

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
MAY 22, 2015**

APPROVED 07-24-2015

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:00 p.m. Friday, May 22, 2015, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

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

Mr. Bill Mitchell: Thank you everybody. We'll call to, call to order today's meeting of the Maui Redevelopment Agency on May 22nd, 2015. In attendance we have Mr. Jonathan Starr, Ms. Carol Ball, Mr. Frank De Rego, Mr. Don Fujimoto, myself, Bill Mitchell as Chair, our Corporate Counsel Mr. Hopper, and our staff planner Erin Wade. We will go ahead and open up today's meeting with any public testimony. If anyone would like to testify on any of the agenda items you may do now for a three minutes testimony, or you may testify and give us your thoughts at the time the agenda item comes up. Is there anybody that would like to testify please come to the podium.

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.

Ms. Helen Nielsen: Thank you Chair and good afternoon Commissioners. My name is Helen Nielsen, and I am a property owner in Wailuku. And I am here to speak in favor of the Maui Redevelopment Agency's amendments to the Wailuku Redevelopment Area Zoning and Development Code. I've been paying attention to the efforts of the Planning Department on this matter for over a decade, although I don't look that old. And so it's really so satisfying to see how much progress has been made, and to see such great improvements to the Code. And you know, you walk through Wailuku today it's packed. I think it's a really good sign to help businesses and the economy grow in Wailuku. So I'd like to say thank you and I hope you all support these changes.

Mr. Mitchell: Thank you very much. Anybody have any questions for Helen? Seeing none, thank you so much.

Ms. Nielsen: Thank you.

C. APPROVAL OF THE MINUTES OF THE APRIL 24, 2015 (transmitted to members via e-mail)

Mr. Mitchell: Seeing no one else to testify this morning, we'll close this agenda item of public testimony and go on to agenda Item No. C, approval of the minutes of our last meeting on April 24th, 2015. Did everybody have a chance to review those and are there any comments related to those minutes? Seeing none, do we have a motion to approve those minutes?

Ms. Carol Ball: So move.

Mr. Don Fujimoto: Second.

Mr. Mitchell: We've got a motion and second. Any discussion?

Mr. Jonathan Starr: I think there's an extra comma somewhere.

Mr. Mitchell: An extra comma there. No discussion. All those in favor? Aye. So we'll move to approve those minutes of April 24th, 2015.

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

VOTED: to approve the April 24, 2015 meeting minutes.

D. PUBLIC HEARING

- 1. Public Hearing for the purpose of amending certain sections of the Wailuku Redevelopment Area Zoning and Development Code, dated September 2002, as amended. The proposed amendments are to Section 30.13, entitled Off-Street Parking and Loading, and to Section 30.14, entitled Landscape Planting and Visual Screening. (Action may be taken)**

Relevant provisions in the proposed amendments pertain to:

- 1. Adjusting the parking requirements to reflect shared demand and captive market reductions based upon the Parking Management Plan done for Wailuku Town on 2011, and updated in 2012;**
 - 2. Allowing for additional parking reductions to be approved by the MRA if local conditions change or if projects provide additional amenities for multi-modal transportation;**
 - 3. Allowing for the development of temporary parking facilities;**
 - 4. Allowing for off-site parking to be utilized by any business; and**
 - 5. Allowing for the MRA to be able to waive part or all of the landscape requirements based upon site conditions.**
-
- a. Public Hearing**
 - b. Action**

Mr. Mitchell: We'll go on to agenda Item No. D, our public hearing item. It's a public hearing . . . *(Chair Mitchell read the above project description into the record.)* . . . And this will be an item we're going to take action on. The relevant provisions in this proposed amendments pertain to No. 1, as you'll see on your agenda, adjusting the parking requirements to reflect shared demand and captive market reductions based upon the Parking Management Plan done for Wailuku Town in 2011, and updated in 2012. I think most of you are familiar with that management plan, as that was the basis for these recommendations. Allowing for additional parking reductions to be approved by the MRA if local conditions change or if projects provide additional amenities for multi-modal transportation. I.e; bicycle, bus, et cetera. No. 3, allowing for the development of temporary parking facilities. No. 4, allowing for off-site parking to be utilized by any business. No. 5, allowing for the MRA to be able to waive part or all of the landscape requirements based upon site conditions.

So just as a recap, we've been working on these changes, this amendment to the section of the redevelopment code since 2013. And of course, the goal of these changes is to incentivize investment in the town core, and to make the best use of existing available parking especially where we have small lots and parking onsite is just not available. Which is often the case with our small lots in the MRA. But the changes also allows a redevelopment area to encourage enhancement of pedestrian and transient networks in lieu of meeting maximum parking requirement which is a common trade off in downtowns and urban areas, and often better utilizes the, the limited public space available. We've had public testimony on this, but I'll just, for the record, if there's anyone else that would like to testify on this agenda item please do so and you may come to the podium. Seeing no one, I'll close public testimony. I guess we're open for discussion here.

We have been, as Erin mentioned in her notes to me, I couldn't remember when we started working on this. But since 2013 we've been working on this and studying it and had some great discussions. Anybody have any final thoughts on this as today we are about to actually accomplish solidifying those changes. Yes ma'am?

Ms. Ball: I'd like to make some.

Mr. Mitchell: Yes please.

Ms. Ball: Just very brief comment.

Mr. Mitchell: Please.

Ms. Ball: I am very excited about this. I think that certainly it's been worked on long enough. Many changes have occurred during the process as well, and I think that it's fashioned well to include not only changes that occurred during the intervening years, but in the future as well without having it too open ended where there's no control. I will certainly support this measure. Thank you.

Mr. Mitchell: Thank you. Anyone else would like to comment or questions? Mr. Starr?

Mr. Starr: Yes, Mr. Chair and members, I, I, I've really felt good about this process. You know, first following it before I got appointed to this body, and then, you know, in the last year that I've been a member. And it feels like it keeps, it's been getting improved incrementally and fine tuned to the point where when reread it this week, I couldn't think of any way to make it better. And, you know, I hope that this body whether we're on it at the time as we'll be able to fine tune it again in a few years after experience and learning. But I think it's a, a really, a really good thing. I think it will allow restaurants and a larger variety of retail opportunities to flourish in the, in the MRA to bring us a real workable, exciting, vibrant downtown. And this seems to be one of the true keys, so I really thank everyone including...the wisdom from, from Erin and the foresight and helping us understand and deal with these issues; and Leilani, and all of the Planning Department, and also Mr. Hopper and the rest of Corp Counsel who really made it possible for us to implement this in a rational way, and Chair and the members.

