

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
OCTOBER 28, 2016**

APPROVED 01-20-2017

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Don Fujimoto, Chair, at approximately 1:03 p.m. Friday, October 28, 2016, 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. Don Fujimoto: The meeting of the Maui Redevelopment Agency come to order. It's 1:03 p.m. Present is Vice-Chair Carol Ball, member Jonathan Starr, and member Frank De Rego. Junior. Sorry. Public testimony...individuals who cannot be present when the agenda item is discussed may testify at the beginning of meeting which is now, and will not be allowed to testify again when the agenda item is discussed unless new additional information will be ordered -- offered. Sorry. Maximum time limit of at least three minutes will be enforced. Or, you can wait until the agenda item comes up. Anybody? Harry?

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. Harry Eagar: Good afternoon Chair, members. My name is Harry Eagar. I'm here on behalf of Richard Dan, Kamaaina Loan and Cash Flows. I'd like to speak on two agenda items; that number should be E1 and E4.

The holidays has started. For Richard's businesses they start on September the 15th, and all of his...he says seven now, depending on how you count them. Four of his own, and then he has subtenants -- seven retail businesses on North Market Street are going and his are, at this time of year, in operation seven days a week. He has applied to the Parks and Recreation Department for permits or access or however it's going to be handled to the Iao Square. He wants to operate a Wednesday art walk from four to seven, and a Saturday swap meet from seven to two, and I know this is going for review to Corp Counsel. He believes that the management administration of that space should remain within Parks and Recreation. And he's anxious to have a response to his application as soon as possible.

Similarly and this is peripherally part of this agenda item. The old police station has never been a police station, and now I understand being used as offices for clean and safe. He think that breaks up the retail continuity because that entire block, at least on that side is retail, from one end to the other. If you count Iao Theater as retail, they have a box office.

He would like to see that space used, leased out to some other profit making, private business entity to have an -- and it also, of course, abuts his property. That's why he's particularly interested in, in the Lao Square and making use of that. He would recommend that . . . (inaudible) . . . administering it . . . (inaudible) . . . Police Station office space and act quickly so he would like to be able to use the Lao Square space during this holiday season.

Secondly, on the Clean and Safe Program, he would like to have Sunday coverage on North Market Street at least for the middle of the day. And I don't know whether he'd send it to you or not, but he has pictures of homeless people sleeping in front of his businesses. It isn't good for --. I'm sorry.

Mr. Fujimoto: Three minutes.

Mr. Eagar: Okay, he would like to have Sunday coverage from the patrol because he does have a problem with unwanted people around there. He would also like to have an after dark patrol of the Lao parking lot from six to seven. That's when his employees go home, and the parking lot is not safe. You can't see it from North Market. It used to be part of the reason that you could go in there without much concern. He'd like to see Clean and Safe extended that far.

Mr. Fujimoto: Okay, any questions? Seeing none, thanks.

Mr. Eagar: Thank you.

Mr. Fujimoto: Anybody else? Any objections to closing public hearing? No objections, public hearing is closed. New Business. Erin?

C. NEW BUSINESS

- 1. Presentation of Report of the 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 and/or supporting agencies. (No Action)**

Ms. Erin Wade: Thank you. The first item, C-1 is the presentation of the Temporary Investigative Committee's report to the Maui Redevelopment Agency. The report was provided in your packets. Members Jonathan Starr and Frank De Rego were on the committee. As you know according to State law the report will be presented today, but cannot be acted upon until a following scheduled meeting. So today we're here to present, provide information and clarification, and any further discussion on it will have to wait till the following meeting.

Mr. Fujimoto: Mr. Starr?

Mr. Jonathan Starr: Yeah, we're just here basically to present this. We will not be looking for any action, or any real discussion on it today. I just want to say that it was a really eye opening, and a really positive experience to learn more about what the possibilities and limitations are, and how potentially difficult it might be to do it all as under one framework and one organization. So as we look more, it got more complex, but it really seemed like we can do a lot more both in terms of management of, of the downtown, and helping to bring forward a good, good progress in redeveloping the town.

Mr. Fujimoto: Frank?

Mr. Frank De Rego, Jr.: I just have one comment, Chair. I think the other issue that came out during our discussions was the fact that we need to work very closely with what's going or possibly going on at the Legislature in terms of HRS, Chapter 53, because this is going to directly impact the kinds of structures and organization that we're looking to create so just to keep -- have the members keep that in mind while they're reading this. There's another parallel story going on at the same time.

Mr. Fujimoto: Thank you. Anything else? Any...? Okay, moving on

2. Approval of a Resolution in support of the County of Maui Office of Economic Development and Maui Economic Development Board's joint application for Federal Planning Assistance for Broadband and Sustainable Community Development in the form of a Cool & Connected grant. The board may take action to approve. (Action may be taken)

Ms. Wade: The next item, C-2, is approval of a resolution in support of the County of Maui's Office of Economic Development and MEDB's joint application for the Federal Planning Assistance for broad band and sustainable community development called the Cool and Connected grant. I drafted a resolution for your consideration; it was in your packet. Frank De Rego had some background on this, though, I think.

Mr. De Rego, Jr.: We actually applied for this back in June, I think. It was a pilot program with the USDA and the EPA, especially focused on rural development and downtown main street development, and the use of broad band to enhance that. We didn't get that. It was only five communities throughout the United States, and I think there were over 300 applications. This came up suddenly. This is why it's on today's agenda. This actually came up suddenly. There was another solicitation from the EPA on this program, and we thought since we've already done it once, we might be able to try it again, improve the application, and then actually get letters of support which -- or resolutions of support, which was something that we weren't able to do the last time.

So basically what it does is in the third whereas actually explains exactly what you're getting in terms. It's technical -- mostly technical assistance. In fact, it is technical assistance in terms of strategic planning, in terms of use of broad band within the downtown area, which would fit in perfectly with the purposes of the MRA since I think we've also had discussions on this previously. So -- and just read that, "Whereas the cool and connective project will provide a team of experts to help community members of development strategies and an action plan for using broad band service to promote smart, sustainable community development." So that's basically what the, the meat and potatoes of the resolution are. So it's just supporting the application in that regard.

Mr. Fujimoto: Okay, thank you. Jonathan?

Mr. Starr: Yeah, I, I really strongly support this. I think it's a wonderful thing that we should do everything we can to, to become a part of. I know that on Main Street the connectivity that we've experienced from three different vendors is, is really spotty and terrible. And I know in talking about future projects and, and needs, I talked to two different people who are interested in doing co-working -- co-working facility in, in Wailuku. And I didn't really know what it meant until, until I, I actually got into a, kind of a negotiation and realized that it's, it's about connectivity and sharing secure, secure band width that is becoming necessary for people in medical, and engineering, and other technical professions. And that's really what, what drives it, you know. And also hospitality uses need to be tied to that, as well, to be able to function and so I would really like to support this. And I'd also like to ask...you know, us to think about, are there any other letters we can write or maybe go out to other groups in the Wailuku area that are supportive, that maybe would be able to do letters in a short amount of time? I know I would support any -- any additional action that we can, we can do.

(Ms. Ashley Lindsey attends the Maui Redevelopment Agency meeting at approximately 1:13 p.m.)

Mr. Fujimoto: For the record, member Ashley Lindsey has arrived.

Mr. Starr: Hi.

Ms. Carol Ball: So, tell us again what this Cool and Connective really is, I guess, project.

