

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
JANUARY 20, 2017**

**APPROVED 02-24-2017**

**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, January 20, 2017, 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 -- sorry -- Agency is called to order. Roll call, right?

Ms. Erin Wade: Right, you got it.

Mr. Fujimoto: Present today are members Starr, Lindsey and myself. Excused are members Ball and De Rego. Public testimony --. Oh, what about --? I'm sorry. Public testimony, you have three minutes and you can testify now or when your item comes up on the agenda. Do we have anybody? Any objections to closing public testimony? No objections.

**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 OCTOBER 28, 2016 AND NOVEMBER 18, 2016 MEETING MINUTES (Transmitted to members via e-mail)**

Mr. Fujimoto: Approvals of the -- approval of the October 28<sup>th</sup> and November 18<sup>th</sup>, 2016 meeting minutes.

Mr. Jonathan Starr: Mr. Chair, I move that the minutes for both October 28<sup>th</sup> and November 18<sup>th</sup> be accepted and filed.

Ms. Ashley Lindsey: Second.

Mr. Fujimoto: All in favor?

Ms. Lindsey: Aye.

Mr. Starr: Aye.

Mr. Fujimoto: Motion passes.

**It was moved by Mr. Jonathan Starr seconded by Ms. Ashley Lindsey, then unanimously**

**VOTED: to approve the October 28, 2016 and November 18, 2016 meeting minutes.**

*(Assenting: D. Fujimoto, A. Lindsey, J. Starr)*

*(Excused: C. Ball, F. De Rego, Jr.)*

#### **D. PUBLIC HEARING**

**1. Steve Sung of Wireless Resources Inc., representing Verizon Wireless requesting an MRA Use Permit to modify the existing Verizon Wireless rooftop telecommunications equipment at 2200 Main Street, Wailuku TMK (2) 3-4-014:014. The project includes the following actions:**

- a. Removal of size (6) existing panel antennas**
- b. Addition of eight (8) new panel antennas**
- c. Addition of three over voltage protection (OVP) devices**
- d. Addition of six (6) remote radio heads to be installed inside the existing enclosure**
- e. Replacement of one (1) global positioning system (GPS) antenna**
- f. Replacement of two (2) equipment**  
**(Action may be taken)**

Mr. Fujimoto: Public hearing?

Ms. Erin Wade: Thank you. I first want to apologize for having to reschedule the meeting from the January 27<sup>th</sup> regular time to January 20<sup>th</sup>. That was a department error. We issued a public hearing notice stating that the hearing would be held on the 20<sup>th</sup> therefore we had to adjust in order to be able to accommodate and Commissioner De Rego wanted to make sure that that was in the minutes to know that the members who were supposed to be in attendance certainly would have been here had it been at our regular meeting date, but we appreciate those of you that we able to accommodate the day today to let the applicant to continue to move forward.

So today, the public hearing is Steve Sung from Wireless Resources Inc. . . . *(Ms. Erin Wade read the above project description into the record.)* . . . And the planner is Evelyn Aako.

Ms. Evelyn Aako: Thanks Erin. Good afternoon Chair, and good afternoon members of the MRA. Again, I'm staff planner Evelyn Aako. Just some very brief comments, introduce it, and then the consultants of the projects are here, and they can offer further comments and

answer your questions.

But as Erin said the project that is before you today, for review, is the proposed modification of existing rooftop telecommunications equipment located on the rooftop of One Main Plaza. The applicant, Verizon Wireless, acquired the existing site from Mobi and seeks to convert the equipment to Verizon technology. So the applicant proposes to remove six existing panel antennas, add eight new antennas, add three over voltage protections or OVPs devices, add six remote radio heads to be installed inside in an existing enclosure, replace one global positioning system or GPS antenna, and finally, replace two equipment cabinets.

The project requires the MRA's review and approval because the Wailuku Redevelopment Area Zoning and Development Code allows for telecommunications and broadcasting antenna as a permitted use as long as an MRA Use Permit is obtained. Specifically the MRA, then, has the opportunity to assess any potential excessive visual impacts to the mauka and makai views. So again, the consultants working on behalf of Verizon, Steve Sung and Roberto Montez are here and they can provide further comment and then answer any questions you may have. Thank you.

Mr. Steve Sung: Good afternoon. Steve Sung with Wireless Resource, representing Verizon. Good afternoon Chairperson Fujimoto and commissioners. So this is an existing site that belongs to Mobi. Verizon acquired multiple mobile sites and what they want to do, just like Evelyn said, we're going to convert it -- we need to convert it to a Verizon technology. And more importantly they have, the RF engineers want to design a site where they can add different coverage. Now certainly they have -- the existing antennas, the sector that they're facing did not match what Verizon wanted to do. So Verizon needed to move one part of the antenna to the other side, and I think that was the -- that was sector in question where, I guess, it's facing the ocean. I just want to note that, and that's -- on that section of the enclosure you have existing antennas already mounted there so. But that's basically what we're trying to do. I can answer any questions you folks may have.

