

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
DECEMBER 18, 2015**

APPROVED 03-28-2016

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:03 p.m. Friday, December 18, 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: . . . go ahead and convene the meeting for December 18th, 2015 Maui Redevelopment Agency meeting. Call to order. Those present this afternoon are Frank De Rego, Mr. Don Fujimoto, Ms. Carol Ball, Mr. Jonathan Starr; Erin Wade, our staff planner; Mr. Hopper, our Corp Counsel; and who else? No one else? No one else? Oh, Leilani. Yeah, Leilani. I didn't see her. I looked over there, saw the top of the computer screen. And myself, Bill Mitchell.

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

Mr. Mitchell: So I'll convene the meeting, we'll call to order, and first order of business, Item B. We'll open up the public testimony. If somebody would like to...speak to one of the agenda items, they may do so now for three minutes, or they speak to one of those agenda items when it is called during the meeting. If anybody would like to come up from the public, please approach the podium and state your name please.

C. APPROVAL OF THE MINUTES OF THE SEPTEMBER 25, 2015 AND OCTOBER 23, 2015 REGULAR MEETINGS (transmitted to members via e-mail)

Mr. Mitchell: Seeing no one we'll close public testimony, and we'll go on to Item C, approval of the minutes of the September 25th, 2015 meeting, and October 23rd regular meetings which were transmitted to members via e-mail. Anybody have any discussion or points they would like to make regarding those minutes? Seeing none, could I have a motion to approve those minutes?

Ms. Carol Ball: Motion to approve.

Mr. Mitchell: We have a motion. Any discussion? Seeing no discussion.

Mr. Don Fujimoto: Second.

Mr. Mitchell: We've got a second. All those in favor? Unanimously passes the minutes as specified.

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

VOTED: to approve the September 25, 2015 and October 23, 2015 regular meeting minutes as presented.

D. NEW BUSINESS

- 1. Approval of the staff recommendation to select Munekiyo Hiraga for the development of a Request for Proposals for the Wailuku Town Center Redevelopment including parking structure. (action)**

Mr. Mitchell: Going on to Item D, New Business, Item #1 will be the approval of the staff recommendation to select Munekiyo Hiraga for the development of the Request for Proposal for the Wailuku Town Center Redevelopment...project including the parking structure, and I'll let Erin give us the summary on what we've been working on and what this pertains to if you're not aware.

Ms. Erin Wade: Thank you. As we had discussed a couple of meetings ago, we decided that -- you folks decided and with our consultation with Council Members and the Administration, that a design build concept for the multi-use parking structure facility and adjoining parcels would be the best route. However, we felt that in-house we didn't have the full capabilities of being to develop an RFP for such an extensive comprehensive activity. So talking with the two members, you folks sort of appointed member, Chair Mitchell and Vice-Chair Fujimoto, we developed a concept for requesting proposals to develop the Request for Proposals. So essentially it was, it was a request for quotes, to be honest. Because it's a -- we explained in the request for quotes, it was going to be under \$25,000 project to develop the RFP, and asked only Maui entities because we, in our conversations about creating the request for quotes, we felt Maui, many of the Maui companies have been directly involved with the conversations about the municipal parking lot over the past several decades. And if that history wasn't part of their background, they would take quite some time to bring them up to speed for how much has gone, discussions have occurred.

So, we sent out the request for quotes. I've provided that for you in your packets. I also provided you the three responses that we received. Staff did not select the low bid to recommend to you because we felt that Munekiyo Hiraga provided the most thorough response, and had really spent some time thinking through how to go about the process, and what would need to be evaluated in writing the Request for Proposals. And for, for staff one of the primary reasons for us going out and asking for a consultant to help with this is so that the consultant

who helps with it can also help through the RFP process, answering questions and kind of solving problems where they come up because they always do when you send out RFP's. And we felt like, based on the response, Munekiyo Hiraga was the best qualified and most prepared to do that.

Mr. Mitchell: It's a good summary. Anybody have any questions or comments? Yes, sir, Mr. Starr.

Mr. Jonathan Starr: Yeah, my comment is that I was very surprised when I saw all of this, and it really made me smile because...you know, I really thought, I really thought it was well thought out. I felt that the -- you know, there, there, maybe stuff that we'll want to add or change as it gets by, but it really mirrored what we had hoped to achieve. And for it to be put together so expeditiously and intelligently, it was a surprise to me, but a very pleasant one, and I really just cannot compliment everyone involved in getting it together...enough.

Mr. Mitchell: Thank you. Thank you Erin who puts all this stuff together for us. Thank, thank you Jonathan. The, the work -- we are feeling some pressure to get this going as a result of the funding that was...given to us in the last budget, so we are trying to move as expeditiously as possible. And, and if anybody does have comments, or thoughts, or an idea, please communicate that to Erin, and we will incorporate that in the discussion. Because I suspect as we go forward, we will continue to pick up the pace of getting these things done so we can either, (a), encumber the funds to do work, or at least show Council that we've made the effort to do it, so we can then get funding as we go forward. So thank you very much for that input.

Ms. Ball: And indeed you have so I think we . . . (inaudible) . . .

Mr. Mitchell: And as Erin said, all three bids were very good bids. Local firms, all having knowledge of the issues in Wailuku town and the parking. And it just -- we felt Munekiyo Hiraga just happen to fit that scope best right now. The other firms may in fact be engaged in other, in other parts of the discussion as we go forward because the other two firms were more designed focused firms, and not planning slash permitting focused. So, with that said, do we need to take a formal action then on that agenda item, it looks like.

Ms. Wade: I just wanted to add one thing, Charlene Shibuya is in the audience. She would be the project manager for this activity. She is one of the primary reasons as well that we felt like Munekiyo Hiraga was the right bid because -- mostly because this is going to be a whole lot of County procurement issue that we're going to have sort through, and Charlene is very familiar with that and has experience. And whereas, a lot of consultants understand how to build a project, they don't necessarily understand the time lines and rigors of the County financing system. But Charlene has . . . (inaudible) . . .

Mr. Mitchell: Yes, Jonathan.

Mr. Starr: I was really happy to, to see that Charlene would be involved with it because she's really someone who, whose brought excellence and newer, clearer thinking to a lot of, a lot of

bricks and mortar projects on Maui even under difficult departmental and structural conditions. So I, you know, I'm hoping we can hear from her a little bit today about what her own thoughts and, and hopes are. And, you know, I think we had three great entities that bid it. They're all Wailuku and they're all really, really good. You know, maybe they will be involved. I know that there will certainly be other, you know, architectural phases and so on. So is that's okay, could we?

Mr. Mitchell: Sure. Charlene, you wouldn't mind stepping to the microphone and –

Ms. Charlene Shibuya: Yes, I actually wouldn't mind because I really want to thank you guys, you know, for considering us because I feel our firm has a quite a broad base of experience, you know, being a design. Because, as you know, Mike Munekiyo has been doing entitlements, you know, for like decades. And then we have Colleen Suyama that used to be the Deputy Director for the Planning Department. And we have a number of diverse, experienced people in the office, and as well as myself. I'm new with the office, but then I sort of bring in the, you know, kind of the more engineering perspective. But again, you know, my hope for this project is, you know, all the projects I've been involved with, you know, obviously was from the engineering side, and not the planning perspective. And time and time again I always found the designers to forget about the community outreach aspect for the context sensitivity. And I think this project is a terrific opportunity because I think, you know, I can see Wailuku town is coming back, you know, with First Friday's and stuff like that. And I think if you add this, this centralized component to this town, it can be like, you know, really great. And it kind of excites me because I'm also part of the Nutrition and. . . (inaudible) . . . Coalition where we're looking at as built -- I mean, not as built, but built environment features that help to kind of promote the economy, health, you know, all that good stuff. And then, you know, hopefully you can get rid of the social ills that we might end up with if we end up with a poor design.

