

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
NOVEMBER 21, 2014**

APPROVED 01-23-2015

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, November 21, 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. William Mitchell: Alright, we'll, I guess, call to order today's meeting of the Maui Redevelopment Agency on November 21st, 2014. Those present, myself, Bill Mitchell, Don Fujimoto, Carol Ball and Mr. Jonathan Starr, along with our Corp Counsel and staff planner, Erin Wade. I guess we'll take public testimony first. If anybody in the public would like to speak to any of the agenda items now you may come step to the podium. And if not, you can speak then when we take them up on the agenda. Seeing none. Good timing. Good timing. And we have Mr. Tom Fairbanks III who just arrived. Perfect timing. Seeing no one to give testimony for the public hearing we will ask for the approval of the minutes of September 26th, 2014. Anybody had a chance to look at those? Looked at them, liked them? Would like to make comments or make a motion?

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.

C. APPROVAL OF THE MINUTES OF THE SEPTEMBER 26, 2014 MEETING (transmitted to members via e-mail)

Mr. Don Fujimoto: So move.

Mr. Jonathan Starr: Second.

Mr. Mitchell: Any discussion? Seeing none, all in favor of approving those meeting minutes of September 26th? Unanimously those minutes are approved.

It was moved by Mr. Don Fujimoto, seconded by Mr. Jonathan Starr, then unanimously

VOTED: to approved the September 26, 2014 Maui Redevelopment Agency meeting minutes as presented.

Assenting: C. Ball, T. Fairbanks III, D. Fujimoto, J. Starr

D. PUBLIC HEARING

- 1. Public Hearing for the adoption of amendments to the Wailuku Redevelopment Area Zoning and Development Code for the Maui Redevelopment Agency Rules relating to (§30.13) Off-Street Parking and Loading and Landscape Planting and Visual Screening. (Action may be taken)**

Mr. Mitchell: I'll let maybe Richelle speak to the public hearing we have on the agenda. We can discuss the item, but we cannot have the public hearing today for procedural. Do you want to share with us what the –

Ms. Richelle Thomson: Sure. Thank you. So the, the gist of it is we're going to need to postpone and hold a public hearing and meeting in January. And for procedural reasons we need to publish and have the actual rule, which is in your Rules of Practice and Procedure with the amended language in front of you and then available for the public to review prior to the public hearing. So that's why we're going to need to postpone that and do it in January. However, you're free to, you know, discuss the . . . (inaudible) . . . of the rules that you have and, you know, if you have any final last changes to it or, you know, you may not have any action to take today.

Mr. Mitchell: Yes, please.

Ms. Erin Wade: Just for clarification. When Mike Hopper had told us that we could send it to Corp Counsel and publish the public hearing notice and then take action later, that was when we weren't sure if it was going to be rules or we're going to go to County Council. We just proceeded with the fastest possible track, and then we had already published at the time where the decision was made no, this is going to be done all within the MRA. But in order to do that now is to go back and make some, you know, a little bit more clearer public hearing definition. And like she said just publish the whole document.

Mr. Mitchell: Okay.

Mr. Starr: Can we do it in December?

Ms. Wade: There's not adequate time to post. I need 30 days. Maui News requires seven days . . . (inaudible) . . .

Mr. Starr: So, we need five and a half weeks. Well, just a comment which is, you know, I do think it, it's a really good effort and it will go a long way towards the . . . how things, the town becomes vibrant for retail and entertainment use and housing and all that, you know, walkability. I . . . I spent a, a two days, last week, at the . . . (inaudible) . . . Housing Summit and some working groups that were attached to that, and, you know, including with Kirk Caldwell,

his wife, and his housing and with, you know, a number of people from City and County and whole contingent from China Town in Honolulu, their CDC, and discussed a lot of issues about making, you know, revitalizing small towns or, you know, sections of, of existing towns and TOD. Harrison and some labor people who realize mobile five are real akamai about this stuff. You know, they're talking about even more radical reduction and parking requirements, and zip car is taking off. You know, in urban centers, car sales are down, car ownership is down, and zip cars are popping up everywhere, and, you know, in neighborhoods, it's more, you know, we're, we're going to one to one. I guess what we're doing. Would we call that one to one in terms of parking, bedroom kind of what they call that ratio? So we're moving to one to one. And they're going from one to 0.5, or 0.4, or 0.25, so I don't really think we can make another step this fast. I think that's premature. But, you know, I think we're definitely heading in the right direction. And I hope that, you know, kind of when we get used to one to one that we can make then another, another step and go further with it because that's definitely what's happening.

Mr. Mitchell: Any other thoughts or comments on our existing amendments to the parking ordinance? So presumably at our public hearing – what would be the process for reviewing the public hearing?

Ms. Wade: So, it, you know, as we intended today, it would be open it up for public comment. We will, we'll publish the notice. Mike Hopper actually said the notice that we submitted was okay. It just needed to refer back to the Rules of Practice and Procedure for the Board and not, you know, a stand alone document of the Wailuku Redevelopment Code. So we have to refer to the full rules of practice and procedure. And then the way that I had the document Ramseyer is not, I guess, there's a standard form that Corp Counsel always does so that needs to be adjusted. Mike said he would be working on it early, during early December so it shouldn't be a problem to post it in January. And then if, you know, I guess we could assume today is a good reading like how many people are going to show up to testify. So the assumption would be then you'd be able to adopt the new version at the January meeting if you felt that, you know, there wasn't a pouring of testimony to make amendments.

Mr. Mitchell: Okay. Would we read those amendments at the meeting? Is that – is there a requirement that they be reviewed at the meeting, publically?

Ms. Wade: Yeah. So, I mean, we can amend by motion. We could amend the document if suggestions come in, and you folks could make a motion to change portions of it and then you could adopt it as amended.

Mr. Mitchell: And you'd have it on a power point too so we can see it? We can see it?

Ms. Wade: I could . . . (inaudible) . . . Yeah.

Mr. Mitchell: It be helpful then if somebody has a question we're all looking at the same. Jonathan?

Mr. Starr: I, I have been kind of going back and forth in my mind on, on whether it would be

better to get it kind of widely disseminated and try to let people who would understand what we're doing to come and, you know, come and to be supportive or whether that's just going to create more difficulty. You know hearing about this morning, I'm kind of leaning towards just kind of, you know, going with kind of minimal.

Ms. Carol Ball: I think we should stick with the process.

Mr. Starr: Yeah.

Mr. Mitchell: We haven't had, what maybe once in the last three years had somebody come and ask for a parking reduction.

Ms. Wade: Yeah.

Mr. Mitchell: Right. Or there haven't been many conditions. This is great that we'll set up for . . . (inaudible) . . . Any other thoughts or comments regarding the revised off street parking and loading ordinance? Carol, anything? Okay, so we'll shelve this for now and take action on it in January. That's what I'm – is that okay with everybody? Gosh, we're already through new business. We're on to old business. No, we're on to old business. Old business, the clean and safe funding for 2015-2016 including Wailuku First Friday, I guess, Erin, bring us, refresh us our memory. We did discuss it last time.

E. OLD BUSINESS

1. Clean & Safe Funding for FY2015 & FY2016 including Wailuku First Friday Security.

Ms. Wade: Sure. So if you remembered Wailuku First Friday was funded by you folks through December of this year for the security. And then what the conversation with Yuki, she came and asked for an additional year of funding. Of course, we don't have that much in the budget to be able to fund. We do have enough to fund through June, so through the end of this fiscal year we could fund Wailuku First Friday.

In addition to that you guys thought it would be a great idea to request the budget amendment for clean and safe, and then include the First Friday funding in that. Which would then leave, maintained in our budget, everything for Teens on Call, trash collection, the Maui Nui Botanical Garden, and so I made that request to the Department of Planning. Planning requested it up the Mayor's Office. And instead of requesting one year of funding, they requested two. They asked could we go to Council for a budget amendment for \$200,000 for clean and safe. We heard back today from Mayor's Office who said, and I'm going to read this so I'm not paraphrasing. He said – Keith Regan had said, "Now is not the time due to Council reorg and other uncertainties over budget matters. So maybe in mid-January after Council formally organizes and things settle down. Before too long though we'll run out of time because Budget Committee will be deliberating for FY16 budget already. So we'll just have to see if there's a

window where we can squeeze it in. You're welcome to convey this to you folks, the MRA." And this was from Michele, a conversation with Keith Regan. So, they're saying not at this time, amending. I think, personally, I'd like to be prepared for the moment the Mayor's Office feels comfortable.

