt like it was a good idea to do that day. And if it's not an intensification of the use then it seems to be pretty straight forward. So if you're going to have four employees in a house, it's business commercial versus four to eight residences, it's not an intensification of the use, in my estimation. But, somehow to quantify that so we and the following boards could say those are the criteria that everybody use, so when the next guy comes in and say they use that, that makes sense, we give them a variance. I don't know how we accomplish that, but –

Mr. Fairbanks: How do you accomplish that . . . (inaudible) . . .

Mr. Suzuki: You cannot.

Mr. Mitchell: Well, it's just consistency. It's, it's consistency and what you did based on a set of, of . . . (inaudible) . . . standards.

Mr. Suzuki: Can I ask you something? I mean because of my engineering background, again, I don't know what the current infrastructure situation is in Wailuku. But I've sense that part of the problem in Wailuku is, you know, here you are, you know, re-zoning property, you know, saying this is business commercial now, and at one time it was residential. And you're saying, you know, go ahead and develop it. But at the same time you're saying well the infrastructure that was put in initially is based upon the residential and re-zoning it to business commercial. But if you want to develop it, you're going to have to upgrade the infrastructure which, you know, obviously for individual lot owners are difficult for them by themselves to be able to bear the burden of upgrading the infrastructure. That's why I personally have always felt that an area like Wailuku, you know, if you're trying to encourage, you know, development, whether it's residential or whether it's business, you need an overall master plan. And then there needs to



be some sort of parking shift, you know, between the public sector and the private sector. So the infrastructure that is required to meet the code requirements based upon how it's zoned, you know, is somehow planned to be put in. Otherwise, you're always going to have this, you know, vicious circle, you know, from the stand point of, you know, can't afford to put in. But then you're going to say, well, but that's what the code requires. So, well, I can't afford to. And then people just, you know, tend to walk away.

And Jonathan Starr is probably in the same situation. I mean I'm sure he'd like to do a lot of stuff on his property, but because of the infrastructure requirements that go along would go along what he's proposing and that burden will be placed on him. He's not going to do it. So somehow there needs to be some sort of proactive action taken, you know, probably is lead by the MRA to have the infrastructure put in so the uses that are on the MRA plan, you know, can be implemented based upon that plan. And not have the situation where you've got so many obstacles and so many, you know, things that discourages you from doing anything that you're not going to see anything happen as far as – which is probably what, you know, Wailuku has faced now for, for many years.

Mr. Mitchell: Well that, that discussion fits nicely in to what we're doing now in terms of this projected intensification of use on Main Street with a lot more density. And from that we'll be able to then determine what are the infrastructure requirements for hotel, or condominiums, or whatever it is. But you're right, and it's unfortunate that it's sort of a chicken and egg scenario is County doesn't pro-actively go out and develop parking, improve infrastructure in the MRA. So it waits for individual lot owners, small lot owners to come in who can't afford to do it because it doesn't make sense financially for small lots. Yet, they have the zoning to do business commercial on these, what was traditionally residential lots. So it's a conundrum that I'm not sure what the total solution is, but hopefully out of this master plan study we're doing for Main Street we can start analyzing some of the – at least the Main Street quarter. It doesn't solve, you know, the MRA, the whole district, but at least it looks at the Main Street quarter.

I guess in today's discussion to keep us moving along, the question is, you know, having identified these four, five sections of the code, does anyone have any strong feelings about any one of them and pursuing any one of them to make modifications beyond today's discussion?

Mr. Fairbanks: The zoning development code, the dining and entertainment district, I mean, that's one of the things that's running, right?

Ms. Wade: Yes.

Mr. Fairbanks: And maybe there's – I'm not sure how the code is set up for, like, grease interceptors, but maybe we can make one that they could share. That they're – they can be sides to it. I know the grease traps . . . (inaudible) . . . I was just thinking if we wanted to do that, if the code doesn't allow you to have a shared one, then somehow we could get the funds to do it. And maybe we can help and they can pay it back, or the landowner could pay it back, and might be able to open up some more opportunities. But then there's – they'd still have to meet all the plans. It would be a big help.

Mr. Mitchell: To me parking seems to be the one we could . . . (inaudible) . . . because we've gone through it, and we've already kind of, at least, gone through the exercise of amending it. Parking would seemed to be the low hanging fruit to actually accomplish.

Mr. Fairbanks: Yeah.

Mr. Mitchell: That would have some value to small, small lot owners. The process, Erin, to amend the parking.

Ms. Wade: We just have to schedule a public hearing . . . (inaudible) . . .

Mr. Mitchell: And that's a single public hearing?

Ms. Wade: Yes.

Mr. Mitchell: So fairly easy to do. If we want to pick one to try to get it done say the next meeting. Anybody has any strong thoughts?

Ms. Wade: The one thing I may have mentioned, you know, we adjusted the parking requirements by use.

Mr. Mitchell: Right.

Ms. Wade: Which was what Andy Miller suggested. . . . (inaudible) . . . identify the use if you want to incentive with the parking requirements.

Mr. Mitchell: Right.

Ms. Wade: Brad Siegal had said do a 2,500 square foot across the board exemption. So if you have a use, a 2,500 square feet or under, there's no parking requirements. Anything above that there is. I kind of think that it might be worth while for us to proceed with it as have at the moment which is just the use based. Make sure that we're not . . . (inaudible) . . . the system. And then if see any of this really not been a problem we can alleviate other, other uses as well. But, . . . (inaudible) . . .

Mr. Mitchell: The 2,500.

Ms. Wade: . . . (Inaudible) . . .

Mr. Mitchell: And we still have the ability to grant waivers for parking in special conditions because we've done right, correct?

Ms. Wade: The parking is our zoning and development code.