Mr. Mitchell: Thank you Jonathan. Frank or Don, any comments, questions, suggestions?

Mr. Frank De Rego, Jr.: No further questions.

Mr. Mitchell: I'm sorry?

Mr. De Rego Jr.: No further questions.

Mr. Mitchell: Yes, please.

Mr. Michael Hopper: Just if this is adopted as is, I'd recommend we would change April 2015 to May 2015, just to reflect the date. I think we anticipated it being heard in April, but I think we can make that change without a problem because it's just reflecting the date. But to go on the record then so if someone was looking back and wanting to see when it was adopted, they could know to look at the May minutes of 2015 rather than April.

Mr. Mitchell: Seeing no more discussion, would anybody like to propose a motion?

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes sir.

Mr. Starr: If it's in order I'd like to move for adoption as presented with an adjustment of the date to today's date.

Mr. Mitchell: Very good. Do I have a –

Ms. Ball: I second the motion.

Mr. Mitchell: We have a second. Any discussion? All those in favor? Aye. So that passes unanimously. Our parking and redevelopment code has officially been modified. Well done everyone. That's been processed and a team effort to make that happen, and hopefully we'll see the fruits of our labor in the coming years as we see redevelopment in, in the MRA.

It was moved by Mr. Jonathan Starr, seconded by Ms. Carol Ball, then unanimously

VOTED: to approve the amendments as present, effective May 2015.

E. NEW BUSINESS

- 1. Maui Redevelopment Agency Orientation**
 - a. HRS Chapter 53**
 - b. Wailuku Redevelopment Plan and Town Assessment**
 - c. Wailuku Redevelopment Area Zoning and Development Code**
 - d. Wailuku Redevelopment Area Design Guidelines**
 - e. Market-Based Plan & reWailuku results and direction**

Mr. Mitchell: Alright moving on to agenda Item E, the orientation. I'm going to ask if we could defer that today because Erin was really – is going to be instrumental in taking us through this orientation. She did give us this 11 by 17 handout that we can study in the next month, between now and the next meeting. She's, wonderful, she's here today but she lost her voice and not able to make the presentation or the status of implementing actions and doing the orientation so –. Yes Mr. Starr?

Mr. Starr: I move to defer this item.

Mr. De Rego Jr: Second.

Mr. Mitchell: We've got a second. All those in favor? Aye. So we'll defer that to our next meeting. Thank you Erin for giving us that handout. That will give us a great chance to look at that before we actually get here, and have some questions about it.

It was moved by Mr. Jonathan Starr, seconded by Mr. Frank De Rego Jr., then unanimously

VOTED: to defer the orientation workshop to the next meeting.

F. OLD BUSINESS

G. BUDGET (Attachment A)

- 1. Direction on the preparation of an RFP for assistance in updating the WRAZDC**
- 2. Direction on the preparation of an RFP for the Wailuku Town Parking Management Implementation and Operations Program**

- 3. Discussion on request for professional assistance to develop a massing study with three master plan scenarios for the superblock and accompanying development financing program**
- 4. Discussion about new gateway and directional signs for Wailuku Town**

Mr. Mitchell: On to an exciting agenda item here, with all the others, is the current status of our request for funding and budget this fiscal coming, this fiscal year, FY16. We'll go over here to the – I think you all got a handout that gives you kind of a breakdown of different items that we're looking to fund as part of our \$250,000 budget for this year. And since none of the items is specific -- the budget wasn't specific to any item, we have the flexibility to use that, \$250,000, as we see fit.

The first item on the budget, or the first item – and this is for discussion. This has not been necessarily decided upon so I'm just laying out things that we've talked about, and things that we had on the agenda to try to accomplish in FY16. One of them was the change to the Maui, the Wailuku Redevelopment Zoning and Development Code to become more form based. And what we're looking at doing is getting request that would, from a consultant's, who'd be writing the project district code, language, and collaborating and working with the board, us, the commission, to amend and update the existing codes. And we're looking for firms that we'd go out with an RFP to do that for us as part of the form based code and design guidelines.

I think you gave us, Erin, you gave us on the last sheet there, if you look on the second sheet. No you didn't – I don't know if you have that or not, but we're tentatively looking at a budget of \$25,000 to accomplish that. The second item was the direction on the preparation of an RFP for the Wailuku Town Management Implementation and Operations Program, and we talked about that, and we've gotten preliminary bids for that. And we think that can be accomplished for around \$50,000. And that sets the stage for two things. One, it sets the stage for...paid parking downtown, but it also incorporates the analysis that we've come to understand and realize is going to be critical if there's ever going to be a parking structure built. So it does, it does two things at one time, and it also gives us the information that we can then take to Council Members and to the public to explain how our infrastructure can actually pay for itself and be maintained sustainably on a year in, year out basis without the delays and things like the municipal parking lot that we're going to get re-paved this year, but it's been in that condition for, my goodness, a whole lot of years. So that's one of the agenda items, or one of the budget items to look at.

The third is discussion on requesting for professional assistance to develop a massing study with three master plan scenarios for the superblock and the accompanying development of a financing program. Just kind of a recap on that item. Based on the direction provided in the reWailuku workshops, the massing study is intended to illustrate three varying levels of development intensity at the Wailuku municipal parking lot site. And what we would do is hold public workshops to discuss the benefits of each of the alternatives and accept feedback from community about what they liked and disliked about each. And then do a final massing concept that would be created to indicate our development intent for the site. And the request for quotes

would indicate that while the illustrations would be conceptual, they must all be feasible and be able to accommodate the needs of any additional development onsite. And so we'd be seeking assistance of an architecture, an urban design firm to create the scenarios and the graphics that would go with them. As sort of a side note, or a back note to this, one of the Council people this year put in \$700,000 –

Mr. Starr: . . . (inaudible) . . .