Mr. Starr: I have a little problem with it being vague because I'm happy to talk to several of the Council Members and, you know, I know that we've, in the past, had expression of support on, on this from a number of them. And, but I don't want to talk to them and then not have it happen again because I've done, I did that once already, and said they're going to be seeing it and then it never showed up and then they come back, and you know, where's your, you know, your thing. And so, we, I think we want to have some certainty and, I mean, I think that as far as making the case to the Council it's kind of, you know, it's on us not the administration. You know, I don't think we – we either want it to look like the administration asking for it, but rather the community and the businesses, you know, the Wailuku business people asking, asking for it. But I don't want to ask for it and then not, not have the administration come through so I'd like to, if you want to do it or, you know, talk to, talk to Sandi and Keith and say, okay on such and such a date we're going to do it.

Mr. Mitchell: Teri, did you have something you wanted to share? Yeah, please come up and state your name and –

Ms. Teri Edmonds: Aloha committee members, this is Teri Edmonds, If the Shoe Fits. Thanks for having this discussion about the clean and safe initiative. And I would follow lead on any advice from this committee. I do like that we have a plan. That you do – since you do have a plan coming out to involve the rest of the community, maybe highlighting that with the County. And also the fact that we have the church. I think the church is really important right now because they have to actually pay out of pocket their security now with Soto Security. I know – excuse me – I know that the owners, Alvin, from Chevron, right now they're on, they are poised to help us as well. They have a very good, clean – they have a clean and safe initiative of their own that they work on very hard. I think I could manage to get five or 10 people to help support that proposal so if you – I know that would take some time. Maybe – again, I don't want to do anything without the guidance of this committee, but I think I could help with that. And thanks again for going for the funding.

Mr. Mitchell: Thank you.

Mr. Starr: So – I mean, and that's what we're going to need when we go to the Council. It sounds like administration is willing to do it so . . . but we don't – so we don't need to bring a crowd of people up to the Mayor or anything.

Ms. Edmonds: Right.

Mr. Starr: We'll, we'll need a bunch, a bunch of people to attend, you know, at least one or maybe two Council meetings or talk to them off line.

Ms. Edmonds: That might be the thing. I know, you know, I know it's also in the head of

Mike Victorino. And I do think that, you know, if they knew that – we're moving forward no matter what. We can't –. I mean, no matter what. So, this town got to be clean and safe.

Mr. Mitchell: Yes. Absolutely.

Ms. Edmonds: Yay. Thanks you guys.

Mr. Mitchell: Thank you Teri.

Mr. Starr: And thanks for all you do in supporting this good stuff. We're going to make it better.

Ms. Edmonds: I agree. It's going to be awesome.

Mr. Mitchell: Anybody have any questions?

Mr. Fujimoto: So we have enough funding to go till June, you said, right?

Ms. Wade: For First Friday.

Mr. Fujimoto: And the fiscal year starts July 1st?

Ms. Wade: Correct.

Mr. Fujimoto: And we're putting something in, for next year's budget already too? You took care of all that?

Ms. Wade: Yeah, so if --

Mr. Fujimoto: So the, so the budget amendment is double? I mean, it's like something extra or --?

Ms. Wade: So at this point, the request for FY16 includes clean and safe.

Mr. Fujimoto: Right.

Ms. Wade: And if we got the budget amendment we would just take it out for the – because it would already be funded essentially. So we could reduce the amount requested in FY16, to cover it in FY15 for the clean and safe. But, again, Teri – I mean Yuki came and said, you know, her expenses are going up, and her funding sources are down as well. She couldn't be here today, but she wanted to talk about how she use to have the constructor union set up the stage. They won't do that anymore. There's a hand full of things that she's going to have to start paying for as well. Plus the HTA grant, she's got it – she only could get it for five years, you know. This is her last year of funding for that as well. So overall we're going to have to be looking for new payment sources for First Friday whether it's a MRA line item or something else.

Mr. Starr: The clean and safe, I mean, we were hoping to start it new years, and now our best

case would be, like, mid-February, March 1st or something.

Ms. Wade: Well, your best case is to actually have a funding available to commit would be February. But then we have to do the RFP contract, you know, which kind of takes 45-days, and then getting the contract set up with Finance Department. So getting people on the ground, we're still looking at maybe having – even if we went in right now, and this was Michele's – Michele and I kind of went back and forth. She just wanted to wait until FY15 anyway. But I told her, you know, my preference would be, even though we would only really be able to be implementing it for about two-and-a-half months prior to the next fiscal year beginning, for me it's an advantage to, for us to approach it as a budget amendment because it's outside the budget process where everybody is asking for funds for specific things. Plus it follows up on a commitment that we made to Council already saying we'll be back asking for a budget amendment. You know, those are my reasons. I mean, I felt like regardless of it doesn't gain us a lot of time, I still think it's advantageous to pursue it.

Mr. Starr: Yeah. I mean, like, as part of the, the budget, we had two items last year, and we got the Lao Square. But it was, like, oh, we're not going to give Wailuku two, so we're going to cut the clean and safe but we'll give you Lao Square and that was . . . you know, I, I understand, I understand that, but I don't want that to happen again. Is there any other mechanism other than running it through a procurement? I mean --

Mr. Mitchell: We had discussed the Parks Department. We were going to try to get that funding through the Parks Department.

Mr. Starr: Well, Parks would still be the same procurement process.

Ms. Wade: But it would be a grant.

Mr. Starr: Okay.

Ms. Wade: We would have to get a grant through a non-profit.

Mr. Starr: And can we, can we still do that?

Ms. Wade: We would have to explain in our budget amendment request that it would be used for a grant to give to a non-profit. The question is, is there one in Wailuku or around capable of taking on the breath of the activities that you're envisioning.

Mr. Starr: I mean, can we fund it through Tri-Isle and then still, still manage it on the ground or is that problematical?

Ms. Wade: Well Tri-Isle could apply for it given they're – correct me if I'm wrong Richelle. She's great at procurement stuff. But Tri-Isle is the source that we pay now for First Friday. Okay, so they could essentially expand their work service with us. But it would have to come from Council in the form so that they were fully aware it would be a grant from the beginning. And then I think we would still have to publish a formal grant application process in order – if it's –.

I mean, because we're talking of a sizable amount of money, about \$240,000 for the two year contract. So I think we would have to still publish what the grant application would receive responses to make . . . (inaudible) . . . I mean, I don't know . . . (inaudible) . . .

Ms. Thomson: Well, grants you can get them through the process a little bit quicker, and it's not quite as formal as procurement is. But yeah, you'd still have to go through those processes.

Mr. Starr: I mean, you know, what disturbs me about doing it through procurement process is, you know, it . . . even, you know, discounting that, you know, the initial delay with, and paperwork, which I don't think is that big of a hurdle, it's a very ridged process. And I feel like this is a program that we're kind of going to be figuring it out and needing to fine tune the thing. And, you know, and once we're locked in with having awarded it to a contractor, if they, you know, don't get it done, it's real difficult to pull it back and, and re-award it some where else.

Ms. Thomson: You could also do – so there are a couple of different varieties of, of procurement, so you could do a request for proposals which isn't a low bid kind of a situation, and you could weigh your RFP with enough criteria to give yourself some flexibility on, you know, what you consider enforcement, or not enforcement, but what you consider the criteria that you want the contractor to meet so that they have, you know –. You have their expectations and that they're not meeting them you can go back and say, hey, you know, you're not doing this exactly right. So it's not, it's not as completely ridged as you might think.

Mr. Starr: It's still pretty bad and since we don't really have a, you know, department of the MRA that does that stuff, and, you know, I look at having to terminate a, an awarded contract that's being a nightmare with potential lawsuits and stuff like that. Where as if it's, you know, if it's a straight grant through a non-profit then, you know, it can be, you've started on a month to month. And then we – if it works, then you know, make a longer contract. And if it doesn't, you know, go back to . . . you know, go back to the beginning. And I'd much rather start it, you know, on a virtually a month to month basis until we, we make sure it's working.

Ms. Thomson: I think part what to keep in mind is the difference a grant and a contract.

Mr. Starr: Uh-huh.