Mr. Mitchell: So, the MRA still has the power to waive parking or modify parking on top of

whatever modifications we make to the Zoning and Development Code.

Ms. Wade: Right.

Mr. Mitchell: Which is – if everybody's got this some where, that's, that's the document that you – talking about it.

Ms. Wade: You know part of the, the Main Street Master Plan process that Bill's talking about is envisioning what size construction is appropriate for Main. And because we do require parking, people to provide parking, generally if they are providing that on site it's taking up a couple of floors for that. And so to meet their cost recovery needs, four stories isn't enough. That's sort of where – what we are hearing from people on Main. And so the reality is that Lloyd Sodehani built the Main Realty Suites which is six stories and the Wailuku Town Homes which is eight stories. Those were both built before the zoning and development code was adopted. But we took the height down to a four story, maximum. So I think part of the conversation that for people on Main would like us to have is four stories all the community is going to do? Would the community willing to see higher . . .(inaudible) . . . ?

Mr. Mitchell: And, and part of these visuals we're going to do are going to show that so we can get reaction to it. Because until – until we show people what it could look like there's too many, too many maybe unrealistic expectations.

Mr. Suzuki: But this is a separate track, right?

Mr. Mitchell: This is a separate track from this.

Mr. Suzuki: Right. Exactly.

Mr. Mitchell: Correct. Yes, it is. Correct.

Ms. Wade: Okay, to move forward, you're staying with parking only at this moment. And then take a step back and do the zoning and redevelopment, the rest of zoning and redevelopment later?

Mr. Mitchell: That's what I'm hearing. Is everybody comfortable with that?

Mr. Suzuki: Because you've got to do one step at a time anyway.

Mr. Mitchell: Yeah, we gotta do one at a time. Accomplish one –

Mr. Suzuki: Yeah, we meet once a month and we're not –

Mr. Mitchell: That's the problem. That's the challenge. Yeah. Pick one, and we'll try to get it done. Okay, we're good. So we'll try to knock down – should we, should we – do we need to discuss parking next time and then have a schedule public meeting?

Ms. Wade: In March.

Mr. Mitchell: In March. That makes sense. Alright, great, thank you for that.

Ms. Wade: Do you want to go over this – the rest of these or just have it as background for today? The rest of these are all Maui County Code . . . (inaudible) . . .

Mr. Suzuki: Yeah, at least kind of look at them.

Mr. Mitchell: I think, let's look at them briefly. I mean, again, it's, it's – in my estimation it's helpful to, to sort of look at the ones that are sort discretionary that don't have anything to do with health or safety or building, business license and regulations. Has the MRA granted variances for?

Ms. Wade: We have not. But that's what's preventing us from allowing a food truck event.

Mr. Mitchell: And we have the power to grant variance for that?

Ms. Wade: No we don't.

Mr. Mitchell: We do not. Okay.

Ms. Wade: This would be like a package of amendments that we would have to send to Council.

Mr. Mitchell: Got it.

Ms. Wade: If we wanted to obtain the variance.

Mr. Mitchell: Okay.

Ms. Wade: So that's – the vehicle and traffic, you know, we talked about changing the parking time for the municipal lot.

Mr. Mitchell: Right.

Ms. Wade: So this is that section of the code. I thought because we talk about these things, on and off, it would useful for you to have the reference points. And then the building and construction – actually all of the variances, two sections of the building code in the MRA were two sections of the Uniform Building Code. And the County of Maui has now adopted the International Building Code. So, that International Building Code comes with it a chapter called Existing Buildings. And it allows for adjustments. In fact, I've, I've quoted this section for historic buildings where a "change of occupancy shall not be mandatory for historic structures where such buildings are judged by the building officials to not constitute a distinct life safety hazard." The Maui County Council did not adopt that section of the code.

Mr. Mitchell: Really?

Ms. Wade: They left it out. They intentionally left out that section because they felt that there was too much wiggle room or just chance to be vague. They wanted much more black and white enforcement ability. However in the researching how other communities do this I have – and I have met actually with the, with the Development Services Administration about this and they said they would not administer it. But I did read that other communities sometimes hire an outside consultant. Will adopt it, but hire an outside consultant to administer that section of the code under historic buildings because it is kind of a special situation. So there might be an opportunity there. I just wanted to point out that it wouldn't be – we wouldn't have to write any text or how to review this . . . (inaudible) . . . If there something exists under the code that we have adopted. But it is our Development Services that have concerns about administering.

Mr. Mitchell: Can it be put into our MRA? That language could be put into the MRA standard?

Ms. Wade: There's a possibility, but we would have to have somebody who is comfortable in administering it, right? And I'm not qualified to administer that. We would need someone who is qualified to do that. But it's something to consider because there would be a whole series of things here that would get easier.

Mr. Mitchell: Right. So if we had a consultant that did that for us –

Ms. Wade: Right.

Mr. Mitchell: – we could say this is one we're considering can you give us your recommendation. We pay them to go out to do an inspection, valuation.

Ms. Wade: Exactly. So Jarvis told me they wouldn't administer it. I kind of felt like that was the door close. But then, with more research, I realized there's, there's lots of communities . . . (inaudible) . . .

Mr. Mitchell: Would there be anything to prevent us from doing that now?

Ms. Wade: Yes. Because we don't have any particular guidance, guidelines for that. Right now all of those existing structures still needs to run through the current process.

Mr. Mitchell: Right. And they would anyway.

Ms. Wade: They would have to anyway. So now –

Mr. Mitchell: It doesn't matter what the MRA says, they'd have to go through.

Ms. Wade: Right. So what we could do is go back to the County Council and say, hey, we'd like to include this structure but in the administration section that points back to the Redevelopment Agency or maybe we team with DSA to hire –

Mr. Mitchell: Inspector.

Ms. Wade: – an inspector of some kind to do this. But right now there's no, there's no path for it.