Mr. Fujimoto: Jonathan?

Mr. Starr: Yes, I appreciate the Verizon service and coverage, and it's great you're working to improve it. I have a question.

Mr. Sung: Yes, sir.

Mr. Starr: Which is what work have you done to calculate the ERP, the effective radiated power, when...measured at locations where the public -- the public could be affected by it, and in particular to the preschool that operates at Kaahumanu Church which is in proximity and maybe clear line of sight to the array.

Mr. Sung: Sure. Sorry. Were you going to add more questions? Sorry, I interrupt.

Mr. Starr: Yeah, I want to know what the levels of microwave are, particularly to the kids at the preschool, and also to the pedestrians or to people in other offices or public area.

Mr. Sung: Sure. Unfortunately I'm not an RF engineer, so I don't know what the exact output is. But I can, I can assure you we are heavily regulated by FCC guidelines. The output the FCC allows, we are -- we are 100 of percent below what FCC allows. That's why --. Yeah, go ahead.

Mr. Starr: Bad answer. I am a radio --

Mr. Sung: Sure. Sure.

Mr. Starr: Radio engineer, and licensed and all that.

Mr. Sung: Sure.

Mr. Starr: It, it...it's really site specific, and it really is a concern, and I don't know if you are aware of but there have been some major cell site projects that have been -- that have not happened on this island . . . (inaudible) . . . people became aware of especially when they're in proximity to a place where there -- where there are youth. So, I, you know, I like the project and want to see it move ahead, but I do want to be sure that some mechanism is in place to make sure that the levels are acceptable in public areas, particularly where the preschool is. And that is the responsibility of Verizon to measure that, and ensure that that's not the responsibility of the FCC. And maybe they have done the calculations and maybe they haven't, so I want to ask what you would be willing to offer as a condition or as a mechanism that we can be sure that we are not approving something that is going to have health effects on the public or specifically the keiki.

Mr. Sung: Sure, I -- I totally understand. I appreciate what you're saying, but at the same time, once again, we have to follow, you know, strict guidelines, Federal guidelines. Now, Federal guidelines, FCC basically is saying you have this much output that you're allowed to do. I can assure you Verizon is going 100's percent of less than what the FCC guidelines are. And that's why you've seen many more new sites because they need capacity, but because the output is so minimal that they require -- they only travel sometimes less than a quarter mile. And that's why we have a rooftop site, you know, you need to add more basically to triangulate to have the capacity to handle all the calls. Now, in your, in your concern is what the output is. What FCC would, you know, deem as safe, we are almost 100% below FCC guidelines deem as safe. So, so I can, I can say that, you know, we are, we are more than what -- what FCC deem as safe we are more than below that.

Mr. Starr: Without you being able or willing to do prove that, and without you expressing any willingness to do a study, and add the study to the file, I, I would have great, great difficulty supporting, supporting this. You know, what you're telling -- what you're telling me is wrong because the radiated -- the maximum allowable radiated power can be harmful, and it is up

to the engineer or the applicant to ascertain that it is not going to affect people in a public area. I, you know, I was on Maui Planning Commission for many years.

Mr. Sung: Sure.

Mr. Starr: And we always demanded that we get a study or a chart. Many of the providers would come along with that which just proved it out because in distance square and, you know, ERP, and the distance, and also the beam pattern of the panels, all of that is easily calculated. And what I'm asking for is it you agree to do -- do that study and then prove out whether it's safe or not, and present that back to the Maui -- Maui Planning Department so that we can be assured that it's, it's a safe installation and also that we do not become liable for having approve that which might not be safe in proximity to a preschool.

Mr. Sung: I can --. So what we do is typically when you -- when we finish doing a . . . (inaudible) . . . on air, what we do is they do a post EME study. They do it for every site. So what we can do --. What I can do is actually even better, I can -- I can get you with our Verizon's performance engineer and this gentleman actually is quite vast in what you want answers for. I can get you with him, and he can probably give you a better explanation than I can. Obviously, I'm not, you know, a professional RF engineer, but I'll be more than happy to get you in line with him. So would that work for you?

Mr. Starr: So then we defer it till, till he's available? Is that what you're saying?

Mr. Sung: Well -- well, these are existing sites, sir. I mean, we, we already have a site up there. They have multiple sites up there, so we want to move forward with our installation. You know, we basically, you know, we kind of pushed back, you know, a couple more times because we keep missing the meetings or what have you, the dates, and we want to definitely, you know, start moving forward with our installation.