Mr. De Rego, Jr.: Basically it's a project coming out of the EPA, sustainable communities, and the USDA Rural Utilities Division. And they're teaming together to try to revitalize the part of their rural development programs, downtown, small downtown areas like Wailuku. That's the main goal for this project. And they see broad band as being an essential part of that revitalization of the downtown areas, providing more services as Jonathan would say, you know, broad band is becoming increasingly, or if you want to be more specific, fiber, you know, high...broad band width fiber is becoming a, an essential part of business today whether you be in a doctor's office, or whether you be an engineer, or technician. Even in art, you know, and in film, they're sending large amounts of data across, you know, long

distances. So --

Ms. Ball: But, what do they provide?

Mr. De Rego, Jr.: They provide only technical assistance. So they're not providing any kind of monies to help you put in fibers or, or --.

Ms. Ball: Right.

Mr. De Rego, Jr.: But their technical assistance --

Ms. Ball: Make the plan.

Mr. De Rego, Jr.: Make the plan.

Ms. Ball: But is this already established? How do we --? I missed the first part. How do you --? Are we already involved in it, and we're just reinforcing our support, or are we asking for it?

Mr. De Rego, Jr.: We're asking for it. This is supporting the application, and then hopefully, once, if we get chosen, then the MRA would probably be part of the planning process since that's our jurisdiction, our area.

Ms. Ball: Thank you.

Mr. Starr: Would it be useful for the MRA to do an additional letter of, of comment and --? Because I see the resolution is supporting the, the application. But maybe we, we could possibly ask the chair, with assistance from you to draft a letter from the MRA directly to the EPA and USDA as well?

Mr. De Rego, Jr.: To amplify this -- this resolution?

Mr. Starr: Yeah.

Mr. Fujimoto: Is it --? Or should we just add it in the reso whatever, whatever additional information you want to put in.

Mr. Starr: I was hoping that it would be, you know, under separate cover directly to the agencies to help show that there's community support. Whereas this reso, I assume it just becomes the package.

Mr. De Rego, Jr.: Package, yeah.

Mr. Fujimoto: Okay.

Mr. De Rego, Jr.: Okay. So, how do we do this? Do we --

Mr. Fujimoto: I'll assign it to you Jonathan?

Mr. Starr: Okay, I mean --

Mr. Michael Hopper: I mean, do we --? Just as a suggestion, is there an option to add on a paragraph to the resolution saying copies of this resolution shall be transmitted to whomever, and then you can have a cover letter that says, attached is a resolution if you wanted to separately provide it? That's an option rather than writing a whole separate letter. Most Council resolutions have a -- the very last paragraph says transmitted to whomever would want --.

Mr. Starr: That would -- that would do it.

Mr. Hopper: Okay.

Mr. Starr: Okay, so what would be the two entities?

Mr. De Rego, Jr.: I can send that to you, but it's the US -- I was looking for it actually earlier. It was the EPA Sustainable Communities Division, and then -- I'm trying to remember.

Ms. Wade: I think it's in the e-mail.

Mr. De Rego, Jr.: It's in the e-mail. But it's also the USDA.

Mr. Starr: Okay. So --

Mr. De Rego, Jr.: For now, we can amend that to include what, what, I think, is the rural utilities.

Mr. Starr: Okay. So Mr. Chair, when you're ready for a motion I'd be happy to do it.

Mr. Fujimoto: Sure.

Mr. Starr: And I'll make a main motion, and then I'll make an amendment to it after -- if the main motion --

Mr. Fujimoto: Okay, go ahead.

Mr. Starr: -- gets a second. So, I, I move that the Maui Redevelopment Agency approve and forward the, the resolution as presented to us.

Mr. Fujimoto: Is there a second?

Ms. Ball: Second the motion.

Mr. Fujimoto: Moved by Jonathan, seconded by Vice-Chair Ball.

Mr. Starr: Okay. And now I wish to amend -- amend the motion on the floor. The amendment is the -- a line be added that copies of this resolution with a suitable cover letter be, be sent the proper parties at the EPA and the USDA.

Ms. Ball: Second.

Mr. Fujimoto: The amendment was moved by Jonathan, and seconded by Carol. Should there be another for the whole thing?

Mr. Hopper: Yeah, well, you'd -- you'd be hearing the motion to amend, so you'd want to dispose of that motion first. Take votes on that, and then once that's resolved, you go back to the main motion and take the votes on that.

Mr. Fujimoto: Okay.

Mr. Starr: So call the question on the amendment.

Mr. Fujimoto: Yeah. All those in favor say aye. Opposed? Motion -- motion for the amendment passes.

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

VOTED: To amend the main motion that a line be added that copies of the resolution with a suitable cover be sent to the proper parties at the EPA and USDA.

(Assenting: C. Ball, F. De Rego, Jr., A. Lindsey, J. Starr)

Mr. Hopper: Yeah, so now you're at the main motion. You can add amendment or just vote on the main motion if there's nothing else to discuss.

Mr. Fujimoto: Okay, so we're back to the main motion. Any discussion? Seeing none. All in favor? Opposed? Motion passes, as amended. Thank you.

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

VOTED: that the Maui Redevelopment Agency approve and forward the resolution as presented with the amendment.

(Assenting: C. Ball, F. De Rego, Jr., A. Lindsey, J. Starr)

Mr. Starr: And just...maybe Frank can help with the language.

Mr. De Rego, Jr.: Yes.

Mr. Starr: For that sentence that we'll add, and also the address . . . (inaudible) . . .

Mr. De Rego, Jr.: Sure.

D. OLD BUSINESS

- 1. Discussion about the use and authority of the space referred to as Lao Square. Corporation Counsel has advised staff to develop a proposal regarding how the space will be used and managed. This proposal will need to be developed in conjunction with Corporation Counsel and directed to the County Council for approval. The board may discuss and make recommendations to staff. (No action)**

Mr. Fujimoto: Okay, Old Business.

Ms. Wade: Okay, thank you Chair. The Old Business item is the use and authority of the space referred to as Lao Square. Essentially, this -- this is the item that the first member of the public raised about how are we going to manage and permit uses in Lao Plaza. The information I provided to you, because we talked about having it be part of the Parks Department seemed like probably the easiest, most straight forward path. So I provided you the County Code Section Chapter 3.40 which provides for the -- oops, that's concessions, I'm sorry. This is the section. It's 13.04A, is the section on County Parks. So if you have the opportunity to read it through, it does talk about permitting, licensing, leasing, and contracting the use of the space. It does have provisions for what is prohibited. You know, we had some conversations last week or last month about what we wanted to allow, and what we felt needed to be regulated. Specifically it mentions use -- use or operation or loud speakers is one of the things that's prohibited without a permit. Provided classes, lessons, teaching or instruction is one the things you need a permit for.

And then moving deeper in, there's a process for permitting. There, in 13.04A, there's an allowance for equipment rental which is something that we talked about if we're going to allow the use umbrellas, or tables and chairs, or things like that, that are part of the facility. It does allow for refreshment concessions which is something that the first member of the public brought up. We've talked about using that office space instead for something like a refreshment concession in the future.