Mr. Mitchell: Right. Okay. Any other questions? Comments?

Mr. Fujimoto: That seems to be a low hanging fruit, yeah?

Mr. Mitchell: Are there any low hanging fruit is the question.

Mr. Fujimoto: I mean, you know, the standards. . . (inaudible) . .

Mr. Mitchell: The standards, you would think it would be, yeah. Yeah, the administration of it, that would be – and getting DSA to approve the MRA administering the administration of the standards.

Mr. Fujimoto: Yeah, but, you know, in terms of what Erin mentioned about having an independent consultant.

Mr. Mitchell: Right.

Mr. Fujimoto: Maybe the applicant pays for it.

Mr. Mitchell: Right. Yeah. The applicant pays for it.

Ms. Wade: Well then perhaps what the next step is to set up a meeting with Development Services, Public Works director or deputy, to go over this and see if they would be interested. Because the last conversation we had was we're not administrating it. So now we can go back and say, hey, what about this?

Mr. Fujimoto: Because even, I think it was in terms of, like, preparing EIS and some counties and cities, like, they have an independent consultant to do it where the applicant pays the consultant.

Ms. Wade: Exactly.

Mr. Fujimoto: You know, same, same difference, I mean.

Ms. Wade: And it could really expedite, to be honest.

Mr. Fujimoto: Yeah because –

Ms. Wade: . . . (Inaudible) . . .

Mr. Fujimoto: My, my concern is, you know, like, we give these variances, and some where down the road improvements going have to be done, you know.

Mr. Mitchell: Right. If something happens, how do you . . . (inaudible) . . .

Mr. Fujimoto: Right. I mean, you know, start down the street and start giving everybody . . . (inaudible) . . . In the end, some where down the road, somebody has to do the improvement, so where's the liability with that? Does that lie with us? You know, and if that's the case, then if we have something from the IBC, you know, let's prove it. Then, you know, we rely on it.

Mr. Mitchell: I guess put – I mean, I can see that as –. Do we need to write a letter to the Council and say we think this would be –? Or is that something we have go down to each council member and . . . (inaudible) . . .

Ms. Wade: Well, like I said the first best step is to talk to Public Works.

Mr. Mitchell: Okay.

Ms. Wade: It would be preferred to go to them jointly, you know, MRA and Public Works together, and say, hey, we left this out intentionally, but we can see the usefulness of it here, and here would be a process that we could go about it. And the answer would be County Council approval.

Mr. Fujimoto: Maybe we can have a copy of that section.

Ms. Wade: Yeah. Can I send you a link? It's online.

Mr. Fujimoto: Sure. And then maybe put in the revisions that we're looking at in there.

Ms. Wade: You can also just, if you want to – but I'll send the link that I have – but this is the section, the 3409.1, Historic Buildings.

**2. Discussion on proposed Organization and Financing Workshop to activate revitalization plans in Wailuku (proposal attached)**

Mr. Mitchell: Okay. Moving on to agenda item #2, discussion on the proposed organization and financing workshop to activate the revitalization plans in Wailuku. Proposal attached. That's PUMA's?

Ms. Wade: Yeah.

Mr. Mitchell: That's the PUMA proposal. Everyone got a chance to look at the PUMA proposal? Maybe Erin you could just give us a little historic background on who PUMA is. Does everyone know who PUMA is? Or the plan?

Ms. Wade: So, three meetings ago, the October meeting I think it was, Carol commented, you know, I don't want to keep just approving variances and not moving Wailuku forward. We want to be moving forward, an organization that's more pro-active, and able to do more long range kind of a projects. So I've contact Brad at Progressive Urban Management Associates who did the market based plan and has done over 200 communities across the US, structured organizations and financing plans for them to help activate both redevelopment agencies and business districts, traditional business districts, that kind of a thing.

So he's, he's – we've had him here. He's very familiar with Wailuku town. The personnel –. One of the key reasons, I think, for bringing him back is the people involved have changed almost 100% since he was here. There's new administration. The Main Street organization which had been kind of a key component of his recommended organizational structure isn't there now. And they were suppose to take on certain assignments. And so revisiting that would be kind of important.

The State and County are working together now better than they ever have before, and so I think they would be a key player at the table. And the university campus – with the expansion of the university campus, the interest of the chancellor to be building Wailuku as more of a college town. Having them at the table, I think, would be a really nice . . . addition to kind of further, further fulfill who the leadership can be for changes in Wailuku and helping people set the priorities. So that was the reason for bringing or asking for Brad, you know, he was already familiar, and then getting this, this estimate.

Mr. Mitchell: And now you have the County has their master plan which none of that was in place back when Brad.

Ms. Wade: Right.

Mr. Mitchell: This –. I don't know if you've –. This still online?

Ms. Wade: Yeah.

Mr. Mitchell: This is the master plan that Brad did. Have you seen that? So a lot of good stuff in it. I guess the MRA – we'll propose the MRA –. Now is he coming back for something else in Maui? Was there something?

Ms. Wade: Yes. Thank you. So he'll already be here for Paia's strategic planning and they are funding his travel cost through the Small Town Grant they were awarded, so we get a cost saving by not having to cover that piece of it.

Mr. Mitchell: So we don't –. We wouldn't cover any travel time. We would just cover his two days of meetings.

Ms. Wade: Yes.



Mr. Mitchell: And does he bring –. I don't remember, does he bring staff with him?

Ms. Wade: He's going to bring Reina – her last name – who specializes in the organizational financing.

Mr. Mitchell: Okay.

Ms. Wade: Just this trip. And then if we have to do any follow up, we'd have to do that at another time. He'll be back again in June for Paia, but we'll be able to make a determination later, if we need that.

Mr. Mitchell: The second one.

Ms. Wade: This is only for this one two-day workshop and a report.