Ms. Thomson: Sort of the dividing line is, you know, if you know the deliverables, if you have, you know, I want, you know, x amount of hours or x number of people or you know whatever your deliverables are, if you really know what they are, then it's a contract. And if it's, if it's more of a, you're, it's an uncertain thing, that you don't really know what your deliverables are going to be, then that's a grant, and that's more like electronic collection services. You know, you say, well, we don't really know how many old computers we're going to get, we just want you to be open and just get as much as you can and we're going to approve that amount of money because we know you have overhead cost.

Mr. Starr: Yeah. I mean, I think that's more inline with the way we want to, we want to start it. And once, you know, if it run – you know, once we run and it works for six months, then, you know, then yeah let's lock it in. I'm just afraid of having to lock into something that we can't, we

can't adjust.

Ms. Thomson: Well the other thing you could do is you could write your – if you've go the procurement route you could write your request for proposals that it's going to be six month contract and then you're going to re-evaluate and if things are going great, you know, you can write the extension period into the proposal. So it doesn't have to be a really – it doesn't have to be a full year or multi-year.

Mr. Starr: And do we have the ability to, to write that stuff and manage it, Erin?

Ms. Wade: Yeah. So if – if what Richelle is saying is we could do it so that the contract is six months. But when we RFP it we say within the RFP that it could be extended for up to two years.

Ms. Thomson: Exactly.

Ms. Wade: And then Purchasing doesn't get on my case when I show up with the bills beyond six months. We can just – if there's some type of a formal process that, yes, we accept the work product, we made these kind of changes, and now the billing will be instead of \$2,000 a month, it would \$300 so we add . . . (inaudible) . . . If that works, we can easily do that. It's just – the issue with Finance is just providing them the information they need in a timely fashion and that's not a problem as long as we structure it from the get go, you know, that, that we're going . . . (inaudible) . . .

Mr. Starr: Yeah. I mean, I just wanted to get this set up so that there's an incentive for whoever gets it to try and they know that, you know, if they don't make it work in six months, they're out.

Ms. Thomson: You have more teeth than a contract than you do with a grant. More enforcement from your side. You know, where you can really get back to them and say, hey, come on, you know, you're not doing this part of your deliverable we're going to cancel it, you know. And, you know, and yeah, if you were going to terminate a contract you need to do it per cause. But –

Mr. Starr: I, I, I rather have a grant. I'd rather have a grant. I don't think we have kind of – I mean, we don't want to have to have to go to Corp Counsel and say, you know, they're not performing, we've got a , you know, we've got a problem.

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

Ms. Thomson: Yeah, it would have to go through us anyway. It's just a different one of us.

Mr. Mitchell: Oh, so you're the people we should be talking to, not the rest of these jokers. Now we know. Well, let me get on my soap box in a minute. This has been a reoccurring discussion since I've been on the MRA and it always seem to me that politics and reality seems to cross and never connect. So what my thoughts are and you folks are greater minds of this than I am, is there a way to incrementally get it started without asking for \$240,000? Is there a way we

could get somebody there for \$40,000? I mean a grant, contract, RFP, whatever it is, just to show progress that we can do it.

Mr. Starr: Can we do a three –? Is there a way we can – what's three months before July 1st?

Mr. Mitchell: March?

Ms. Thomson: March. May, June, July.

Mr. Starr: Yeah. April, May and June. Like is there, I mean, is there a way we can do something on a three month basis starting on April Fool's Day and you know, get it running so that it's, you know, kind of gets firmed up at the beginning of FY 16?

Ms. Thomson: Yeah. You can have a start date at any time. You know, so your contracts don't have to start on the fiscal at all. What it depends on is whether or not the department has funding has available.

Mr. Starr: Yeah. But, why do we, why do we need to run three, clean and safe for three months? It's nice. It's heck a lot less.

Mr. Fairbanks: How about reduce the amount of the program instead.

Mr. Mitchell: Reduce the scope, reduce the cost but get something going or we'll never get it started.

Mr. Fairbanks: We just want the night time or, you know, so that . . . (inaudible) . . . And then we can implement the . . . (inaudible) . . .

Mr. Mitchell: It's called value engineering.

Mr. Starr: Yeah. And we can hold a demonstration, a demonstration program.

Mr. Fairbanks: Get the night time, that's the worst time.

Ms. Thomson: Well, and what you can do is you could write, whether it's a request for proposals or a request for a grant or proposal, you could, you could write that and either, you know, here's, here's our deliverables. And we don't want all of them at one time, but during the course the contract, the grant, we may add certain ones. It's more like a grab . . . (inaudible) . . . so they need to bid on all of those services, but you're not necessarily going to implement them at all one time. Depending on your funding, right?

Mr. Mitchell: So how much money can we come up with?

Ms. Wade: Well, it seems to me that perhaps Michele would be more inclined to assist us in funding this through Planning Department's funds than go to a budget amendment for a smaller portion of it. But then when I reminded her we're talking \$100,000, you know, she said, okay,

budget amendment.

Mr. Starr: But now we're talking about \$20,000 or something, and then we do have a request in for FY16.

Ms. Wade: Yeah.

Mr. Starr: So –

Ms. Wade: So the only thing to think about working backwards is at the time the Council considering the FY16 budget, clean and safe will not be up and running yet. That was the time frame described. Okay. So I don't know if you wanted a demonstration that actually occur during the time budget is happening.

Mr. Starr: Yeah. Because I think we can show, we can show, you know, we can show progress. You know, we can show trajectory.

Ms. Wade: Yes.

Mr. Fujimoto: I have a question.

Mr. Mitchell: Yes, sir.

Mr. Fujimoto: It may be a dumb question, but, so if the Council never funded clean and safe, that's not a condemnation on the program. It's just a condemnation on funding, right? Like, they wouldn't come back and say, hey, you know, you guys weren't authorized to spend any money on clean and safe or anything.

Ms. Wade: No. The, the package that goes to the County Council for funding MRA is pretty vague in terms of the work product that the MRA is going to provide, with the exception of capital project like Lao Square, you know, which is very clearly defined. But, we – it just generally states from broader goal I have to provide to Michele before she submits something to the Mayor's Office, more detailed breakdown so that if asked she can explain. But, what the Council see is pretty ambiguous. However, the \$83,500 that the MRA gets isn't enough to fund clean and safe. So the annual total budget, you know, isn't enough to fund clean and safe, and we wouldn't be doing anything else. . . (inaudible) . . .

Mr. Mitchell: That might be a good thing. We've got clean and safe. We could all do clean and safe once a month.

Mr. Starr: On Fridays.

Mr. Mitchell: For two hours. The point is, and, and I don't know if it's practical, but it always seems like this \$200,000 for us is a bridge too far, nobody wants to sort of bite the apple and commit to it, and is there a way to value engineer it to get it started so we can get progress and do something from happening?

Ms. Wade: So maybe I could work with Richelle to draft something and we would publish –. My preference would be the contract route only because what Richelle is saying. You know, I have worked with grants that were very difficult to terminate and so –

Mr. Starr: I, I'm good with a short-term contract. I just don't want a two year contract.

Ms. Wade: Yeah. Okay.

Ms. Thomson: Well, what you might want to do is do a short-term contract. Probably six months may be the shortest term you really want to do because it's just . . . (inaudible) . . .

Mr. Starr: No. We want to, we want to go to the end of the fiscal year.

Ms. Thomson: Okay, so just like a three initial term and then you can decide. I mean, if – because it takes a while to procure stuff, so you might want to have your extension period, so, you know, for at least a year but maybe 18 months.

Mr. Starr: So in other words, if it's working which we –

Ms. Thomson: Right, so you'd have the option to extend it if it's working.

Mr. Starr: Yeah. And I assume we could fine tune this, the details of the scope as well.

Ms. Thomson: Yeah. Well, I think that, you know, we, Erin and I can work on the initial draft and then bring it to you to see if you like it.

Mr. Starr: I – is a motion order Mr. Chair?

Mr. Mitchell: Absolutely.

Mr. Starr: I move that staff work with Corp Counsel to create a contract for initial end of the year clean and safe program which can be extended.

Mr. Mitchell: Any discussion?

Mr. Fujimoto: Discussion.

Mr. Mitchell: Discussion.

Mr. Fujimoto: So you'll also get funding?

Ms. Wade: (Inaudible)

Mr. Starr: Yeah. I, I assumed that was . . . (inaudible) . . . you know, no money, no, no budget.

Mr. Fujimoto: So subject to.

Ms. Wade: Yes.

Mr. Fujimoto: Okay.