Mr. Mitchell: Pardon me. Is that correct?

Mr. Starr: \$7 million.

Mr. Mitchell: Excuse me, \$7 million. \$7 million in the proposed budget to look at the development of the Wailuku municipal parking lot. We were excited to see that and that there was that much interest in doing the Wailuku municipal parking lot, but \$7 million won't be enough to build it. And in our estimation it doesn't address the initial issue of getting public buy in to the plan, the planning and the function of the municipal parking lot because as we've all discussed many times, one of the failings of the last, the last study, the last plans that were done was it did not have a good management plan to go with it to be able to illustrate to policy makers that it was sustainable or it could pay for itself in some form or fashion. And, it didn't have enough public buy in to generate interest to be supported broadly enough to make it, to make it up the food chain in the process if you will. So that would be one study that we'd like to fund this year.

And the fourth would be, and it's smaller, much smaller in context, is we would like to prepare a conceptual design efforts with an economic impact analysis, or return on investment report for each concept. And this would require land development financing expertise. We currently, I guess, have a contract with Goodwin Consulting, which that contract won't be completely used for the TIFF program. And we're expecting to have to disencumber the remainder of that contract since we don't intend for it to go forward as part of TIFF. However that particular consultant is very familiar with Wailuku. And in fact, we did pay them to do a significant amount of work on the TIFF that would also inform them in the process to provide financing recommendations for the redevelopment of the municipal lot. So it's another component to...this...study to be able to tell us and tell policy makers how the municipal parking lot could in fact pay for itself, and then be maintained.

So those are four items that we have open for discussion. And the fourth, excuse me, the fourth item being the discussion about the new gateway and directional signs for Wailuku town. Are you familiar with the gateway signs? The one High Street, and the one on Main? I guess just the one on High Street that's gone or –? It's gone. And...it's in, it's in somebody's garage. It doesn't do us much good there.

Mr. De Rego: It's on Ebay.

Mr. Mitchell: Yeah, it's on Ebay. So at a couple of the merchant meetings there's been

discussion – Wailuku merchant meetings – there's been discussion on the adequacy of directional signage. It's been brought up and strongly supported as priority. Not just directional way finding, but also identity signage into Wailuku town. And I think Erin did send out a little bit of information, if you saw it, it was an e-mail with some of the...some of the things that small towns do for their identity and way finding sign packages. And so we thought it rose to the level of bring it to the MRA and see if there's any interest in doing funding specifically either...a project or a sign program that would help in the Wailuku town and, and identifying it for those who and come, and don't know the town as well.

So with that I will open it up for discussion on any of those items if you have any thoughts, comments or suggestions as we do have \$250,000 to work with. Oh, by the way, about \$110,000 of that will be allocated to our clean and safe program. So deducting the \$110,000 that leaves us with what? \$140,000 more or less to work off of.

Mr. De Rego Jr: Okay, am I missing something here? We got this budget which was the 2015 budget. Is there a projected budget, template that we're going to receive soon so we can –. Because I didn't receive anything.

Mr. Mitchell: We will get that for next meeting. But let me give you some projected numbers for those four projects. No. 1, the RFP to update the redevelopment and zoning code, more or less \$25,000 estimated. No. 2 the RFP for the Wailuku town parking management and implementation plan, \$50,000. Professional assistance for the massing study for the, for the super block is what we call it, or the municipal lot block, \$20,000. And then on the signage and the way finding, and this is just an allowance number. It has no bid component, but \$25,000. So that being said, that leaves us with about \$20,000 or \$30,000 left, more or less. That's 50, 110, 130. Mr. Starr?

Mr. Starr: I defer it to Commissioner Fujimoto.

Mr. Fujimoto: I have a...comment or a thought, I guess, on...No. 2.

Mr. Mitchell: Yes.

Mr. Fujimoto: You know, just so that we don't...I'm not sure what the word is, but I guess my concern is that, this, the parking –. I'm sorry, not No. 2, No. 3. – the parking structure study and all that stuff.

Mr. Mitchell: Yes.

Mr. Fujimoto: We had something done, like, about what, 10 years ago, you know, when we started. And that maybe these guys should at least take a look at what was done and –

Mr. Mitchell: Sure.

Mr. Fujimoto: Just so that when people come to the public hearing, they don't come back and say this one new plan. I remember staying in there for two days.

Ms. Ball: What happened to the old –

Mr. Fujimoto: What happened to the old plan and, you know, all this. Because otherwise you'd have a lot of disgruntle people who spend a lot of time on that old plan. And, you know for whatever merits it has or doesn't have, just at least review it and mention it in their analysis as part of their scope.

Ms. Ball: Yeah. I think that people have to realize too that this is all continual to actual – for something actually happening. Anything that happens . . . (inaudible) . . . would certainly be utilized. But as it becomes obsolete, it's hardly any point. Rejuvenating something.

Mr. Mitchell: Right. No, very, very good comments.

Mr. De Rego Jr: At the same time we have to be armed with that information first in order to tell where –

Mr. Mitchell: Where was it.

Mr. De Rego Jr: Where was it before and also why that doesn't apply now. So, I mean, I know, in the Cost of Government we actually had the Munekiyo and Hiraga study as well as the Chris Hart study when we were looking at this whole issue as well and that was good to have the historical background in order to try to understand the issues and where it's coming from.

Ms. Ball: It is, but at the same time we don't have these things to have a life of their own. It sometimes happens. So whoever's going to be presenting should really understand that that will be a point of reference as opposed to . . . (inaudible) . . .

Mr. Mitchell: Mr. Starr?

Mr. Starr: Perhaps we could generate a chronology over the past several decades to illustrate how this has been an evolution with a lot of process and progress, you know. And I know that's, that's how I view it rather than, you know, that previous stuff as a failure. The previous stuff was part of the process, and it's really not until Market Street is packed like it is today that it kind of makes, makes sense for it to come to fruition, you know. I think we're – you know if we can actually pull movement out of the current situation. I mean, there's kind of money being offered into it, and we have the planning side and you know, the intent, we've got to really draw several sides and different layers of government together. And we've got to be the entity just because there's no one else that can bridge the gaps and make everyone feel like they've had, they've been working on it for 10 years along with us, you know, 20 years, whatever. And, you know, that goes with planning, and the administration, and the Council guys, and the community. You know, maybe we can, maybe we're in the right time and the right place, and we'll be lucky and we can get it done. I know that \$7 million isn't enough, isn't likely enough to build it. But with a parking management plan, with a, which creates a income, long-term income stream that could offset some of the long term bonding. Maybe between the \$7 million and that, and maybe help from the State because they use a lot of the parking, then the, the moving parts are all there.