Mr. Fujimoto: So what do we expect, the end product? I mean, the thing that he comes up with after that.

Ms. Wade: My expectation is that we pull together this group of people that I'm kind of explaining to get pulled together and talk about the investing in Wailuku town. Who's got what in their budget for in the upcoming budget process, the CIP funding because they're talking about infrastructure. I know Main is on State's priority list. There's a series of things. And then talking how do we continually fund major infrastructure projects. As Warren said that's the primary thing holding back Wailuku right now. And we have State roads within the redevelopment area that it wouldn't matter if the county itself came up with funds we couldn't do anything with. So we need them at the table. And then at the same time they're an asset because they do have additional funding sources. So, my goal would be to have sort of an organizing group that would direct the, the operations, kind of recommendations for the new –. Because we've gotta update the redevelopment plan.

Mr. Suzuki: Didn't they already make certain recommendations and there was progress made? I mean, you know, we looked at that tax increment, you know, financing. We looked at that, CF, that CFD thing. And then when Mark Walker was here he did some follow up and all that. So they're not gonna do all this work and come back to us again and say this is what we recommend, you know, CFD, tax increment financing because they've already done that once before.

Ms. Wade: Correct. Yeah. They can't –

Mr. Suzuki: And nothing came out of it. So, I mean, I guess, I agree with Don is, you know, are we going to pay them to do something that will end up they giving us the same thing that they gave us years ago.

Mr. Mitchell: Well, what I'd like to see is the deliverable is that they take our vision for Main Street and they quantify that and say these are the things you need to do in order to achieve

that. Whether it's update infrastructure, incentivize development through redefining the affordable housing ordinance. So we have, we have more we can take to Council and to the decision makers, say hey, look, it's not just a little MRA sitting here. We've got a vision to take redevelopment in Wailuku town to the next level, Main Street being the first place. These are the things we need to do and we've got an expert that does this all over the county that says this is what we need to do. So I guess I see them actually dovetailing in to what we have already started and to reinforce that. And that may be, that may be unrealistic, but that's kind of my thought.

Mr. Suzuki: So in line with Don, so that is what you vision to be a deliverable because, you know, when you read, you know, best organization and financing options, that's not the impression I get.

Mr. Mitchell: It's, it's not the impression I get from this. We haven't talked about this, but it's good input. I think we – I would redefine their scope basically tell them what we want from them is we don't want more information TIFF, we're going to have a develop –

Mr. Suzuki: Or CFD.

Mr. Mitchell: Or CFD. We have a development plan, and we would like to get your recommendation how to – thank you guys – how to get there. I mean, I think, we, we will know already but it's, it's more professional back up to help the politicians help redevelopment in Wailuku town. And, and I don't, I don't know if that's what we can get, but just talking about it – when I first read this, I kind of said the same thing, it's kind of, it's kind of talking about the same things, but they don't, they don't have, they don't have any of the documents. They don't have our vision, if you will, our graphics, our, or any of our stuff. We've kind of asked them generally what would they do. And now, I think, we need to be more specific and say this is what we want.

Mr. Fujimoto: Because in light of what Erin – in light of what Erin just said, you know, like, I think it would be great if we could be, if we could be done so that we can set up some kind of a steering committee kind of deal with members from DOT, UH, Public Works, whatever. And then, you know, have them come up with the stuff, how much money they have funded for this, and then –

Ms. Wade: Right.

Mr. Fujimoto: – move forward. They may have, at least, some meat on the bones, right?

Ms. Wade: Yes.

Mr. Fujimoto: Versus just throwing around the ideas and strategies and stuff like that.

Mr. Suzuki: . . .(Inaudible) . . .

Mr. Fujimoto: Yeah, but at least then that way we have something solid that we can put out.

Mr. Mitchell: But we do in a –. Well, I think that's all valid. We have met with major landholders on Main Street, and a couple of them are producing actual plans for redevelopment. The others we have asked if they would mind, or whether we vision, visualize something for them, and they said, that would be great. So I think with the agencies who have to be a part of it and the stakeholders and then Brad, I mean the idea would be to get a document that would have enough weight that we can say this is where we need to go County Council and Mayor to make the change for redevelopment in Wailuku.

Mr. Suzuki: So Bill, I, I know your focus is on Main Street, but when we talk about redevelopment of Wailuku, it's all of Wailuku, not just Main Street.

Mr. Mitchell: That's correct. I say Main Street because we picked that as – because –

Mr. Suzuki: But we don't want them to focus just on Main Street.

Mr. Mitchell: No, it's going to be the entire MRA.

Mr. Suzuki: Right.

Mr. Mitchell: I say Main Street because the major landholders that are most likely to do something in the near future have property on Main Street. But you're correct. It effects the entire MRA. It effects the entire redevelopment.

Mr. Suzuki: Right.

Mr. Mitchell: And so we will want to obviously have Brad to speak to the entirety of how all of that dovetails together, and hopefully have the vision. He would have the tools that would give us the words and the strategies that we could then say, here Council want we want to do.

Ms. Wade: I think that's where the organization of financing piece comes in. And we've taken on a whole lot more. It feels like we haven't moved a whole lot since 2010, but we've actually taken on a whole lot more than we were doing in 2010. We weren't –. We didn't have Maui Nui Botanical doing the street. We didn't have First Friday and the capacity that we're funding today, and now it's gone its limits in some points. We didn't – there was – we were doing some trash pick up, but we've expanding it. We weren't doing the tree trimming. All of the clean and safe stuff that he recommended that we do, we've sort of taken on, but it's not managed in a way that I think we would all like it to be. And in that, that vain we have also struggled with, well, do we hire – how do we go about hiring someone, what is that structure look like? And I think we've – if we just talk about that in this room, with, you know, this small group of at the table, it's not going anywhere.

