

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
MARCH 24, 2017**

APPROVED 05-26-2017

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Don Fujimoto, Chair, at approximately 1:01 p.m. Friday, March 24, 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: This meeting of the Maui Redevelopment is called to order. It's...one o'clock. Present today...everybody except Ashley.

Ms. Erin Wade: I'll text her.

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. Fujimoto: I'll open public testimony. You have three minutes. You can testify now or later on when your item comes up on the agenda. Is there anybody...here to testify? Closing public testimony. Approval of the February 24th meeting minutes?

C. APPROVAL OF THE FEBRUARY 24, 2017 MEETING MINUTES (Transmitted to members via e-mail)

Mr. Frank De Rego, Jr.: I move that the minutes be approved, Chair.

Mr. Fujimoto: Is there a second? Seconded by Jonathan. Any discussion? All in favor say aye? (*Chorus of ayes.*) Opposed? Motion carries.

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

VOTED: to approve the February 24, 2017 meeting minutes
(Assenting: C. Ball, F. De Rego, Jr., J. Starr)
(Excused: A. Lindsey)

**D. RESOLUTION THANKING OUTGOING MAUI REDEVELOPMENT AGENCY CHAIR
DON FUJIMOTO**

Ms. Wade: The next item is a resolution thanking Chairman Don Fujimoto for his service on the MRA. The Resolution reads:

*Whereas the MRA was established in 1964, and
Whereas Mr. Fujimoto has served the County of Maui since April of 2012 as a member of the MRA, and as the Vice-Chair for the year of 2013 through March 2016, and as the Chairperson from April 2016 to March 2017.
Whereas Mr. Fujimoto has served the MRA with dedication and provided valuable guidance in serving the needs of the people of the County of Maui.
Whereas Mr. Fujimoto's term with the MRA agency was completed effective March 31st, 2017, and
Therefore, the MRA hereby expresses its deepest gratitude and appreciation to Mr. Fujimoto for his service for the past five years, and does hereby extends its best wishes to his future endeavors.
And be it further resolved that copies of the resolution will be transmitted to the Mayor and the Honorable Chair Mike White.*

Mr. Fujimoto: Wow. Thank you.

Mr. Jonathan Starr: Chair?

Mr. Fujimoto: Yes, Jonathan.

Mr. Starr: May I, may I make a relevant comment?

Mr. Fujimoto: Sure.

Mr. Starr: You were really good, and did a great job, and can never felt any negative or anything other than really just good will and good buzz and hard work, so thank you.

Mr. Fujimoto: Thank you. I was going to wait till the end, but what the hell, I'll do it now. Yeah, I wanted to thank fellow members, Carol, Jonathan, Frank and Ashley, for all of your support and patience especially during this last year. And also to the staff -- I know Dave's not here, but Leilani, and Mike, and especially Erin for all the hard work. We probably wouldn't be where we are right now without, you know, all your hard work. I wish all you guys a lot of success. It's going to be pretty tough in the next couple of years, but I'm sure everything will work out fine. I look forward to parking my car in the parking garage, you know, so, but anyway, I mean, if there's anything, just give me a call. Anyway, thanks a lot, I really appreciate it.

Ms. Carol Ball: I'd like to say something. I really like to thank Don for his leadership this past

year. You know, he -- I know the amount of work he has done, and it's just -- he just quietly does it and he afforded us such great leadership in, in our job because when it came to us, it was clear all the things were so clear so our decisions were easy to make thank to his, thanks to your prep work and working with everyone.

Mr. Fujimoto: Thank you.

Ms. Ball: Thank you so much.

Mr. Fujimoto: Yeah, thank you.

Mr. De Rego, Jr.: Chair?

Mr. Fujimoto: Yeah Frank?

Mr. De Rego, Jr.: When I think of you I think of the word "pivot." You had to pivot so many times during the last year and it's because of your ability to be flexible and to be adaptive and to be open and communicating with us and with the others that were involved in this project that we've come this far. So I really want to thank you for being that type of person that we really can, you know, look back at and say why is he leaving us?

Mr. Fujimoto: Yeah, thank you.

Ms. Wade: I just want to say being the chair of the MRA isn't a passive job. It's not something like with the other boards and commissions where you just show up and chair the meeting. There's a lot of back and forth between meetings. There's a lot of intra-meetings. And all of you I pulled in for various activities that you're interested in, but lots of sounding board kind of stuff with the chair. And you know Don always gave me real decisive, confident answers when I called with questions, which is exceptionally helpful for staff. So there's not all kinds of hemming and hawing about how to make it happen, and it was probably -- the reason we got done so much this year was because I was able to work so closely with Don, so thank you for everything.

Mr. Fujimoto: Thank you.

Ms. Wade: It was really great.

Mr. Fujimoto: Onward.

E. WORKSHOPS

- 1. Wailuku Parking and Civic Hub. Discussion about recent work and findings, upcoming community outreach opportunities, creation of an**

advisory committee, and the interim parking and transit plans.

Ms. Wade: Okay, we have two workshops and the next month -- this month and next month are going to be a lot of just kind of in the trenches, decision making, and checking in about the parking and events facility, and how we're going to be running the project. So I kind of wanted to give where the team is at, and go over a handful of new things that are coming up.

So the first is I'm going to ask you to focus on the schedule here with the parking and events facility title at the top, and there's a photo at the bottom. So the Progressive Urban Management (PUMA) component of the team is going to be flying in the first week of April, or the first full week of April, and we'll be doing a series of focus groups. The primary purpose of these focus groups is to figure out who's going to be using the civic hub building and how shall we be designing that building to meet the needs of the community, and what is...what is both the marketability of that and the potential for cost recovery in the rental of spaces and those types of things. So we have a 9 a.m. planned with chefs and caterers. We have an 11:30 with the arts collaborative group that's already met once. And there's a few others, minus a few, but that's going to be a key group. Then Thursday, we have our team work session, so the whole design team will be on island Thursday. PUMA arrives that Monday, the rest of the team arrives Thursday. And then we have a work session that morning, and then lunch, and then Ferraro Choi departs, but we have our Wells Park open house that night as well, so we'll be working on that too. At 4:30 p.m. we're going to run concurrent focus groups. One with business professionals, and part of this is to determine is there meeting room space that needs to be built? Are there other facilities? You may have heard Business Etcetera is closed or closing, and it's offered copy services, faxing, notarization, those kinds of things that is going to be a bit of a loss, you know, now that it's leaving Wailuku. The plus is MAPA's black box theater is going to be going in there so that's really exciting, but, you know, there is the loss of that business. So asking those types of questions with the business community, kind of attorneys, planners, architects, engineers, what are their needs in the business community that aren't being served, and is there a home for those in civic hub or not.