And then it does also have a section later on, and this is, this is all the way -- it starts at 13.16

where it talks about the Waiehu Municipal Golf Course. It does call out particular park resources, and outlines some --. It stipulates use and permitting some policy for a couple of specific facilities so there's a potential to do something similar, I would suppose, for the Lao...Square, as well. So if we go down the road of trying to get this property incorporated as a park, which it currently isn't, this would be the code section that it would be under and then we would write the policy that would basically guide what would be happening that facility. It would then be managed by the Parks Department, okay. And it's unclear at this point if that is something they are willing to take on because -- and I asked Theo Morrison from Lahaina Restoration Foundation to be here today -- because she's currently taking on the Banyan Tree. Well, they're discussing taking on the Banyan Tree park in Lahaina because Parks is kind of short staffed, and they're trying to find ways to share the burden of managing their parks facilities. So there's sort of a push pull happening, you know. Yes, it's probably neatest and cleanest to put Lao Plaza Square. We need a new name for it. That's got to be next on our list actually. To make that a park. And maybe we do it regardless of who ends up ultimately leasing it, and maybe somebody ends up leasing it long term. But for now, probably getting it deemed a park under this code, and therefore all of the regulations that come with it being a park are part of that.

But -- so -- but we did see and I -- we showed this at the last meeting. We saw an example in Portland, the Director Park, which is managed by the Parks Department. And as I said last time, there's -- there is sort of free form performance that occurs there. There's just people come and eat, and enjoy the space. And then alternatively you can reserve it so I provided, just for your information, the application form. So this is the rental use and events space for Director Park for Portland. And you can see how thorough the questions are in terms of anticipating what types of use. They break up different fees as well depending on the type of use that would occur, so I kind of wanted to share this level of information with you to provide a sense of how other places manage a space like this. And then to understand -- and then to kind of gauge your sense of where do we want to fall on the spectrum, so that's, that's sort of the homework that was done, this month, and I'll leave it to you folks for discussion.

Mr. De Rego, Jr.: Chair, I have a question.

Mr. Fujimoto: Frank?

Mr. De Rego, Jr.: Once it's given over to Parks, they'll -- their primary responsibility will be to do the maintenance as well? Like let's say, paving stones start coming out and those kinds of things, that, that's something that's going to be part of their budget now instead of ours?

Ms. Wade: Unless we make alternative arrangement which I know has been done in Lahaina, where it is a County park but then they will contract to have it cared for. The issue is -- the issue comes in with the UPW union contract. So their -- because parks ground keepers are expected to care for and maintain public parks, we have to ensure that we're not preventing a union paid position from doing County work. So, that's where the distinction comes in. And we'll have to rely on Corp Counsel and Parks to make that determination. Do you have

anything more to say on that Dave?

Mr. David Yamashita: Well, I don't know if this will add to it, and I don't know that much about the situation, but maybe an analogy is the Maui Nui Botanical Garden which is owned by Parks --

Ms. Wade: But it's leased.

Mr. Yamashita: By contract.

Ms. Wade: It's a lease agreement.

Mr. Yamashita: And they do have workers who do kind of maintenance work. But, yeah, maybe the lease arrangement makes it a little different animal.

Mr. De Rego, Jr.: My question is more having to do with the facilities management portion in terms of if something breaks. You know, I mean, the concrete kind of stuff. You know, if a light goes out, or there's some sort of damage involved, you know, who's paying for that? In other words whose budget? Is now Parks going to be responsible for those kinds of those repairs as well? Because -- since we built it, I imagine now we're responsible for taking those kind -- care of those kind of contingences, correct?

Ms. Wade: Well, lucky for us, Public Works built it. It was a Public Works budget item.

Mr. De Rego, Jr.: Okay.

Ms. Wade: It is OED property right now.

Mr. De Rego, Jr.: Okay. So they're responsible for it.

Ms. Wade: So, it's sort of in no man's land which is why we're going through this effort at this moment to figure out where does it belong, and who can care for it long term.

Mr. De Rego, Jr.: Okay. Because, you know, one of the things about facilities is the care of it, right, and the -- and we want -- since we're trying to revitalize Wailuku, we want to make sure this new piece is taken care of, you know, and that it doesn't become like a lower priority on a long list of things that are going on in Parks. Nothing against Parks. I mean, this sounds like a good way of organizing and managing it, but we also have our interest in making sure it's taken care of, so it's just a question.

Mr. Yamashita: You know, and if I could, the other aspect -- I have to put on my Parks Department hat now that I'm working for Parks Department -- but one of the things I've learned is that one of the challenges they have is when they develop new parks, and they don't get more staff or money to improve or maintain that.

Mr. De Rego, Jr.: There goes my question.

Mr. Yamashita: And, and it's just something people need to be mindful of. It could be that the Director's Office says yes, we'll take this on, but -- and I can't speak for them, but I just think people need to be aware that there isn't an automatic increase in resources.

Mr. De Rego, Jr.: There goes my question. And I think it's something we should discuss in terms of maybe other ways of supporting Parks in, in that regard because -- but they're not able to take care of it, then somebody needs to step up.

Mr. Fujimoto: Jonathan?

Mr. Starr: Yeah, I do think that we should look at several different possible ways of managing it. Now I was president of Boys & Girls Club for a bunch of years, and in that time we were involved with the youth centers. And, you know, the Boys & Girls Club has long term agreement with, with Parks Department. But to put those in place takes several years and Council action. So, you know, once it becomes a parks facility, it may not be easy if we decide just, you know, to pick something out of the air, say Lao Theater becomes -- you know that Lao Theater should manage it, it may be very hard to undo it being a part of Parks Department both -- because of the labor side as well as the...

Ms. Wade: Council action requirements?

Mr. Starr: Yeah. And maybe -- you know if that kind thing is a possibility. It may be smoother to do it out of OED.

Mr. Fujimoto: I have a question too. So if it is in this no man's land of OED and Public Works...what rights do we have to assign it to somebody else? I mean --

Ms. Wade: Well, the Redevelopment Agency cannot lease it to anyone at this point or give anyone the authority to care for it. We currently have the authority to provide clean and safe services throughout the County's facilities so that's acceptable which is what we're doing -- all we're doing at the facility, at the plaza now. But that's why whatever, whatever results from our conversation because I'm telling you neither OED nor Public Works are having this, nor Parks, are having this conversation. So because we have developed the interest in wanting it to be managed, we are aware of the conversations originating. And then we can propose, you know, the amendments to whatever section of the code to create the path by which it will be owned, managed, and/or leased. So we could feasibly develop the code to put it, make it a park, and then at the same meeting, introduce the lease agreement...for the park, for some non-profit to manage it if we have Parks or OED's approval, you know, depending on who we -- who we let it lie with.

Ms. Ball: I have a question.

Mr. Fujimoto: Carol?

Ms. Ball: So I know -- I just feel stupid asking this question, but prior to the development of the, of the Lao Square Plaza or whatever it is, what was the vision of the entire -- the scope of this project? I just don't understand why we're having this discussion now, I guess. We've been having it, and I thought, is it all going to be revealed? And I still don't understand why it wasn't.

Mr. Fujimoto: That was before my time too that it started.

Ms. Wade: It was before all of us. Yeah, I mean, the plan for the property had always been - - actually, it had been a grass lawn with an amphitheater was the original plan that came out when the theater was getting redone. And then as time evolved and the theater started getting used more it became clear that that would become a conflict and we actually needed more parking. And so the plan that ended up getting designed included the partial parking and the plaza space. It wasn't clear until budgeting to pay for the construction, who owned it. And, it was even strange at that time because OED -- even though OED is the property manager, they don't do capital projects which is why it got housed with Public Works. So --

Ms. Ball: I guess it's just pretty shocking that it has come to this --. We have this beautiful thing, and --

Ms. Wade: Yeah. And it has no home.

Mr. Fujimoto: Jonathan?

