

## MAUI REDEVELOPMENT AGENCY

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES AS AMENDED. NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE MAUI REDEVELOPMENT AGENCY.

### AGENDA

**DATE:** July 8, 2016  
**TIME:** 1:00 P.M.  
**PLACE:** Planning Department Conference Room  
First Floor, Kalana Pakui Building  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Don Fujimoto (Chair), Carol Ball (Vice-Chair), Frank De Rego Jr., Ashley Lindsey, Jonathan Starr

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.
- C. APPROVAL OF THE APRIL 22, 2016 AND MAY 27, 2016 MEETING MINUTES (Transmitted to members via e-mail)
- D. NEW BUSINESS
  - 1. Update from the Board of the Wailuku Community Association, (dba Wailuku Downtown Association), on their recent agendas, meetings and initiatives. (No action)
  - 2. Selection of Market Street banner design and commitment of funds for printing and installation. (Action may be taken)
  - 3. Presentation on the Powers and Duties of the Maui Redevelopment Agency as detailed by Chapter 53 of the Hawaii Revised Statutes, and the limitations of its current organizational structure. (Erin Wade)
  - 4. Creation of a Temporary Investigative Group (TIG) established pursuant to Section 92-2.5(b)(1), Hawaii Revised Statutes, to research and provide recommendations to the Maui Redevelopment Agency regarding alternative organizational structures. (Action may be taken)

E. DIRECTOR'S REPORT

1. Updates

- a. Wailuku Municipal Lot Paving
- b. Wailuku Parking and Events Facility
- c. Iao Plaza Blessing
- d. Wells Park Master Plan
- e. Policy Updates

2. Projects Out to Bid

- a. Public Arts Master Plan
- b. Parking Management

F. NEXT MEETING DATE: July 22, 2016

G. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE AGENCY TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE AGENCY'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(A)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE AGENCY IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC AGENCY RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE AGENCY MUST BE FILED WITH THE AGENCY AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculations of time deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE AGENCY IS NOTED ABOVE. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on \_\_\_\_\_ was on \_\_\_\_\_.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI REDEVELOPMENT AGENCY'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE AGENCY. TEN (10) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

TESTIFIERS: Please be advised that application for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

Maui Redevelopment Agency  
Agenda – July 8, 2016  
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THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OF FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Agency is unable to attend the scheduled meeting, please contact the Planning Department at least one (1) day prior to the meeting. Thank you for your cooperation.  
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County of Maui  
Department of Planning

MAUI REDEVELOPMENT AGENCY		FY2016 Budget	Actuals Year to Date	Open Commitments	Balance	% of Budget
		\$ 275,000.00				
Teens On Call	Market Street Maintenance 329247, 332069, 334420, 336697, 340275		\$ 12,669.80	\$ 2,533.88	\$ 15,203.68	5.53%
Maui Nui Botanical Gardens	Market Street Native Plant Project				\$ -	0.00%
Aloha Waste Systems 332372	Market Street Trash Service		\$ 1,357.00	\$ 1,920.00	\$ 3,277.00	1.19%
SAE Design 326612	Wailuku Town Brand, Graphics, Logo		\$ 3,020.81	\$ -	\$ 3,020.81	1.10%
PBR Hawaii 330013	Wailuku Town Core - Planning & Design		\$ 14,931.00	\$ 8,769.00	\$ 23,700.00	8.62%
Tri-Isle RC&D 334861	First Friday Security		\$ 22,781.00	\$ 2,218.00	\$ 24,999.00	9.09%
Ho'omaikai 335219, 338830	Safety Ambassador		\$ 19,830.00	\$ 2,670.00	\$ 22,500.00	8.18%
Three Kisses LLC 335217	Walking Map & Building Images		\$ 2,400.06	\$ -	\$ 2,400.06	0.87%
The Sign Source 339417	Banner		\$ -	\$ 309.89	\$ 309.89	0.11%
Other Expenses	Travel/Per Diem		\$ 11,154.76		\$ 11,154.76	4.06%
	Registration/Training		\$ 5,895.00		\$ 5,895.00	2.14%
			\$ 94,039.43	\$ 18,420.77	\$ 112,460.20	40.89%

**CURRENT BALANCE FY 2016 AS OF May 31, 2016**    **\$ 162,539.80**    **59.11%**

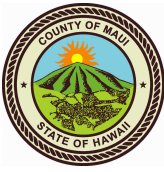
Projected Encumbrances FY2016 (not in IFAS)		\$ 105,938.00	38.52%
ADC	\$ 1,414.00		
Trees, Banners, and Lights	\$ 4,524.00		
Clean & Safe	\$ 100,000.00		
<b>PROJECTED FUNDS</b>		<b>\$ 105,938.00</b>	<b>38.52%</b>