Mr. Starr: Okay, well, I told you what -- you know I'm just one commissioner, but I told you what I would need to see to be supportive which is for you to agree and, you know, agree to a condition that you will have an analysis done and the reports of that analysis will show that the levels are -- the maximum possible levels are safe at any public area, and especially in the preschool area. And if they come out so they're not safe numbers, then you'll modify your design such that they will be safe. I'm sure that that's something that your engineering staff can do.

Mr. Sung: Absolutely. And once again, what the Federal guidelines state is safe we're well below that.

Mr. Starr: No.

Mr. Sung: I don't know what else you want me to tell you, sir.

Mr. Starr: Federal guidelines are, you know, you're allowed 500 watts at a certain height.

Mr. Sung: Way below.

Mr. Starr: Whatever the number is, at a height above grade, but that doesn't take into account the distance to public areas. The law, the FCC rule, it states that you're responsible for a design that assures that the amount of emissions based on the distance and the beam pattern that hits a public area are below a certain level. And that is not automatically true. That's something that has to be calculated for each specific site.

Mr. Sung: I can assure you, what you're talking about, the RF engineers do multiple calculations. That's how they design a site. Nobody wants to put up --

Mr. Starr: Where are they? Where are they?

Mr. Sung: Well that's -- I would need to get with Verizon on that. We do -- like I said, we do a post EME study. I'd be more than happy to talk to Verizon see if I can get you a copy after the installation is done. I mean that's -- that's the best I can do.

Mr. Fujimoto: Okay, any other questions? I'm going to open the public hearing on that matter. Any testifiers? None? Okay. Chair is going to recommend a motion for deferral. Jonathan?

Mr. Starr: Mr. Chair, I'm happy to make a motion for deferral, but before I do I would like to, once again, say that if they commit to doing a study and bringing that study back to the Planning Department with the specs so it -- you know, we can feel some assurance, then we might not need to defer, but I haven't heard that at all from the applicant that there's a willingness to do that. You know, not hearing that I agree then deferring would be our option.

Mr. Sung: I offered a post EME study which have all the calculations. I don't know what else you guys want me to give you.

Mr. Fujimoto: So would that be post installation?

Mr. Sung: Correct.

Mr. Fujimoto: Isn't that too late?

Mr. Sung: Once again, you have multiple carriers up there already. We're not a brand new site that's coming on. This is -- you have three carriers up on that building. We're -- we're just basically removing the existing technology to fit Verizon's technology. We're not coming in new. This site has been --. They have three carriers up there that has been more than five, I think, six, seven, eight years.

Mr. Starr: Yeah, well, seven, eight years ago, if whoever was sitting on this body or a Planning

Commission or whoever was staffing the Planning agency at that time was doing their due diligence. They would have asked for that and --

Mr. Sung: I'm offering you that sir.

Mr. Starr: No. Not after the -- not after the fact. We want --. I'm asking that Verizon engineering do the calculations and show that the amount of emissions will be less than --

Mr. Sung: Federal guidelines?

Mr. Starr: What?

Mr. Sung: What the Federal guidelines are? I mean, based on what? Based on what you guys want us to prove to you...sir.

Mr. Starr: Based on, based on the recommended --

Mr. Sung: Which is the Federal guidelines. I don't know what else. Which is the Federal guideline.

Mr. Starr: Yeah.

Mr. Sung: Okay. Okay. You know what, I will request Verizon to provide -- the RF engineer to provide something that I can e-mail to you folks and guys can look at it yourself and go from there? Once again, this is an existing site.

Ms. Aako: Okay, so I was trying to clarify, Commissioner Starr, so you would like a condition because perhaps there's a way we could, you know, move the project forward for them without having to defer and bring it back to MRA. So if there was a condition, in the approval, that said before -- before everything is implemented and starting to work, you would like them to submit proof to the department that any output is at a safe level.

Mr. Starr: When measured in public areas, and in -- and especially where --

Ms. Aako: When measured and --. Okay, I'm just trying to get specific language so --. In public areas.

Mr. Starr: In any public area.

Ms. Aako: Okay.

Mr. Starr: You know, you don't have to make it safe up on the roof.

Ms. Aako: Right.

Mr. Starr: But any -- the near -- any public area. And there is separate guidelines for places where children spend time, so...both public areas and in particular the preschool...the preschool area by --. I don't know if there are any others.

Ms. Lindsey: There's several preschools over there. I want to say at least two. I think there are three, though.

Mr. Starr: And let's add -- let's add one more which is the medical clinic which is also up at that elevation.

Ms. Aako: Okay, and is there a...in looking at being able to write conditions that are enforceable it's necessary for us to be as specific as possible. So is there a -- and I'm familiar with this kind of stuff, though; excuse if I'm not using the right language, but --

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

Ms. Aako: Okay, is there a quantifiable number or point that I can write into the condition that at this point then the department knows this is deemed safe?