Mr. Fairbanks: You don't have to clarify that . . . (inaudible) . . .

Mr. Mitchell: Value engineer the scope. But, but this will require that Michele go back –. Or, we're putting this in our budget, in the MRA budget, a smaller number for the first six months. So does everybody understand that? So we're going to ask for more money to fund this clean and safe for the first six months.

Ms. Wade: I mean, technically, just to clarify, it doesn't really matter if the funds change from the Planning Department's index code to a MRA index code. As long as we're paying the bill. And – and Will Spence is the one who signs the contracts either way. So it probably wouldn't be an issue. And we wouldn't want to go to that formal – to request of shifting funds so that wouldn't be necessary as long as the Planning Department agrees to manage the contract and fund it. And they can even fund a portion out of your account and a portion out of theirs.

Mr. Mitchell: Right. So we could, we could sort of . . . (inaudible) . . .

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

Ms. Wade: Not for the existing –

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

Ms. Wade: Right. Right. So for this fiscal year, up until June 1st the funds could get. . . (inaudible) . . .

Mr. Mitchell: So we could do . . . (inaudible) . . . go, so when we go Council and ask them, say we're doing it, it's working, we've got the system in place, we're expanding, but we can't do additional scope without a long-term commitment. Okay, any other discussion? All those in favor?

Mr. Starr: Just that it's, it's going to be up to us and our friends in the community to, a, make sure it works and to be the eyes, you know, and work with Erin to make sure, you know, it functions and then to be the champions of it when we're convinced that it's a good thing.

Mr. Mitchell: Carol, anything?

Ms. Ball: Nope.

Mr. Mitchell: Good?

Ms. Ball: Sounds good.

Mr. Mitchell: So we've got first, or we've got a motion, and we've got a second, discussion. All those in favor? Aye. So move. We will proceed with that, and that in my estimation sounds like something doable we can get accomplished and not have to dealing with the political, the larger political issues. Wonderful, outstanding, you guys are the best.

It was moved by Mr. Jonathan Starr, seconded by (unidentified MRA member) then unanimously

VOTED: for staff to work with Corp Counsel to create a contract for initial end-of-the year clean and safe program which can be extended after six months.

Ms. Wade: Let's hope they're willing to fund it.

Mr. Fujimoto: So along those lines.

Mr. Mitchell: Yes sir.

Mr. Fujimoto: What's the status on the parking?

Mr. Mitchell: The bid drawings have all been put together. I don't whether it's gone out to bid. All the information is with the Mayor's Office, but I will check on that and let you know. Have you heard from Wendy?

Ms. Wade: The last I heard from Wendy had to go to the ADA board.

Mr. Mitchell: DCAB.

Ms. Wade: It had to go to DCAB and then Stacy Otomo is going to make the changes based on the comments if there were any, and then it could be bid.

Mr. Fujimoto: We go in for a budget amendment, I'm sure questions on that might come up.

Ms. Wade: Like, where is it at?

Mr. Fujimoto: Yeah, and because of what I told you earlier.

Mr. Mitchell: It's done. It will be done. It's – the schedule is still to start, providing bidding goes out in December, start of construction is still for January.

Mr. Fujimoto: Okay.

Mr. Mitchell: We're borrowing some – and DCAB, I can't see DCAB having very many. I mean, Stacy did it all, the ADA standard. But it has the process to go through DCAB. So that's the

current schedule borrowing and some issue that we're not aware of.

Mr. Fujimoto: Yeah, so if we could get it going when budget comes up.

Mr. Starr: Yeah, and I want an update sooner because every time I see Victorino . . . (inaudible) . . . I wanted to give him a . . . (inaudible) . . .

Ms. Wade: Yeah.

Mr. Mitchell: Yes, and we have, we have a promo sign?

Ms. Wade: Yeah. Dave Yamashita is doing the promo signs to go up on the site. Technically we can't install it until construction start.

Mr. Mitchell: Can we put it on, can we put it on the rest of the building?

Ms. Wade: We can put it with . . . (inaudible) . . . We can't put it on the exterior.

Mr. Mitchell: We can put it in the window, though.

Ms. Wade: I have do sign enforcement at the same time.

Mr. Mitchell: Okay.

Ms. Wade: The, part of the response you can give to Council Members because we did commit to not having the construction occur during the holiday season so that's part of . . . (inaudible) . . . The felt like they could have started earlier or when they told me we could have, but she didn't want to be have it all thorn up during the holidays.

Mr. Starr: Yeah. I think if we start early in the year I'm not going to be happy until the lao Theater has a big musical, and you know –

Ms. Wade: Right.

Mr. Mitchell: Yeah, I have a gentleman back there, did you have a testimony you wanted to give sir? Please, please come up.

Mr. Randall Brokaw: Hello.

Mr. Mitchell: Hi.

Ms. Wade: Hi.

Mr. Brokaw: My name is Randall Brokaw. I'm a Kihei resident. I'm a 45 year resident, ex-Wailuku boy and I've purchased a property on Vineyard. It was the home of the Chee Kung Tong building. I don't know if a lot of you are familiar with the old building that collapse in the

Lingle days. I've got plans upstairs going through for a recreation of that facade of the building at this point. I've got Jim Niess as the architect. And I just saw Vineyard Street was on the menu today as well as public safety. As far as Vineyard Street goes, I'd love a chance to put that building back up and clean up that little bit of history that I really believe that it should be preserved. A little bit of me giving back a little bit of what I can.

Mr. Mitchell: Sure.

Mr. Brokaw: At the same time, the safety issues. It's a monolithic, heavy duty concrete, piece of concrete that's been running through on Vineyard Street. It goes into the parking situation as well. It's getting banged everyday. You know, I've got bids to preserve that, move that. Not sure which way to go, but I wanted to make, or at least present what I'm trying to do, get you familiar to it because I'm going to be coming to you with my plans for permitting. And I'm just looking for any kind of help. It's been in the process for three years. The first re-Wailuku, a big set of my plans came to the meeting. Stanley, historical Stanley, was going to be my, hold my hand through the whole thing and walk it through and so far I'm really getting discouraged. I keep trying. I really want to do this project, but I've just run into, you know, the \$20,000 mark with Planning, Engineering, this and that. And I keep getting beat back by little details, manholes. And what I've been asked to do is decide what the frontage of Vineyard Street should look like. My first initial thoughts . . . straighten up the sidewalk, make it pedestrian friendly across, make it walkable, make it safe for school kids. Back to the safety issue. And I'm not sure if there's any funding at all available, or now or the next two years, but hopefully that would be an area of concern to the whole community and a real big boom. It's been talked about, it's been tried, it's been – yeah, it's pretty much . . . (inaudible) . . . until this point and I'm working what I can to get through. And I just wanted, if there are any suggestions, or if this is the time to ask for some funding to help with that area, if a dedication to the County of that area would be good. I've been offered Sun Yat-Sen courtyard area for that point. You know there's, there's a lot of different reasons. I don't have any selfish interests and I'd love to see that building. All I really want to see, my goal, is to see the Tong house back where it was and looking good, clean it up, fence it off, and it would be a great community building, a place or any number of different. I was thinking, you know, mom and pop upstairs, bookshop downstairs. But you know the curator of the . . . (inaudible) . . . has offered me up support, and Lahaina Restoration. You know, everybody seems to think it's a good idea, but I'm getting absolutely no where and I'm even going backwards as far as, you know, what I'm going to, how I'm going to be able to get this thing going already.

In the last two years the cost of the whole project is, you know, gone up 30% because at the time it was, you know, bad economy. Labor and materials were cheap, but it just couldn't get the fast tracking that's suppose to be happening or anything else available.

Mr. Mitchell: So are you in for building permit now?

Mr. Brokaw: Two years.

Mr. Mitchell: We haven't seen the project have we? We haven't –

Mr. Brokaw: Have you, have any of you heard of, heard of it yet?

Mr. Mitchell: It's the first time I've heard of it.

Mr. Brokaw: Well Erin of course. I've been talking to you for two years and I knew you were here, so you've got a set of my plans. Jim Niess is my architect. He's dealing with Wendell and – you know, upstairs here.