And then simultaneously one of the top vote getters in the 2012 reWailuku conversation was a children's museum or a children's discovery center of some kind. And there has been a 501C3 established for a children's museum. And then there are like a handful of other groups, maybe half a dozen other groups that are sort of working in the same vain or could use a home for this kind of a thing. This -- the Progressive Urban Management group has identified this as a really good catalytic use for that area. It can be used nights, weekends, daytime, can be used and rented out for receptions, all of that kind of stuff. And also bring -- it's very family friendly which was another one of the priorities so this is gonna just sort of be a test group to see is there willingness to collaborate -- is there a design to collaborate and is this the right space? And then PUMA folks will test marketability, and frankly parking. Do we have the parking? You know, can we build the parking within the envelope we've described and still accommodate a use such as this.

On Friday...and this, this gets into another addition. With the Wells Park, we developed an advisory committee, and the advisory committee was a broad cross section of stakeholders who utilized the park at Wells Park. We kind of like to do the same thing for the parking and events facility because while the MRA is going to end up functioning as the approval board, it's difficult to have candid conversations at the MRA. And because it is a formal meeting, it does require notice. And it doesn't have the broad cross section of merchants and property owners and cultural practitioners and all of the folks that we anticipate to be using the space. So we are feeling -- the team is feeling like it needs another sounding board to be testing design alternatives with, and to be engaging long term about the conversation. I don't know if you had any thoughts about how you felt Wells Advisory Committee if it was helpful.

Mr. De Rego, Jr.: That format, I think, worked very well.

Ms. Wade: Okay.

Mr. De Rego, Jr.: Because it got all of the stakeholders to the table including the MRA --

Ms. Wade: Yes.

Mr. De Rego, Jr.: -- which, you know, they're not within the boundaries, but we definitely have a stake on what goes on in the park, so I think it worked very well.

Ms. Wade: Okay, great. And what it does too is it allows us to sort of test run design alternatives before they go public and catch problems. Like in Wells Park we put a basketball court behind the back stop of a baseball court which is apparent the no-no. According to baseball people because they say balls can come up and over and hit somebody and we would have put that out to the public had we not learned in the advisory group, and that's just like a small example. But those types of critical decisions can get vetted in an advisory format before public. Obviously everything that comes to the MRA is public even prior to the meeting occurring so it sort of gives a safe conversation space for design and conceptualization so we're -- I wanted to --. And that's one of the next things I'd like to talk to you about is who do you feel is important to be represented on that board, or as that advisory group.

We will be doing a pop up planning session for the design at First Friday, and I'll explain more about that in a second. Then 2:00 p.m. County department division heads. Essentially one of the things that the Council has discussed with us replacing this room in the civic hub so that the Boards and Commission meetings would take place down at the civic hub. It needs to accommodate more people. It needs to be better tech equipped, and could be utilized by other folks, outside of the County. So that's one of the things that we're going to be talking with people like Leilani who ends up doing the set up and, you know, know the glitches of a space like this, and can talk about what would need to be planned for if we did put that in the space.

And then finally at 4:00 p.m., we'd have the property owner's meeting. And this is essentially the bookends to the 2012 conversation we had with the property owners when we asked them, hey, we know you really don't like the 2012 design for the parking structure, are you willing to take a leap of faith and see what we can come up with redesigns? This is that bookend to say we'll be getting redesigns, we want you all at the table and ensure that they're going to -- and find out how they all want to participate in the process because everybody's a little different, have different time constraints. So -- and they will be introduced to the team, and then, of course, invited to First Friday, where we're going to do the pop up planning.

Are there any schedule questions? Okay. Which brings me to --

Mr. De Rego, Jr.: Can I make one more comment, Chair, about the advisory committee?

Ms. Wade: Yeah.

Mr. De Rego, Jr.: I think it has to be clear to the committee they're an advisory committee.

Ms. Wade: Yes. Okay.

Mr. De Rego, Jr.: That they're not setting the design. They're not, you know, putting anything in stone. Any recommendations that come from them are giving advice to basically us, you know, here at the MRA because we're going to be making the final decision about that.

Ms. Wade: Yeah.

Mr. De Rego, Jr.: And then, you know -- so I just wanted to make that clear.

Ms. Wade: Why don't we transition into that now and talk about who would be both people or stakeholder types that you think would be important to be included in the advisory committee. Anybody want to offer something?

Mr. De Rego, Jr.: I would say somebody from the Wailuku Community Association would have to be on that committee.

Mr. Fujimoto: Yeah.

Ms. Ball: I agree.

Mr. Starr: I think several members, several members from different sides of the arts...arts community and...also members from the, I guess, the social service community.

Ms. Wade: Okay.

Mr. Fujimoto: Good point.

Ms. Wade: Yeah. Merchants?

Mr. Fujimoto: Merchants.

Mr. Starr: Merchants. Restaurateurs.

Ms. Wade: Yeah.

Mr. Fujimoto: Yeah.

Ms. Wade: Design professionals?

Ms. Ball: Yes.

Ms. Wade: Yeah. Okay. Thank you.

Ms. Ball: I think it's important that we have them represented.

Ms. Wade: Maybe we'll even get Bill Mitchell back involved.

Mr. Starr: Yeah.

Ms. Wade: Nobody escapes this project.

Mr. Fujimoto: Good idea.

Ms. Wade: Okay.

Mr. De Rego, Jr.: What about former chairs?

Mr. Fujimoto: No. What about government guys? I mean, I don't know, you know, like, you know, earlier there was talk . . . (inaudible) . . . State and County.

Ms. Wade: That's a good idea.

Mr. Starr: Definitely.

Ms. Wade: Okay.

Mr. Fujimoto: Yeah, I think that's enough. Well, I don't know. What do you guys think?

Mr. De Rego, Jr.: Yeah, you don't want to make this too large.