Mr. De Rego Jr: Mr. Chair? The last thing we want to hear is oh my god, not another study. And so there's got to be something, I think, definitive about this that there's going to be some action taken on it, and that people are going to see actual construction, if that's the word, that we can use in this regard. But I think that's a lot of people's frustration at this point is that this thing has been studied to death over the last few years and that there needs, something needs to happen at this point.

Ms. Ball: Well, and that's why the presentation is critical.

Mr. De Rego Jr: Critical. I agree.

Ms. Ball: Because it isn't just another study, and this is a continuing and we are ready. I think that should be what everyone, our mantra should be we are ready. And we want to be, to have a back up to know what our, how we're going to implement it.

Mr. Starr: I did, I did something I haven't done in a long time, yesterday, which was go to Lahaina for lunch, and I'm embarrassed to say it's been a long time since I've been to, I've been to Lahaina. And...I was kind of surprised and shocked because almost all of the great, big, grade leveled lots where I've always parked and walked around are now almost all paved parking. And there's more structures than there was. And it was like it just kind of came from outer space and landed there and it's really different. And, you know, maybe, you know, Wailuku is a little kind of behind the curve, but, you know, Paia is kind of going that same way, so it's less unusual. I wish we could be doing the parking management plan to include Lahaina and Paia. But I also don't think we should wait. But I hope that there's, you know, we can figure a mechanism so we do it but we also can add modules to it when it's ready for Lahaina, and Paia, and maybe Makawao to kind of become part of it so that it has a broader –. I believe the idea is that it has kind of a broader footprint then the financing side of it becomes much more meaningful.

Mr. Mitchell: And potentially the vendor side of operations too, I think that's one of challenges. If you don't have a vendor to do it, I don't think the County necessarily going to be the, the managing entity of the parking, the parking lots or the parking structure. And that's one of the components of the study that will help us define that not only in our own minds but then for everyone else. And, and as I see this next study is really an extension of the reWailuku process because it was reWailuku that sort of jumped started the larger discussion about a master plan for the downtown and not just looking at a parking structure as a, as a plug in project, but as a whole function of the MRA. So I, I think that's helpful as we talk about it publically that it has been a process, and there has been starts and stops, and there have been studies, but all of those have added up to the ability to quantify how the thing is going to, how it's going to work. Not just how it's going to look. And... I wouldn't really want to think about what we'd be talking about today had they built the parking structure, and it were today and not functioning and going the other direction. So I see it as a, I see it as a plus that we are where we are, and have had the background information to be able to build on that, and hopefully be able to justify a –. What we're talking about now is not just a parking structure. I think you're all familiar with it. It's a

multi-use, a multi-use structure, so it has a whole different component and dynamic to it than the standalone structure. Mr. Starr?

Mr. Starr: Do you know – and I'd be asking Erin, but I'm not, I refuse to ask her – is all parking in Lahaina under one company's jurisdiction or are there a bunch of companies plus the...I, I forget.

Mr. Mitchell: Yeah, I guess, different. Yes, Michele, please.

Ms. Michele McLean: If someone could repeat what she said just so you have it in the minutes for the record.

Mr. Mitchell: In answer to Jonathan's question, Erin basically indicated that are multiple vendors managing, including non-profits, managing the paid parking in downtown Lahaina.

Ms. McLean: And I believe they're all private. It's not –

Mr. Mitchell: No County.

Ms. McLean: Those funds aren't going into some municipal use, like, you'd probably be contemplating for Wailuku.

Mr. Mitchell: Right. So they're all private.

Ms. McLean: Private.

Mr. Mitchell: A side question. Are the parking lots, are those, is that use taxed differently from the real property tax stand point?

Ms. McLean: I don't know. I, I – there aren't that many real property tax classifications.

Mr. Mitchell: Right.

Ms. McLean: So it would be some commercial –

Mr. Mitchell: Commercial use. Commercial level.

Ms. McLean: – level. I don't know which level that would be.

Mr. Mitchell: Okay. Thank you.

Mr. Starr: Do you know if there's...much of it is on County property other than, I believe, the Mokuula is on County and that's managed – I think it was managed by Friends of Mokuula. But I don't know if any of the others are on County or State property.

Ms. McLean: The Mokuula is leased to Friends of Mokuula, and then Lahaina Restoration

Foundation also has a lease for that property, and they have a paid lot that they're not particularly rigorous about. Those are the only two that I know of, and Erin's nodding.

Mr. Starr: The rest is, the rest is private, all private property?

Ms. McLean: Yes. And again, even though those are County agencies, the revenue generated from those goes to those organizations that are maintaining those properties because there's non-profit function that goes along with those.

Mr. Mitchell: Any other thoughts or discussions on the budget, proposed budget agenda items, knowing that we'll have to get proposals on all these and keep everybody updated on the progress? Yes?

Mr. Starr: Yeah. Let's see I had...two, two notes here. One is that...the...clean and safe, you know, kind of comes under this, this category, because I believe that that's included in the, in the budget. And I assumed that we kind of have ongoing work to prepare the RFP or contract documents for that. Erin's nodding so –

Mr. Mitchell: That's correct. That's correct.

Mr. Starr: That's...that's ongoing.

Mr. Mitchell: Yes, that's in process to create that RFP, to get that out for bid because it will be funded July 1st? Is that correct? So that's just right around the corner. And we're hoping to find a vendor that can do that. And we've talked about it, you know, some of the operational opportunities and constraints, but it will likely be a bit of a learning curve both for ourselves and the vendor. But we want to be able to turn that over and essentially rely on the vendor to do it so Erin doesn't, or the Planning Department doesn't have to manage it, if you will. We'll have oversight, but there'll be quantifiable sort of tasks and things that have to be done that then could be reported back to Planning and they can keep us briefed on it. And of course, we'll see it on a day to day basis on the street. But it has a lot of potential and -- but I do expect that it will be a bit of a learning curve as we, as we start the process.