Mr. Mitchell: Yeah, it's unfortunate when it comes to some of the infrastructure things like sewer and water, we have essentially no power at all. Fire Department, we essentially have no power too –

Mr. Brokaw: Well, the fire is all good. The manhole requirement that they just put on me is going to cost me an extra, maybe, \$20,000 or whatever. I'm willing to go forward with it. If, you know, I was told by Randy Piltz not to touch anything, not to do anything. So far it's costs me \$500 for a retro demolition permit that, you know, should have been taken cared of in the Lingle Administration days. And that's about what I stand right now. But we're moving forward a little bit. Jim Niess is – got a little bit of time now. He's –.

Mr. Mitchell: I think I've seen you up there a couple time with Jim. Well, we're – if there's something within our purview that we can help, we'd love to look at it and try to help you out.

Mr. Brokaw: I'm asking for a little consideration in the next couple of years for maybe some funding to save that architect, the picture in the front, the front gates, and dedicate, you know, if that area to the County or to the, you know, Tong family, historic side of things which could get real boom. It's a place where people go down and take pictures of, come to Wailuku. I see everything else.

Mr. Fairbanks: Have you've registered? Is that registered with the . . . (inaudible) . . .

Mr. Brokaw: It has been. It was taken, it was taken off and so I think it's still on the Federal but that's what's on my permit. I try to clean up. I go over there, I see things dilapidating but, my, my construction, deconstruction, demolition permit, and this is all from State Historical. Everybody else I've been in contact with them. I've got nothing back. Planning said, oh, well, if you don't hear anything back, then it's okay. We just ignore the State Historical. And it just doesn't make sense. But basically I can't touch anything, clean up, preserve, try to make safer. And as far as--as soon as that thing falls on someone's Porsche everybody's going to know about it and I'm going to be liable. It's partially on County land. You might be liable. It's a safety issue that's come to your attention at least at this point. And, yeah, I don't want to be liable for someone, you know, destroying it by trying to find a place to park there. But at the same time, I'm just me. I'm not to say, you know, should the sidewalk be over here, should there be more parking, should there, you know, bump the road out a little bit on the other side of the street to save something that's been here for 100 years. I want to built it in the same footprint that's been there for 100 years. You know, that's basically seems to me like be a good situation for everybody involved. I'm willing to put out what I can for expenses and then put it

up for some kind of good use for the community. It's not for me.

Mr. Fairbanks: Current hang up, current hang up is the Historic Preservation Division?

Mr. Brokaw: No. Evidently that's been away. The current hang up is squeezing it in to the lot. I've got a couple of a little encroachment and dealing with the neighbors on this and that. Trying to squeeze in 50 pounds into a 20 pound sack, but it's basically now I'm at the engineering and sewage. The basic pitfall for me right now.

Mr. Fairbanks: Well, for the demolition is it Historic Preservation Division a problem?

Mr. Brokaw: Like I said, I've got the, I've got the demolition permit but it's stamped all over not to do anything without the permission of the Historical State people. And Oahu I've contacted time and time again, the architect there, and nobody seems to want to deal with it. So when I talked to the Planning Commissioner last, and maybe six months ago, he said, well, since they haven't responded our policy is to just push it through and they haven't responded to the issue that's fine. But, you know, it seems like somebody would be more of a concern especially the State Historic.

Mr. Starr: Did you, did you get the HABS?

Mr. Brokaw: Pardon me?

Mr. Starr: Did you get HABS? Yeah, that's the . . . you need to document the history of it and then apply for permission for the demolition. And although the demolition has in fact pretty much occur you're probably stuck between . . . (inaudible) . . .

Mr. Brokaw: Yeah, and it's been approved. I paid for the permit. I've had the permit for two years now.

Mr. Starr: Do you have, do you have the HABS. Yeah, do you have HABS?

Mr. Brokaw: I'm not sure what that is. I'm sorry.

Mr. Starr: I think that's your, your hangup. That's what it sounds like. Because SHPD is one of the two entities that has to sign off on the HABS. The other is Annalise from the County and you need to document the structure with photographs and historic narratives.

Mr. Brokaw: Well, there's a thousand of pages on the internet. I'm on Facebook. Chee Kung Tong – Chee Kung Tong Wailuku you see it all over. There's been three or four other entities including the Wailuku Redevelopment Agency that's tried to do it. They own the property already and tried to do it, and they've given up. There's photos of what I intend to make it look like, and it's already been – you know, it's pretty much all been done – I'll hand that -- and few other architects have tried to get this forward as well as, you know, guys in the Planning Commission, you know. But we live there.

Mr. Mitchell: Yeah, we, we appreciate you bringing it to our attention. It's a great project. Yeah, we don't have anything we can do with, help you with, specifically today. What we're going to recommend is you meet with Erin and Annalise and see if there's, you know, something that the MRA could assist in expediting for you.

Mr. Brokaw: Okay, I appreciate it.

Mr. Mitchell: Vineyard Street has been, Vineyard Street has been an ongoing conversation. We know about the issues on Vineyard Street and have actually tried to fund a, a study so then we can actually put together engineering drawings to do some improvements in the right-of-way, so that, that's part of the discussion with, you know, that would interface with your project. But we really do appreciate you sharing it with us today.

Mr. Brokaw: I appreciate you taking out your little, little time for –

Mr. Mitchell: Oh, you bet.

Mr. Brokaw: – me to kind of purvey this and maybe plant the seed of, you know, I think it would be a really good thing.

Mr. Mitchell: And you talked with the Lahaina Restoration folks right? You talked with them?

Mr. Brokaw: Oh, yeah. And, you know, . . . (inaudible) . . . Yip has blessed the property and we've, you know, spoken with the Sun family. They're all, they're all really keen to have a place to honor that Sun Yat-Sen in Wailuku town.

Mr. Mitchell: Don't stop. Don't give up. Keep going.

Mr. Brokaw: Well I'm trying.

Mr. Mitchell: Thank you, thank you very much.

Mr. Brokaw: But thank you and just to let you know. And anything that's going on, if anybody wants to contact me, you have my contact information. If anybody – what I need advocacy because I'm only one person and I don't really have a real tangible thing. Jim Niess is trying to help me out, who's also –

Mr. Mitchell: Sure.

Mr. Brokaw: – trying to help out Lanai, with the million guy. It's pretty hard to get their attention for me.

Mr. Mitchell: Well thanks for stopping, for stopping in and sharing the project with us. We'll, we'll, we'll put it on our, put it on our radar screen.

Mr. Brokaw: Sure. And any ideas or any interested people, I'm sure, you know, if anybody is

interested at all, I'd be more than willing to find out. But basically I need to know what's going on with Vineyard Street in that area before I spend my whole retirement fund –

Mr. Mitchell: Right.

Mr. Brokaw: – doing something wrong.

Mr. Mitchell: We can tell you right now, nothing's going on right now. It's – nothing has happened yet so you're – be do have a recommendation, so talk to Erin.

Mr. Brokaw: So I'm time.

Mr. Mitchell: Yeah, you're on time. Yeah, you're on time. Thank you very much. We appreciate it.

Mr. Brokaw: Thank you. See you guys.

Mr. Fairbanks: Okay, thank you.

2. Wailuku Town Safety meeting with agencies to be schedule for December 19, 2014 MRA meeting with larger community-wide, evening meeting in January.

Mr. Mitchell: We'll go on to Item 2 if there's anything else related to the safety meeting that we're trying to schedule.

Ms. Wade: No, it, it did – there turned out to be a staffing issue with Police which I think described for you folks. And now, in a positive way the community policing is going to be in San Diego the next couple of weeks doing some training so what I think is now our new approach is to do a meeting here on the December 19th regular agenda with the agencies only to sort of – so you folks are informed about what each of the agency does and they can understand what we were trying to accomplish before we go to the larger community meetings which will happen in January at Good Shepherd Church. And that would actually be a great time to kick off clean and safe. After, say next month, we're able to say, next month clean and safe. It feels better than actually having done it in September and going, we don't know when clean and safe is going to start.

Mr. Mitchell: Right. Right.

Ms. Wade: So that would be great.

Mr. Mitchell: Yeah, because without clean and safe we're kind of just talking your theory.

Ms. Wade: Yes.

F. NEW BUSINESS

- 1. Discussion on staff recommendations for Vineyard Street development and the creation of additional parking at the Wailuku municipal lot and other areas within the Central Market area (as defined by the Parking Management Plan) including the potential development of the Maui Academy of Performing Arts facility.**

Mr. Mitchell: Any other questions or comments on agenda item 2, E, old business? Going on to new business – he should have stayed for this – we'll talk a little bit about Vineyard Street here. So I think last meeting we asked Erin to go back and find the old, one of the concept plans that was done for the municipal parking lot and you all have a copy of that. I'll let Erin give us a description of what that was.