So, it's exciting and I really appreciate that we're being considered because, you know, I was getting kind of worried that, you know, all a lot of the other Maui firms has been here also. You know, they're right in Wailuku and, you know, we weren't quite sure what you may be looking for. So, yeah, so thank you for the opportunity.

Mr. Starr: I, I just want to ask, ask -- make a comment and ask a question in return. Which is I also share, you know, share the goals of new pack and, and a lot of the movement towards creating a community where people want to walk and be outside, and interact, and have artistic stuff going on. And my hope is that along with a piece of infrastructure, even more important, we're going to be creating a destination. Something that is really fun and interesting and provide, you know, something to do and to look at, or a place to meet people at all different times of the day and night, and for all different sides of our community. I mean, I'm in Wailuku, I want some place to have a reason to walk to.

Ms. Shibuya: Yeah. And that is like, just, just like gravity kind of thing where everybody comes here for whatever service, activity or entertainment. I mean, because I know you've got little -- a lot of little pieces here and there, but I think we just need to connect all the dots, and, you know, get it connected with, you know, whether it be, you know, transit or a bicycle facilities, or

pedestrian facilities, you know, that kind of stuff. I think it can either be even, you know, much, much more greater.

Mr. Starr: And, you know, we spent...for me, it was almost a month in the bay area, and traveling around to different centers where people go as a destination, and people hang out on a daily basis. And there are food vendors, and there are artists. Artists are a real important part of it, you know. And it's not monolithic art where there's a \$10 million statue, but little stuff that changes, that keeps the artist going and attracts, you know, street musicians and, and creates that kind of environment. So I really hope that's something that's really foremost to create –

Ms. Shibuya: Yeah. Pretty much like, you know, like a world class destination, yeah. Even if we don't have the water front like San Francisco, but, you know, actually to create --. You know, you got a lot more opportunities to do a lot of things. Basically, I believe this town used to be a center before, and now it can be a modern, a modern center, you know, with all the new stuffs. But also mixed in with culture, you know, to make sure that, you know, we won't forget a lot of culture things. Whether it be Hawaiian, Japanese, Portuguese, you know, have elements of that mixed in too so that people of all gender, colors, abilities can, you know, actually congregate.

Mr. Starr: Yeah, and that really is a trend, you know. I see it in even places, you know, in the bay area that are away from the water, like, that downtown Oakland. It's just a lot of interesting things to see and do, and there's a big community of artists from Oakland that are settled in Wailuku. They're doing a music festival this weekend, and it's, you know, a little bit edgy and out of the box. But it's -- that's kind of -- if, if they really come out and do their thing, that will bring the town success. So we need to make it friendly for, for the young artists, and also the cultural people. We want a place where the Taiko will feel like, you know, Saturday afternoons or Sunday or something, they come out, or, you know people would do Tai-Chi or what, whatever, whatever it is.

Ms. Shibuya: Yeah. Yeah. I totally agree. And at the same time, you know, not to be too negative, but, you know, to make sure that, you know, we don't get problems, like, you know, you've got homeless people and stuff to make sure that we don't create pockets that they'll tend to, you know, house themselves and whatnot, and discourage people from coming, yeah?

Mr. Starr: But body heat is the cure for that.

Ms. Shibuya: Yes.

Mr. Starr: You know, you know, there are homeless people in Hayes Valley, but there's so much going on that they're not, they're not a problem.

Ms. Shibuya: Yeah, exactly. So that's what you want to create. Because, you know, I can remember awhile back in the 80's in Paia Town, they had, you know, they had a lot of shops and whatnot, but they had these pockets. And until the police sort of cleaned it up and made it open, it, it kind of chased them out, yeah, at that point. But, yeah, so I think everybody's

excited about it, so just hopefully we can move forward.

Mr. Starr: And I hope, you know, I kind of -- I don't know who the new pack links. There's a program that I've been seeing in towns on the west coast, and also on the east coast now, which is like an exercise, program, competition, tied in with, with street art and, you know, graphics that artists do in chalk or stencil on the sidewalks and put up bars to hang from.

Ms. Shibuya: And everybody wear fit bits or something like that.

Mr. Starr: Yeah. I guess you can use your fit bit. But this is a, you know, you have your...you know, you're connected. It's a social media thing.

Ms. Shibuya: Oh, very interactive in other words.

Mr. Starr: And, you know, there are routes and you time yourself and --

Ms. Shibuya: Interesting.

Mr. Starr: -- it's really, it's really cool stuff. And it changes, it changes everyday.

Ms. Shibuya: Yeah.

Mr. Starr: You know, maybe --

Ms. Shibuya: Yes, I guess that's, that's the kind of area we gotta create where we actually invite all this, these types of activities.

Mr. Starr: Yeah. Well, good.

Ms. Shibuya: So I think with everybody's help and the community's help, it will come.

Mr. Mitchell: I have a quick question. Do we have a schedule? Erin, did we put a schedule together on this?

Ms. Shibuya: Yeah. I was assuming that it was going to start immediately because, you know --

Mr. Mitchell: Yes, immediately. Today.

Ms. Shibuya: Yeah.

Mr. Mitchell: You started. You just started. You've just officially started. We need a motion --. Excuse me, we need a motion to have Munekiyo Hiraga start. Do we have a motion?

Mr. Fujimoto: Yeah. Mr. Chair, I'll move to select Munekiyo Hiraga for the development of our

proposals for the Wailuku Town Center parking structure.

Mr. Mitchell: Thank you. And discussion?

Mr. Starr: I'll second it.

Mr. Frank De Rego Jr: I'll second it. Yeah.

Mr. Starr: Oh, let Frank go.

Mr. Mitchell: Yeah. We have a second from Frank. Any other discussion?

Mr. Starr: This is wonderful.

Mr. Mitchell: All those in favor? Aye. It passes. You've officially gotten, the starting gun has gone off.

It was moved by Mr. Don Fujimoto, seconded by Mr. Frank De Rego Jr, then unanimously

VOTED: to approve the staff recommendation to select Munekiyo Hiraga for the development of a Request for Proposals for the Wailuku Town Center Redevelopment including parking structure.

Ms. Wade: I think she'd like a purchase order.

Mr. Mitchell: Yeah, I completely understand that. We're good for it. Erin will write you a check, yeah.

Ms. Wade: That has happened. Okay. Thank you Charlene.

Mr. Mitchell: Thank you Charlene. Appreciate it.

Mr. Starr: So this is a complete first.

Mr. Mitchell: For?

Mr. Starr: I guess for –

Mr. Mitchell: For the MRA.

Mr. Starr: For this agency. I think, for any type of...I don't know, what are we?

Ms. Wade: Oh, board, order, commission?

Mr. Starr: Board. I, I've just never seen any, anything really, really large and innovative like this being taken on, you know, on Maui. I hope it sets a model.

2. Review and discussion about the draft policy framework for the Wailuku Town Center Redevelopment Plan. (no action)

Mr. Mitchell: Amen into that. Erin, you were going to share with us Item #2, is that correct?

Ms. Wade: Yeah. Do you have the spread?

Mr. Mitchell: Which it duck tails into Item #1 as well but --. And this is, it goes along with the memorandum.

Ms. Wade: Okay. A couple of things. I passed out to you, sort of a year end report which I was inspired to do that for a couple of reasons. First was my own employee evaluation came due, and my supervisor was like what are you working on. So, I wrote that up and then thought, you know what, expanded upon it and felt like because this is our sole focus or the primary focus now, and most downtown organizations do an annual report, this is the first cut, the first step at that, so I wanted to get that out to you.