Mr. Starr: Perhaps that can be something we could spend some good time next month.

Mr. Mitchell: Absolutely.

Mr. Starr: And perhaps if, you know, there are some vendor, vendors, who are kind of interested, maybe they could come and present their, their ideas...as far as, you know, the mechanisms and we can have, have some input on . . . (inaudible) . . . and fine tuning as it comes at the right time.

Mr. Mitchell: Absolutely. And in my estimation if this clean and safe program may be one of the most valuable things that the MRA has done in terms of officers on the street, specific things. So it has – I think our, our future funding for this program will sort of rely on our ability to manage it, oversee it, and let it be successful out the gate, so there may be –. I think that's a

good suggestion Jonathan. There may be even a separate meeting or something, or workshop or something needed, where we can all sit down at one time and just discuss that item.

Mr. Starr: Yeah. Let's say we can do that next month.

Mr. Mitchell: Okay.

Mr. Starr: And perhaps we can think about having a rollout for, I don't know, if there's an event in July that might be suitable to have a rollout. I don't know. Is the 4th happening, and the parade happening? I haven't heard the latest, in Makawao. Or is there an absence? It's going to happen, okay. First Friday July. So Friday is July 3rd, the eve of Independence Day. That's the first Friday. Perhaps we could do a rollout on First Friday, July 3rd, and make that a, you know – I don't know, if there's any big plans for that First Friday, but that's kind of, you know, pre-July 4th. We don't have really go in depth.

Ms. Erin Wade: July is always the fashion show, probably. And honestly I don't know that we could have anybody under contract on the 3rd of July. But we could later that month or in August.

Mr. Starr: Well, let's see, let's see how it goes. But I think we should have a...a rollout, and you know, equally important as part of that rollout, is a precedent. You know, I think that ought to be in the public's awareness and in The Maui News and –

Mr. Mitchell: Definitely.

Mr. Starr: You know, so that people are aware that it's happening.

Mr. Mitchell: No, that's a good, good thought. Yeah, where we have success for things being accomplished we do need to sort of toot our own horn because it kind of goes unnoticed. And then people ask what the MRA has been doing for the last 10 years, and then we have some quantifiable things that we've accomplished.

Mr. Starr: I, I think clean and safe is the kind of thing that it needs public participation and buy in.

Mr. Mitchell: It does.

Mr. Starr: If it's one – you know, if it's one person that's kind of huddled in the corner, and no one's paying attention to them, it's, it's trivial. But if all of sudden it's something that's in the public conscienceness and the landscape that there's, you know, the community is using this to clean up the place and make it safe, then it has a much broader and important impact than the size of the program. And so we need to create an awareness and an image of it.

Mr. Mitchell: I'll definitely agree.

Mr. Starr: We might as do that when, you know, when it's kind of starting. Even if it's not going

to be doing all that much.

Mr. Mitchell: Right.

Mr. Starr: That fast.

Mr. Mitchell: Right. Any other thoughts on those potential budget items for FY16, or maybe other things that you'd like to see in the budget?

Mr. Starr: The No. 3, G-3?

Mr. Mitchell: Yes.

Mr. Starr: Maybe that's something we can work, work on in depth at the next meeting as well.

Mr. Mitchell: Certainly.

Mr. Starr: You know, and fine tune –. I don't know. In fact maybe those items and the clean and safe should be our next meeting, I guess.

Mr. Mitchell: Everybody feel good about that? Those be the agenda items so we can discuss them further. We will have some, I guess, some bids, some preliminary bids maybe by the next meeting, you'd think, Erin?

Ms. Wade: So four items is a lot to get bids on in a month.

Mr. Mitchell: That's a good point.

Ms. Wade: Maybe you could prioritize for the next meeting. I think clean and safe, that was an automatically . . . (inaudible) . . .

Mr. Mitchell: That's an automatic. Yeah.

Ms. Wade: But if there's another one, I'd kind of like to bring you the evolution of the municipal lot next month, and then we could discuss the massing RFP, but not have bid.

Mr. Mitchell: Right.

Ms. Wade: The parking RFP I would like to bring back next month.

Mr. Mitchell: Because we have that. We have that RFP.

Ms. Wade: Yes. And then the remainder, the Zoning and Development Code, and the gateway could come later. For me, those aren't as high priority, but...but, could – actually, I could get the bids for the Zoning and Development. That's a –

Mr. Mitchell: Pretty easy ones.

Ms. Wade: The gateway one, or the way finding is longer term.

Mr. Mitchell: Right.

Mr. Starr: I, I would be happy if Erin felt if there is some potential bidders even if we're not ready to go out for bid, who would want to come and talk to us about any of those, any of those programs. You know, we're not going to be making any commitment or even discussing the bids, but, you know, if there are any folks that Erin feels could help shed some light and, and do it out goodwill that might be something that could be done easily.

Ms. McLean: Chair, if I may.

Mr. Mitchell: Yes, please.

Ms. McLean: We just need to be mindful of procurement requirements. I know Jonathan's aware of that, and he's choosing his words carefully in that regard. But just not to give anybody any sort of –

Mr. Mitchell: Advantage.

Ms. McLean: – advantage or insight. So just be mindful of that.

Mr. Mitchell: And, and, we are, in my estimation, No. 3, it would be best, the most advantageous if we did choose someone that's here on Maui or very familiar with Maui and Wailuku town. And I think that was one of the shortcomings of the parking structure that was done previously is that it was an off island firm. While it was, you know, they did good work, they didn't necessarily have the sensitivity and the nuance to all the issues that are here in town. And I think to have somebody here locally would be...it's going to get us the most mileage for, for the services. Any other items related to the budget we'd like to see, FY16? We may have a little left over here or there.