FY16 Budget	\$ 275,000.00
Actuals	\$ (162,539.80)
Projected	\$ (105,938.00)
Difference	<u>\$ 6,522.20</u>

Two Recent RFP's			
Parking Operations & Management	high bid (for budgeting only)	\$ 75,000.00	\$ 37,500.00
Clean & Safe FY16, FY17	selected bidder		\$ 200,000.00

		Original Encumbrance	Payments	Disencumbrance	Current Balance
<b>FY2016 Encumbrance</b>		909036B			
PBR HAWAII & ASSOCIATES INC	Professional Planning and Graphic Design services-strategic dircetion/vision for Wailuku Town Core (PO #330013 - 9/24/15)	\$ 23,700.00	\$ 14,931.00		\$ 8,769.00
TRI ISLE RC&D	Wailuku First Friday Event FY2016 - Security on Market Street (PO #334861 - 01/25/16)	\$ 25,000.00	\$ 22,781.00		\$ 2,218.00
ALOHA WASTE SYSTEMS	(PO #332372 - 11/23/15)	\$ 3,277.44	\$ 1,357.00		\$ 1,920.00
HO'OMAIKAI/KAUHAHAA	Safety Ambassador (PO #338830-4/21/16)	\$ 11,250.00	\$ 8,580.00		\$ 2,670.00
THE SIGN SOURCE	Banner (PO #339417 - 5/05/16)	\$ 309.89			\$ 309.89
<b>FY2015 Encumbrance</b>		909036			
Sae Design	Website production and monthly maintenance (PO #315000 - 10/28/14)	\$ 25,312.34	\$ 21,387.70		\$ 3,924.64
Otomo Engineering	Review Parking Plans (PO #320493 - 03/04/15)	\$ 995.00			\$ 995.00
<b>FY2011 Encumbrance</b>		909036			
Goodwin Consulting Group	Assistance to Develop a Tax Increment Financing District Plan for Wailuku Town (#259066 - 6/22/11)	\$ 24,999.84	\$ 17,439.38		
	11/20/2015 Reference 8209		\$ 1,737.50		\$ 5,822.96

<b>CLOSED</b>		Original Encumbrance	Payments	Disencumbrance	Current Balance
<b>FY2016 Encumbrance</b>		909036B			
SAE DESIGN	Wailuku Town branding, graphics, logo (PO #326612 - 07/08/15)	\$ 2,900.00	\$ 3,020.81		\$ -
HO'OMAIKAI 017604	Safety Ambassador (PO #335219 - 2/1/16)	\$ 11,250.00	\$ 11,250.00		\$ -
THREE KISSES LLC 017646	Wailuku Town Walking Map & Building Images (PO #335217 - 2/1/16)	\$ 2,400.05	\$ 2,400.06		\$ -



County of Maui  
Kalana O Maui Building  
200 South High Street,  
Wailuku, HI 96793-2155

## Open PD - Projects by TMK Report

06/30/2016

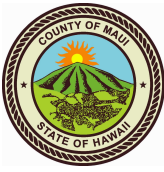
Entry Date: 06/30/2014 - 06/30/2016

Permit Type: MRA%

TMK: %

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2340120370000	LEM BUILD TO SUIT	EXPAND CHILD CARE FACILITY\WAILUKU	MRA - 20160002	KIMBERLY KULOLOIA	02/25/2016		OPEN	AAKO
2340130050000	UPTOWN GAS STATION	PROPOSED RENOVATION\ADDITION\WAILUKU	MRA - 20160003	UPTOWN FOOD MART & CAR WASH LLC	03/17/2016		OPEN	AAKO
2340160020000	JAIMES	USE BUILDING FOR OFFICE SPACE\WAILUKU	MRA - 20160001	RAUL JAIMES	01/08/2016		OPEN	WADE

**Grand Total:** 3



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

## Planning Department - Completed Projects by TMK Report

Completion Date: 03/31/2016 - 06/30/2016

Permit Type: MRA%

TMK: %

*Does not include permit types: LTR, SPC and S.*

<u>TMK</u>	<u>Project</u>	<u>Description</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2340171510000	CANOPY REPAIR	CANOPY REPAIR	MRA - 20160004	HILTON UNEMORI	04/11/2016	05/10/2016	DONE	QUIGLESS

**Grand Total:** 1