Ms. Wade: So as I was preparing the response to Council member Hokama's request which was providing him everything that's ever been done for the municipal parking lot. I found these and apparently the Office of Economic Development issued a request for proposals for designs for the municipal parking lot. There were a handful of responders. This was the preferred design that was selected. You can see page 1 is a sub-grade parking structure that essentially is at grade with Market Street. You could drive in – well this one doesn't, it doesn't have a drive in. This one you'd have to come in at street grade. But the way it's shown it goes all the way from where Main Street Promenade is to Vineyard Street with a ground floor. The second floor reincorporates Pili Street and then have an at grade level with parking and then there's a third level of parking. And if you turn to page 6, it sort of shows what that parking structure looks like. What it would or could look like. And this elevation would be if you were standing behind the buildings on Market and looking at it. The sort of the line drawing on top of the parking structure is – was designed to be apartments and County office space at that time. And then, I guess, going back you can see the Main Street level that there's intended development for – it says Market Place, 15,000 square feet with liner building shops along Vineyard and then again second story. So given the comments that came out once –. Because I don't – I actually was not able to find any conclusion about why this wasn't, wasn't pursued.

Mr. Starr: I, I remember that process.

Ms. Wade: Okay.

Mr. Starr: I, I attended several meetings of that and the Mayor's Office and OED put out an RFP on building, on building this including, you know, apartments and shops, and the developer would basically get the use of the land for free, and you know, be able to build apartments or commercial uses there. And there were three serious proposals submitted and we had several meetings reviewing them. Dowling was one. I forgot who the two others were. And the community kind of showed up at first inquisitive and then they came back with pitch forks because it actually was reducing the parking that was available to the community because –

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

Mr. Starr: Yeah, because the use was going to use –

Ms. Wade: Got it.

Mr. Starr: – use more than they were creating. And it just seems like kind of a give away.

Ms. Wade: Yeah.

Mr. Starr: And that kind of put the kibosh on that.

Ms. Wade: So the reason I brought it back to you was not at all . . . (inaudible) . . . of the uses. But to say –

Mr. Starr: Just the form, yeah.

Ms. Wade: – I think the structure actually has some merit to it.

Mr. Starr: Well, I, I rather see the structure but without, you know, like, kind of the trellises but just basically a straight out deck, like, kind of like the Ala Moana decks. Because I mean, it may not be the most – you know, it may not be the hanging gardens of . . . (inaudible) . . . or something, but it's better than looking at the cars on black asphalt on gray. And it's more functional.

Ms. Wade: So the point that the uses – putting a use in this location is going to certainly impact the parking. And what we had heard from the parking management, and from market based plan is we should be seeking sort of things in the dining and entertainment section saying because they're going to use the off peak parking when there's more than enough parking in the municipal lot. So the other piece that's, you know, noticed as part of this agenda item is the Maui Academy of Performing Arts (MAPA) is interested in constructing their permanent home in Wailuku town. They have met with Armstrong development which owns this corner lot here, but that square footage isn't enough for a full theater with studio spaces and admin offices. So they would be interested and wondering for you folks would you be interested in partnering in a way that they could expand to some portion of this, maybe like half way, down the Vineyard Street block from Armstrong. In order to build their facility it seems –. I wanted to bring this to you because it seems like a compatible use. The other timely thing that I just wanted to mention is they are really interested in applying for the National Endowment of the Arts (NEA), Our Town Grants. And what that grant seeks to do is community revitalization through the arts. I think frankly looking at the, looking at the description it meets it to a t. They absolutely meet all the criteria. They do need matching from a, a public entity, matching funds for the grant, or a combination of funds and I did put that request in the FY16 budget in the event that you decided this would be an appropriate way. So, \$150,000 with MAPA putting in like \$50,000 and then they would ask for \$200,000 from NEA.

Mr. Mitchell: What is the square footage they need?

Ms. Wade: They need approximately 42,000 square feet for their uses.

Mr. Mitchell: Plus parking.

Ms. Wade: Plus parking. But that's why I would kind of advocate well, you know, frankly the existing parking lot would be more than enough for them because with the amount of vacancies they have using it on the weekend it could accommodate it today. But if we built more parking it would be even better.

Mr. Starr: And they're going to have open space and office space that they're going to rent out to third parties as well?

Ms. Wade: Their vision would be to have ground floor food and beverage. Okay. Either upper or sub-grade theater. They're not sure. You know, they an arch –. And the grant would be for an architect to help figure this out. Studio and practice space that they could, in theory, because they've offered this of the existing space, rent out a meeting space during the day which would then make it, you know, we do have users during the day time. And their administrative offices, so, and they have seven employees.

Mr. Starr: So it's just their office, though. They're not gonna –

Ms. Wade: Correct.

Mr. Starr: – do a –

Ms. Wade: No additional office space.

Mr. Starr: Akaku.

Ms. Wade: Right. That was never mentioned.

Mr. Fairbanks: The scope of the project is it's vacant.

Ms. Wade: The scope of the project would be then the Armstrong lot at the corner of Vineyard and Church, and then a portion of the municipal lot, up to, I, I think, approximately about half way across the lot. I've done a couple of building footprints. I, I can actually show you one how it could be mocked up with the space.

Mr. Starr: I would be supportive, but I wouldn't want to see the County property be given to them.

Ms. Wade: No.

Mr. Starr: I would want it designed in such a way that even if they fell on hard times or, you know, sold their facility to someone else or whatever, the County portion of it would be kept whole and useable for some other, you know, other public trust benefit.

Mr. Mitchell: To lease space.

Ms. Wade: Like the Lao Theater.

Mr. Starr: Yeah, exactly.

Mr. Mitchell: Well, to be honest, I think, for the very reasons the RFP died, we can't lose one parking space or we'll never get off the ground. So our plan would have to incorporate at least as many. . . . preferably more.

Ms. Wade: Yes.

Mr. Fujimoto: So, I, I wouldn't support it until we had a plan for the whole parking, the whole parking lot.

Mr. Starr: Is it, is it possible for David to do some kind of renderings of what the super block would look with just, you know, pretty plain vanilla? You know, parking and then some usage on the Vineyard frontage so -. You know, and then do a parking - you know, a count of what we can generate in terms of space. I know we can probably use this a little bit in terms of, in terms of a potential layout. Or there's plenty of folks with, you know, different parking layouts.

Ms. Wade: For him the question is what is that space on Vineyard, you know? Because not only aesthetically are you talking about it could be a whole range of different facilities, but it also determines what your parking uses are going to be.

Mr. Starr: I mean, I'd rather see the, I'd rather see the, you know, potential theater or other kind of public press related use be across the whole grade, grade level at Vineyard, except maybe an entrance to the parking. And then have parking built all the way out on the second level to max, to max out the parking.

Ms. Wade: Similar to what is shown here -

Mr. Starr: Yeah.

Ms. Wade: - is what you're saying. So for meeting their 42,000 square feet of space, they could probably do that if these minor buildings weren't here.

Mr. Starr: Yeah. In other words, they would be . . . (inaudible) . . . building.

Ms. Wade: They would. But then you wouldn't have the ground floor restaurant space. It would be all, you know, entry area for the theater and that kind of a thing.

Mr. Fujimoto: Yeah because the frontage is probably the most valuable property, right?

Ms. Wade: Yes.

Mr. Starr: Yeah.

Mr. Fujimoto: Rather than having just one user, cut it up.

Ms. Wade: But if, you know –. It complicates things involving Armstrong Development. But, it also –

Ms. Ball: Because of their ownership of it?

Ms. Wade: Because they own it. But it can, it could, you know, the redevelopment project I've done there's always a private sector development partner, and having the non-profit and the government is like, well, we can be talking about this forever. But the private sector development partner can be the one who actually really make it happen. The question is going to be how does that piece of property then change hands ultimately. So does the County own the Armstrong property and incorporate it into the larger municipal lot? I would think that would likely be the path. And then the County retains ownership of this entire segment, but leases to MAPA for their property.

Mr. Starr: I wouldn't be all that supportive of that. I rather see the Armstrong stay some use. You know, in long term, it relates to Armstrong, whether they're leasing it to the theater. I feel like the theater thing, if it's looking at any A-grant, it's kind of like, you know, it sounds like a good thing, but it's kind of playing the lottery. We don't want to bank it, but, I, what I do want to proceed with is kind of a form based approach to the – that includes a lot of parking and some other on grade, on grade use fronting, fronting Vineyard. It can be a theater or a restaurant or it could be some County use or something. But not so much that it's going to choke up all the circulation and the parking.