Mr. Starr: I, I think in most downtown areas where a bid is functional, it would just become part of the function of the business improvement district to find funding source and to, you know, plant it out and program it. We don't have such an entity currently in Wailuku.

Ms. Wade: Right. So we sort of need a holding space for it is what we need, I think.

Ms. Ball: Now while we make these decisions, what happens to anybody who wants to use it such as came up earlier during the forum?

Ms. Wade: Yeah, so right now the, the general public is able to use it, but not for anything -- like, like an event that would require a permit, and not for it --. Because it's public property still, you can't have any type of sales or --. Technically, you're not suppose to smoke. I mean, there's all kinds of other provisions that we should be noticing on that property too here shortly. But there is no -- there is no mechanism right now because it's OED property. There's no mechanism to allow anything beyond just general public use at this point.

Mr. Fujimoto: Jonathan?

Mr. Starr: Can I suggest that we hear from our, our dear friend from Lahaina who's been kind of going through this and has solved some of these problems?

Ms. Theo Morrison: I'm Theo Morrison, Executive Director of Lahaina Restoration Foundation. I wouldn't say I've solved the problem. Yeah, our situation is a little different. The Banyan Tree Park is under Parks Department. We've had a long standing maintenance agreement with the County Parks Department, since 1980, to maintain the parks and public spaces in Lahaina. So what we do -- that includes the Banyan Tree Park, the area that we're now improving. I don't know what you call it; where the canons and the flag pole. Along Front Street where the trees are, and then all the trash cans up and down the street, and both, the makai side of library lawn, which isn't really County property, but they're maintained. So -- and within that agreement we, we do all the general maintenance and pick up the trash. We also repair the light post, light lamp, lamp post. And...and, you know, get rid of graffiti and stuff like that.

Parks is really over -- they don't have enough staff to do what they're suppose to do. They're really -- bottom line. And so, you know, it's really hard to get them to come out and actually do things at those parks beyond regular maintenance. They just don't --. They've got huge, long list, and they just don't get to it, so I would recommend not putting it under Parks, putting it, you know, under a private, you know, like Lao Theater or something like that where you -- you just have more flexibility and you don't have the long list of all the different things if you just have the one. But you could get a grant from Parks...possibly to, to do that work. And within that grant, you would, you would limit yourself, like if the sewer blows up or something that's not your responsibility so you'd limit it to, you know, the big things like that that you wouldn't take on.

But --. I mean, for example, in Banyan Tree Park, there is this -- there are wooden posts and they get hit by the sprinklers and they rot, and so this, this post was ready to fall down. So we got a complaint from one of the artists that uses the park, and so we went out and we, we, you know, braced it up with wood and stuff like that. And we told Parks, hey, you've got a lamp post that you need to fix. Well, months went by. Months and months and months. And finally they told us just to take it down, so we did. But -- that's -- I mean, they don't -- they just can't. You have that multiple discussions with Parks. It's not -- it's not a -- they just don't have the staff to do all the things, the maintenance. Public parks and any public space just takes an incredible amount of abuse, just incredible. And it's really important that if you're trying to uplift Wailuku that this public space stays pristine. I mean, no gum, no trash. I mean, it's so quickly it can be deteriorated. And so I really think you need rules, you need posted rules, you should close it at night. I guess you have good lighting. Events are great, but I kind of caution swap meets and things like that. You're in a retail area, you want...you know, you really don't want competing uses in that. You want to support your retailers.

Like for example, last night, we just did the Hawaiian music series, which we've done for eight years in Lahaina on the Baldwin Home lawn, and we brought in John Cruz. It was -- which

was kind of an extra thing, we don't usually do that. This program is funded by Hawaii Tourism Authority and Office of Economic Development. And so we had probably 500 people. Not all at once. It was like 300. It was pretty max in that area, but it's just a wonderful --. We sell nothing. We charge nothing, and we don't even ask for donations. It's just a wonderful thing to do in a small town is to provide an avenue for people, or reason for people to come to town where they can have this great experience for free, and then they'll go out and spend money. And then they'll go have a nice dinner or then they'll, you know, take their kids to the movies or whatever they're going to do, but...it's, it's just been like magical to be able to do this for Lahaina. And that's the kind of --. It also -- it fulfills our mission. Our mission is to be, you know, preserve the history and whatever it is -- history, cultural, and whatever, and all that stuff.

But it's not just buildings. For a long time, like part of me it was all about just saving the buildings, and I'm like, what a building? What's a building without people? You've got to have people, and you've got to bring people together. The merchants are selling. They're doing a great job of it so don't mess with it. Just bring the people into town. And that's what I did for years at Lahaina Town Action Committee with the special canoes, and all these things that we did. We just brought people into town to see these amazing things and then let the retailers handle all the sales and stuff. So...anyway, that's what I would recommend but you...you definitely need rules, you definitely need control, you definitely need people to apply for things. Don't let it get out of hand because then it will get a bad reputation so you need to start as soon as you possibly can to do all that stuff.

Well, the other thing that we're going to do before we take over Banyan. The Parks Department they've given us -- they, they -- it was not my idea to take on this lease of Banyan Tree Park. It was Parks Department. So they want us to take Banyan Tree Park -- lease Banyan Tree Park, the area in front of the harbor which we just improved, and the makai library lawn, and the mauka library lawn. That's like a huge, huge, huge space because they just can't deal with it.

So what -- one of the ideas that I have is -- and I just -- there's also another park next to the Baldwin Home Museum. It's called Campbell Park. It's actually a private park. And that's under the jurisdiction of Waiola Church. So they haven't done much management of that park. That park is right outside my window. I see all day what goes on there. But I spoke with the pastor yesterday and he's in agreement with these ideas. And the idea is what you want to do in any kind public space is not to -- in fact, you can't -- you know, eliminate people you don't like or whatever. You can't do that. But you can eliminate behaviors. It's all about behaviors. And so if the community comes up with a code of conduct which is what we plan to do in a, you know, a public kind of meeting, come up with a code of conduct. And a code of conduct is about value. It's not about don't sit on the bench, and don't lie here, and don't do this, and that list can go on forever, but you do like respect. And I'm sorry, I forgot to bring the one I have. I have one developed by the Fish, Fisheries. But it's like respect. So respect means -- it can --. You know, when you're in the park, you need to respect everybody else in the park. This is --. Well, that means you don't lie and sleep on the bench. That means

you don't poop in the bushes. That means you don't scream at your girlfriend. It means all kind of things which -- but it starts with those values. And so, so the pastor of Campbell Park agreed with me, and so we're going to -- we're going to probably start doing that pretty soon, develop this in a public kind of forum, this, this code of conduct. What the community says this is what we want our parks in the historic district to be. And -- and then it's -- then it's a question of like enforcing them.

So and then the other thing that I'm, that I'm...that we, we are using as a mechanism is the broken window theory where things are rundown and broken, and you attract that kind of person. So you need to -- and things need to be clean and I know you guys are already doing this, but that's really, really critical and we've seen that working. So that's just the other part of the equation, but...anyway. You have any question?

Ms. Ball: Thank you so much. That's very helpful and wonderful job you're doing over there. That's great. Thank you. Thank you for all of those ideas and suggestions. It's great. Thank you.

Mr. Fujimoto: Frank?

Mr. De Rego, Jr.: Actually, when you do have that code done, I'd love to see a copy, and I think the...our group would love to see the copy of that.

Ms. Morrison: Yeah.

Ms. Ball: So tell me again -- so it's under the Parks, you said, right?

Ms. Morrison: Our -- yeah, our parks are, they're regular parks.