Mr. Mitchell: Right.

Ms. Wade: Where if we have the people who are writing the budget and, you know, planning for all of these facilities in the room to help make that decision, we'll have a whole lot more background and horse power to say, okay, this is the right way to do downtown management. And, you know, Brad will have three or four different scenarios of how that would work. Where right now we're just sort of guessing at how to contract it and make it happen.

Mr. Suzuki: So, I think down town management to somehow you need to kind of focus on that and expand on that so they know that's what we're looking for.

Ms. Wade: Okay.

Mr. Mitchell: Right. Right. Because I think that's correct. Yeah.

Mr. Suzuki: And, Erin, another request that I have and I've always, you know, insisted on this is that whenever we get a proposal, you know, they give you line item, line items, they'll give you hourly rates. I always want the budgetary number. Because if they don't give a budgetary number, it could be \$50,000 and based upon this, you know, we would have no idea.

Ms. Wade: What do you mean, what is a budget? You mean a total?

Mr. Suzuki: Right. Right.

Ms. Wade: So the \$7,500, you don't feel like –

Mr. Suzuki: But then he talked about \$200 an hour for the president, \$150 for the vice-president. So when he puts in that kind of number, he's anticipating their time, and what does that all translate this to as far as in their estimation?

Ms. Wade: Okay. So the contract, and I see, too, that he has just, like, left a space for us to sign. So the contract we want to say, not to exceed. Because our last contract with him had a not to exceed, so we'll do that here. And then if we end up working with him later, that would be under a separate contract. We'll only going to encumber this for this.

Mr. Suzuki: Right. So whatever that amount is because it talks about plus the reimbursables, but, you know, in some cases reimbursables can amount to more than what your time is.

Ms. Wade: Yeah.

Mr. Suzuki: So what – you know, what do they estimate the reimbursable amount to be?

Mr. Mitchell: And if Paia is picking that up then it's defined that we're not going to pay any travel, right?

Ms. Wade: Well we have to pay for two nights of lodging. That's, that's our commitment.

Mr. Suzuki: Okay, so that's a reimbursable.

Mr. Mitchell: Yeah, we need to put it in there. Yeah.

Ms. Wade: Can you guys give me a number that would be acceptable to you for that? I mean, two nights of lodging should be under \$1,000. Well, he wants to stay in Wailuku town, so Tom? Is your place available?

Mr. Mitchell: Banana Bungalow.

Mr. Suzuki: The hostel on, on Vineyard.

Ms. Wade: Okay. Yeah, two nights shouldn't –. Well, he and Reina, so that's actually four nights.

Mr. Suzuki: The hostel on Vineyard.

Ms. Wade: That's where we made Andy Miller stay, you know.

Mr. Mitchell: Yeah, Andy wanted to.

Mr. Suzuki: Who?

Ms. Wade: Andy, the parking guy.

Mr. Mitchell: He wanted there.

Mr. Fairbanks: The hostel.

Ms. Wade: \$19 a night.

Mr. Suzuki: I see a lot of people stay in. There's a place in Happy Valley.

Mr. Mitchell: Yeah, there is. I mean, it'd be great if there were consultants –. I mean, I'd rather use local consultants for all this stuff.

Mr. Suzuki: I would too.

Mr. Mitchell: If, if they were readily available and had the depth of experience. The value I see in bringing these individuals in is they get a fresh look which can be good and bad. And in lack of – or without having an executive director to the MRA, we're essentially using these consultants as our, our resource. So what we would pay to have an ED, we're paying consultants to package good recommendations that then we can use. And I don't know if that's a reasonable expectation, but that's kind of the way I see it. And so there's some, some value. I mean, that's expensive for two days, in my estimation, in terms of professional fees. That,

that's, that's a heavy hit. But based on what he's done before and what I think he will, if we define what the deliverable are, what he'll give us, I think it will pay for itself in the ability to move the redevelopment process, certainly with what we're talking about with the major stakeholders in the Main and Market Street quarters.

Ms. Wade: Well, I kind of told him don't charge us more than we paid for Andy to come this last time. It's going to be the same level of exercise and the same time commitment and the same kind of report, and so that's where we got the number.

Mr. Suzuki: So what was the total amount?

Ms. Wade: We're actually getting two, so \$7,500. So two, two people will be working on the project here on the ground. Oh, but with the reimbursables?

Mr. Suzuki: Yeah exactly.

Ms. Wade: Yeah. So I need to figure out what the lodging is going to be for the two nights.

Mr. Suzuki: Travel. I mean the transportation.

Mr. Mitchell: Travel. Yeah travel on Paia. Yeah?

Mr. Suzuki: Meals.

Mr. Mitchell: Is there any other?

Mr. Suzuki: You've got rent-a-car, you've got meals.

Mr. Mitchell: I don't know. We do? Is Paia picking that up or would it be ours, would that be our deal? For things, I guess, if he works for us, that would be ours.

Ms. Wade: It would be ours.

Mr. Suzuki: So, you know, that's where they need to clarify for us, you know, whatever reimbursables, and then when they do a report, you know, print an expense and all this kind of stuff.

Ms. Wade: Okay.

Mr. Mitchell: And, and if they don't have an exact, give us a budget not to exceed.

Ms. Wade: Okay. You know what that's my fault because he told me I need you take care of the lodging and that kind of a thing, which I, I didn't get the numbers for you, so I'll do that.

Mr. Mitchell: Any other discussion on Andy? Excuse me, not Andy, but on Brad's proposal?

Good, good input. I think those are all great, valid, important comments.

Ms. Wade: I agree. So focus more on down town management, the vision for Main, I mean, Wailuku.

Mr. Mitchell: Yeah.

Ms. Wade: Great.