The cover, right there, would probably end up being a cover -- it's the black -- for this and then we would package it as an annual report. Right now, it's just packaged as a memo which is frankly in my employee file and will -- for you folks to review as well. And we have a few more things to add to that. I think, the affordable housing relief is not in there yet because I had only written it for July through December. But if we do it as an annual report, you know, I'll go all the way back to last year January to things that we've been working on. And then format it probably as well in a way that matches the planning document that we're working on right now, too. But it's good because it's...it shows a lot has happened this year. So that's been -- it was fun to pull that together and go, hey, we have moved the needle actually this year, so it's been nice.

So secondly, the pages that are stapled together that you see are the first cut at the formatting for the master -- the town center master plan document. It's filler text that's in there right now, but wanted --. You know we have scoped it to be very graphic, very easily readable, practically that you wouldn't even have to read the text. You could be lead through the document by graphics almost entirely. There will be text, though, and that's why the text frame, the framework text is what I wanted to talk with you about today.

So today, I guess, I pulled it up here, as well, so that I can make some notes as we go through. I don't really want to word smith today, but I do want to make sure that we have -- that the key elements that we have talked about in conversation had been identified. And to be honest with you when we originally scoped this I hadn't anticipated doing sort of a goals, objectives, and policies in this plan. I had kind of thought that it would be more of just an overall development, or a development strategic plan. And as we got to assembling this, there was nothing to hang it together. We had, we had a process and this is the result, you know, and there was nothing

tying that together, as, you know, we're trying to work with PBR and developing this. And so we got to the point now where this is probably going to be something we do end up taking to Council and say, you know, the redevelopment plan is 15 years old. We have a new framework, an updated framework to operate on. But the other thing that I want to be really clear about is everything in this is specific to what people refer to as uptown. There isn't anything about the Happy Valley subarea in this text at this point, so I want to be clear that that -- so far that was a conscious decision. And if -- mostly to specifically direct our efforts over this 10 year period. Go ahead Jonathan.

Mr. Starr: Yeah, just to comment on the Happy Valley segment, I would think that some, a statement be added in is that we're actively looking to...encourage a stakeholder, a stakeholder group regarding the Happy Valley...area to begin a visioning process preliminary to extending.

Ms. Wade: Yes.

Ms. Ball: I'd like to hear a little bit more . . . (inaudible) . . . So I'd like to hear a little bit more about what you were going to say about that.

Ms. Wade: It's almost -- he led, led it to where it was going to go. The intention is...all of the conversations in the reWailuku process were directly related to the uptown area, with small, you know, wouldn't it be nice if some of the stream was restored in the way that there were parks and things around it. But every time that conversation came up there was a caveat added to the end of it that said we really need to engage the Happy Valley community in those efforts. Where I think people feel a stronger universal pull to the business, uptown business district area, that everyone is entitled to sort contribute their thoughts about how that should work and be improved. That's not the case with Happy Valley. I think there's, there's strong ownership ties in Happy Valley that needs to be considered before we move forward with strategic action down there, and with the intention. Which is how we hope to move forward in the business district area, is with specific intention and redevelopment.

Ms. Ball: It's not that I disagree with you. I'm just concerned that...hold on I'll think about.

Ms. Wade: Yeah. Okay.

Ms. Ball: I like our focus. I like the fact that we are isolating the area that we think that we can handle without other . . . (inaudible) . . . influences that are not necessarily applicable.

Ms. Wade: I guess I should say because -- this is sort of a 10 year strategic plan. That's not to say that in two years we can't go and start this stakeholder group in Happy Valley and bring the plan for them too. It's just we have to -- we have to start with an identifiable scope that we can feel we can move forward with at this point. And I think including Happy Valley is a little tangential. It's even tangential to the market. We're working on one market area right now, in the uptown area. Happy Valley is a separate market condition.

Ms. Ball: I guess that's why..it would be premature in alluding to something that we don't know

what we're talking about. It kind of concerns me. I guess that what it was. I understand that we, we have to do something, but the something we can't define too well if we don't know what it is.

Ms. Wade: You mean, for the Happy Valley community?

Ms. Ball: Right.

Ms. Wade: Right. Yeah. So, exactly.

Ms. Ball: And we don't want to move too much to . . . (inaudible) . . .

Ms. Wade: Yes. Okay. So you're agreeing with what we're saying, it's not -- this isn't the moment to include --.

Ms. Ball: Right.

Ms. Wade: Yeah. Okay, very good. Yes?

Mr. Starr: I kind of feel like we're, we're a decade in to process for the core.

Ms. Wade: Yes.

Mr. Starr: And we've been working hard for 10 years.

Ms. Wade: Yeah.

Mr. Starr: And there's been a lot of public meetings, and there's been a lot of, a lot of studies, and you know, some people characterize that as waste, but I, I, I think that's really, that is the process. And, you know, I think it would be good to see Happy Valley beginning that kind of process of the community figuring out what, what it wants and what tools are available.

Ms. Wade: Yeah. So if I can jump in to the concepts. We, we moved away from -- there were five overall themes in the Wailuku Redevelopment Plan, and it's interesting because now in Planning -- so Land Use was one of the themes. And now in planning, like land use is irrelevant, you know. Design is the focus and creating a dynamic 24-hour environment, or at least 18 hour environment is the focus, not necessarily identifying or prescribing specific uses. So while I think when the plan was developed it was the model. I mean, it was a great plan for that time. We've now, we're in a different era now on how to plan for it, and we learned a lot of it at IDA. And a big piece of that is keep it simple. You know, what are the three things you're going to work on over this next 10 years. So we've refined that into the downtown experience, the thriving business community, and sustaining progressive partnerships. So, and those are, I mean, very generic headings, but --.

So under the downtown experience, and we've gone back and forth about whether to call the

experience or the environment, and I'm open to conversations about that. The key headings there are the streetscape and public space enhancements; the accessibility and connections; the government campus integration. We put an entire section on this in the framework because we're at that point now we've had multiple conversations with administration about keeping the State campus in town, working actively with the State to incentivize and encourage them to stay. And then clean and safe. So those are, those are our headings in this area. So I wanted to be clear with you that most of this is all things that we've talked about, but a few of them are specific, and potentially eyebrow raising.

So refurbishing the parks and public spaces, I think that's easily understood. In conversations with administration, a greenway system has come up multiple times along the Spreckles ditch potentially connecting the different parks and historic districts. So we elude to that here. A historic restoration and adaptive reuse is something that we have constantly kind of been at the forefront. Identify opportunities to create shade and plant more trees. Trees are not only always popular in Hawaii, so this is a position, you know, that we are intentionally identifying the need for shade and trees, especially if you want to create a positive pedestrian environment. Because even when Public Works gets the chance, they take out trees, you know, so we want to establish here that that's not what we're about.

Mr. Mitchell: I'll just say, it's largely a function of nobody wants to maintain them, so I don't know what we can do as the MRA. But that's been a problem of Maui County at large is because tree maintenance in County right-a-ways falls in the Parks Department, and Park Department doesn't have the staff or the ability to really do it in a professional sort of -- in an ongoing way to maintain them. So that's been the conundrum. On one hand we have codes that requires trees in public right of ways, and on the other hand we really don't have the ability to maintain the trees.