Mr. Starr: There is but is a -- it takes a lot of calculations and they --. I mean, I would trust that their -- that their licensed engineer would know what that is. Mr. Chair, can we take a short recess or perhaps Corp Counsel might help --

Mr. Michael Hopper: Well, no, if there actually are FCC regulations, and to be quite honest, off hand, I'm not familiar with all of these, but if there are, in fact, FCC regulations depending on the area, elevations and things like that, it sounds like you're asking for, prior to installation that a study be done. That, that Verizon do a study that indicates that that radiation levels --

Mr. Fujimoto: -- are within standard.

Mr. Hopper: -- will, will meet all -- meet or exceed all of FCC standards. All applicable FCC standards for, for the surrounding areas. Something along those lines.

Mr. Starr: Well, I, I just want to just be a little bit more specific. I want to be sure for surrounding public areas. You can't say any area because like the roof --. You know, people -- someone will fry on the roof, but that's okay because that's not a public area.

Mr. Hopper: But the FCC --. I'm assuming FCC would be okay with the level on the roof though.

Mr. Starr: Yeah.

Mr. Hopper: I was assuming -- and again, it's a lot for me. I don't know as much about this



as you do, but that if the FCC regulates something, they're going to have to meet all those standards anyway, in those areas. I think we're asking for is a study to just indicate that that's going to happen. So, I mean, all applicable FCC regulations for -- you're saying for surrounding public areas you'd like to have?

Mr. Starr: Yeah, surrounding public areas which would mean street and sidewalks or the preschool -- any preschool in the vicinity, and for the, the medical facility at Maui Medical Group.

Mr. Hopper: And as this is a condition that's being approved concurrent with the approval of the actual permit, would it be the Planning Department who's responsible for reviewing this and approving it or are you assuming -- are you thinking of another meeting? I mean, if there's going to be another meeting, I'd recommend you defer. If you're comfortable with the Planning Director -- it's generally the Planning Director who would review and assure compliance with conditions, and that's how it would -- how it would happen.

Mr. Starr: That, that would -- that would satisfy me.

Mr. Hopper: They can report to you without necessarily having another meeting for the permit.

Mr. Starr: I mean, I don't even feel like it needs to be reported back to us. I think, in the, you know, as long as the department feels comfortable, then I, I would be happy with that.

Mr. Hopper: But you want to get the condition read, read back to you and then just make sure everything's --

Mr. Starr: Yeah. Should we take a short recess while, while Corp Counsel and the planner -  
-

Mr. Hopper: Well, I mean, if Evelyn's got it or if she wants to take a break we could take a break.

Ms. Aako: I have bits and pieces that I can try to put together right now and then maybe --

Mr. Starr: Let's take a short recess.

Mr. Fujimoto: Okay.

*(The Maui Redevelopment Agency recessed at 1:24 p.m. and reconvened at 1:28 p.m.)*

Mr. Fujimoto: Okay, back on the record. Could you read the condition?

Ms. Aako: Sure. Okay, so the condition would state that prior to installation, the applicant shall provide a study to the Department of Planning that radiation levels created by the project

will meet or exceed the FCC safety regulations when measured in surrounding public areas including streets and sidewalks, and the nearby preschools and Maui Medical Group.

Mr. Hopper: I would just add a study indicating that.

Ms. Aako: A study indicating. Okay.

Mr. Hopper: Yeah, so you're indicating that.

Ms. Aako: Indicating that. Okay.

Mr. Fujimoto: And you had something in there about to be reviewed by the Planning Department, right?

Mr. Hopper: I think automatically those conditions for compliance --. I mean, unless you want to just be more specific, but I think generally conditions that are placed on a permit, the Planning Director would review -- would review those. What I was asking is if there's anything specific that you want the MRA to be involved in that that you would have to add. I think generally, and Erin can correct me if I'm wrong, but if you have a condition on a permit like that, it's the Planning Director who would review and make sure that it's followed.

Mr. Fujimoto: Okay.

Ms. Wade: Typically, though, when we do have conditions that need follow up, we require a preliminary compliance report which isn't one of the conditions in here, though, it just says, full compliance with applicable government because typically we haven't needed to go back and revisit the conditions with these facilities. So we might want to also add a condition for a preliminary compliance report just to ensure that they're reporting back on all of the conditions.

Mr. Fujimoto: Mr. Sung....so you're okay with the two draft conditions that we have?

Mr. Sung: I can have our RF engineers provide a study and present it to --. I'm sorry, go ahead.

Mr. Fujimoto: Yeah, as well as doing the compliance report as Erin had said later on?

Mr. Sung: Would the compliance report be the proposed study then?

Ms. Wade: It would be. It would be that and anything else, like, I think there's a paint color requirement that you would send.

Mr. Sung: Yes, we would follow that. Absolutely. Absolutely. Sure, will do.