## **E. BUDGET**

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

Mr. Mitchell: Okay, next on the agenda is budget, E, item E, cash flow report. Do we have any cash to flow?

Ms. Wade: I don't know if it's because I'm not an accountant or what, but I can never seem to totally follow these budgets. So I always go ahead and make my own that match their numbers.

Mr. Mitchell: Good.

Ms. Wade: I did it again.

Mr. Mitchell: It's a lot simpler. Thank you.

Ms. Wade: Sure. This is more like my home budget. You know, this is who I have to pay. So you can see based on what Shirley provided us, on the first page, which is the one that's in landscape, same vendors all in a row – Teens on Call, Tri-Isle. Tri-Isle is actually the First Friday. We pay for First Friday. Downtown parking, Maui Nui, Kelly. Those were all contracts that we agreed to kind of at the beginning of this year, and now it shows what's been paid out to date, what our total commitment has been or is. And one of these, like, the down town parking, part of it was encumbered the previous year. And then what's remaining in the contract if you go all the way over. So as you go down it's proposed for us to get, to hire, a website programming, and the recommended vendor was \$16,200. Branding is done, except that they still have \$530 in their account, or their contract, so I kept it in there. Otherwise I would have just dropped it.

We discussed getting photo morph. I only have one quote back so far, but it was only \$2,500 for a single shot. So we could do up to three, and still only spend half that amount, so I think we're going to have some wiggle room in that.

Mr. Suzuki: Because you're going to need it for the PUMA.

Mr. Mitchell: Correct. Correct.

Ms. Wade: Yeah. So the things that we would be discussing later in the budget would be the website programming and then the PUMA. We want to commit to those today because then it shows undedicated funds. If, if we keep the brand, or the photo morph at \$15,000 which I just don't think is going to be necessary.

Mr. Mitchell: Do we have –? Are we going to need –? Are we going to hire a local architect to do any visioning on that or Dave is going to do it all?

Ms. Wade: Dave's done already a rendering for Jonathan Starr's properties. It's in process.

Mr. Mitchell: Okay.

Ms. Wade: And what he asked for – what this guy asked for that has responded with a quote was just some existing building types. Actually, photos of buildings. So he just said take them from the angle that I need it and then he puts it in.

Mr. Mitchell: Cut and paste.

Ms. Wade: So having the – having somebody – hiring somebody else to do renderings won't be essential. It totals over. And that's on us so that's free.

Mr. Mitchell: Right.

Ms. Wade: Those photos.

Mr. Mitchell: Do we get anything back from . . .? Did we see anything from . . . (inaudible) . . .

Ms. Wade: Robert Johnson?

Mr. Mitchell: From Robert Johnson.

Ms. Wade: I haven't asked him. I think because we're going to see him on the 31<sup>st</sup>.

Mr. Mitchell: Okay.

Ms. Wade: . . . (Inaudible) . . .

Mr. Mitchell: Okay. And we do have an action item. We can take action on the, on the website, today, correct? That's on our agenda.

Ms. Wade: Yeah. Yeah, I was proud of us. This is the first year we've actually spent the funds on stuff that's been constructed. You know, really useful.



Mr. Suzuki: Good job Bill.

Ms. Wade: So, that was good.

Mr. Mitchell: That's you guys.

Mr. Fujimoto: I think you need another term.

Mr. Mitchell: Yeah, right. Well, I think it's a one year deal, and then you're up buddy.

Mr. Fujimoto: No, I don't think so.

Mr. Mitchell: Pass the, pass the gavel around sort of speak.

Mr. Fujimoto: You're so good at it.

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

Ms. Wade: Oh, you, Warren, I think you asked at the last meeting where Saedene and Ashley were here for the maintenance and the –

Mr. Suzuki: On going monthly.

Ms. Wade: Yeah. I've provided that.

Mr. Mitchell: And what is – where is that?

Ms. Wade: So you have the one that talks about Wailuku Town website, it has Tapiki at the top.

Mr. Mitchell: Yes.

Ms. Wade: And then the next page which has production, building Photoshop files, sizing photo designs.

Mr. Mitchell: Monthly maintenance, \$450. Is that correct?

Ms. Wade: Yeah. That might be what we'd to commit to today and then I don't know about the production. I can't explain what that would be.

Mr. Fairbanks: But you do have to do the production before you have the monthly maintenance?

Ms. Wade: Yeah.

Mr. Fairbanks: You have to build the website.

Ms. Wade: Well, the content development, certainly. The writing & coordination, photo, research, that's the part I get. I don't know what the –

Mr. Fairbanks: So we're getting a website for \$5,200 plus \$450 a month maintenance?

Ms. Wade: No.

Mr. Mitchell: No, \$16,200 for the website.

Mr. Fairbanks: \$6,200 includes the shopping cart? Is that correct? That's the difference between these two?

Mr. Suzuki: Yeah, I'm a little bit confused because this one, this proposal letter provides three proposals.

Ms. Wade: Yes.

Mr. Suzuki: And the represent, recommending Tapiki.

Ms. Wade: Right.

Mr. Suzuki: At \$16,200.

Ms. Wade: Right.

Mr. Suzuki: This proposal takes portions of what Tapiki provided, the \$3,000 and the, the \$3,200?

Ms. Wade: That's a good question. It does look that way, doesn't it? Production, content development.

Mr. Suzuki: It's not \$5,200, it's \$6,200.

Ms. Wade: Yeah, it would be.

Mr. Suzuki: So, is that – I mean, so if that's the case, you know, why would you need to sign this if this is the same thing but only covers a portion of it.

Ms. Wade: Right. I don't know what this website development, under Tapiki, they have website development \$10,000. I don't know how that is in addition to –. The production and content development which are the exact same numbers as the Tapiki, so my assumption would be that was going to be them all along.

Mr. Suzuki: Saedene Designs.