Ms. Wade: Right. And it isn't cheap. I mean, we looked for a bid because I was told by David Sereda we could hire. He would allow MRA to hire a, an arborist, you know, to come and trim the tree. So Ashplundh is who they use a lot. It's \$14,000 for one trimming of the Market Street trees. So that's something to keep in, you know, in terms of district maintenance, we've got to keep it in the back of our heads, you know. We're prioritizing this, it's going to improve the district, it's probably going to add economic value, but there will be a cost.

Mr. Starr: I mean, as you see neighborhoods become successful that's one of the common, common givens that there is green, greenery and shade.

Ms. Wade: Yes.

Mr. Starr: I don't know...what entity we can help foster to do it. I think we need to, we're going to need to find one whether it's a private or whether it's a non profit.

Ms. Wade: Yeah. So I'm going over it generally. I fully expect you guys are going to take it home, and word smith, and figure out what it is specifically you like and don't like. But I wanted to highlight the ideas for you. We probably don't need to -- and we could even word smith it

next meeting if that works because I only gave it to you today so I didn't want to –

Mr. Starr: Can I add something to it now?

Ms. Wade: Yeah.

Mr. Starr: I'd like to see near, near the beginning of it and some -- a statement about how, about Wailuku really being the place where art and outdoor fun activities are part of the, part of a structure. And you can say it how you wish, but I think that has become one of our themes.

Ms. Wade: Absolutely. Yes.

Mr. Starr: And, and I think we need to really express that clearly.

Ms. Wade: Honestly, I think that's in the vision statement, which I should have dropped in to this, but I didn't. But that's, it's key to the vision statement so I think that will be -- that will have to come at the front. So, yeah, thank you for that.

Accessibility, we're focusing of a complete multi-modal transportation plan. This is one of the things that we have identified we might want to use some of the \$7.4 million for once we have access to that; would be a multi-modal plan. The prioritize the pedestrian experience above all other modes, and that's, you know, that's never said in the County of Maui and in any other environment so that would be...new. Invest in bike amenities such as bike racks, repair stations and lockers in the downtown area. These are all the prohibited, the reasons people aren't biking today. That's what we heard at reWailuku actually. Work with DOT to create a downtown circulator shuttle. This was one of the things, actually Councilman Hokama, brought up. And it came up in, in reWailuku, but in other things it would offer us the opportunity to not concentrate all the parking in downtown and we could have outside circulation. We brought this up at one of the last meetings -- to seek to create a Bus Rapid Transit Route along Kaahumanu Avenue and plan for supporting facilities on Main in Wailuku town. This really -- we're sticking our nose in other people's business here, but I think that's necessary to start thinking progressively about how people are going to get from the other parts of the community to Wailuku and to not just within Wailuku. And then ensure safe and convenient pedestrian connections between nearby schools and the Uptown Business district.

This is, this is again, a struggle for me is key terms. So Uptown Business District, do people know what that is? Should we start calling Wailuku the town, you know, where the business district is? Uptown or not.

Mr. Starr: I always call it downtown.

Ms. Wade: Yeah. I know. Okay. I get that. Let's do that.

Mr. Starr: You know, Uptown means where the suburb and –

Ms. Wade: Right, but there's lot of things named Uptown right in the downtown core, which is interesting. I'm not sure why that is but --. So any, any concerns about streetscape or accessibility at this point?

Ms. Ball: . . . (inaudible) . . .

Ms. Wade: Yeah.

Ms. Ball: You know, I had always heard . . . (inaudible) . . . so that could have been a distinguishing description . . . (inaudible) . . . in the original part.

Ms. Wade: Yeah, yeah.

Mr. Starr: Was it Happy Valley or at the Mill?

Ms. Ball: Mill are residential. It was in Happy Valley . . . (inaudible) . . .

Mr. Starr: I have a comment on kind of on, on street -- streetscape and also the walkability and the bikeability. As I'm starting to walk and bike more, here, and in other places, I find the impediment on Maui is shaded places to rest.

Ms. Wade: Ah-ha. I like that. Okay.

Mr. Starr: You know, places where it's easy, like San Francisco, there's lots of little places where you can get out of the, get out of the sun and take a breather.

Mr. Mitchell: Don?

Mr. Fujimoto: I guess the more general question, then, so how do we...how is this going to be incorporated into the --

Ms. Wade: Into the plan document?

Mr. Fujimoto: Yeah.

Ms. Wade: Okay, so the pages that we gave you, one's the introduction, one is reWailuku, and one is a catalytic project pages. So we have, we were starting to line out all of that stuff like I said, and then nothing was holding it together. And some of the questions that we get asked, like, why did you choose to do this over something else, you know. I think we can now point back to this framework and say this why.

Mr. Fujimoto: My concern is that -- this is fine as far as, you know, I just don't want the tail wagging the dog, like, if a developer was to come in and say let's say develop, you know, whatever. And then Planning Department or whoever comes back and says, well in order to do that you need to put in all these shade areas, you need to build a greenway from here to

here because this is one of our policies.

Ms. Wade: Yeah.

Mr. Fujimoto: I mean, you know, to experience it becomes that the policies then become design guidelines, you know, and that could deter...you know all of this stuff.

Ms. Wade: I hear you loud and clear. Yes.

Mr. Fujimoto: You know, I mean, Maui Island Plan, community plan, all that stuff, which are policies before are now like ordinances, you know.

Ms. Wade: Right.

Mr. Fujimoto: Which -- so, you know, like we need -- I like the goals and objectives and this is what we want to accomplish. As long as it doesn't become part of the whole package that people gotta design to.

Ms. Wade: I agree, yes. Okay. So we might want to do some preamble like what are these goals intended for.

Mr. Fujimoto: Yeah. Right. Because otherwise -- I mean, you know --

Ms. Ball: Yeah, that's a good point, your experience.

Mr. Fujimoto: From, from experience, yeah.

Mr. Mitchell: They're objectives, not requirements.

Mr. Fujimoto: Yeah, but read the Maui Island Plan. . . (inaudible) . . .

Mr. Mitchell: No, I know, I know. And they become requirements.

Mr. Fujimoto: Yeah.

Mr. Mitchell: Right.

Ms. Wade: You know, honestly I think what we should define it as is prioritizing our investment. You know, prioritizing the County's investment decisions because I think that's where, you know, where, where we're going to get the most questions and what can guide us in terms of requesting monies for different projects.

Mr. Mitchell: Bring us a developer, we'll help him out.

Ms. Wade: Okay. A public sector investment. And there might be more, but I, I, I understand

not only your general comment, but the specific cases that might apply so I will double check throughout for that kind of assumption.

A campus integration, we'll collaborate with the State to plan for campus improvements and expansions at both State and County campuses. Anticipate the needs for both government agencies to temporarily occupy office space throughout the downtown area. So this is -- this is another, like, strategic planning exercising that we might, again, stick our nose in. It authorizes us almost to stick our nose in and say, hey, you know, we want not only just when you build your permanent campus space, but even for temporary construction we'd like to assist or provide direction for keeping people in Wailuku. I need lots of cleaning up here. The capital e. Encourage and support the State in their need to expand their campus in Wailuku town. Improve pedestrian connections and walking experiences between campuses and the commercial neighborhoods, and that's the integration piece.

Mr. Mitchell: Have we -- have we, the MRA, been purvey to the County campus master plan?

Ms. Wade: Dave, do you want to --? Come.

Mr. David Yamashita: Makes me nervous now. We have seen a copy of the power point. That's all we've seen. Which outlines...the proposals for the campus.

Mr. Mitchell: So, so nothing that the administration's willing to share with the MRA in terms of --

Mr. Yamashita: I, I can't --. Yeah, we can't speak for the administration.

Mr. Mitchell: Right, right.

Mr. Yamashita: Right but, we have -- Erin and I have both seen it, and we -- and when we see the staff people who are working on it we do talk to them because we want to integrate the campus plan --

Mr. Mitchell: Right.