Mr. Fujimoto: Any other discussion?

Mr. Starr: I want to add one comment is that, you know, in a perfect world we'd be asking for a cumulative analysis because, you know, there are other operators up there, and you know, sometimes you have a certain level and you add more or you change the beam pattern and it affects it. But I don't really feel that that's under our, under our purview to start asking for a cumulative and going back and looking at existing users.

Mr. Fujimoto: Okay, are we okay? Are we good for a motion?

Mr. Starr: Yeah. Is there a recommendation?

Mr. Fujimoto: Yeah.

Mr. Starr: Yeah, here it is. Okay...I move that the Maui Redevelopment Agency approve the recommendation found on page 5 our meeting package with two additional conditions that...that here we insert the wording that you have for that condition.

Ms. Aako: You'd like me to state for the record right now?

Mr. Starr: Yeah.

Ms. Aako: Okay. So project specific condition #1 is that prior to installation the applicant shall provide a study indicating -- study to the Department of Planning indicating that radiation levels created by the project will meet or exceed the FCC safety regulations when measured in surrounding public areas including streets and sidewalks, and the nearby preschools and Maui Medical Group. And then --

Mr. Starr: That's #5.

Ms. Aako: Okay.

Mr. Starr: And then #6.

Ms. Aako: And I actually don't have the -- this exact language and this is kind of a standard condition when it comes to preliminary compliance reports. I don't have that language in front of me, but it's something along the line that a preliminary compliance report shall be submitted to the Department of Planning for review and show compliance with, you know, these conditions.

Mr. Starr: Okay. I'll accept that with, you know, that the understanding that it will be fine-tuned before it goes out.

Mr. Fujimoto: Okay.

Mr. Sung: Okay.

Mr. Starr: Okay, so I move for approval.

Mr. Fujimoto: So just a clarification. So your motion includes the first four conditions listed in the recommendations.

Mr. Starr: Yeah. Six conditions.

Mr. Fujimoto: Okay, thank you. Second?

Ms. Lindsey: Second.

Mr. Fujimoto: Moved by Member Starr and seconded by Member Lindsey. Discussion? Seeing none, all in favor say aye?

Ms. Lindsey: Aye.

Mr. Starr: Aye

Mr. Fujimoto: Aye. Opposed? Motion passes.

Mr. Sung: Thank you.

Ms. Aako: Thank you.

**It was moved by Mr. Jonathan Starr, seconded by Ms. Ashley Lindsey, then unanimously**

**VOTED: To approve the Department's recommendation with two additional conditions.**

*(Assenting: D. Fujimoto, A. Lindsey, J. Starr)*

*(Excused: C. Ball, F. De Rego, Jr.)*

## **E. DEPARTMENT UPDATES**

### **1. Wells Park Redevelopment Plan**

Mr. Fujimoto: Next, updates.

Ms. Wade: Moving on.

Mr. Starr: Okay. Thank you. Good project and good work with --

Ms. Wade: Okay, next we have department updates. Commissioner De Rego specifically asked that we didn't get into a whole lot of other new business since he really wanted to be present for upcoming conversations so I have generally have updates for you. The first is the Wells Park Redevelopment Plan. We did provide three scenarios to the advisory committee earlier this week with varying levels of development. The first being just sort of cleaning up what's there and not a whole of redevelopment. Second being a midlevel. The third being essentially a full redevelopment with lots of enhancements including tennis courts above parking in a couple of situations including full six lanes, lap swimming pools, all kinds of new additions so a real intensive redevelopment of Wells Park.

The advisory committee is discussing options because the park is broken up into pieces where you can sort of mix and match. We like this from this plan, and this from that plan, and so that's happening right now, but on February 3<sup>rd</sup> at First Friday we're going to do another pop open house if anybody wants to come to that to see the three schemes and give feedback. There will also be one...I think it got scheduled for February 2<sup>nd</sup> at Calvary Chapel. The chapel is the church in the Wailuku Municipal Parking Lot. It's right behind First Hawaiian Bank, and that will be a 5:30 to 8:00 p.m. open house so those scenarios can be viewed and discussed and open for public comment. And then it will come back to the team and the advisory committee for additional revisions.

Mr. Starr: Could we get a presentation at an MRA meeting?

Ms. Wade: Yes. So, prior to the public hearing, or to the open house, they didn't want to get designs circulating into the public because there has been a lot of misinformation associated within the leagues about what's the plans for Wells Park. So we were saving that for the open houses but certainly at the next meeting we could do that.

Mr. Starr: So not the 20<sup>th</sup> meeting? I mean, not the --

Ms. Wade: So, today's the 20<sup>th</sup>. We won't have the meeting on the 27<sup>th</sup>. This replaced that meeting. And then the meeting on the 3<sup>rd</sup> and this is kind of getting into the next -- the meeting on the 3<sup>rd</sup> that we were trying to set up we're not going to be able to do as it turns out so we'll have our regular meeting in February.