Ms. Ball: But the management is not. Is that, is that --?

Ms. Morrison: Well, not that's -- so the maintenance -- right now we have that grant. We've had since 1980 so we've used -- that's a maintenance agreement, so we clean the parks. But what we -- what Parks has offered us is the lease of the parks. So if we have that lease then the management does go under us. And then that means -- like right now, we're also under the jurisdiction of the Cultural Resource Commission (CRC), so there's no cash sales in the park. All the cash sales have to go through the Old Lahaina Courthouse. So there's - - and then there's weekend festivals that are, that are pretty much set and get approved by CRC every, every year. So you can't --. I mean, the CRC has limited the amount of activity that can even happen in park. Only -- it's only festivals on three weekends a month; one is a rest weekend for the . . . (inaudible) . . .

So...so when we get the lease, we -- instead of -- and this is the thing that sort of kills me is the, the people, the organizations running those festivals they pay 150 bucks a day to get the permit. Well, the 150 bucks never comes back to that park. It just goes to parks, I guess, but

it never comes back. So, we would get that 150 bucks and we would make sure 100% of that money went back to parks. Because we don't have -- we have enough resources ourselves to pay ourselves. We don't have to worry about that part, but we'd like to keep -- you know, so we put that money back into improving the park. That's what we would do. So right -- yeah, right now we have -- we just have maintenance responsibilities. We don't have management responsibilities. But that would change with a lease which, which is actually a good thing. It would give us more --. We could develop that code of conduct and then we could enforce that code of conduct.

Mr. Fujimoto: Jonathan?

Mr. Starr: First of all I think it's great that you're, you're taking over the management of that, and that really is the first model of, you know, of business improvement district type of operation, you know, on Maui on a decent scale. Could you talk about what kind of resources you're thinking that it's -- it will take once you control Banyan Tree as well as the harbor area, and you know, around the library?

Ms. Morrison: Okay. One of our ideas is to -- and this goes back to creating that environment that attracts the kind of people you want is to put cultural practitioners in the park doing cultural things. So we can have them moving around into the different parks, and we pay . . . (inaudible) . . . in our museums, you know, every day, nine to four, and we would do the same thing, but they'd just be outside. It'd be similar to the city of refuge which is a State park or something. But we would --. So that -- and that kind of activity, that kind of presence, and those people could also help with the --. He needs eyes on the ground. You need to be there. And then the people that don't like rules, and don't like -- they, they kind of go away. They don't want to be around that kind of stuff. So that's, that's our, our first...management type of idea. And then part of our --. Like today, we have a cruise ship in town, so there's a lot of traffic problems, and that -- when we have these, these same people will help manage the traffic situations. So there will be like people in the park, but they won't just be hanging out or walking around with guns and stuff. They'll be doing cultural activities in different areas of the park. That's the idea. So --. Also maintaining -- like, we're doing taro patches, so maintaining the taro patches and things like that too.

Mr. Fujimoto: Any other questions? If not --. Jonathan?

Mr. Starr: Yeah, just that I'd love to hear back in, in a couple of months how it's, how it's going because I feel like you're kind of setting the -- or breaking the ground and setting a standard and would like to learn from that.

Ms. Morrison: Okay. Well, yeah, the lease papers aren't even signed yet or anything, but, yeah, as we move forward, and hopefully it's successful. I'm sure we'll run into some issues. But that's the overall. You only get rid of bad by replacing it with good. You can't get rid of bad by itself. So you just are replacing everything with good, and that means clean streets, and nice furniture, and you know, all those things, and then it's kind of nice around here. It

changes . . . (inaudible) . . . behavior. That's the bottom line.

Mr. Fujimoto: Great. Thank you.

Mr. Starr: Thanks.

Ms. Wade: Okay, so, I guess...I mean, what I need from you folks is direction as to what you want me to develop in terms of how you'd like the park to be overseen. And to me, I mean, if we follow -- and I always tell people this. Theo always sets the bar when it comes to how to do this kind of thing, so I always call her on stuff and thank you so much for always being there and answering me. But I think the best thing to do is to get it a name, to incorporate it into the Parks Department code, and, and have it adopted by Parks. But then again to, right away, turn around, and define do we want it have it leased by an organization that would do something similar to what Theo's going to be doing because she's right. It, it -- we're going - - we certainly are going to continue to need to do the cleaning which is, you know, something that they have always done with their parks. But I think the permitting component, the great point that she made about how the permit fee then comes back right back into the parks facility that was tremendous and valuable. So if there's -- that's something that we simultaneously need to be doing. And frankly it ties back in to the TIGs report about organizational structure, you know. And if we move forward with the recommendations from that, we'll have a mechanism, I think.

Mr. Fujimoto: Jonathan?

Mr. Starr: I mean, I think it would be useful to have maybe four or five different just, you know, one sentence possible frameworks that, that, that could, you know, that could be considered.

Ms. Wade: Okay.

Mr. Starr: And one of the things I really like about what Theo says is that, you know, even though it's, you know, kind of...plain vanilla, you know, management of a...you know, a downtown, a downtown resource. The fact that there's a cultural component to it is really important in giving it a reason and a flavor in Lahaina. And I would like to see that we implement something to that effect in Wailuku, you know, on whether it's cultural, or artistic, or whatever it is. It should be thematic with what we want the town to achieve, you know, rather than just kind of what may be best.

Ms. Wade: Yeah.

Mr. Starr: You know, the path of the least resistance to getting there.

Mr. Fujimoto: Frank?

Mr. De Rego, Jr.: Chair, what I got from Theo's comments -- and thank you very much. It

was very enlightening -- is that the kind of management we're looking for is not reactive, it has to be proactive. And...that's, you know, finding it a home is one thing. Putting it within a particular structure is one thing, but there's a lot do not's. We have to figure out what we want to do with the space. And I think maybe finding it a home is one thing, but we need to be able to write in there and those specifications what we actually would like to see it happen there, and the direction that, that space would go in. So that's just my comments in terms of whatever we develop it has to be proactive and it has to take into consideration the context that where it's in, and that we're going to need the moneys to be able to do that so there's got to be some sort of constant revenue flowing back exactly to the place itself.

Ms. Wade: That's a really good point because the reason -- Lahaina Restoration gets their grant from Parks is because the facilities are Parks facilities. Same thing with the Lao Theater. The theater is OED facility. They anticipate on a yearly basis the improvements that will need to be made to theater, and then they request a grant in that amount. So we have to tie it to an entity that does get allocated an annual budget. But at this point there is no reason that couldn't be the MRA. That could potentially be the MRA because OED doesn't have a code just like the MRA doesn't have a section of the code in the Maui County Code. So there might be -- that might be something that we'd work through with Corp Counsel as well.

But I would be happy to maybe -- and I think what I'm hearing you say Frank is that I outline sort of anticipated uses and a mission for the space, with anticipated uses, which we've sort of discussed generally all along but I could do it really clearly with some examples. And then outline potential, like, Commissioner Starr was saying, outline potential ways that we could house the facility given those...what we want to accomplish. Does that make sense?

Ms. Ball: Sounds great.

Mr. Starr: Just to add. I do think it's important that it be mission driven. That whatever happens there, it's all about where we want the town to go. And OED definitely has, you know, the well-defined and expressed mission statements, you know, when it comes to the grants and their programs. You know, that's what they're looking for is, how it's going to help move Maui County forward. So, you know, I think we've been developing, you know, kind of a feel for what we want Wailuku to be. This might be a good opportunity to help kind of express, express that and create a tool.