I guess an update. We should be going out to bid for the Lao Plaza...shortly. In 30 days. They're going to –. It sounds like they're going to fast track the bid or they can fast track the bid into a procurement. So we could be in contract on the Lao Plaza project by August? June, July, August. Is that right? And then it would be up to the contractor. Obviously, I think, they have a 90-day window to start work once given the notice to proceed. Essentially we're on track to get it built by the fall if there are no other wrinkles. But we haven't gotten the bids yet, so we don't know what sort of cost we're going to actually incur based on today's numbers, and a budget was done two years ago for that. So, that is in progress and might dovetail nicely with our clean and safe individual. So that might work together, those two, two projects.

And the municipal lot is going to be re-paved in the end of September, right? Fall break, half, half, and Public Works is – they're working on dislocation, parking options for people. Erin's working on the dislocation of parking options for people, so that will be re-paved and re-stripped.

So by end of this year we'll have a whole new downtown.

Mr. Starr: Alright.

Mr. Mitchell: Mr. Starr?

Mr. Starr: Yeah. Leading to the budget. Without actually, you know, doing a, looking for a formal process or a formal vote or anything, I'm wondering whether it can just get a sense of, of the, of the body. If there is a...a continued desire on the part of the Council to maintain money for the parking, parking structure. And if there's a willingness on the part of the administration and departmentally to move it forward, would the MRA be able to be kind of a lead entity in pulling it together and creating a frame work for getting it designed and community process. And find the mechanisms for offering additional financing, to expedite getting it, getting it done.

Mr. Mitchell: Well, it's a very good question, and I think it's – I don't know, I'll defer to Michele for a question like that because we're sort of, you know, just a little, once a month group here. It would really fall on the Planning Department and I don't know if that's something that they want to take on.

Ms. McLean: I was happy when you grabbed your mic there, Bill. I didn't think I'd have to jump into this.

Mr. Starr: A lot of ifs there.

Ms. McLean: I believe that's going a CIP money which the Planning Department does not administer so...that matters but it doesn't. It would really be up to the Mayor to decide if he's going to go forward with spending those monies, and if so what process he would want to follow. I assume it's going to be included in the budget. It's made it...this far, and I haven't heard that it might be taken out. So let's assume for the moment that it does get included. I have not have conversations with the Mayor to find out what his intent would be. But that would be a discussion to have with him and with Public Works to see what kind of involvement. I would imagine they would want to see the MRA involved to some degree. How far that, that goes remains to be seen. But that would be up to the Mayor and certainly Public Works would have a role as well.

Mr. Mitchell: Thank you. Does that answer the question, Jonathan?

Mr. Starr: No because I was asking the members. I know I for one would, would feel really good about being involved in that process if the Mayor and administration and Planning wants us there, and if the Council guys are happy with it. But I, I just wanted to hear whether, you know, this is something that we all, we all feel that, you know, that's something we'd be willing to step up and do if it's desired for us to do.

Mr. Mitchell: Don?

Mr. Fujimoto: I fully support the project, but I'm not sure if we have wear with all to do the project management activities that Jonathan is describing. I mean, that's a lot of work.

Mr. Mitchell: It is.

Mr. Starr: It would have to have professionals who are doing what needs to be done.

Mr. Fujimoto: Yeah, but still just monitoring the consultants or whatever is a lot of work, I feel. So, you know, whatever – I mean, for myself, I fully support it, but...I'm not sure if we have the wear with all to do it.

Mr. Mitchell: Frank, anything? Thoughts Carol?

Ms. Ball: Well, the support is there, but the scope is...large. It would just depend. It's not the desire . . .(inaudible) . . .

Mr. Mitchell: Frank, anything?

Mr. De Rego Jr: It seems to me we're going to have to decide the way we want to be involved in this and what our wear it all is in order to do it. At the same, there might be helpful suggestions that we might be able to give the administration as they follow though on board with the project, but that's always an if, right? I mean, it's never a given in that regard. We might also have suggestions in terms of funding. I know years ago there was actually some EDA funding that was coming down for this, and maybe we need to re-look at that as well. But, yeah, I understand what Jonathan is trying to say. I'm not quite sure...the mode or the way we would be involved in something like that at this point.

Ms. Ball: So tell us what you're thinking.

Mr. De Rego Jr: Yeah.

Mr. Starr: I think...you know, sometimes it is most essential to have someone or some entity that becomes the cheerleader and tries to bring different, other entities beyond it, together to work and get it done, and to help facilitate in finding the mechanisms for accomplishing it. And I kind of – I know that's a defuse and kind of romantic or philosophical way of looking at it, but I kind of feel that with this, that's kind of what's lacking is someone to take ownership and pride of ownership, and, and work to get the community together with it, and work to make sure it doesn't languish in any, in any department, and that everyone, you know, including the administration knows that, you know, there are people who care and want to see it done. So, you know, I know that doesn't take the place of project management and professionals. But I think feel, like, that's what's, what's may be lacking here. If the money's there then, you know, that's kind of the next step.

Ms. Ball: But it's not necessarily the lack of. . . (inaudible) . . . it may not be at that point. I agree with you. I'm like you. I'm a romantic and I believe that as a project grows people want to come on board. And as the people come on board it changes, it morph into something bigger and,

and better than it was even though the originators never thought it could be better than... then they've created. You know, one of the things I was thinking as we were all discussing was the continuum of progress. And one of the things we want to be sure as we do this is that at each step there will be steps which we can't agree. We can't do all at once. These steps will generate interest as each one of those milestones that could create that interest that you're describing and hope it along to succeeding steps. So it doesn't mean that we have to have all the money, I don't believe. And others may disagree that in place the beginning, and even some foresight as to where we're going to get it from. But if each of these steps could be somewhat complete to a certain points so that we could carry on with some of the initial plans. Having in mind, of course, the big picture so that it all turns out like we want it to.