Mr. Fujimoto: So it's included yeah, maybe?

Ms. Wade: For Tapiki, yeah. It would be –

Mr. Suzuki: It seem like it does.

Ms. Wade: That's exactly right. Yeah.

Mr. Suzuki: You know, it seems like it does.

Mr. Fujimoto: So it's \$16,200 plus \$450 a month?

Mr. Suzuki: Right.

Mr. Mitchell: That's the way I read it.

Mr. Suzuki: Right. That's my understanding.

Ms. Wade: Yeah.

Mr. Suzuki: But these two proposed letters don't really reflect that.

Mr. Mitchell: No.

Ms. Wade: Yeah.

Mr. Mitchell: There's problems with the proposals.

Ms. Wade: Yeah, because this one was – we got this one back in July that's the problem.

Mr. Mitchell: Yeah, that was –

Mr. Fujimoto: Tell we want the \$5,200.

Mr. Mitchell: We'll take the \$5,200 today.

Mr. Fairbanks: Because the \$5,200, you're developing this website. This one looks like you just add a shopping cart to it.

Ms. Wade: Implement of a Wordpress custom theme.

Mr. Fairbanks: Shopify.

Ms. Wade: The Wordpress custom theme is the website, right? The Shopify store is something we don't need at this time, I think, is what we decided, right?

Mr. Mitchell: No. Right, right.

Ms. Wade: So if it's that which is creating the cost we should go back and just say that this is okay.

Mr. Mitchell: Okay, so the \$5,200 would be fine.

Mr. Suzuki: It's \$6,200.

Ms. Wade: No, yeah, \$6,200.

Mr. Mitchell: It get \$6,200.

Ms. Wade: Yeah.

Mr. Mitchell: We got a discount. A quantity discount.

Mr. Suzuki: So they probably should submit to us an amended proposal.

Ms. Wade: Okay.

Mr. Fairbanks: Do we want to wait?

Mr. Mitchell: I guess we have to.

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

Mr. Mitchell: We should do it. Yeah. Is that something, Erin, if we can get a – you know, is it, is it allowable that if you get updated proposal you can send it to all of us? Can we do that outside of a meeting or not? We have to do that in a meeting to approve? Because we've already approved the funds, essentially. We've got a place holder for funds, right?

Ms. Wade: Yes.

Mr. Suzuki: But you're going to approve the proposal.

Mr. Mitchell: We gotta approve the proposal. Can we do outside the meeting?

Ms. Wade: That's a Mike Hopper question.

Mr. Suzuki: No.

Mr. Hopper: You can't do approval. You could send it to each member separately, but there can't be any discussion and certainly no action can be taken outside unless the chair solely has the authority or something. But if it's a board action, you couldn't do that outside.

Ms. Wade: Okay.

Mr. Suzuki: So they've got submit a revised one.

Mr. Mitchell: Let me ask this another way.

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

Mr. Mitchell: Can, can we, can we approve a dollar amount? A budgetary dollar amount? And then when we get the proposal, the money's there, we've approved the money to do it and we can do it administratively outside of a meeting?

Mr. Hopper: You can authority the money, but you're not going to – I don't know . . . (inaudible) . . . if you haven't seen the proposals yet. I mean, I would recommend getting the proposal and approving as a board. If it's part of board action I wouldn't . . . (inaudible) . . .

Mr. Mitchell: It's just another month, we burn the process . . . (inaudible) . . .

Mr. Hopper: I mena, you could authorize the expenditure of money under terms, but . . .

Mr. Mitchell: Yeah. Because that was kind of what we did for our, our, our photo morph. I'm thinking of the same process. We've authorized a budgetary number. Erin's gotten proposals and –

Ms. Wade: We'll make the selection based on probably the, the, the least expensive vendor.

Mr. Hopper: I mean, I don't know, maybe till you actually have a specific proposal and its terms approved. I don't know if I can advise that. I mean, I guess if the board's okay with not actually seeing all the details of the proposal.

Mr. Mitchell: Well, we, we will. We'll have to get the details of the –

Mr. Hopper: But if already authorized it and you're going ahead, then there's really nothing you can do about it . . . (inaudible) . . .right?

Mr. Mitchell: We're not authorizing proposal, we're authorizing the money, a budgetary money, an allocation of money to do that work.

Mr. Suzuki: But that's separate from the proposal authorizing them to expend the money.

Mr. Mitchell: That's correct.

Mr. Suzuki: So there's no – I mean, to authorize the money will not result in any sort of . . . (inaudible) . . . But you can do it at the same time when you approve the proposal.

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

Ms. Wade: Well, what you could do, potentially, is take the current proposal, the one dated 01/20/14 that just has the Sae Design activities, give it the appropriate total, \$6,200, and authorize them to begin work on this. What it won't do is trigger the programming of the website. But they certainly could do everything that's on this. And then we'll come back for the programming proposal.

Mr. Mitchell: You feel comfortable with that?

Mr. Suzuki: Yeah.

Mr. Fairbanks: Yeah.

Mr. Mitchell: Is that comfortable?

Ms. Wade: That way it's really not sitting.

Mr. Mitchell: Somebody want to make a motion on that?

Mr. Suzuki: So move.

Mr. Mitchell: We have a motion to authorize the \$6,200 for Sae Design to get started on the website. Do we have a second? I have a second. All those in favor? Aye. So move. So we'll have – we'll authorize Sae Design to, to start on the 1/20/14 proposal scope of work. The corrected amount to be \$6,200. Any additional scope they would bring back an amended proposal or additional scope of work to be approved.

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

**VOTED: to authorize \$6,200 (the 01/20/14 proposal scope of work, as submitted) for Sae Design to start on the website.**  
**(Assenting: T. Fairbanks III, D. Fujimoto, W. Suzuki**  
**Excused: C. Ball)**

Ms. Wade: Yes. We would probably pay that vendor directly then for programming.