Mr. Yamashita: -- into what we're doing, so --. I mean, it could be a request from the MRA to have someone come and describe it.

Mr. Starr: Is, is it being done in house now?

Mr. Yamashita: It was done --. They retained Group 70 which is an architectural firm from Honolulu to prepare a campus plan.

Mr. Mitchell: Thank you. I think it answers the question. It's to be determined. We haven't seen it or we don't have access to it right now.

Mr. Starr: I, I think we should, should integrate with it.

Ms. Wade: Yeah.

Mr. Starr: And I, I think we should also integrate with the MPO.

Ms. Wade: Okay.

Mr. Starr: Which is happening centered around Wailuku.

Ms. Wade: Okay, I'll add that. So the MPO isn't going to have -- I mean, they're not going to have a campus per se, but it's, it's a governing --

Mr. Starr: MPO is going to be the Federal funds spent on transportation projects in the metropolitan area which is, you know, Wailuku, Kahului, the --

Ms. Wade: Okay.

Mr. Starr: You know, the, the connection between them.

Ms. Wade: Okay. I might save that for the third which is -- because the one's campus, and then this is community partners. So I'll do a note on MPO. Okay, and then clean and safe, of course. Improve lighting, continue developing a safety ambassador program, improve standard of maintenance throughout downtown, develop partnerships to fund trash collection cleaning and landscaping. Okay.

The next section is on...is on Thriving Business Community. So the -- I put arts, dining and entertainment niche as the first segment because I felt like with how much we talked about it, it preserves sort of the front noticing. Leverage existing community assets and resources by encouraging something.

Mr. Starr: Uses, I think.

Ms. Wade: Uses, yes. That expands night life. Develop or repurpose underutilizing spaces in town to create additional rehearsal and performance spaces, as well as space for set building and costume creation. This is really specific, but it's one of the key impediments right now to additional arts in Wailuku. Actively recruit restaurant and tavern operations and provide incentives for tenant improvements. This is right out of the PUMA Wailuku activation strategy. Coordinate a variety of events and programming to enhance the Wailuku brand.

Mr. Starr: Entertainment district management, like the IDA does.

Ms. Wade: So management I get in to the community partner section because I -- in community partners, we start talking about creating a whole separate non-profit entity to take on some of these responsibilities.

Mr. Starr: I still think in -- under our -- in that niche --

Ms. Wade: Okay.

Mr. Starr: -- there should be some statement that it needs to be managed...and, or, that it will be managed or something like that. Because then the objection -- the objections...are, you know, they're kind of met with that.

Ms. Wade: Okay.

Mr. Starr: Those that are not managed seems to cause, cause humbug.

Ms. Wade: Okay. Okay, I'll mess with that. Thank you. Successful Small Business -- this is about improving market conditions in Wailuku by enhancing and diversifying the mix of the businesses and institutions. First is -- and this is, this is directly actually from one of my sessions at IDA that said one of the three things you must do to bring business. Manage the parking throughout downtown, to improve both the perception that there's a lack of parking and to control the supply. Improve wayfinding and signage to better direct the public and visitors. Focus on recruiting and retaining local independent retail service and restaurant concepts. Concepts might not be the right word. Fill empty store fronts with temporary art installations, pop-ups stores or other uses to keep vacant stores active and lite, and create a more appealing street experience. One of the other things from that session was providing infrastructure, so I might add that. Although, it is in another place here, but it might be worth...saying it twice.

Okay, so I'll do all three on this page, and then we can go back if there's comments. Community Incubation and Innovation -- build upon the creative culture in Wailuku by encouraging innovative business concepts. Acknowledge the economic and social significance of UH Maui College. This has come up several times that we're not integrating them in the way we could. Student population and seek to integrate them meaningfully in downtown as consumers, residents and workers. Strive to build a tech community and retain young talent by proactively supporting diverse business concepts and non-traditional working spaces. This is going to speak to and authorize us to do weird things with our zoning that the rest of Maui County doesn't want to do probably. But I think this will empower us to be able to do that.

Mr. Starr: Co-working.

Ms. Wade: Yes, exactly. Foster a culture of creativity by providing flexible spaces for collaboration, performance, education and creation. This also in turn supports the arts and dining. Allow co-location of uses, and let the lines blur to create a richer more vibrant neighborhood. It's -- it's not exactly goals and objectives speak from a planner's perspective to be honest, but I think it states the intent. But we might have to...work with -- work on it. Any questions on that page?

Mr. Mitchell: I'd say 20 and 29 could fit with our civic uses of our structure, next to the parking garage.

Ms. Wade: Absolutely. Yeah. Absolutely support that. Residential and Mixed-Use, I have good

news on this front also, by the way. Expand housing options to broaden the array of household types and income levels in downtown and provide amenities for a wide range of people. Support infill mixed-use development opportunities and encompass a variety of uses as residential, office, studios, live/work, as well as -- that's not well written -- dining and entertainment. Or it needs some wordsmithing. Seek out anchor tenants or neighborhoods that would be visitor destinations as well as core amenities for downtown residents. Strategically upgrade infrastructure throughout downtown neighborhoods to support the redevelopment of underutilized properties. Provide space for active urban living such as parks, trails, roof top amenities, and community gardens. Maybe provide and support because when people come to us and say they want to do roof top gardens or something, it's not going to be us building it, but we want to encourage it. Maybe encourage is the word. Any questions on that one? Okay. Again, I'm not assuming that you love the way it's written, I'm just assuming that you're giving me feedback about the concept of it at this point.

Mr. Starr: So are we going to be able to keep it in Latin?

Ms. Wade: Latin? Oh, from the earlier document? Yeah. Okay, so this next section, I think, is the whole reason we haven't been able to move the needle the extent we wanted to. This is all about restructuring the MRA, creating a private partner to collaborate with us, and partnering with private sector development. So Sustaining Progressive Partnerships -- align with institutional, public and private partners to bring Wailuku Town's shared vision to life. Create -- this Downtown Governance -- create a sustainable and transparent funding and governance structure to ensure the long-term redevelopment enhancement and maintenance of key projects. So, okay, this is all new. Empower the MRA to grow as it was envisioned in the 2000 Wailuku Redevelopment Plan as an office under the Mayor. And this was originally how the MRA was, and how it existed. Provide staff resources that can focus on implementation of the plan, and that's meant to be this. And if we follow what HRS 53 says that's at least two staff members. Create consistent funding streams for specific projects and maintenance using improvement district financing and parking fee revenue. So...it was always just stated let's explore funding mechanisms, and I think it's important for us to say we've explored, here's how we want to pay for things. Develop a property acquisition strategy that implements the vision articulated in the plan. And that can tie right back to what we're hoping is going to end up being the centerfold. So when you turn -- when you open the plan, the center will open to something that's like the superblock plan that Dave's already done, you know. Utilize the MRA's position to seek State, Federal and private foundation grants that further implement the vision of Wailuku Town. Thus far, County has sort of been on the fence whether to apply for grants or not. And I think this states, yes we do, we want to apply for grants. Create strong partnerships with allied public agencies to accelerate implementation of mutually beneficial projects, and enhance livability and downtown.