Mr. Fujimoto: Yeah. Right.

Mr. De Rego, Jr.: You know, then it becomes . . . (inaudible) . . .

Ms. Wade: No, 12 is my upper limit.

Mr. Fujimoto: Yeah, because you probably get at least one or maybe two.

Ms. Ball: Nor too restrictive. We don't want naysayers because of a technicality because there's time enough for that.

Mr. Fujimoto: That's true.

Ms. Wade: Yeah.

Ms. Ball: Brainstorm, pretty much. That's what we want to do right, to be able to brainstorm?

Ms. Wade: Absolutely.

Ms. Ball: . . . (inaudible) . . . and it would become too restrictive, we won't be able to do that.

Ms. Wade: Yes.

Mr. Starr: And I'd like to see someone who has an eye for the security aspect, you know. And perhaps Lawrence might be the perfect body.

Mr. Fujimoto: Lawrence.

Mr. De Rego, Jr.: Yeah.

Ms. Wade: Good idea. Thank you. Would one of you like to sit on this?

Mr. Fujimoto: Frank?

Ms. Wade: Okay. We didn't over tax you with Wells Park?

Mr. De Rego, Jr.: No, I find it a very interesting process actually.

Mr. Fujimoto: Yeah, that's good. Yeah because, you know, having that experience you probably could at least guide the guys in the right direction.

Ms. Wade: Okay, very good. That's a great list. I did want to ask sort of a political question and do we want either someone from administration or Council to participate as an advisory level?

Mr. De Rego, Jr.: I was thinking about that, but I'm not quite sure how that would work.

Ms. Wade: I don't know that they would, to be honest. Maybe what we -- maybe what we do instead is schedule updates, like, from, between advisory committee and MRA where we're going to them individually.

Ms. Ball: I like that idea.

Ms. Wade: Okay.

Ms. Ball: Because we do want to keep them in the loop so it's not surprise, surprise.

Ms. Wade: Yes.

Mr. Fujimoto: But you don't want them guiding the whole thought process.

Ms. Ball: No. Right, I like that update.

Ms. Wade: Okay.

Ms. Ball: And, I think --

Ms. Wade: Council updates.

Ms. Ball: -- get a feel for their acceptance.

Mr. Starr: Though I was thinking that we might want someone from, a technical person from Public Works.

Ms. Wade: Me too, good point, yeah.

Mr. Fujimoto: Yeah, that's right.

Ms. Wade: Either Kurt or Wendy. They both sat on our selection committee.

Mr. Fujimoto: Right.

Ms. Wade: Wendy Kobashigawa.

Mr. Starr: And do we need HDOT, regarding the --

Mr. De Rego, Jr.: Main Street?

Mr. Starr: Yeah, Main Street and access on to it?

Mr. Fujimoto: I think, I think maybe something like that we could bring them in for one meeting, if we're talking about circulation and, you know, versus having that person being on the advisory committee.

Mr. Starr: It's specific.

Mr. Fujimoto: Yeah, yeah.

Ms. Wade: But he's so good. I mean, we just had our HEAL meeting. Evan was there yesterday and were so complimentary of Don, you know, the new guy at --

Mr. Starr: Yeah, Donald is, is really good.

Ms. Wade: Yeah, so --

Mr. Starr: Donald Smith.

Ms. Ball: Who?

Ms. Wade: Don Smith. He's new to -- well, relatively new, six or eight months, but just very progressive, very open minded, very focused on pedestrian access so he's a huge resource so I agree. Maybe we bring him in, maybe we have a resource team, and we ask him to be a part of the resource team that comes in, you know, and helps us to make decisions.

Mr. Starr: Yeah, I think at a certain stage we would want someone from Maui Electric. But that is another specific.

Ms. Wade: Yeah.

Mr. Starr: Well, maybe a sub-technical group or something.

Mr. De Rego, Jr.: Yeah, including cable or, you know, because we're thinking about Wi-Fi I would imagine for that area also.

Ms. Wade: Yes. Yeah.

Mr. De Rego, Jr.: So the idea of having a resource group that comes in at certain points probably is a better idea than enlarging the advisory committee, itself.

Ms. Wade: Yeah.

Ms. Ball: You have a number that you're thinking about?

Ms. Wade: I think 12 is a workable number of people. I like a group between 9 and 12 because it's -- it can -- there's not so much going on that people won't feel that can contribute, and yet there's enough to represent the cross section that's needed.

Ms. Ball: Okay, great. Thank you.

Ms. Wade: This is a great list. Thank you very much. If you have specific people that you know of that you feel are definitely gonna want to be involved that represent these groups. I'm going to e-mail this list back to you, feel free to just e-mail me back with names. Are you -- is everyone okay with me reaching out and making the invitations to people for the advisory committee?

Ms. Ball: Yes.

Mr. De Rego, Jr.: I'm good.

Mr. Fujimoto: Yeah.

Ms. Wade: Okay, very good. I will move forward with that. You also have a draft copy of the survey. The Progressive Urban Management put this together. This is going to be an online survey tool using survey monkey. And then I do have a handful of businesses that have contributed gifts to incentivize people filling the survey out. Some of these are questions that did get asked in 2010 that we're following -- where we're turning back to, to just gage how the market has changed. Some of them are brand new. I'm going to skip over the ones that are not brand new. Numbers 1, 2, 3, all got asked in 2010, so we're returning to the well, kind of to find out whose gage the market place again seven years later.

The next section which is on parking is again consistent with what we asked before except with the addition of once you're in Wailuku town, how do you get around? That wasn't asked last time, so that one, we're going to ask now.

In terms of amenities and uses, this whole section is new. This is specifically targeted at the use of the project space. So the first one is #8, which of these would be likely to -- would you be likely to use if they were part of the civic hub? So we have park, plaza or green space as (a), technology equipped meeting room (b), reception space and catering kitchen (c), outdoor performance stage (d), (e) is children's museum and discovery center, (f) is food trucks or outdoor market, (g) free Wi-Fi, (h) bike parking and repair, (i) none, (j) other. Is there anything else that you feel we should include in this list? These are all essentially all of the uses that we're anticipating and testing for in the civic hub to see if there's marketability.

Mr. Starr: Could we talk at some point about trying to do like a...I want to say food court, but like a...

Ms. Wade: Yes.