Mr. Fujimoto: Anything else? Okay, thanks.

Ms. Wade: Okay. I can do that.

Mr. Fujimoto: Updates.

E. DEPARTMENT UPDATES

1. Wells Park Redevelopment Plan

Ms. Wade: Would you be okay with us skipping, or starting with E-4, Clean and Safe since our clean and safe person is here?

Mr. Fujimoto: Sure.

Ms. Wade: Alright. Did you want to provide an update...Mr. Kauha'aha'a?

Mr. Lawrence Kauha'aha'a: Good afternoon. This is Lawrence Kauha'aha'a with Clean and Safe. You know, things are kind of progressing the way we felt they would happen, you know. Of course, you know, with, with -- you know, I heard him mention with the office space there, that's not vital for us to do our business at all. You know, if we're in there, we're not actually walking around, and meeting and greeting the people. It's nice to have. We really just need a place. We have keys and stuff that we hand off and so that's really what's happening in there. So, when you consider that matter, just think, we don't really -- it's not a need to have kind of space, so that's not a consideration for us at all.

There is some activity that's going on and I met with the police. I went with their -- to their general briefings in the morning. I met with the officers on all the different shifts. Next month we'll be meeting with the command staff, all of the chiefs and the...commanders of each district. And then we'll also be meeting with the Police Commission to talk about the program and, you know, what is happening. Is that me doing that? Too much electricity?

Ms. Wade: I think it's on, you're just talking soft.

Mr. Kauha'aha'a: Okay. So we -- you know, kind of things are moving the way we like. We're kind of extending out beyond where we originally started with just Market Street and trying to work our way up to parts of the town. There's a -- there's a couple of places where I noticed because of what we're doing now the homeless and, you know, people are moving a little further outside of town, and we'll be addressing that in time. In fact, I went and spoke to those guys that are down by the bridge, you know, over there, and working on solutions for them other than just calling the police and having them move somewhere else. And -- so we're constantly trying to do things, trying to improve, and try to expand on what we do. Any questions for me?

Mr. Fujimoto: Anything members? Jonathan?

Mr. Starr: Yeah, first of all, I think the street scapes and sidewalks are so much better, both, both the, you know, kind of the physical environment, you know, the amount of litter and empty whiskey bottles and, you know, stuffs like that. But also it's just the feel is generally a lot better. We've been having much, much fewer episodes of kind of people who are falling down drunk and in front of our place and causing problems, so it's really working. But I, I noticed just very recently there seemed to be a lot of -- some real kind of tough characters

hanging around the, the lower edge of the municipal parking lot and close to the banyan and stuff. And I know -- I'm sure that's something that's --

Mr. Kauha'aha'a: It's on our radar. We -- you know, we photograph, we record, and we send off things to the police. Some of the issues now are on private property, so of course, we have no authority. And even the police, if they're going to go on private property they have to have cause and so those things take longer. They're not -- they're not quick solutions. So it's kind of a product of the success because they're not just in everywhere, all over Wailuku. Now they've kind of found a little haven there. But, I mean, even as today, there were some incidences and I've always felt the genesis for it to go and get better is going to be -- it's going to have to hit, come to a head, and it's kind of come to that now, so that now the property person has to take a hard look at it because, you know, you're going to have more police there. The types of incidents are much more serious than just drinking, or, you know, disorderly conduct kind of thing. So, it's, it's starting to get to that point where you'll see change, but it was predictable.

Mr. Starr: I know a number of us property owners had implemented a -- I forgot what they were. There were letters of agreement with, with police that I don't exactly know what legal status that creates, but my intent is it allows police to go on to their premises.

Mr. Kauhaahaa: And they have it. They have it there. But one of the issues with that particular part -- if we're talking about the banyan tree -- is you can't do selective enforcement. The officers can't combine selectively choose who to remove from the property. Because you have a property manager and person there.

If you look at that empty lot where they have the beer garden during First Friday, there's never an issue. We don't have a problem there. Whether they have somebody on staff, nobody patrols it, nobody does it anything. And it's because of that agreement where if anybody goes on the property other than people that are authorized for an event that was by the owner, they're trespassing. The problem with that park is you don't know who is trespassing, who's good, who's bad. You know, I inquire, what about him. No, he's good. Oh, okay. In my experience he's not, but okay, your property. You want him on there, go ahead, you know, but you answer for it.

And so --. You know, and there's some things that because the police are working on, I couldn't really speak on right now, but, yeah there are things, like, I said, information gets handed off and we forward it. But, again, if that property owners said, "nobody's allowed here after seven, nobody, absolutely nobody," that would make a difference. And that was one of the conversations we had with the officers, and I had with the deputy chief yesterday. Those, those -- they work, but they only work if the property manager --. Basically you have a letter saying we will arrest, we will prosecute anybody on the property. So the officer arrest him, puts him in handcuffs, you know, takes away their freedom, takes them to the police station, then you go, oh, well, you know, we change our mind. That, that doesn't allow for that. I mean that's -- and one of the conversations we had, Megan from the coffee shop, you know,

she stands up for her rights. And one of things she told me was, you know, this job provides a house and food for my kids. I'm not going to tolerate anything. I've been with her when we've had people try to go in there and bring beer in her place, they've tried to go and hangout, they steal things, but she's aggressively stands her ground. And that's the difference between her and that particular property. So, but it's getting there. A lot of it is education, a lot of it is perception.

Theo and I go way...way back. We did a lot of things. Some of them were fun, some weren't. The thing I always respected about her is at four in the morning, when we were taking out lights after Halloween, she was out there getting her light towers out and, you know, we were all out there cleaning up after. So, yeah, some of the things we -- brings back memories when she was talking about. And, you know, a lot of that is what I bring when I come here to Wailuku. Because we've had many discussions. She's had many ideas that she'd say, and I'd be no, no, no, and do you have other ideas, and say, yeah, good idea, let's go for it. So, thanks for coming Theo. Any other questions?

Mr. Fujimoto: Great. Anything else?

Ms. Ball: Thank you. Thanks very much.

Ms. Ashley Lindsey: I want to say that you did do a really good job. I've been kind of watching you because I'm there all the time, and you're doing a really good job. Thank you.

Mr. Kauha'aha'a: Thank you. Yeah, a lot of it is cleaning. It's like Theo said. You know, I go out there and do it myself, a lot of it. You know, and I have my cleaners from Mental Health Kokua, and I love him to death. One poor guy fell and got cut on a grate and he was at the . . . (inaudible) . . . and he was already thinking I was mad, and I was going to fire him, and he was really upset about it. And I'm like, no, absolutely not. So for one thing they're very concrete. So I say, can you guys clean up here a little more, and it takes them two or three times to get them. They're just like, you know, they're in -- yeah, auto pilot, and they just go one way. It's getting better. It is. And we're -- you know, like I said, I love them to death. That's the easy part of this job. Yeah Jonathan.

Mr. Starr: Yeah, is there anything you can suggest that we should be -- we should be doing or we should be thinking of moving forward?

Mr. Kauha'aha'a: You know, it's like Theo said, you know, and it is, we have to be patient though, you know, especially when it comes to laws. Those are the hardest things because we have to look at it five years down the road. You have to look at, you know, prosecution. You have to look at --. You know, even the entities we've had, and I'll share a little bit of this, Theo, because even those people you select, cultural practitioners, you could have the wrong one come in and it turns into a nightmare for you because some of them get very entitled, very empowered, and decide that, you know, they may now run this corner instead of just being part of the enhancement of it. You know, they feel like, you know, this is our land, this

-- you know, it...it can get sticky. But, yeah, you know, just be very patient and really look things through five, six, ten year down the road, you know, because it does --. I know we've had some where we've gotten stuck and we've really had to work through it to get back on track so.