And that leads us to the Community Partner section. Work with the community and downtown interest groups to develop a private sector, community based partner that will assist to promote and implement the downtown plan. This is the MRA basically actively working with the community to create a private non-profit partner that can start doing some of the stuff that is falling by the wayside now. Recognize the breadth of interest groups that are served by

Wailuku Town as the downtown of Maui County, and ensure the interests of all are represented through the redevelopment efforts. Assist the community in creating a non-profit partner organization that could act in the interest of Wailuku Town such as a business alliance or a community development corporation. At this point, honestly, either model would work for us. One, the business, the -- the business alliance could go a long way towards programming, maintenance, clean and safe, all that kind of thing; we would be in a much better position just having that. The next level would be CDC where somebody is actually able to act as the development arm. So I think we're not yet at the point where we can make that clear determination, but knowing -- I think one of these two models is the best way for us to go.

Mr. Starr: Are they -- how do they differ from a bid?

Ms. Wade: So both can be structured to have the financing mechanism. A business improvement district is essentially just the financing mechanism. And you have to create the boards of those, either entity, in such a way that they could receive the funding, like a bid does. But that could be done for either of those models. It's just the business alliance would use the monies only for maintenance and programming probably, and the community development corporation might use it to invest and develop property. And, you know, also the clean and safe kind of things.

Invite -- and this is -- I would really love this -- invite the non-profit community partner to take a -- to take on much of the programmatic and maintenance activities defined in the plan. Essentially, you know, they are determining their needs and level of maintenance and up keep, and, and...acting as such. And so, like right now, we just ordered a new dumpster for downtown that we're paying for, the MRA's paying for, but whether it gets dumped enough or if there's enough space in it, it's difficult for me to monitor. But those businesses that are using it all know if it's working or not working. So, this would put them in a lot more control.

Create this partner organization in such a way that it would generate its own revenue through events, fundraiser, or improvement district revenue, but could also be eligible to contract with the MRA and County to execute implementation strategies in the plan. Okay, so essentially it has its own revenue stream, it could be able to take donations, the MRA could also contract with it to execute projects if it wanted to.

So that would be -- so now we have the MRA which is the long-term funding mechanism authorized by the State. We have a private non-profit partner who sort of is the district management arm, and possibly the development arm, and then development partners. So this is partner with local businesses, landowners and developers on key private property improvements that will enhance the implementation of priority projects. Partner with the property owners surrounding the Wailuku municipal lot to execute the vision for Vineyard Street and the multi-use spaces identified for the County property. Partner with Lokahi Pacific, Weinberg Foundation, and MEO to ensure their properties within the neighborhood are serving to further the goals of the Downtown Plan. Again, this is authorizing us to stick our nose in kind of thing where we have a situation now where a couple of those entities are utilizing their properties in way that's detrimental to the goals of the plan and now -- and we sort looked the

other way because they're non-profit. But, I think we need to say, hey, you gotta be a part of the solution.

Collaborate with the State -- and since we're calling out -- I mean, it's not just them -- we're calling out all kinds of different private properties, you know, so it's not --. Collaborate with the State on the redevelopment of their judiciary and State office campuses and master plan, and the uses of the County and State, in a way that share resources and ensure long-term viability for both agencies to remain in Wailuku. Partner with local artist groups to brand the district with significant public art, create district-wide benefitting resources for the arts community, and offer increased exposure through events and programming. And this is part of the arts district. And then, finally -- we're going to need a 50th one. I think we just added. Partner with the private property owners along Main Street, Central Avenue, and Vineyard Street to improve and expand the public realm adjoining their property.

Dave and I were just talking today about how if half of the property owners who have the space fronting Main planted trees instead of the hedges that they have. You know, like, against Maui Medical and the Wailuku Town Homes, if that was trees right there, what a better experience that would be walking down Main Street, so, anyway.

So, that, that's the first cut at framework with intention. I mean, as you review this yourselves, if you go over it over the next few weeks think too about what else -- what else do we want to do and be clear about up front that this is what we want to do, you know. So that it's really -- it's -- it's authorized, it's understood as we move forward. Okay.

Mr. Mitchell: Questions? Jonathan?

Mr. Starr: It's really great to see the stuff that we've talking about, and evolving for the last couple of years, taking shape and form in a way to -- that it can be implemented and used. So I -- this is another big step and it's being done well.

Ms. Wade: Thank you.

Mr. Mitchell: Any other questions or comments? Thank you very much Erin.

Mr. Starr: I just have one more, one, one more.

Mr. Mitchell: Sure.

Mr. Starr: You know, this is from kind of the memorandum. You know, I know it's not in its final form, but the first quarter -- the heading, first quarter, that makes it really confusing.

Ms. Wade: It is.

Mr. Starr: You gotta be real clear on, you know, the time frame.

Ms. Wade: Yeah, I'm going to change the whole thing to be annual report, and I'll go back to last year January. And then we have that --. I actually had only done it memo form, and then Kristana did that cover, and wrote annual report, and I was like, this is such a great cover. We gotta do an annual report. So, it helps to have design minds at work. Alright, thank you very much. I'll take those comments. And again, send me, send me specific edits if you have them, then we'll bring those back next meeting along with -- knock on wood -- a complete draft of the document, okay.

Mr. Mitchell: Thank you. So does that wrap up Item 2 then on new business?

Ms. Wade: Yes.

- 3. Request for special meeting on February 12, 2016 to hear a presentation by Mike Dahilig, Planning Director for the County of Kauai, regarding the Lihue Town Core Mobility and Revitalization Project that just received \$13.8 Million in federal funds. Following the presentation, MRA would complete the site inspection of downtown area businesses originally scheduled for November 6, 2015 but cancelled due to weather conditions. (action)**

Mr. Mitchell: Okay. Thank you. We'll go on to Item 3. I'll let Erin explain this relative to the February 12th special meeting.

Ms. Wade: Okay. I had meant to scan the article on Lihue, and the monies that they received. They got \$13 million to do multi-modal implementation in Lihue Town, Federal monies. It's a TIGER grant that they received, and basically all the things that we're putting in place now are what they did to lead up to being eligible for that money. And so like I had talked with Mike a couple of times when he'd been on island about the process, and now that it's actually been awarded, I would love for him to sort of come and walk us through what he did. And they're happy to fly over on their own dime. He offered February 12th, but I have now been invited to attend the Smart Growth Conference in Portland which is that week. So I'm not certain that that would be the week. But if you guys are okay with me checking through Leilani and -- coordination with Leilani about what day might work. And I'm not certain -- well, does the 12th work? Have you checked your, your folks calendars?

Mr. Starr: It's . . . (inaudible) . . . birthday, but I don't know if that means anything to you?

Ms. Wade: Yeah, we'll celebrate with a multi-modal conversation. So, if we don't go I think -- and I will probably know early next week if we're going to go or not go to the Smart Growth Conference.

Mr. Starr: What -- could we get some more info about that?

Ms. Wade: The Smart Growth Conference? Yeah, actually NPAC has volunteered to pay for

me to go, and then it's in Portland. It's the 11th, 12th, and 13th, so that's a Thursday, Friday, Saturday. The program obviously is online; just look up, you know, Smart Growth. And, did you have anything you wanted to add about that conference? Well, Dave has offered to set up additional sessions over there because he has great contacts in Portland. But he's warning us that February is not the best time to go, march around Portland, and see how it really functions, you know, in its, in its glory. So...we'll see. It might be a quick trip just to do the sessions, and come back, and then we maybe we do another in better weather to go see all the beautiful things that they've created and how well they work. So, I'll let you know early next week. But you all would be available on the 12th?

Mr. Mitchell: Right now. As far as we. As far as we. Alright, moving on to Item E, Budget.