Mr. Starr: You know...you know, a place where food stations that can be shared and moved around kind of. I don't know how to describe that. It kind of goes --. I guess that could be added on to (f).

Ms. Wade: Uh-huh. One of the -- I do know one of the design alternatives is going to include sort of an area along Pili Street for covered -- that would be covered for food trucks to park. So like three parking stalls at a time where it would be covered and that could be just as a concession basically that we would bid out and, it could change daily, it could change monthly, you know, but that would partially fill that. But again that could also happen in spaces adjoining the plaza where we create just little units that are concessions, and then maybe using the catering kitchen.

Ms. Ball: Were you thinking of event driven concessions or all the time?

Ms. Starr: Well, I think, I think both. I think when there's an event there's more. But I guess, you know --

Ms. Ball: I was wondering if it's sustainable. . . (inaudible) . . .

Ms. Wade: The permanent food court is something that -- PUMA said probably if you do the children's center, a concession, like a small concession of sort of take -- like bento boxes and spam musubi that kind of a thing would be really well used. But multiple at that location it's not in the heart of Market Street, you know, yet, it's not the heart of the activity center, so that might be something that transitions over time.

Mr. Starr: So that becomes a phase 2 or a phase 3.

Ms. Wade: Yeah, exactly, once the body the heat is there. Yeah. Which leads to this next question, actually, #10. Which of these uses would you go to if they were added to Wailuku town? And it's a series of all those types of things: food, salon, restaurant, upscale restaurant, casual bar, art studio, shopping, hotel, office space, condos and apartments. And that's sort of the --. The way that this was originally phrased was very . . . (inaudible) . . . It was kind of, like, you know --

Ms. Ball: What are they talking about?

Ms. Wade: Yeah, it was phrase kind of what do you hold, or what kinds of uses should the civic hub catalyze for market investment throughout the neighborhood, you know?

Mr. Starr: I, I still want to see, you know, food cart or...

Ms. Wade: You know she had that.

Mr. Starr: Food stalls. And that's one of the fun things of going downtown.

Ms. Wade: It is. She actually had that as (f). It did say food trucks or, or food carts. Vendor carts was what she had it saying. And the way that I was kind of explaining it over the phone today was we're kind of expecting permanent locations for food trucks and farmer's market where we're going to have to build in facilities for hook up, drive-in, that sort of a thing. The vendor cart thing that we're hoping that can get wheeled in kind of like the Hula Cookies one, you know, can happen at the plaza. They don't require a whole lot of infrastructure. That's probably going to happen as an automatic without us needing to build anything to accommodate it, you know. So that's where the -- that's where the -- we ended up just dropping it out because we can do it either way, you know what I mean? It doesn't mean it won't happen. It just means, we don't -- I don't have to tell the architects to design something specific in terms of hook ups or --

Mr. Starr: I know we had discussed that with PUMA --

Ms. Wade: Yes.

Mr. Starr: -- kind of in the first vision, which was basically a place where food cart people could lock them up.

Ms. Wade: Yeah.

Mr. Starr: And then come and get them out, and you know, clean them up a little bit and then put the food on them and take them out.

Ms. Wade: So like a staging and storage area?

Mr. Starr: Yeah.

Ms. Wade: Okay. These are really good points; logistic it could be tough for that.

Mr. Fujimoto: How would -- and this is a question, but I mean, I don't know -- but would this like impact like restaurants, you know, by having all these? You know, in terms of your success, I guess, or do we like establish the restaurants first or, or...or establish the food court, I mean, the food whatever court concept first and once that flourishes . . . (inaudible) . . . that there are extra people.

Ms. Ball: You know, that's a really good question because sometimes when you try to be all encompassing --

Mr. Fujimoto: You might --

Ms. Ball: -- you dilute it and then nobody's successful.

Mr. Fujimoto: Right.

Ms. Ball: And then we have all of this abandonment of the things that we had planned.

Mr. Fujimoto: I mean, I can see it working if we had a lot of people coming to Wailuku. But, like, you gotta establish Wailuku first, I think, before we --. And not to, you know, dis your idea, but I was just wondering how --

Mr. Starr: At American Planning Association and International Downtown Conferences they talk about critical mass --

Mr. Fujimoto: Yeah.

Mr. Starr: -- and that restaurant success happens when there's enough different food choices and a place becomes known, you know, in people's minds. It's a place to go to eat, and you might, you know, the options, if the options are large, everything from a bag of popcorn to fine dining, then it tends to be, it tends to be successful . . . (inaudible) . . .

Ms. Ball: I, I thought it was really ingenious to be focusing on the food trucks because they're, you know, they're self-contained, and it's, it's doable without too much risk as far as the entrepreneur is concerned. Whereas if you establish, even establish a place, it's, I think, it's really risky for them. Thinking of myself if it were me I would really wonder about doing that. So if we have to pre-build or built the potential for it, that, all of that planning could be put in developing the things that where there is less risk because this is going to be risky situation for anyone coming into Wailuku Town now.

Mr. Fujimoto: I guess my concern was that I didn't want to alienate anybody, you know, from, hey, we help you guys out and you guys bringing all these food, food people and now I gotta close my restaurant, you know what I mean?

Ms. Ball: Right. There's always that problem whenever you have, for instance, farmer's -- the farmer's market at Maui Mall was very unwelcomed by the merchants who had food stuff like that. And then, of course, there's the other idea that when you have something like that --

Mr. Fujimoto: More people come.

Ms. Ball: -- more people come.

Mr. Fujimoto: Right. Exactly.

Ms. Ball: So, it kind of depends and, and for the affordability thing, it's, it's not so bad. But if

you have to make a whole restaurant or something like that, it's extremely costly.

Mr. Fujimoto: Yeah. Just a thought.

Mr. De Rego, Jr.: Chair? Is there a possibility -- I've heard like pop up, you know, could that add to the variety? They're not necessarily a fixture, you know, but they end up, you know, there's a lot of variety by people kind of showing up and then, you know, but it's not like they're sort of tied to the space in some way shape or form by having, you know, permanent storage or stuff like that, you know.

Ms. Wade: Yeah.

Mr. De Rego, Jr.: I don't know if there's a room for that sort of idea but --

Ms. Wade: You know, the Pono Center is really designed for that. The Lokahi Pacific building.