But, yeah, it's really good to see Theo. Everything she said, like, I said, it's really about cleaning first, making it a place where people feel like, you know, we should be there. Even like the, the, you know, you said about the guy lying on the bench. It's true. And we don't do much, nothing more than sit next to him on the bench. And they'll sit up, and then if they decide they don't want to talk to us anymore, and then they leave. It's not illegal for them to be there. I mean, in my books, it's not illegal. But, you know, we don't tell them to get up. We just sit down next to them, and we'll talk to them. You know, a lot of times we talk to them about getting treatment. They don't want to hear about that. Yeah, it's like...it's like talking religion to people, you know, okay, I'm out of here. Same with them. Talk to them about treatment and they'd rather get up than deal with that. Anything else?

Mr. Fujimoto: Nope.

Mr. Kauhaahaa: Thank you.

Mr. Fujimoto: Well, on behalf of the board, thank you very much.

Mr. Kauhaahaa: Yeah, and like we said, you know, we're all trying. We're trying to grow and do things differently. There's many other things that we'd like to implement, and it takes a little more time. We got to go back to doing the educational stuffs, working with the merchants so they understand, you know, how the system works and how laws work. We'll get to it.

Mr. Fujimoto: Great.

Mr. Kauhaahaa: Thank you.

Mr. Fujimoto: Thanks.

Ms. Ball: Thank you.

Mr. Starr: Thanks.

Ms. Wade: Just to follow up on what can we do. One of the things that I did talk to Lawrence about is it's turning to holiday season so our street lights are going to get turned on now, the timers. Right after Halloween I think we're already going to start. Just because that helps, it's preventative to have the lights on, so we'll get the timers going. But we had talked about doing lights in the trees at the plaza. And then also lights at the two trees at the end of the block by Market and Vineyard Street, so if you guys are okay with it, it's going to be under \$500 probably to purchase those, and we'll just do an install. The ones at the end, we'll

probably going to buy the solar power lights so they're not going to be as -- because there's no outlets. The plaza has outlets all through that landscaped area so --.

Mr. Fujimoto: Good.

Ms. Wade: I think we'll do that if you're alright with that.

Mr. Starr: Do we need a motion?

Ms. Wade: It's under \$1,000 we can -- staff can do so as long as you're okay with it.

Mr. Fujimoto: That's fine.

Ms. Lindsey: Yeah, that will be awesome.

Ms. Wade: Okay. Cool. Moving to Wells Park Redevelopment Plan.

Mr. David Yamashita: Thank you. The project continues to unfold in a positive way. We're in maybe our third or fourth month. And, a couple of things to report. One is that we're going to have two open houses. So this is the first, really, public venue. November 17th from, I think we moved it back to 5 o'clock to maybe 7:30 or so. And the second -- that's a Thursday. The second one is on Saturday. We haven't really set the time, yet, but I'm guessing it will be maybe nine -- nine to noon or something like. And the open house --

Ms. Lindsey: The following Saturday? Excuse me.

Mr. Yamashita: It's the Thursday and the Saturday, so November 17th, November 19th.

Mr. Starr: The Wells Park Open House on the 17th that was going to be like 2 p.m. Is it -- what time is it?

Mr. Yamashita: It's five.

Mr. Starr: Okay. So five to seven?

Mr. Yamashita: I don't know where the two o'clock came from but --

Mr. Starr: It might, might have been random.

Mr. Yamashita: Yeah. And the format for this is if you've ever been to one of these, it's, it's - - it's interactive. We're trying to set it up so that people go in, they learn a little bit about the park, they understand the process, how this is going to work, and then you -- there will be boards. If some of you went to reWailuku, it's kind of the same thing where you -- we asked questions, and we want people to write things on notes, little sticky notes or, or talk to people.

And we're especially interested in collecting more stories because those have been a source of great education and just a lot of fun. But it will be interactive. So it's not like you go there and listen to people talk about stuffs. So, it will be interactive. So, again, November 17th and 19th, and we've just -- we're starting to get the word out about that. And as I have told other people, it is very important that people come out to these open houses even if you don't use the park because what we're trying to get at is if you don't use the park, that's exactly one of the problems we're trying to fix is why don't you use the park? There should be something in there, and I think Jonathan made that point when we interviewed him. He also offered one of the best quotes that we had, and we'll probably find a way to enshrine that quote in one of panels.

Ms. Ball: What was it?

Mr. Yamashita: Well, we were sitting there at a table, I think, close to the tennis court, and Jonathan said, "You know if I had just gotten up from my nap or something and I looked around I'd think I was in a prison."

Ms. Wade: Because of all the chain link --

Mr. Yamashita: And we looked around and we thought, we can understand that.

Ms. Wade: 30 foot.

Mr. Yamashita: So that was --

Mr. De Rego, Jr.: MCCC.

Mr. Starr: I felt guilty afterwards for saying that. I --

Mr. Yamashita: No, but --

Ms. Wade: . . . (inaudible) . . .

Mr. Starr: Too honest maybe.

Mr. Yamashita: No, no. But those are kind of, you know, stories anecdotes that I think really get to the point. We had to -- just to tell you another one, someone who works for the Parks Department told me about how she went to the -- mom with boys, I think, maybe eight years old, ten years old. And on a Sunday afternoon, in the middle of the day, went to the park to take her kids because they wanted to play basketball. And she said she got to the park, and she said it was really creepy because there was no one else in the park. And she felt very unsafe, and that's a really powerful story, and so that's another one that I think we'll, we'll bring up because it just really illustrates one of the aspects of the park we need to fix.

Mr. Starr: November 19th. What's the time for that one?

Mr. Yamashita: Don't hold me to it, but I'm guessing it will be around nine.

Mr. Starr: So morning.

Mr. Yamashita: Yes. It will be a morning session. So we're trying to get at different --

Ms. Wade: Demographics.

Mr. Yamashita: Yeah, different demographics who maybe couldn't make the Thursday evening one. So that's one thing. Second thing is that we're also doing and this kind of surfaced this past week is to set up an advisory group made up of different constituencies if you will for the park, so that we get to hear from everybody and not just...specific user groups or whatever you want to call it. And so we have different slots for people, and right now, and this isn't -- it hasn't been really formalized yet, but we do have a slot for MRA, the MRA because this is part of the project area. So we will be, I think, asking someone from MRA to serve on the committee. So those are, I think, the, the two major things.

Mr. Fujimoto: Carol?

Ms. Ball: It's funny because I never had thought until Mike mentioned that he went there and took the dog that people use the park. I always thought it was for organized games, and I never thought of anybody going there just to hang out or, you know, things like we used to do as I was growing up.

Mr. Yamashita: Well, you know, and, and just to...to make the point, though, about how, you know, people used to go there, one of the best examples was, I think Erin pointed out this book that had a reference of story about how, low and behold, the first County fair in 1916 was held at Wells Park. And there were pictures of the Royal Hawaiian Band playing, and people on horses, and the parade. It talks about how there was a children's parade, and when they got to the park, all the kids ran into the park because they were there to see Daisy the Elephant. So, it was, it was a really informative piece, but again, it made the point that this used to be the center for the town. So, anyway.

Ms. Wade: The island almost.

Mr. Yamashita: What's that?