Mr. Mitchell: And that, I think, going back to what Jonathan said, I think, and one of the failings of the power process is it wasn't, it wasn't driven. It was administrative driven, and it wasn't MRA driven, it wasn't community driven in the prior structure. And I think that one thing we could do with not a lot of expense with the time we have is we could take the leadership and actually develop a program. I mean if you're a consultant, a list of bullet points, how we would do it. It may not be practical. It may not be doable right now. But if we were sort of the overseeing agency, how would we do it, what would we need, what would it cost. Because that would be easy to do. And then we have something tangible. We can go to the Mayor or to the Council with and say this is what we think it's going to take to make it happen. Under the MRA we're going to need staff in addition, we need this, whatever it might be, but at least we've quantifiably taken a leadership role and said this is how it can work. And I think, you know, we certainly have enough experience here with everyone that's on this Agency to be able to do that. And with Erin and the Planning Department, it wouldn't be hard to do that, to give us then the master plan process, if you will, and to say this, this is, this is the way it could work. If you've got a better suggestion, we're open to it. But this is how we see it. And if you're willing to put in \$7 million we can spend that right away. But this is how we'll have to do it.

Mr. Starr: I, I was thinking about a meeting that I attended in this room a number of years ago, and it was about the, you know, the last iteration of the parking structure. And I think the architect was on a speaker phone, and there were a whole bunch of people, and we had something on the screen that showed, you know, the price of adding the solar panels and the price of adding greenery. And it was, like, kind of just felt very dry. It felt like cement dust. And I remember thinking, you know, this is, like, you know, the – what is it? – the tin man. You know, if it only had a heart, if it only had a little bit of soul, you know, it could develop a life. But here it's kind of dry thing. And I – you know, maybe, you know, we can provide that, you know, that –

Ms. Ball: I agree. I think to get the buy in of everyone, all – rally the community so they have great expectations on their part. It would help everything along. But it has to be illustrious.

Mr. Starr: Yeah, maybe earlier on to have some great, great graphics that are a little bit inspiring.

Ms. Ball: In fact, it's something we talked about.

Mr. Mitchell: We did. We had a budget, and that was primarily just for Main Street photo simulations. And we didn't use that because we got in a discussion of a large municipal lot and how those dovetail together. So we ended up not doing that. But you're correct and without the graphics, without a picture, no one is going to have a vision of what this is. And, and the program would go nicely with whatever – we have a consultant come up with, with those graphics and those imagery to be able to have a package of not just what it can look like, but how, we, the MRA could accomplish that. It's going to take – there's a cost to it, but it can be done.

Ms. Ball: Yeah, you know, and I like that idea about – actually, you know, how in depth things happen, good things results. I'm glad it's going to come into in fruition.

Mr. Mitchell: I am too.

Ms. Ball: Because the concept of that larger parking area and I truly do believe that more people will embrace it when it becomes the centerpiece of the entire community.

Mr. Mitchell: Absolutely.

Ms. Ball: As oppose to this, we have something to put up with and that's a necessity.

Mr. Mitchell: Right.

Ms. Ball: And if we can recall, Union Square and some of the other areas, where it is, it truly, the landmark centerpiece of the entire area. They would never think of it that way unless it's called to their attention.

Mr. Mitchell: Right.

Ms. Ball: It's pretty exciting.

Mr. Mitchell: And I think, you know, when you said, Union Square, you know, we need to brand this something other than the municipal parking structure.

Ms. Ball: Right.

Mr. Mitchell: This needs to be . . . (inaudible . . . multiple speakers). . . The parking structure is an addendum to a larger use and vision, and I think that's where the leadership lacked before that we, the MRA, can bring to that without a lot of work or a lot of cost. And it's – that's a side, probably a separate meeting to do it. But one separate meeting I think we can vision all of those things. Erin can put them on a piece of paper, and we can go start selling them to the Council.

Mr. Starr: Yeah. There's some good marketing people, you know, who are creative that can maybe help us. But, yeah, you know, we don't want something that no one, no one can love and, and it's just, you know, it's like –

Mr. De Rego Jr: I just wanted to comment on what Jonathan was talking about. It seems to me, and I think everybody's saying at this point, that there needs to be some in reach and some out reach for better . . . (inaudible) . . . There needs to be in reach into the administration. That's why, Chair, I love your idea about kind of if the MRA is going to do this, this is what we would need, this is what we would do, this is how, you know, the scope of it would be, this is the kinds of stuff that we would require in order to bring to fruition. And then there needs to be the out reach to get people together, to give it a soul, in a real sense to be able gin up community support and, and actually love for the project that we're actually taking care. Right? We're taking care of Wailuku by doing this. This is not going to change it. It's going to give it a new revitalized soul. And so for one of a better term I think there in reach that has to happen as well as out reach.

Mr. Starr: Well said.

Mr. Mitchell: Yeah, I agree. I think those are all very, very valid comments, and we got, we have some mojo sort of speak, and some Council people who wants to spend money. I will say that the Council and, as well as, the Mayor's Office, and we've had a number of meetings the last couple of years. Carol's been in those, Jonathan's been in those, of course Erin. They've been very receptive to the MRA. I think a couple of years ago the Mayor was, you know, he was on the edge of not refunding the MRA, wanting the MRA, but I think we've made some progress with the administration and certainly with Council. And so if you do get a chance to talk to them they've all been, in my estimation, they've embraced the ideas and certainly, I don't know, has the MRA every gotten budget this large, Michele? I mean for – I mean, this is a pretty big budget for MRA that I recall, at least the few years I've been here.

Ms. McLean: Not in the time that I've been here, and Erin has been here longer than I've been. She's shaking her head saying no.

Mr. Mitchell: So that, that, I think that tells us right there that there's some support and confidence that we are actually accomplishing things and not just spending money for the sake of spending money. So we've, we've been validated if that's the right word in that respect that we do have a budget to work with, and some very concrete things. But it comes with a cost of all of you, all of us, working outside this two hour meeting once a month, so congratulations and well done, everyone one of you that have participated in those meetings and those outreaches and those times we've had a chance to meet with the Council and the administration.

Mr. Starr: Can I, can I –

Mr. Mitchell: Yes, Mr. Starr.

Mr. Starr: – add something? The one reoccurring comment that I've heard from the administration and the Council members is accomplish, do stuff, do big stuff, which is great. And...you know, with that, we're doing it.

Mr. Mitchell: And I think with lao Plaza and clean and safe those are two very, for us, big stuffs, if you will, that are visible on the street, when you go to the bank, when you go to the coffee

store, wherever it might be, there's something that's happened and that's been, I mean, certainly with the partnership, we couldn't do any of it without the Planning Department. And we are at the – we're only a redevelopment agency in the respect of policy but we do rely on, on the administration and the different departments to execute so much of this. So without everyone involved as a team none of would happen. But things have happened, and it is different certainly than when I started. And as Erin validates, you know, to get a budget – I mean, to get a budget of that size says something. So if we manage it and steered it, well, hopefully we'll continue on in the coming years and be able to do larger things. Mr. Starr?