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

Ms. Wade: It's where Café O Lei used to be. Mana's Kitchen is there now, on Market Street. Yeah. And we've already spoken with Lokahi Pacific about, you know, we'll help you program it. When this lease expires, we'll help you program to be able to do the pop up kitchen concept. But because it exists today I would hate to replicate it just because it's not working at the moment, you know. I think we can get there. And frankly, you know, at this moment in time too where we know we're headed into construction there's some concern about you don't want, you don't want to entice a new fancy restaurant or a new, you know, highly desirable restaurant to come in when we know we're going to create havoc in the market place, here, shortly. So, we're happy to sort of let that lease play itself out, and we'll just make a plan for how to program that as a pop up kitchen as soon as this lease expires.

Mr. Starr: I, I would think, you know, just a space that can be for storage, or it can be for pop ups, or it could be for some other programmatic need or use it might be.

Ms. Wade: Yes. Yeah, okay. Perfect.

Mr. Starr: It might be, might be really handy.

Ms. Wade: And we'll test that with the reception space and catering kitchen. We're going to talk to the chefs with the focus group and find out what is the demand first. What I hear all the time is that they have people who want to have a luncheon or their halau is doing a fundraiser or something and they would love -- they're asked to cater, and there's no space for them to do something like that. So I'm anticipating that as a big desire. But then that space could also double as a pop up dining room basically for when it's not reserved. So, we'll see. Okay? Moving on.

Ms. Ball: You know, I don't know where it go, but what about educational activities such as classes and things, you know?

Ms. Wade: Oh, good question.

Ms. Ball: The, the schools are so utilized. There's always something going on there. And the community college doesn't allow rentals over their classrooms anymore as they used to in the olden days.

Ms. Wade: Yes.

Ms. Ball: So there's really almost nowhere. I mean, we face that with our real estate school that we have to rent a space in an office building or in the mall in order to hold classes.

Ms. Wade: Yeah, okay. So like a classroom training room kind of thing?

Mr. Fujimoto: Yeah.

Ms. Wade: That's good.

Mr. Fujimoto: You know, that will bring more people.

Ms. Wade: Yeah. That's very good. And the next section is about performances and events. It's similar to what we've asked before. New facilities are being contemplated in the project. How likely would you be to use the following? This seems like it might be redundant. I might have to take a look at this. Oh, these are specific designs. Attend performances isn't, but the rehearsal space, meeting facilities, catered reception space that should be, outdoor stage, plaza with splash pad or play area. Okay. We should probably - -. I'm just reading this the first time. A bunch of this got inserted after we had our phone call today. So I think this should probably either be an activity or a design feature but not both the way it's being phrased. Okay. Okay. And then the next section is just the basic demographics for people who are willing and that they have a chance to win a prize basically.

Ms. Ball: How is this going to be distributed again?

Ms. Wade: So I'll show you -- I kind of like to invite right after we complete looking at this, I'd like to invite Dave to do his presentation, then we can come back, but we have created a website now. It's a reWailuku website, and we'll have links to the survey online, so you can take the survey online. We will be able to publish it...just paper versions of it, but somebody's got to tabulate it if we do it so it's a little more costly. But I can do it all online and we plan to do a press release that it's available. The last time we got an incredible response. We had 1,100 people to respond last time. And a big part of that is, you know, we can direct mail all the County and State employees, so that's, you know, 22,000

employees right there, who, many, many of them responded. And then we have, we have the community association list serve and the old reWailuku list serve so there's a big group we can send it to directly.

Mr. Starr: I think in 14 there also should be community meetings, and...boards, commission type meetings.

Mr. Fujimoto: There's no place for that.

Ms. Wade: Yeah.

Mr. Starr: And one question I would love to see that I've been trying to come to grasp with is where -- how many people feel that there's a need to maintain the integrity of Pili Street?

Ms. Wade: Yeah. Yeah. Well, I don't think -- I doubt we're going to have a design alternative where you can drive from Market to Church anymore. I'm not expecting that to be a design because we specifically directed the team to put a level subgrade. I don't know, maybe there's a possibility but the, the distance between the parking lot and both streets on both sides doesn't allow for pole ramping, you know.

Mr. Starr: Yeah. Good. I always felt that the idea of trying to bring back Pili Street was the answer to a question that no one ever asked.

Ms. Wade: Yeah. Yeah. There will, however, be a pedestrian connection through there, I think. Yeah.

Mr. Starr: But...to make Pili Street, that was --

Ms. Wade: Right.

Mr. Starr: I'm glad that that is not.

Ms. Wade: No.

Mr. Fujimoto: Pili Street's been gone for --

Ms. Wade: Right. It doesn't exist now.

Mr. Fujimoto: Ever since -- ever since the parking lot opened.

Ms. Wade: Yeah, it doesn't exist now. Okay. If you have no more questions on the survey and you don't mind to utilize Dave's time.

Mr. Fujimoto: Yeah, I have one, real, I don't know, kind of dumb question, but, Wailuku -- what

is the civic hub?

Ms. Wade: Okay. Thank you for saying that. So we've been struggling for a name, you know, from the beginning, and parking and events facility we used to advertised, and then as priorities have sort of adjusted in terms of the uses for the physical building, people have been asking, now when you say parking and events facility, is the building the events facility, or the events and the parking? And the reality, the events would probably happen everywhere, but the civic hub is sort of what the architecture team has coined for the physical structure that would be at the corner of Church, Church and Vineyard, that physical building.

Mr. Fujimoto: So, but you still use events -- what is it?

Ms. Wade: I haven't, I haven't cleansed myself of any of the specific names. The other day, someone called it the peach parking and events civic, and civic hub.

Mr. Starr: I, I'd like to see it collect a name, but I --

Ms. Wade: I know.

Mr. Starr: You know, whether, Wailuku Center or something.

Mr. Fujimoto: Yeah, because first I thought civic hub is like the whole Wailuku town.

Mr. Starr: Yeah.

Mr. Fujimoto: The County building and State building and all of that stuff -- civic hub.

Ms. Wade: Yeah.

Ms. Ball: You always think of a civic -- I think a civic as being governmental.

Mr. Fujimoto: Governmental. Right.

Mr. Ball: It kind of -- it's not very romantic.