Mr. Mitchell: Correct. Correct. Thank you. That's a good call gentlemen, ladies, everyone.

### **3. Progressive Urban Management Associates scope for Wailuku reActivation**

**Workshop (Action may be taken)**

**F. DIRECTOR'S REPORT**

**1. Open Application Report (Appendix A)**

Mr. Mitchell: Let's see. We talked about the PUMA. We talked about – going to the next page, director's report, open application items. Well, we talked about the Lisa and David Yoshida proposal. They will come back to us with an application.

Ms. Wade: Except that none of their variances are . . . (inaudible) . . . section of the Zoning and Development Code. So if we aren't working to amend the County Code, we won't be taking . . . (inaudible). . .

Mr. Mitchell: Can you go ahead and tell that so we don't –. Essentially we don't have the power, the authority to, on infrastructure, to waive that.

Ms. Wade: Yeah. They're aware of it.

Mr. Mitchell: Okay.

Mr. Suzuki: Can I ask a question on that?

Mr. Mitchell: Sure. Go ahead.

Mr. Suzuki: They've already done work. They said they removed the kitchen.

Mr. Mitchell: I don't know. Is that –?

Mr. Suzuki: No, that's what they said.

Mr. Mitchell: Yeah, yeah. That's correct. That's what they said.

Mr. Suzuki: So they must have gotten a permit for something.

Mr. Mitchell: Presumably.

Ms. Wade: I think so. I met with their contractor. He had a building permit form in front of him, with their name on it. Maybe I can look in the, in the KIVA and find out. I think it's an occupancy permit that they're waiting for and it requires the water upgrade.

Mr. Mitchell: Yeah, water's going to hang 'em up. Water . . . (inaudible) . . . It's too bad, but it's not something we have control over.

Mr. Fujimoto: Shucks.

Mr. Mitchell: Yeah, shucks. You're right. Yeah, I mean –

Ms. Wade: Because what he said is exactly right. There's enough flow, the use is less, and I don't know, maybe BVA would just go, yeah, easy.

Mr. Mitchell: He's a fireman too so he would know.

Mr. Fairbanks: Oh, yeah. So he sits on the fire department.

Ms. Wade: I didn't know that. He should have said that.

Mr. Mitchell: I was waiting for him to say that. I didn't want to volunteer for him. He's a fireman so he knows the deal.

Ms. Wade: Interesting. No wonder they provided the turn around on the driveway. Nobody would just do that for the heck of it.

Mr. Mitchell: I know what the deal is.

Mr. Suzuki: End of discussion.

Ms. Wade: Okay.

Mr. Mitchell: Alright. The other items on there are McDonald's re-branding. Is that something they're going to submit to us to look at?

Ms. Wade: Yes. I have an application. They're re-branding. So that will actually be next month.

Mr. Mitchell: And Green Lotus is going to take another stab at it?

Ms. Wade: No they're not. The approval letter is going through in the process of getting it signed right now.

Mr. Mitchell: Okay.

Ms. Wade: I mean, denial letter. I had to write Decision and Order because it was a denial.

Mr. Mitchell: Got it. Alright, so any items – anybody have any items on next agenda? Next meeting would be when? The next meeting would be? February 28<sup>th</sup>.

Ms. Wade: So we will have –



Mr. Suzuki: The parking.

Mr. Mitchell: Parking, yeah.

Ms. Wade: Parking, for discussion. And the public hearing won't be until March.

Mr. Mitchell: Okay.

Ms. Wade: Because I have to publish notice. We will have AT&T antennas on the Maui Realty Suites. They published. I don't know why it's not showing up to be on here.

Mr. Mitchell: Okay.

Ms. Wade: And then we'll have the McDonald's re-branding.

Mr. Mitchell: And then we'll have a scope from PUMA too? A revised scope from PUMA to approve –

Mr. Suzuki: Revised proposed from Sae Designs.

Mr. Mitchell: And revised proposal from Sae.

Mr. Fairbanks: And then how long will it take for us to get the website? Do we have to pay them first before they start?

Ms. Wade: I doubt it. No. I think they're already, you know, them, they never stopped. Yeah, they'll–

Mr. Fairbanks: Then they can give a report too?

Ms. Wade: Yeah. Okay, that would be great.

Mr. Fairbanks: We'll keep them moving, yeah?

Ms. Wade: So Saedene has Board of Regents conflicting with MRA. Every fourth Friday she's over there, on Oahu, so that's why it worked out at the special meeting she could be present. But otherwise it would be Ashley.

Mr. Mitchell: That's fine.

**G. NEXT MEETING DATE: February 28, 2014**

**H. ADJOURNMENT**

Mr. Suzuki: Okay Mr. Eager. Have a nice weekend.

Mr. Mitchell: Kung Hee Fat Choi.

Ms. Wade: That's perfect for this.

Mr. Mitchell: There it is.

Ms. Wade: The year of the horse. We just have to tell you this because it's inspiring for redevelopment agency. Traditionally associated with feeling of community among different groups striving for common good. It an optimistic time and people are generally more apt to work together and the spirit of harmony while still enabling independent ideas to help solve problems. Energy and stamina are also a hallmarks for any horse year that helps people overcome old obstacles that may lie in the path.

Mr. Mitchell: And a better economy helps too.

Ms. Wade: This is our year.

Mr. Mitchell: This is it. We're going to do something. Thank you everybody. We'll adjourn the meeting at 2:24 p.m. and we'll reconvene on February 28<sup>th</sup>. Mahalo and aloha.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:24 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**Members Present:**

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

**Members Excused:**

Carol Ball

**Others:**

Erin Wade, Small Town Planner, Current Planning Division  
Michael Hopper, Deputy Corporation Counsel