Mr. Starr: I have one question about the Zoning and Development Code amendments.

Mr. Mitchell: Yes.

Mr. Starr: When it – when do they become effective and how –? I mean, does that just become a change inside the –

Mr. Hopper: It becomes effective as within the administrative rules 10 days after the date that the Mayor would sign. So it goes through a process. Planning Director would sign, our office would sign, and then it would go to the Mayor for signature. That's a State law requirement. And the effective date is 10 days after the Mayor would sign. And again, that's a State law requirement for administrative rules. That's a, that's what it would be.

Mr. Mitchell: Great. Thank you.

Mr. Starr: And then this, this wording just gets added into section 30 of the County Zoning where they relate to Wailuku?

Mr. Hopper: No. It's, it's not even added to the admin rules at all. All you have right now in the administrative rules is a reference to the original Zoning and Development Code, and a statement, as amended. So, originally, we thought about adding it in as a, as another date in there, but when we talked in our office – it says as amended – so it's actually just going to be on file with the Planning Department as an amendment to the already adopted reference in your rules to the Zoning and Development Code. So it's essentially going to amend –. If someone went in and wanted to know the regulations, they'd get a copy of the original Code and then a copy of that showing the Ramseyer format of what amendments were made. And that Erin would, or someone with the Planning Department, would maintain those.

It's a bit different than –. Well it's different and it's not. There's other Boards such as the Cultural Resources Commission that has adopted reports and guidelines and things on file that aren't necessarily verbatim added to their rules. So it's similar to that. But it's not actually something where you'd look in your administrative rules. You'd actually see the reference in the rules to the actual document, and then you'd have to go to the document. So that's what would happen.

H. DIRECTOR'S REPORT

1. Open Application Report (Attachment B)

Mr. Mitchell: Great. Thank you. That's helpful. So do we have a – any other comments, thoughts, suggestions on the FY16 budget items? Seeing none, I'll move on to Item H, Director's Report. We really don't have any...pending open applications, I don't think. Do we Erin? We do not. She acknowledges that we don't.

I. NEXT MEETING DATE: June 26, 2015

Mr. Mitchell: Our next meeting is scheduled on June 26th, and it looks like we'll have – we've already kind of have a full agenda with the four items, or three of those items...that will be on there. My – well, ask or suggest that...if any of us...would want to come up with a...program master plan items, or program master planning elements that we'd like to see accompany the, the vision, sort of the 3-D imagery and the actual design work, if you could bring those. And maybe we could assemble those because those kind of dovetail with the, with the item number, item number three, the massing study and the...the graphics, if you will, to go with the superblock. And then if you've got a name, if you can come up with a real catchy name for the vision for downtown Wailuku.

Mr. De Rego Jr: The parking lot.

Mr. Mitchell: That's it. That's it.

Mr. Fujimoto: The parking lot.

Mr. Mitchell: The lot.

Mr. De Rego Jr: The Bus.

Mr. Mitchell: The Bus. Come up with some, The Awesome Parking Lot.

Mr. De Rego Jr: Frank Fasi got all kinds of hell for the D, A when he was Mayor on the Board of – of Department of Education. Oh, yeah, when they wanted Da Bus. It was the Department of Education, yeah, objected it.

Mr. Mitchell: Oh. Alright. Any and all suggestions are certainly, certainly warranted and we can vet them as necessary. But, yeah, if you can come up with – if you have some idea what we could start to...start to sort of label this as that would be interesting and helpful as it will take on a life of its own, I'm sure, from there.

Mr. De Rego Jr: Mr. Chair? In interest of time for the next meeting –

Mr. Mitchell: Yes?

Mr. De Rego Jr: Is this Redevelopment Agency orientation primarily for me? Simply because it's going to go over things you already know? Because if that's the case, perhaps I would suggest I meet privately with the Planning Department, with Erin and Will Spence or whoever else is involved in this, and then get the orientation on my own and that way we could free up time for the other items on the agenda.

Mr. Mitchell: Excellent suggestion, and Erin is acknowledging that that would be doable and probably an efficient use of our time, unless someone else has a –. Michele?

Ms. McLean: We face this with all of our boards and commissions when we have new members that come on typically every April. And even with a larger Board of nine members, we might have one or two new ones, but we like for the incumbent members to also get the refresher training.

Mr. Mitchell: Okay.

Ms. McLean: Perhaps we could abbreviate it to a degree.

Mr. Mitchell: Okay. Sure.

Ms. McLean: Maybe spend some time with Commissioner De Rego separately, and then...between now and then, and then have a, more of a refresher for everybody together.

Mr. De Rego Jr: Yeah, I'd be willing to do that. So, what we could do, we could scheduled something, when you're feeling better and can talk of course.

Mr. Mitchell: Yes, Jonathan?

Mr. Starr: Yeah, and I think it's healthy, and I know it's certainly useful for me to, you know, kind of think about and be able to, you know, ask a question or help develop my own thoughts.

Mr. Mitchell: Sure.

Mr. Starr: And maybe Frank will be, like, so well educated on it by then he can . . . (inaudible) . . . answer the rest of our questions.

Mr. Mitchell: Okay. That's it. Good idea on streamline because we've got so many things on our, on our plate for this year. Anything else related to next meeting on June 26th? Seeing nothing I'll – we're fast. We covered a lot of ground in an hour and 14 minutes. It's all the good discussions there. We'll go ahead and adjourn today's meeting at, what is it, at 2:14-ish. And thank you all for all of your hard work and continued support, and look forward to all kind of great things happening this year. Aloha.

J. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:14 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Carol Ball
Frank De Rego, Jr.
Don Fujimoto, Vice-Chair
William Mitchell, Chair
Jonathan Starr

Others:

Michele McLean, Deputy Planning Director
Erin Wade, Small Town Planner
Michael Hopper, Deputy Corporation Counsel