Ms. Wade: It's not. It's political, but it's not --

Mr. Fujimoto: Well, anyway.

Ms. Wade: Yeah. Okay, well --. Maybe we should just go back to parking and events and leave civic hub.

Ms. Ball: I like that. I like parking and events.

Ms. Wade: Okay.

Mr. De Rego, Jr.: Can I just ask one more question, and then we can bring Dave on?

Ms. Wade: Yeah.

Mr. De Rego, Jr.: I noticed except for how much time you spend in Wailuku, there's an -- and I don't know if this makes sense -- there's no indication of whether or not people would like to spend more time in Wailuku. Like would you like to have activities after six o'clock, or kind of projecting the evening --

Ms. Wade: Good question.

Mr. De Rego, Jr.: -- you know, the 6 to 10, or the 6 to 9 kind of thing, you know. If you have the activities, would you spend a night in Wailuku, you know?

Mr. Starr: Yeah. Yeah, if there were things to do.

Ms. Ball: That could be a whole different category actually.

Ms. Wade: Yeah.

Ms. Ball: You can say like what kind of things and then checklist of types of activities that are more evening oriented.

Ms. Wade: So like if there were more evening and weekends activities, how likely would you be to come to Wailuku more often or something like that. And then what types of activities would encourage you to come at night.

Mr. Fujimoto: Yeah.

Mr. Starr: How about that with dining choices? If there were more...variety of restaurants, would you?

Mr. Fujimoto: I would.

Ms. Ball: Me too.

Mr. De Rego, Jr.: One more thing, Chair. Sorry, Dave. Chair? I'm taking off . . . (inaudible) . . . you know, if you have like one Sunday as an open street, what you come and what would you like to see there, you know? You know, you block off Market and Main. We do it already with the First Friday's in the evening, but what if it was kind of an all-day kind of a thing? You know, what kind of activities would you want to see or, you know, just testing the waters.

Ms. Wade: Yeah.

Mr. Fujimoto: Okay. Thank you.

Mr. De Rego, Jr.: Thank you.

Mr. Fujimoto: Mr. Yamashita?

2. Presentation from David Yamashita of the Parks and Recreation Department and Kimi Yuen of PBR Hawaii regarding the Wells Park Master Plan status.

Ms. Wade: Yeah. Do you want to set it up? And I just wanted to clarify too I do have the reWailuku website pulled up so maybe we could circle back after Dave's presentation to take a look at that.

Mr. Fujimoto: Okay.

Mr. David Yamashita: This makes me a little nervous because the last time I did this for the Wailuku Rotary it didn't work.

Mr. Starr: I have a confession to make.

Mr. Yamashita: Yes?

Mr. Starr: All this time I did not realize Wells Park was inside the MRA.

Ms. Wade: I don't think it is.

Mr. Starr: It sure is in this map.

Ms. Wade: No, just outside...to the right.

Mr. Starr: No. Okay. The gym...is that the gym? No, it's not the gym.

Mr. Fujimoto: No, it's outside.

Mr. De Rego, Jr.: Just outside the boundaries.

Ms. Wade: It just skirts around it.

Mr. Yamashita: Okay, are we set?

Mr. Fujimoto: Yeah.

Mr. Yamashita: Alright, thank you and aloha. And what I will be providing today is an update on the -- really kind of the process that we've used and then describe where we are now because we do have a final concept. So we'll begin with just an overview of the site. And you can see the area outlined in yellow, that's about 12 acres. The aquatic site on the left is about four acres. So it's about a 16 acre site. I should also begin by saying that one of the -- there were several principles that we thought about as we went through this whole process, and the first one is, and this relates to Wailuku and the revitalization is that when you look around the world and the U.S. certainly what you find is that quite often, more often than not, great cities have great parks. And when we went through the whole reWailuku workshop it was clear that we had a, what could get really great town, and we had what could be a really great park. So just as I think we're working on the town itself it's great that we can now work on the park because as we've gone through the process, it's clear that there's so much potential here.

The other principle, and you see this whenever you do park projects, is that parks evolve few times. They're never static, or they shouldn't be static. And I bring this up because when we started we did hear some of this and you hear it quite often again when you start any kind of park redevelopment. You have people who say that's fine the way it is. Why do you guys want to change it? No, we don't need whatever it is we're proposing. And we did encounter that, and so the hope is that through this process that we will have changed that, and I'm confident that when it's finally built out, people are going to say, wow, this is really neat project and I'm glad you did this.

The other point I would make and this is true also for the parking and events facility is what we're trying to do with this project as with the events facility is to really raise the bar for design, raise the bar for architectural design, for landscape architecture. And so what we tried to do and will continue to do as we get into the design phase is to propose ideas that maybe people haven't seen before, and maybe get them to think about how this kind, this stuff could happen in Wells Park in Wailuku as well.

What you'll see and this is something that again relates to the whole town is you have Wells Park on the left, you have the parking and events facility on the right, and the green line, one of the green lines, the horizontal one that ties them together. So you have a situation where they're almost bookends for the whole town. So you have this great, what will be really, I think, wonderful parking and events facility on one end, and then you walk down the road and then you get to this really wonderful park. And that's a, that's a really nice situation to be in, it's all in walking distance.

Where we began was looking at the history of the park, and what we discovered through several meetings, but here's, here's some photographs from a book that we found, and there were -- Wells Park was where the first County fair was held in 19, I think, it was 1917. And I think we talked about this before, there's Daisy the elephant on the right, and she was the

star. But I think the other, that idea of Wells Park as the center came from Frank De Rego might have been the first ones who when we started talking to people about it, he brought up what he remembered about Wells Park, and it's a theme we kept hearing over and over. And so that was one of the things that really set the stage for what we did later on.

We also did a series of interviews. So here Mike Munekiyo, I forget the other two gentlemen's names, but these are the old timers who grew up in the park, and they echoed Frank's comments as well. And below, right on the bottom is Kahai Shishido from Baldwin High School, and on top you see Jordan Hart and Frank.

We also had a series of open houses or workshops. Actually when we started we were calling them open houses and then at some point we realized that that's probably, that's such a boring term, it's such a wonky kind of term, and so we just came up with this term of calling it pop up planning. You'll see it later on. So now it's a phrase that we use instead of open house. There were several verse in this project. It was just kind of interesting and that was, that was the first time I used that term and so it was -- it took me a while to get used to it, as an old guy, but I think it works pretty well.