Mr. Starr: So the meeting on February 3<sup>rd</sup> is --?

Ms. Wade: Is going to be -- we're not going to do a special meeting. We'll just have the regular February 24<sup>th</sup>, I think it is, meeting. Let's see, yes, the 24<sup>th</sup> of February. Okay. Anymore questions on Wells?

Mr. Starr: Chair?

Ms. Wade: Okay, the next --. Yeah?

Mr. Starr: It sounds like the kind of the full boat option 3, it sounds like it's kind of a very, kind of an industrial option development. Is there an option with more HART kind of stuff?

Ms. Wade: I'm probably framing it wrong. I would call it a heavily developed park because there's plaza space, there's walking paths, there's seating areas in the heavily developed one. That's the scheme 3.

Mr. Starr: That sounds like a concrete park.

Ms. Wade: Well. I mean the whole field, all of the field that is there now gets retained in all three scenarios, first of all. There is no way to replace...to create new field in that space. That was one of the things that we tried to do. There is no new field creation. But the upper side, the side where the old pool is now is the portion that potentially either gets more developed or stays how it is.

Mr. Starr: I know I was hoping to see some more kind of greenery with trees and bushes and, you know, game places for kids to play and romp and stuff without just being on a baseball diamond in the sun.

Ms. Wade: Yes.

Mr. Starr: Is there any option that has --

Ms. Wade: That's the more developed option, frankly. It's got a play area, it has a splash pad, it has tables around the perimeter, lots of trees on the perimeter, that kind of a thing.

Mr. Fujimoto: Now we can take a closer look later when they come up?

Ms. Wade: Yeah.

Mr. Fujimoto: Okay. Thanks, yeah.

Ms. Wade: February 2<sup>nd</sup> is your first chance.

Mr. Starr: February 2<sup>nd</sup>.

Ms. Wade: Yeah.

Mr. Starr: Where is that?

Ms. Wade: That will be at the Calvary Chapel on the 2<sup>nd</sup>. And then there's also the First Friday pop-up.

Mr. Starr: When...when on the 2<sup>nd</sup>?

Ms. Wade: From 5:30 to 8:00.

## **2. Wailuku Parking and Events Facility**

Ms. Wade: The next item is the parking and events facility, so the contract was signed over the break. For the two members that weren't on the advisory committee I did bring the spec from Ferraro Choi and their team. That was the team that was selected, so you can take a look at those. I will need them back, the file, but I thought you might want to take a look.

The team is already beginning to work on preliminary information. The phase one as it begins and there's a fold out of a schedule in there as well. The phase one is gonna be community outreach and a lot of the initial market information, so Brad Segal from Progressive Urban Management Associates (PUMA) will be back evaluating the market conditions. The cultural component will begin right away as well as outreach, so we're expecting the first week of February or February 6<sup>th</sup>. So they're able to come over on February 6<sup>th</sup>. We'll do an internal team meeting, and then kind of lay the ground work, and they will come back again. They will be here at the next MRA meeting for conversation with you folks and with the public.

Mr. Fujimoto: Sounds good.

Mr. Starr: It's at -- it's not the next MRA meeting.

Ms. Wade: The February 24<sup>th</sup> will be the next MRA meeting, and that's why they will be here.

Mr. Starr: Okay.

Ms. Wade: Okay.

Mr. Starr: February 24<sup>th</sup>.

Ms. Wade: Yes. And they'll be on island doing some other things in the interim. Actually, I think, Progressive Urban Management is going to be here in the mid -- mid-February, the second week, so if, if you're interested in talking with them while they're here too, I'm happy to connect you, just sort of a behind scenes. I know you guys know the town really well, and there's all kind of inside information that's helpful to them, especially the market people.

Any questions on that item?

Mr. Fujimoto: No.

Ms. Wade: There are -- I should mention there's two subcontracts that are going to be floating

out related to that. One is property acquisition, so we've developed an RFP to start acquiring some surface parking -- some property for surface parking and I'm getting quotes in right now for that. And then there's also the parking management plan. The parking management plan went out in the fall and we received quotes. The committee selected Dixon Consultants, but we aren't under contract yet. We're still waiting for compliance with the Hawaii Compliance Express, so Dixon was selected and we hope to be moving forward shortly.