Ms. Wade: The island, almost.

Mr. Yamashita: Yeah, the island, right.

Ms. Ball: And the political rallies.

Mr. Fujimoto: I remembered that.

Mr. De Rego, Jr.: Exactly.

Mr. Yamashita: Yes. So, anyway.

Mr. Fujimoto: Okay.

Mr. Yamashita: I look forward to continued participation from the MRA on this. This is your park.

2. FY17 Budget Reallocation

3. FY18 Budget requests

Ms. Wade: Okay, moving to Item E2. I'm going to do two and three together if that's alright. The memo that I provided you, it's to Sandy Baz. This came as a result of our weekly meetings with the Mayor, essentially, as we were talking about how to utilize the funds. So there's an introduction essentially describes we'd like to reallocate some of the monies from the \$7.4 million capital improvements fund. So the section one is the request for reallocation. We have the bids in for parking operations and management program. They are not -- neither are \$85,000, but if we can reallocate monies for that, we wouldn't need to use MRA funds then to pay. The Wailuku Public Arts Master Plan -- and these were all things that I brought to you last month and then I provided the memo back -- the Wailuku Wayfinding, the office and square enhancements, and then the furniture. I broke up -- the last two items were one item when I brought it to you last time. I broke it out because I'm expecting two separate vendors for those things. So Mayor signed off and said he was fine with this and told us to provide it to the Budget Director, so that has now happened. We're following up with Sandy. Mayor's in Okinawa this week, so we'll be following up after the first to make sure that this can happen before the end of the year. Because -- by the way, by the end of the year, that capital improvement fund expires and disappears so we do need to make that -- this happen.

FY 18 funds, Planning Department -- you know, Michele was here last month, and she agreed to all of these, the things on this page 2, at the bottom of the page that we had asked for, including the appropriate amount for Clean and Safe. And then the two CIP projects we requested were a phase two construction for Lao Square and the Surface and Satellite Parking Construction. So those two projects Mayor was happy to introduce as capital projects, and have now obviously been delivered to the Budget Director.

So the third one, this narrative I'm not sure you read -- if you read it, but it sort of relays -- we're working on reorganization of the MRA and probably budget season is not the time to have this conversation with Council. We probably want to have specific discussion with

Council focused on the mission and not the money first. So I suggested we not worry about the money in connection of with budget and we just approach it as a separate process. If that means a budget amendment, so be it, but I think that's a more straight forward approach if you guys are okay with that.

Mr. Fujimoto: Yeah. Good.

Ms. Wade: Alright, so that's that.

Mr. Fujimoto: Jonathan?

Mr. Starr: I had a couple of things. One is do the money that was put in the budget last year for, for the plaza parking, did you -- did you say that lapses if we don't use by the end of the year?

Ms. Wade: For the -- you mean for the design for the parking facility?

Mr. Starr: Yeah.

Ms. Wade: Yeah, it lapses December 31st if it's not encumbered.

Mr. Starr: So is there -- are we encumbering it?

Ms. Wade: Yes, we are. Yes, we're in contract draft stage.

Mr. Starr: And that will encumber --

Ms. Wade: That will --. No, it won't encumber at all. It will encumber a little over half of it, so that's why we have this other reallocation request. So that would be the rest of the funds we're trying to --. And it still -- I mean, spending \$7.4 million when you don't have, you know --. We, we don't have construction ready projects and it's CIP monies, so we do have to be careful about that. But we will be encumbering a lot of it...very, very quickly. Thank you Corp Counsel.

Mr. Starr: I mean, is there a chance that we'll get some continuation of whatever we don't encumber?

Ms. Wade: No. No. We did talk to the Mayor about that and we talked to Sandy, and he said, hey, is there a way for us to sort of us to put it in a pot, on the side, and they said, no, that doesn't -- it doesn't work that way. But he said, you know, this is an effort that all Council and Administration want to work for so just come back. When you have projects you need, just come back, and I think that's the way to do it rather than set the money aside and hope we use it.

Mr. Starr: There was one other -- one other project that I know we'd talked about several times over the last couple of years but we never funded or move forward which is to do a review of, of zoning and kind of re-up of the, of the Wailuku town.

Ms. Wade: Yeah, so that's in here. You got it under the Planning Department's request for FY18.

Mr. Fujimoto: Master Plan and Zoning Update.

Mr. Starr: Okay. That's --

Ms. Wade: Plan and Zoning Update.

Mr. Starr: Okay. So that's a Master Plan and Zoning. Okay, cool.

Ms. Wade: So we got it. And then --

Mr. Starr: One step ahead.

Ms. Wade: -- honestly there's a whole bunch of projects that's going to happen under the guise of the Environmental Assessment for the parking and events facility, so there's really a lot of planning that will happen with that at the same time.

Mr. Starr: I know we also talked about a...a . . . (inaudible) . . . study or infrastructure. I know there's something going on with, with that. I assume that's, that's not something that needs to be funded out of this.

Ms. Wade: I think we're going to be just fine. Yeah, we'll get that taken cared of this year too.

Mr. De Rego, Jr.: That was basically my question because then last year's budget proposal there was all of these little pieces.

Ms. Wade: Yes.

Mr. De Rego, Jr.: Like the Vineyard Street, you know, infrastructure, again, you know, all that kind of stuff and --

Ms. Wade: Right.

Mr. De Rego, Jr.: -- it just makes more sense when you're planning the whole thing that, you know, you do it all as one and, you know, plan the pieces together . . . (inaudible) . . . schedule for it.

Ms. Wade: So real fast, we met with Mayor and the utility's department heads this past month.

Then I went to Real Property Tax, and I talked to them about the property records. We identified 21 properties that are likely to see an addition of at least five units, five residential units or more. So essentially anticipating what the build out is going to be neighborhood, the, the large size build out. With that we're going to return that now to the infrastructure team, and they will be identifying the size infrastructure increase required. And then from there, because it's so -- it really is a very small area, we're just internally going to identify public works and utilities upgrade projects, and identify the schedule for that.

Mr. Fujimoto: Good.

Ms. Wade: So, it's moving forward.

Mr. Fujimoto: Good.

Mr. Starr: Has any discussion or thought have been put into possibly planning the power lines to go somewhere else?

Ms. Wade: That will have to happen with the construction phase. I mean, the -- the -- once we get to the point where we know which roads are going to be under construction, we'll pull in the other utilities, the above ground utilities.

Mr. Starr: So the thought is to hopefully open up whatever is going to be open one more time in our horizon.

Ms. Wade: Only one time. So if Main gets open the lines would go down too. They offered, MECo had offered to put them under when we did Market, and --

Mr. Starr: Oh, that's right and --

Ms. Wade: Yes.

Mr. Starr: Yeah, that was then organization that did, that thought --

Ms. Wade: Yes. So I think it will be pretty easy sell if we're going to -- as long as we can time it for them.

Mr. Starr: Well, please be.

Ms. Wade: Yeah.

4. Clean & Safe Program

F. NEXT MEETING DATE: November 18, 2016

Mr. Fujimoto: Okay, next meeting is November 18th, and if nothing else, this meeting is adjourned.

G. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:27 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

Members Present:

Carol Ball, Vice-Chair
Frank De Rego, Jr.
Don Fujimoto, Chair
Ashley Lindsey (from 1:13 p.m.)
Jonathan Starr

Others:

Erin Wade, Small Town Planner, Current Planning Division
David Yamashita, Planner, Department of Park & Recreation
Michael Hopper, Deputy Corporation Counsel