All the workshops and these events were set up to be interactive so this was, I think, from the first one. And you'll notice that there are a lot of kids, and we tried to keep it really simple and it was just kind of amazing that even on the upper right, here as a site plan, it really wasn't meant for people to draw on or write on but people went ahead and did it anyway which is okay.

Ms. Wade: That's good.

Mr. Yamashita: So here's an example of one of the exercises where we had images and we had people put dots on the ones that they really liked. And this is what we did in reWailuku. And I should mention also this was put together by our consultant team, PBR. And so for Erin and me this was like a reWailuku phase two, except for a park, but there were still lots of things that we learned. We also had an advisory committee which may not seem like a big deal but for the Parks Department, this was the first time they had ever put together an advisory committee for a park project. This is the first time people had been invited to sit around a table and actually be a part of the design process.

And here's a photograph of Stan Duncan on the right who is a principal of PBR with the...with the advisory committee. We had, we had 13 people listed, but about 11 are the ones who really came, and it was very helpful. It was really helpful. I think what, what it reinforced was you hear this if you know project for public spaces, one of the things they always say is the community is the expert. And this was, this was certainly true. I mean I can say that we learned so much from what people said.

Another new idea that -- actually we came from the Parks Department and I should say also that this whole project grew out of reWailuku because when Erin and I were looking at the

concept for Wailuku, it was pretty clear that the park was a big part of Wailuku town. And so we talked to Brianne, and Brianne was actually thinking along the same lines, and so that was a really nice harmonic convergence if you will. And so she was interested in the health and fitness aspect as well, so this is something that is kind of starting in Parks Department, this idea that parks are also places where you can exercise and improve your health. So again this is another new idea.

We also in our events tried to include information that increased awareness of how important parks are, that they're not just for playing baseball or basketball, but really there for other things. And so -- and this is kind of hard to see -- but on the upper left, this is from a survey that we did in the spring, and these are sites. The one on the left shows you participation by site. And you can see the one in the middle, 40.8% that's 40% of participants of, in that survey said they used a walking trail at least once over the last year right next to the beach parks which is 49.2%, so that was pretty significant. And then also on the right, there's a...another question from the survey when we asked essentially what the motivation is for visiting parks and programs, and 85% said...I think it was to exercise, to improve health, is 82%. Oh, 85% is to be with family and friends. So again, what it's showing us is the social nature of recreation and the health aspect, again, emerged. And these are things that we put up, in the upper right you'll see we put these up at one of our First Friday events. Again, another first is we, instead always of having the open house at the, a room, an enclosed room, we decided to try it at First Friday which proved to be really a great place to just hear from the general community. And so here's an example of we -- we did it twice. We'll be doing it one more time in early April, and we had, really, the same kind of interactive exercises that we had at the other locations. You'll see Sonya Niess on the upper left in black. She was on our advisory committee. And it's always nice when people in the advisory committee take the extra effort to come up and actually be part of this exercise so that they have -- they really demonstrate their commitment to the project.

So the bottom line is what's the concept? Here it is. It doesn't look a whole lot different at this point. I think what we really focused on was to #1, maintain some of the existing uses. So there's still six tennis courts, there's still a basketball court, aikido facility is still there, there's still the gym, baseball and football still have their space. And what we ended up doing was trying to massage some of these spaces so that you could get -- you'd have room for a walking path, you'd have room for a multiuse space. So we tried to expand recreational opportunities with the goal of attracting a variety of age groups because right now, and I think this came from --.

I mean, one of the quotes that we heard through the interviews, Jonathan had a couple had a couple that I always remember. One is it's been ages -- or something like it's been ages since I've gone in the park because there's nothing to do which was part of our problem. And the second thing, the second quote I remembered from Jonathan was if I had just awoken from a dream and I looked around I think I was in a prison because there's so many fence, big fences, so that's something we're going to try to fix as well.

We also need to improve access into the park, and also there was a lot of concern among the advisory committee for maintenance and to make sure that the Parks Department could actually maintain what was put in so that came out as well.

So what you'll see in the lower -- well around the middle...right half is a walking trail, a walking path. And along the walking path we'll have benches and outdoor exercise equipment. There's also a new multiuse space up at the top, in the green. And the aquatics complex, on the left, will eventually be redeveloped, probably in the last phase. It's not quite clear exactly what, what that's going to look like, but at this point the idea is to just kind of redo it, keep the gym, but provide more pools so you can attract a wider variety of people.

So one way to look at this is these are the core functions that are there now, so these are the ones that we're going to keep. And what we've done through the master plan is to essentially add on opportunities for all of these other activities. And there could be more, but this is all the space that I put on the slide. So if you just start from the upper right, there is a multiuse space in the park, so you could do things like outdoor ballroom dancing. And we saw that in Union Square last year. You could have small, little musical events. On the bottom right, you can do outdoor chess. Continue on, again, you can have, again, maybe movies in park. The park needs to be full accessible, and more exercise activities are certainly possible. The upper left shows an example of the outdoor fitness equipment. So, when the park is fully developed, I mean, you'll have a much wider range of things that people can do and that's what this, this slide illustrates. So again it becomes just a more interesting park.

One of the ideas also that emerges was that the park needs a center. It doesn't have a center really or there's no heart to the park, so this was, I think, maybe the first sketch where, I think, we began to explore what that could look like so you -- Wells Street is on the right. This facility right now is a tennis court, and the concept essentially is to turn it into a space that can be used for basketball, but also create, develop a multiuse surface so you can use it for events, you can use it for all kinds of things. And then you have a set of steps that lead up or lead down, and these become seating steps for people who want to eat lunch. There will be some kind of shade provided over it. But the idea again is to create this central place that serves as the heart of the park.

And then I think, another idea is just, it needs to be a fun place to be. And again, if you go to different parks around the country or the world, these are just some examples of ideas where you can, you know, put in public art that's not really large, but use the chain link fence for public art, but just all kinds of really neat things that bring the park to life. And there's even that little block with that woman on it. I mean, it's always entertaining to go usually urban park, and where you have things like this and people will do all kinds of crazy things if you provide the opportunity for them to do it.