### **3. FY18 Budget & FY17 reallocation requests**

Ms. Wade: FY17 and 18 budget the -- I think you folks read in memo that I distributed in December, we encumbered approximately \$4.5 million of the CIP funds from the parking facility and we had intended to reallocate, but as of September, after the emergency, the flooding emergency, we realized that those cash funds needed to be reallocated for drainage issues. So we no longer have access to that money. It got washed down the river sort of speak, but there's opportunity to reapply for some of it. Most of the programmatic stuff we wanted to do, though, we're gonna have to seek other opportunities. The arts is, in particular, we're going to do the building the Wailuku arts district. So today I met with Teena Rasmussen and Melissa Unemori Hampe who does grant applications. She is under contract with OED and had four grants that she agreed to do with OED for this fiscal year. She's now set so today Teena agreed. She still has 1 ½ grants left to apply so she will work with the MRA to submit for the art place grant at NEA and the our town grant. So we have projects that we have discussed here that qualify for both of those opportunities. One would be about a \$275,000, one would be about \$900,000 application.

Mr. Fujimoto: So I have a question. You know the reallocation of the funds?

Ms. Wade: Yes?

Mr. Fujimoto: So how does that work? Does the whole --. I mean, does that -- does that get --? I guess, bottom line, does that get counted against our...I'm not sure how to put it -- our 7 ½?

Ms. Wade: Like our account?

Mr. Fujimoto: Yeah, our account or --

Ms. Wade: So this -- so the MRA gives \$83,500 to operate each year, essentially, for the past several years, and then we also got the \$200,000 for the clean and safe, this year, okay. So that's our operating budget, essentially. The \$7.4 was in a CIP project fund, so we actually can't touch it unless we're using it for CIP purposes, and that fund expired as of December 31<sup>st</sup> so that we could no long develop any contracts to pull from that fund. It went back into the general fund.



Mr. Fujimoto: Okay.

Ms. Wade: Except that it was never really there because the cash had to be used for the drainage, for the Wailuku river emergency so it flowed.

Mr. Fujimoto: So where did the money for Ferraro Choi come from?

Ms. Wade: From that \$7.4. So the \$4.5 for the --

Mr. Fujimoto: Has been encumbered.

Ms. Wade: Has been encumbered. That was the contract that was signed in December.

Mr. Fujimoto: Okay.

Ms. Wade: Yeah.

Mr. Fujimoto: Okay.

Ms. Wade: Okay. And then -- in addition to that, like I said, the property acquisitions is a separate fund. We got money for acquiring properties, with the CIP money, so that doesn't come out of our operating monies either. The -- the parking does. The parking operations and management does come out of our operating. We're paying half of that, so we're paying about \$31,000 of that. Public Works is taking on the other half.

Mr. Fujimoto: Okay.

Ms. Wade: I'll send you a budget breakdown. We usually get that from Charmaine, but I think because we changed the meeting date, maybe she didn't get the budget.

Mr. Starr: I'm a little confused around, I guess, the \$4.5. So how much was -- is still locked into the, the project? Is that \$4.5?

Ms. Wade: Yes.

Mr. Starr: \$4.5 million?

Ms. Wade: Right.

Mr. Starr: And that will -- is all of that allocated to the Ferraro Choi work?

Ms. Wade: Yes. And as you'll see in the scope, I mean, it includes very detailed studies on the market, on multi-modal transportation and circulation options, on infrastructure investments, on financing and operations of the facilities once they're built so --. And those

are the four things that were never included in the 2011 EA that raised all the questions about the parking structure, so those are relatively substantial studies that are built into that contract which is why it's such a big contract.

Mr. Fujimoto: As well -- as well as the entitlement process in terms of the EA and the design.

Ms. Wade: Right.

Mr. Fujimoto: So, it's from everything from point zero to getting construction plans.

Mr. Starr: Okay. So when is the next time we're gonna need to get funds?

Ms. Wade: The -- we will be applying for this time next year we'll be requesting CIP construction monies from the County, and in the Spring we will be requesting Federal funds from the EDA, which I already talked to...Melissa about today too.

Mr. Starr: Can I suggest that...if, if we don't need anything in this next FY, FY18 -- FY18, yeah -- but we do need for the following year, I'd like to suggest that we look at putting together a State GIA request. We know --. We missed the deadline for this year.

Ms. Wade: That's right. Yeah. Yeah.

Mr. Starr: But if we're ready at the beginning of next January, then --

Ms. Wade: Yes.

Mr. Starr: -- we have -- we would have a likelihood of being able to get a couple, several million dollars of State money to the project, which would probably be very helpful matching money when we go to the Feds and other entities. And we can probably get help from the legislative if it's not like a last minute surprise shock --

Ms. Wade: Yes.

Mr. Starr: -- kind of thing.

Ms. Wade: Yes. So Dave Freudenberger will be doing the financing analysis so we'll need to tell him up front that that could be a funding option and he'll, he'll start his work this summer so that will be perfect timing.

Mr. Starr: Okay.