E. BUDGET (Attachment A)

- 1. Consideration of a request to keep and maintain the holiday lights over Market Street on permanent basis to be utilized during events. The board may authorize staff to seek quotes for permanent electrical plan, equipment installation and maintenance. (action)**

Ms. Wade: Oh, yes. So let me pull up. The budget is what -- our accountant, Charmaine, has as definitive. But that does not encompass all that is moving. So when it's officially issued a PO she has it. But like even Lawrence, our safety ambassador, didn't meet vending requirements until about a week ago. So, his vendor compliance wasn't adequate. So even that -- even though all the paper works is turned in, she wasn't able to identify that. So the top part is similar -- I'm going to turn off the lights -- thanks Leilani. Just one more. Because this version up here is my edited version, and I'll e-mail it to you. I had meant to print it. So Tri-Isle -- well, this is one other moving part. We now have the \$25,000 for Tri-Isle that we didn't have. It got taken out originally, and then added back to OED. They have now returned it to MRA's budget because of grant eligibility purposes. Okay. She, she couldn't also get the HTA funding if she was funded by OED, so now it's back with MRA, so she can still get their HTA funding. Yeah, so we added that which that happened since our accountant published this. Teens On Call is moving forward. Maui Nui, we don't have anything ongoing with them. We just added this Aloha Waste System dumpster which is going to be coming off of Teen -- what we're paying to Teens On Call. So Teens On Call was taking care of that, but they just couldn't get to the dump regularly enough to take the trash away. So I ordered a dumpster. It's placed next to Lao Theater. We're going to pay the bill on that, and that \$3,277 now, instead of paying it to Teens On Call, it will get paid to Aloha Waste System.

Mr. Starr: Is that going to be locked?

Ms. Wade: It's locked. It actually has a code. So, the Farmacy who is now paying Teens On Call in part to do additional pickups -- all of this had to be negotiated -- is going to pay for their share of the dumpster to Teens On Call, who will now pick up more often in the cans. And Lao Theater also has the code because they're the one suffers if the bags don't make it into the can

which happens sometimes. So they're able to put stuff in as people leave stuffs there.

Mr. Starr: Does anyone ask Joe if he wants a part of it?

Ms. Wade: I haven't asked Joe. But do they need trash removal? Yeah, so the awkward thing is we can't receive money from -- at this moment, you know, the MRA can't receive money from a private sector/partner without it going through Council as an act of receipt, right. So what I can work out is sort of -- is what I did with the Farmacy where the Farmacy pays Teens On Call. I could ask Joe that, but I'm not sure he's in a position to do that, so we'll, we'll find out about that. Joe, actually, might in turn maintain the planters.

Mr. Starr: There you go.

Ms. Wade: There we go.

Mr. Starr: I guess that would be more colorful.

Ms. Wade: That would be better, yeah. Alright. So Sae Designs, it says on your thing, on your page that that was website money. That not correct. That's branding material and collateral, which, if you look below there's an outstanding encumbrance for Sae Design for website production and monthly maintenance under the FY15 encumbrances. And those are different purchase order numbers. So that was just inaccurately labeled. PBR Hawaii is on yours and then the per diem and travel for IDA is on there.

So under the FY16 encumbrances, you have on yours, Sae Designs, PBR, Aloha Waste -- I did the PO in time to make this. Three Kisses LLC, I think you saw the walking maps that they were working on. It's the neighborhood walking map. The property owners had pitched in. They, or the merchants, gave \$55 a piece to do that. It's not enough. It's enough for the designer's time, but not enough to do a production run. So we -- this encompasses two things. One is a graphic showing MAPA as theater. She also did a graphic for us for the master plan to show what MAPA would look like as a theater, and to print, the walking map. The impact, I think, is going to pay for some of that too, the walking maps because we'll do walking routes.

ADC Architects for the massing study. They still haven't met their clearance, so that's -- but that's what their bill was for the massing study. The safety ambassador -- so right now we had offered or Lawrence was going to be 15 weeks on. But since I have to republish the clean and safe, he's agreed to double that time to 30 weeks, so I can change the PO because it's still under \$25,000, to be double the amount of time. And we already have sole source approval for that. Allan did the holiday lights. It didn't add up to \$5,000. It's only \$3,900. So we -- you folks had authorized \$5,000; the total bill is going to be \$3,932, so I'll change that. And then -- oh, here, I added back in the Tri-Isle First Friday security.

And then ultimately we know we need a clean and safe program. You guys had initially said \$125,000. I've left that here in yellow. We're obviously not going to need a full years worth of clean and safe at this point. If, if we did, we would spend -- and this was the total then

expenditures -- \$211,000. We'd be left with \$38,800. But -- so that's where -- now you can see where the full breadth of our wiggle room is in terms of remaining funds.

Mr. Starr: We do have a bunch of expenses in the clean area.

Ms. Wade: Yeah.

Mr. Starr: And we do have, you know, some, some head room to create a program.

Ms. Wade: Yes.

Mr. Starr: How can we -- are there any other options for doing that?

Ms. Wade: Yes, so -- I mean, there's a couple of things that I think would be really good. That's why I had looked into the tree trimming. The trees are crazy right now, and it was really a hard time for MECo to get those light strung with the trees the way they are. So we are way down on the list for the, for the -- David Sakoda, the Parks. So I think it might be worthwhile to do a professional trim of the trees immediately. That, like I said, it's about \$14,000 regardless of who. If we go with a certified arborist company, which is what's required, then it would about \$14,000.

In terms of clean, one of the things Lawrence has been investigating with Mental Health Kokua is a program to do cleaning on the street. So they would wipe down the trash cans, they would weed, they would sweep, they would periodically power wash, that kind of a thing. And they're a legitimate 501C3. We could easily work. They have funds themselves to create programs like this. So that's frankly why I've been holding off on reissuing the clean and safe RFP because it looks like we might be able to develop a partnership similar to what we did with Teens On Call. So I'm -- that's -- Lawrence has been talking with Greg Peyton from Mental Health Kokua about how to develop something like this. And then they would come to us, like Teens On Call did probably. And then all Teens On Call would have to do is trash removal so --. If they even kept that. I mean Brian -- Brian is slowly phasing out Teens On Call any way so it might get handed over in its entirety to another entity. So that -- I'm trying to give them another month to figure out if that's going to work, but that, that could be very affordable for us and provide a higher level of maintenance.

Mr. Starr: I really do think that if we can get a weekly scrub down of the sidewalks, of the gutters, of the...inlet areas on...including on Main Street, you know, maybe Vineyard at some point. It would make a big, big difference. You know, just not having cigarette butts or empty styrofoam or alcohol containers will really make a perceived difference. So whatever we can do -- you know, if we're not doing a real clean ambassador program, you know, Mental Health Kokua maybe even a --. I mean, can we do a work line one day a week?

Ms. Wade: Yeah. I mean, that's what we're trying to figure out right now. Yeah, yeah. I think it might be beyond one day a week. Lawrence was saying three hours a day, every day, you know, was what they were -- is what they are investigation right now. Three hours a day,

everyday. Because a part of that is, you know, with mental health, it's consistency. That's what they're saying is, you know, consistency in scheduling is positive for them.

Mr. Mitchell: So we could buy equipment and store it behind the substation if they needed equipment.

Ms. Wade: Yes.

Mr. Mitchell: The MRA could buy the equipment, have it there, and then they could go and get the equipment.

Ms. Wade: Right, right. So that might be something, though, that we hire is someone to desire storage space for adjoining the police substation.

Mr. Mitchell: Right.

Ms. Wade: We've talked about it several times so with, with the flexibility we have now it might be the thing to do. Would you like me to get numbers for something like that, building storage space?

Mr. Mitchell: I think so because we were -- yes, yes. We're almost regularly use it in that capacity for a couple of things.

Ms. Wade: Yes.

Mr. Mitchell: And it's a fair amount of space in that little side yard area so --.

Ms. Wade: Okay.