Mr. Fairbanks: Could you put two levels of parking on the Armstrong property and then put the theater on top?

Ms. Wade: No. You can't.

Mr. Fairbanks: Too tall?

Ms. Wade: There's not enough – there's not enough circulating space. It's only at 13,000 square foot.

Mr. Fairbanks: No, but if you attach it to the whole thing, you wouldn't be able to do the . . . (inaudible) . . .

Ms. Wade: Are you saying independent of, of the rest of the property, put the theater just on that?

Mr. Fairbanks: No. No.

Ms. Wade: Okay.

Mr. Fairbanks: Connect – connect that space, parking space.

Ms. Wade: Yes.

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

Ms. Wade: The, the thing –

Mr. Fairbanks: Does that help? I don't know.

Ms. Wade: You mean, in terms of providing the total amount of parking that you need?

Mr. Fairbanks: Yeah.

Ms. Wade: The total amount of parking I don't see as an issue. I did calculate this. I took out what we wouldn't be able to do as a result of adding in the MAPA space. It's still over 400 parking stalls. We're at 208 right now. So getting to 400 would be fantastic. The subgrade –. And really any use whether it's restaurant or anything, frankly, that we would desire is going to require some loading and delivery space, and it's going to require some storage. They have practically almost all of the MAPA building right now is costumes and set storage, you know, so they're going to need to retain some of that. And I would imagine a portion of their subgrade would be used for that.

The other thing is in the Environmental Assessment document, the pilings that were done, you know – or they did core boring, and this was sort of the most unstable corner up here. So I don't know as you go up if that would have been more problematic or not, but I was thinking, you know, well if the MAPA building actually comes –. Well, I guess I should clarify. So the entire ground floor in the scenario I'm describing, this entire subterranean would be as it's shown here. So the whole below would be parking. And then in an ideal situation you could actually come up in an elevator bank into the MAPA building from the ground level parking, or the subterranean parking. That could fulfill –. And this is where the partnership thing comes in, though, you know, we'd be very interlinked, you know, in terms of success of the moving forward with the parking structure and the MAPA facility. But, you know, they can provide the cost associated with the building which might improve the elevator. We provide the cost of the parking structure which is like the foundation of their building. So all the cost end up getting worked out, but then together you have the whole package. They would essentially not have to pay for developing parking which is a huge advantage to them. We would be able to then have, you know, the funding, the extensive use of the facade and the area. And the reason primarily both Dave Yamashita and I felt like this was worth pursuing is this is probably that catalytic – this could be that catalytic project that we're searching for in order to really keep downtown active.

Mr. Fujimoto: How much area . . . (inaudible) . . . and performance?

Ms. Wade: Performance, they were hoping for, between 150 and 175 black box theater. So the theater is about the size of – not, not exactly the size lao Theater, but constructed completely

differently. It's basic – it's a lot like the Seabury Hall. I don't know if you've been to their performance space. It's almost an open space that can be converted in all kinds of different ways.

Mr. Fujimoto: So is it possible for them, the Armstrong possibly to do the office space or whatever, to have the performance area, like you put it on the top floor. The parking structure, the County . . . (inaudible) . . .

Ms. Wade: That's an interesting idea.

Mr. Fujimoto: You know, maybe we can still keep the commercial facade along Vineyard . . . (inaudible) . . .

Mr. Starr: On a grade level. Yeah.

Mr. Fujimoto: And then provide parking for MAPA in our structure, but just have it as the office building. And if they fails, then –

Mr. Starr: Yeah, right, the County still got something they can, could still use.

Mr. Fujimoto: Yeah, Armstrong can still do the building. And we've got a community center . . . (inaudible) . . .

Mr. Starr: I like that.

Ms. Wade: Right.

Ms. Ball: Yeah. Great. Good thinking.

Ms. Wade: This is real redevelopment folks. It's exciting.

Mr. Starr: You mean, we're not, like, deciding on a color?

Ms. Wade: Right. Okay, so your comfort level, if I could, have some take away comments would be to do retail office essentially on the Armstrong component of the property. On the, on the municipal lot portion you would be comfortable doing the theater space and any supportive space. They, they had talked about a set design space, you know, that they have, like, a maker studio that has been needed frankly throughout the community for a long time. That was an option, maybe we can do it, maybe we can't. But if that became part of the community space, that would be really good.

Mr. Starr: Yeah.

Mr. Fujimoto: Yeah, I think basically just putting all that business stuff in one building, and the performance stuff and whatever else.

Mr. Starr: And, I, I think that, you know, philosophically it means that this is, there is a County owned facility that can be leased for a dollar a year or whatever through MAPA, you know, as long as they're viable. But if they ever fold, then the County is still kept whole by having something that's easily, easily re-purpose and has value.

Mr. Fujimoto: You know, the County can hold, like, maybe large meetings.

Ms. Wade: Absolutely.

Mr. Fujimoto: Because we don't have like a large meeting area or –

Ms. Wade: We don't.

Mr. Fujimoto: – you know, stuff like that.

Ms. Wade: Yes, I don't have any where to do the clean and safe but the church at this point, and we're worried we're going to max out.

Mr. Starr: So this serves that – this serves that function, multiple purpose. I mean, it shouldn't be, it shouldn't be like the Iao Theater where you can't go in there because there's always sets building. And as far as form base, we're looking to, you know, kind of keep it straight forward, kind of open platform construction and max, max out the parking, max out the parking. Not make it kind of small and frilly.

Mr. Fujimoto: But I think I'd like to see the whole plan before . . . (inaudible) . . .

Ms. Wade: Well, this is awesome direction for me to bring back to Dave and have a concept. The clarification about the NEA grant because I kind of told MAPA, you know, Mayor's Office keeps telling us if you want funding for something come ask us for it. And like I said, you know, is it really worth it to go to all this trouble to write a grant for \$200,000. They said that they felt like the national cache that comes along that's being awarded, that kind of grant would be worth their time, so –. And it is true, if you go to the NEA site and you look up our town grants, you can see series that have been funded. I mean, they are pretty incredible funds.

But I don't think, that being said, that grant doesn't make or break their, their motive nor their ability to do the project. So I will bring this back to MAPA and explain to them these are sort of your parameters and being willing to discuss this. And then if you would be interested in having them come make a presentation to you about what they want to do. Their financial . . . (inaudible) . . . frankly was the first thing I asked let me see your financial statements. Right, how are you going to build this. So if you'd like me to have them come do that, that might be a good next step before we go, and, and have maybe Dave do a preliminary rendering as well.

Mr. Starr: Yeah. I mean, let's kind of keep the form separate from the, the business plan because we want the form to be able to succeed that.

Ms. Wade: Yeah. Right. Right.

Mr. Fujimoto: Regardless of . . . (inaudible) . . .

Ms. Wade: So, that being said, I guess, I should just give just a tiny bit of history. The MAPA was originally intended to inhabit the McCoy Theater at the MACC, and that space is actually built for them. And then as the MACC grew and maintenance fees grew, they started to have \$10,000 a month fee, and couldn't afford it and had to leave the space. Hand to abandoned space which is why they are now at Stepping Stones which they're about to get kicked out also. So they're, they're actively looking for home. They're very tired of being moved, okay. So just so that you know with them coming in, I, I think they would still be interested in a partnership, but they do want a permanent home. They desperately want to know that, well, we're not going to find a better tenant for the space and kick them out. So I think that is going to be one of their make or break issues, would be if – if we are going to go into this as a partnership would we be able to say, yes, you know, you're going to be the tenant as long as you're able to pay the bills and . . . (inaudible) . . .

Mr. Starr: Yeah, performance base.

Ms. Wade: Yeah.

Mr. Fujimoto: So what happens to the space now?

Ms. Wade: They currently own the building that was the former National Dollars. They have about a \$300,000 mortgage remaining on it. It's assessed at over \$2 million at the moment so they could sell it. That was their intent would be to sell it, and then I have been talking with other folks in the community about what that could be turned into. The one I'm most excited about is a brew pub, but they like the space because it's got, it's like got almost like 2 ½ stories of clear to be able to put those huge . . . (inaudible) . . . in the space. The issue would be a good portion at the back of the building would have to come down because they got to deliver straight into the back. Anyway, there's a hand full of options for that, but part of their, part of making their new space work would be selling their old space. They're going to need that capital.