Ms. Wade: Okay. One of the things that actually that I wanted to tell you while we have this moment is Melissa said and with MAPA having applied for the USDA loan recently, they weren't eligible for community facilities funds because the median income is skewed high in

this district because of some -- a few outliers. So she was saying Senator Schatz could put a writer in, in order to allow for the median income threshold to be determined to be okay to be higher for federal agencies to allow for funds.

Mr. Starr: How come we're not using the MRA boundary which has -- is frankly . . . (inaudible) . . . that it is slum and blight?

Ms. Wade: So each funding source prescribes what you'll use for your boundaries. So the USDA in that case required them to use their census area, not just the MRA boundary.

Mr. Starr: Okay. Got it.

Ms. Wade: So -- and that might be the case for EDA too, so she's saying we should start working with Senator Schatz now to see if we can get a writer attached to allow us to have a higher median income threshold which I thought was a really good suggestion. So I might be calling you for some help on that connection.

Mr. Starr: Okay.

#### **4. Clean & Safe Program**

Ms. Wade: Okay. The next is the clean and safe program -- is coming along and...so much so that...we're getting all kinds of requests from other towns right now to help them set up programs.

Mr. Fujimoto: . . . (inaudible) . . .

Ms. Wade: Yeah.

Mr. Starr: So much success that our money got stolen.

Ms. Wade: We're almost at that point and I am --. And you know, we're gonna to have to fight for the money again this coming budget year. It's -- it's one of those things that sort of appears that the problem is solved, but the problem is solved because it's being managed, you know. But the appearance on the street is that it's clean, and there aren't vagrance and --

Mr. Starr: So -- first of all is it in the Mayor's budget?

Ms. Wade: Yes it is. Yeah.

Mr. Starr: Okay. How do we create a document, preferably a third party document, that expresses how wonderful this change and improvement has been and ties it to clean and

safe?

Ms. Wade: Yes. The -- I could request the WCA -- I mean, I, I was already going to write a newsletter article about clean and safe, interview the people on the street, interview the merchants, provide information about what's happening and how it affects their business, but -- community association?

Mr. Starr: Yeah it --. Yeah, it can. The only thing we would really use help with is, is drafting because we've got about five projects going including the...Kaahumanu Church steeple right now.

Ms. Wade: Yeah.

Mr. Starr: So we, we need help with that. But what I'm thinking is we need to get an article. I mean --

Ms. Wade: Yeah we do.

Mr. Starr: I mean, it could be Maui Time, but that might turn off.

Ms. Wade: Right.

Mr. Starr: As many it helps.

Ms. Wade: We need a slow news day and . . . (inaudible) . . .

Mr. Starr: Something about the Wailuku clean and safe program.

Ms. Wade: Yeah.

Mr. Starr: I wonder can we get the Maui News or Star Advertiser or Hana Hou or some...someone to do the clean and safe article.

Ms. Wade: Definitely local news. Hana Hou has like a seven month, you know --

Mr. Starr: Yeah, that's true.

Ms. Wade: -- lead time so it won't help us for this budget cycle, but definitely we'll start --. I'll work with Rod Antone and see what we can do.

Ms. Lindsey: Maui Watch.

Mr. Starr: Yeah. I'm willing -- I'm willing to pitch to, pitch to Maui News.

Ms. Wade: Okay. Yeah.

Mr. Fujimoto: As well as your requests for --. As well as all the requests that are coming in.

Ms. Wade: Right. Yes.

Mr. Starr: So yeah we gotta put together a package and --. I...I've been approached by several of, of the new Councilmembers to update them about of different stuff including Wailuku.

Ms. Wade: Yeah.

Mr. Starr: And so I'm looking for...kind of venues for them to see what we're doing.

Ms. Wade: Okay.

Mr. Starr: And one of them should be when the Ferraro Choi team is --

Ms. Wade: Yes.

Mr. Starr: -- is here and either we could do it with the County or I'd be happy to host it.

Ms. Wade: Okay. Let's talk after this about what could be good opportunities for that.

Mr. Starr: But we're all going to have to work on getting -- making sure we get the clean and safe.

Ms. Wade: Yeah.

Mr. Fujimoto: Okay. Any other items?

**F. NEXT MEETING DATE: February 3, 2017 (Special meeting)**

Mr. Fujimoto: Next meeting is February 24<sup>th</sup>, right?

Ms. Wade: Yes, correct.

Mr. Fujimoto: This meeting is adjourned.

***The February 3, 2017, Special Meeting, is canceled. The next meeting is scheduled for February 24, 2017.***

**G. ADJOURNMENT**

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 1:59 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE:**

**Members Present:**

Don Fujimoto, Chair  
Ashley Lindsey  
Jonathan Starr

**Members Excused:**

Carol Ball, Vice-Chair  
Frank De Rego, Jr.

**Others:**

Erin Wade, Small Town Planner, Current Planning Division  
Michael Hopper, Deputy Corporation Counsel