Mr. Starr: Is that something we could maybe buy, a Home Depot storage?

Mr. Mitchell: That was my first thought too, just buy a prefabricated storage unit and put it back there. We can measure it. That's a good idea. That maybe the least expensive. It's out of sight pretty much so I don't know that it needs any -- need necessarily a visual component, but that, that's a good idea.

Mr. Starr: Or maybe one of those 10 foot containers that Young Brothers uses for, you know, . . . (inaudible) . . .

Mr. Mitchell: I don't think it's wide enough. I don't think it's a big enough space, but we can measure it, yeah. But I think a prefab would be the easy way to do it, then we wouldn't need a building permit or all of those kind of things. Yeah, for sure.

Ms. Wade: The only issue -- I mean, thinking about the Lao Plaza -- so I anticipate we're gonna have a bunch of stuff on the plaza we're also gonna want to store.

Mr. Mitchell: That's right.

Ms. Wade: We're probably gonna have chairs, we might have lighting, there might be like a vending cart or something. Then I'd love to have the ability to store all of that.

Mr. Mitchell: And which may have to be in addition to the structure to maximize the space because a little 10 by 10 isn't going to give you necessarily enough head room. We can measure the space and look at it.

Mr. Starr: If we get cut short for trying -- to get the program up and running, I could help out with space on a temporary basis.

Ms. Wade: Great.

Mr. Starr: It probably won't be as convenient, though.

Ms. Wade: Right. Right. Yeah. Okay. Excellent. Thank you. Okay, that's your budget.

Mr. Mitchell: I just want to --

Ms. Wade: I'll e-mail this, this to everybody.

Mr. Mitchell: Thank you -- acknowledge Erin and MECo and everybody that put the lights up on Main Street. That wasn't -- that was nothing short of a miraculous end of the day, Hail Mary, project that went until what time?

Ms. Wade: Quarter to one.

Mr. Mitchell: Quarter to one. It started at 5:00 p.m. Because I was standing there at 5:00 p.m. when MECo rolled up, and then weren't done until a quarter to one, and that was a -- that was a --. Do we need to talk about anything specific about the power? The lighting was such a big deal to put up. We're thinking about just leaving the lighting up and then establishing a permanent point of connection for power, with a meter to power that lighting so we can have it for events throughout the year for First Fridays. There's no reason to take it down at this point, and if bulbs burn out, maybe MECo would be kind enough, once a year, to go up and change the little bulbs. But that, that's sort of the idea right now. Yes Jonathan.

Mr. Starr: It would be great if we could look forward and possibly size any permanent meter and connection we're doing so that we can kick some lights down onto, onto the sidewalks.

Ms. Wade: Yes.

Mr. Starr: That's a trends that they're doing in the cities.

Ms. Wade: Yeah, that's a good point. It's funny though I have to comment. Alan Takitani --

bless his heart -- went down, everyday. For a week and a half we didn't have a timer on the lights. So he'd go down. He was our timer. He'd go down, every night at 5:30 p.m. and turn it on, and would come back and turn it off at 11:00 p.m. every night. But he's like, you know, there's no homeless around when those lights are on. He said it's bright out there. It's really very bright, and there's nobody hanging around causing trouble or anything when those are on. So, it speaks to what you were saying Jonathan about the...this lighting can make such a difference.

Mr. Starr: Yeah. And maybe should keep it on. It might be less expensive to keep this going.

Ms. Wade: Yeah. Right. You're right . . . (inaudible) . . . So -- okay, well I'll -- so those would be my two things; investigating the storage space and hiring an electrician to make a permanent connection.

Mr. Mitchell: Right, and which we may incorporate the work at the Lao Plaza Project into that.

Ms. Wade: Yes.

Mr. Mitchell: Maybe that goes together. Yes Jonathan.

Mr. Starr: Yeah, I wanna know what I can volunteer to support in the ongoing budget process this year.

Ms. Wade: Yeah, I think our annual -- packaging that as an annual report is going to be really positive for that process and self explanatory, so that will be a plus. But we should probably start setting up meetings with Council Members where you folks -- it would be great if you folks would start setting up meetings with Council Members to talk to them about the progress. And over -- between now and the next meeting we hope to start to generate the program for what we'd like to do with the remaining \$7.4, and then what we're going to need for the following fiscal year to make that ongoing.

Mr. Starr: And also we need to support the operations funding and any additional programmatic funding. I don't know what you want to do with Clean and Safe for the next year and so on. So maybe we could...get, get something we can discuss next meeting.

Ms. Wade: Okay. Speaking of that, did you want to have a more robust conversation about the organizational structure? About like how MRA and a private entity could or would work together or --?

Mr. De Rego Jr: Yeah, I think that's -- I was thinking about bringing that up actually because I'm not quite sure if you're gonna have something like a CDC, why do you even need an MRA eventually.

Ms. Wade: Yeah. Okay.

Mr. De Rego Jr: I think we need to have that conversation.

Mr. Starr: Just to answer it quickly. We need it...now because a lot of our zoning and other entitlement type of stuff is not consistent with a historic town. And so, you know, when things move, we serve the other function of being able to give variances...and entitlements, and I don't think that's something that can be transferred to a CDC. So it may be something with a much smaller or, you know, more occasional role, which is what all the MRA used to do.

Ms. Wade: Right. The other piece is because of the HRS 53, and frankly all, all other states authorize tax increment financing only to redevelopment authorities, essentially. And while this administration is not inclined to support that, and I think that's probably the right move right now, while we figure out how tax increment is going to work over the coming decade. That doesn't mean it will always be the case, you know. So having that as an option, even -- just that alone to me because both -- both Dave and I, the downtowns we've worked in the past were funded 100% though tax increment. You know, it can be an incredible tool if you use it correctly. So for me, I would like to retain that as a possibility for funding in the future.

Mr. Starr: And especially since we're looking at going from the bottom of the property market, and Maui to maybe some place with a substantial increase and a tax base. That's when tax incremental financing becomes magical.

Ms. Wade: I do have a graph, and this is -- and this will be something like this that will be shown in the document about how to create a organizational structure that could work. But basically a lot of downtowns have like a business alliance, the MRA, a community association kind of a thing. And then they all coalesce under one roof, and share a staff. So there's a -- each organization is responsible for different programs, but they all share staff and resources and have, you know, a shared mission, essentially. They just have different responsibilities and stakeholder groups.

Mr. Mitchell: Frank?

Mr. De Rego Jr: The other thing I would like to hear, I mean, since we should, I think we should lay everything on the table, is what would the difference be if we were a State entity and a Hawaii Community Development Authority.

Ms. Wade: Got it. Okay.

F. DIRECTOR'S REPORT

1. Open Application Report (none)

Mr. Mitchell: Anything else? Seeing nothing on our open application report, I'd just like to thank everybody for a great year of hard work. Merry Christmas, Happy New, because we won't see you until next year, and we've got a bunch accomplished. I think Erin's going to do -- we are

going to produce a little 8 ½ by 11 flyer with the bullet points of what the MRA accomplished this year so as we go and talk to Council people or other folks we can just give them that and it bullet points all the things that we've done. We'll let them know because it's probably not the forefront of their minds. If there's not anything else, I'll move to adjourn today's meeting.

G. NEXT MEETING DATE: January 22, 2016

H. ADJOURNMENT

Mr. Fujimoto: Second.

Mr. Mitchell: I got a second. I think there was a first in there somewhere. All those in favor? Aye. Thank you all very much.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:30 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:

Erin Wade, Small Town Planner
David Yamashita, Staff Planner, Long Range Division, Department of Planning
Michael Hopper, Deputy Corporation Counsel