So my take away, get a preliminary design and ask MAPA to come in and talk to you folks about what their vision is, and what they would like in terms of a partnership.

Mr. Mitchell: And then I think we'd have to think about the MRA. County's going to have to build most of the parking structure, and this deal already died once, and it died for a couple of reasons. It died, in my estimation, one, because it wasn't a good management plan that showed the metrics on how to make it pay for itself. It had some architectural challenges with neighboring views. And number three, it didn't have enough political support to go forward. So, MAPA is a great user, but if you don't – there's piece four – but if we don't address the first three, we'll be right back where we were three years ago.

Mr. Fairbanks: I assume we're going to charge for parking.

Mr. Mitchell: It's the only way it works.

Mr. Fujimoto: Yeah, that's the caveat . . . (inaudible) . . .

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

Mr. Fujimoto: We've got three others . . . (inaudible) . . .

Mr. Mitchell: Huge, huge options.

Mr. Fujimoto: Unless, unless, they gave up their building. . . (inaudible) . . .

Ms. Wade: That was my original –. That was original angle frankly.

Mr. Fujimoto: And then have, have us put the County offices because you know some council guys are always wanting to have some, some county use.

Mr. Mitchell: County use there.

Ms. Wade: That was my original angle. Brad Segal of Progressive Urban Management advised against it because he said, you know, it's not going to be helpful for the County retain this. You have plenty of non-profits in the immediate vicinity. What you want active business use. But if it was, if was like upper level office and ground floor brewery, don't put me in that building. That could be good.

Mr. Mitchell: Well, this, this ties back, this project ties back into the master plan that we need to get at least assembled in preliminary form to get back to the Mayor's Office some time the beginning of next year. So this would be one big piece of it, and then we've got two developers, three developers on Market and Main Street that had talked about things. I don't know, have you seen anything from any of those guys? So this is one piece of maybe a three or four part puzzle. We could do nothing but put it on that aerial photos and say these are ideas that we're working on and that would go a long way. Make the MRA look like we're doing something other than talking about –

Ms. Ball: I like this. Thank you for doing that.

Ms. Wade: Yeah. You're welcome.

Mr. Mitchell: Any other discussion on that?

Ms. Wade: The one other thing that maybe I'd like to offer is a similar development agreement for a project similar to this that a municipality has used so you can see sort of how all the players fall into place and the conditions that would be associated with this. I have a couple of examples of that.

Mr. Mitchell: I understand the County of Maui has never entered into a development agreement is that –

Ms. Wade: Correct.

Mr. Mitchell: Correct.

Ms. Wade: But we do, we're breaking ground with the MRA.

G. BUDGET

Mr. Mitchell: Alright, budget item, G.

Ms. Wade: We kind of talked about it with the Clean and Space.

Mr. Mitchell: We talked about it. You, you need to go find money for us with your partner here.

Ms. Wade: Yeah.

H. DIRECTOR'S REPORT

1. Open Application Report

Mr. Mitchell: Director's Report, any new projects?

Ms. Wade: There was something Michele wanted to talk about. Nope, not at this time. So December will be the Sprint public hearing also. Yeah, so that's . . . (inaudible) . . . And Wailuku, that, the McDonald's is going to stay open until they come back for the architecture.

Mr. Mitchell: Okay. I did see by the way a smaller truck there delivering one morning, two weeks ago. Yeah, I saw the big one too, but I saw a smaller one there too so I thought . . . (inaudible) . . . And do you know we have two new restaurants now. Have you gone over to Aria's right on Vineyard Street, right across from the municipal. Awesome.

Ms. Ball: Where, where is it?

Mr. Mitchell: It's right across from the municipal parking lot. Right there. Right next to the –

Mr. Fairbanks: The old Mushrooms?

Mr. Starr: Mushrooms. Where Mushrooms was. Yeah.

Mr. Fairbanks: Where Mushrooms was?

Mr. Mitchell: Yeah, next to the old –

Mr. Fairbanks: Mushrooms, right?

Mr. Mitchell: That's what it was called?

Mr. Starr: I think it was – the word for mushrooms in some other language.

Mr. Fairbanks: Japanese?

Mr. Mitchell: Next to the Maui Bake Shop.

Mr. Fairbanks: Yeah, next to Maui Bake Shop.

Ms. Ball: Next to? Directly next to it?

Ms. Wade: No.

Mr. Mitchell: No, one down.

Ms. Ball: So further down.

Mr. Mitchell: They only have one thing, the only thing I tried, that I ordered twice, but they have a salmon BLT.

Mr. Fairbanks: Smoked salmon?

Mr. Mitchell: No, it's real. That's real.

Ms. Ball: What is it called?

Mr. Mitchell: Aria's. Aria's, right?

Ms. Wade: Aria's. I guess one of the chefs was at Café O Lei, was working at Café O Lei in Wailuku town, and so I guess the salad is exactly the same.

Mr. Mitchell: It is the same. Same caesar salad.

Ms. Ball: What's the other one?

Mr. Mitchell: It's in the old, it's in the what-do-you-call building there on Market Street, where Café O Lei was.

Ms. Wade: Oh yeah, Juan's Catering.

Mr. Mitchell: Juan's Catering I know nothing about.

Ms. Ball: Oh really.

Mr. Starr: Are they open for, like, lunch?

Ms. Wade: Yeah.

Mr. Mitchell: They looked open today. I walked by . . . (inaudible) . . .

Mr. Fairbanks: And the manapua.

Ms. Ball: Is Aria's open for dinner?

Mr. Fairbanks: It's not in our area.

Ms. Wade: For now, we can recruit them.

Ms. Ball: Where is that Farmacy?

Mr. Mitchell: It's on Market. Right across from the, right across from the bank. To the right, to the right of the coffee shop or to the south of the coffee shop.

Ms. Wade: The Farmacy?

Mr. Mitchell: Yeah the Farmacy. Right next to the records. It's right next to the record.

Ms. Ball: Yeah, people keep saying those two things, but where's the records?

Mr. Mitchell: Request Records. Across from First Hawaiian Bank.

Ms. Ball: I know where First Hawaiian Bank.

Mr. Mitchell: Which bank, which bank. No I'm saying. So – and there's a new clothing – is there a new clothing store there next to the –. What's the name of it?

Mr. Starr: In my building? That one?

Mr. Mitchell: No, on Market. It's down from the bank where the old . . . (inaudible) . . .

Ms. Wade: Where . . . (inaudible) . . . was. Well, that's the macaroons and . . . (inaudible) . . .
. The macaroons are so amazing. There's a lot of food discussions today.

Mr. Mitchell: I haven't been in there. Is that new?

Ms. Ball: Yeah, we're getting hungry are we?

Ms. Wade: It's good. So she has all Maui made products also. Her name is Laurie. She's running the shop, and only macaroons. I actually sent some for Thanksgiving.

Ms. Ball: And where is this? I'm sorry, what's it called?

Ms. Wade: It's – I think it's called Maui Macaroons. It's what the sign says outside the shop, but there's more than that inside.

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

Ms. Wade: It's the white building. The old Emura's Jewelry. It's the first space.

Mr. Mitchell: It's still a business development. Make sure everybody knows where to go.

Ms. Wade: Yeah. So both of those would be – or not. Aria and Juan's will be featured on the website.

Mr. Mitchell: Awesome. That was my next question.

I. NEXT MEETING DATE: December 19, 2014 (Third Friday)

Ms. Ball: Now, did you mean for the December 19th to take the place of the MRA meeting?

Ms. Wade: I think that is the MRA. Right? Yeah cause – otherwise it would be the 26th, the day after Christmas.

Ms. Ball: I noticed that.

Ms. Wade: So that's the regularly scheduled meeting. Yeah, usually it's the 4th Friday, but for this month and next month it's the 3rd Friday for the holidays.

J. ADJOURNMENT

Mr. Mitchell: Anything else anyone has they'd like to discuss? If not, do I see a motion to adjourn?

Mr. Starr: I'll move.

Mr. Fujimoto: Second.

Mr. Mitchell: All in favor? We're all done. Thank you very much. Meeting's adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:34 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
Jonathan Starr

Others:

Erin Wade, Small Town Planner
Richelle Thomson, Deputy Corporation Counsel