And then another concept was to, as we put it, to tell the story of the park about...the history of the park including Daisy the elephant, but -- and this is what we heard from Frank all the time, the political rallies with Richard Nixon in the middle. And then of course, we have, as

far as I know, at least three major league players that grew up playing in Wells Park. So you have Jay -- Jamie made it to...I not quite sure how -- sure how high he got up, but he certainly was a baseball star at UH. You have Kurt Suzuki, Shane Victorino. I mean, this is, this is kind of where they played. So this in many ways is the epi center, I think, for maybe baseball on Maui. Just as Sakamoto pool has some significance. So that became another interesting story line to the park. So that's something, we quite haven't figured out how we're going to do that, but to tell that story.

Where we are now is in the summer we'll go to Council, request funding for phase one improvements, and get money for a topographic survey so we can begin the actual design phase. And then next year go request money for the subsequent phases. But more immediately we have these pop up planning events; one at Calvary Chapel on April 6th, and then Wailuku First Friday on April 7th. And we'll be in a tent, I believe, right next to the parking and events facility team, so people can see the connection between the two projects. And that's...where we are and --

Mr. Fujimoto: Thanks Dave.

Mr. Yamashita: You're welcome.

Mr. De Rego, Jr.: Can I make a comment?

Mr. Fujimoto: Sure. Comments?

Mr. De Rego, Jr.: I want to thank Dave, and Erin, and everyone who put together the process by which the advisory committee worked together. It was very well done. It was very open. It was very available, nobody felt threaten. Everybody got a chance to say what they wanted to say and what they thought was important in terms of their values. But in the end, everybody came together knowing that they wanted to preserve, you know, the park as a place not only for sports, but also a gathering place. So we ended up in the place, at least I hoped it would be, and I think everybody else recognized themselves in the final product. So thank you very much for the process, and Dave and Erin, and thanks for allowing that to happen.

So, I want to add one more thing though that I maybe I fazed, I didn't see it. There was also a big emphasis on safety, you know, and the surrounding accessibility to the park, like putting in a crosswalk at Kinipopo and, you know, making sure there was this network of sidewalks and, and other things that would provide accessibility to the park. And I think that's an important part of sort of the outcomes of the process that we had as well which I thought was encouraging as well. You know we talked about Waiale a little bit, you know, and a lot about how dangerous it is to be walking that street after school, especially, even with the 25 mile an hour speed limit. I think they should lower it actually to 20, but that's a whole other discussion that's not a part of our jurisdiction at this point. But, yeah, it's the whole issue of accessibility to the park and interconnecting sidewalks, putting in crosswalks. That was part

of our discussion as well.

Mr. Starr: Dave, how much...shaded seating, benches, or picnic tables are there?

Mr. Yamashita: I mean, I can't give you an exact amount, but there is an explicit intent to provide benches with trees. I mean, not all of them are going to have trees, but the idea is to always provide shade. And I'll give you a specific example, Jonathan, along Wells Street, I think we'll have a little wider sidewalk. But the idea is to have tables and benches with trees so that you can sit on the edge and look out at the park. But also within the park as well, have a lot -- I mean, there are only four trees right now, but I know we can do a lot better than that.

Mr. Starr: And I know I go there looking for a place to play music with friends, and you know, unless there's shaded shade and a comfortable place to sit, it won't have those kind of pop up activity that will draw people. And similarly, people won't picnic unless there's, there's shade. In Keopuolani, there's very, very few shaded, shaded picnic tables or benches. And, you know, you can see people going around trying to find a place to eat their lunch without getting sun on their head, so please.

Ms. Wade: The cost estimator is assuming a certain number so, you know, we can give you a general number when the cost estimator is done. But, it was a lot. It was a lot all along the path.

Mr. Yamashita: And I think, too, Jonathan, as we go through the design phase, whenever I've done this, you're always thinking about different scenarios as you try and figure out exactly where you put the bench, where do you put the tree, or whatever it is, but you kind of run through these scenarios of people using it at different times of the day and different times of the week.

And also I should say, also, I think we're hoping that this advisory committee will stay involved as we get into the phase where we're designing the actual improvements because the committee really did contribute so much to the design of what we have here now.

Ms. Wade: Just the one thing, I don't know if you mentioned the relocation of the restroom, was another really significant safety issue.

Mr. Yamashita: Right. Yes. Yeah, and this, I should say too that I mean there were many things that came out of the committee. That was one specific thing where, I think when we started we had no idea that this was a real issue. But the restroom and where it is now is a real problem in terms of safety, but it also affects the way the coaches conduct practice with the small children because if they don't have enough coaches, so if a player needs to go use the restroom, they don't want them to just have him go on his own because they can't see him once he disappears behind the tennis court. So that specific issue resulted in the restroom being moved out to the street, closer to the street, and also within visibility of where

practices are being held, so.

Mr. Starr: Yeah, when we did the Boys and Girls Club in Lahaina that was the big issue that drove it was that there were restrooms in places where staff couldn't keep an eye on at, and they were having people hide out in the bathrooms.

Mr. Fujimoto: Anything else? Okay, thanks.

Mr. Yamashita: Alright, thank you.

Ms. Wade: Thank you Dave.

Mr. Fujimoto: Updates?

Ms. Wade: Thank you. Let me just turn on the – the reWailuku website up. Oh-oh, Dave closed all our windows. We've got to cross all our fingers.

Mr. Starr: It's coming along nicely.

Mr. Yamashita: . . . (inaudible) . . .

Mr. Starr: I said I think that's coming along really nicely.

Mr. Yamashita: What is, sorry?

Mr. Starr: Wells Park.

Mr. Yamashita: Oh, Wells Park, yes, definitely. Great.

Ms. Wade: Thank you Dave. See you later. Okay, as part of the parking and events facility project we knew we wanted a project website which we already have for Wells Park. This is the Wells Park website. So it exists sort of standalone, on its own, but it's linked back to the reWailuku website. But as you can see we branded the Wells Park exercise as part of reWailuku intentionally, so -- and there's information about it, there's a project timeline here, and it shows this is where we just finished. We're going to do the same exact same type of a thing for the parking and events facility so it will be an interactive site that people can weigh in and there's frequently asked questions here about -- the first frequently asked question or the biggest one for us was are the tennis courts going away? You know, so we wanted to get that kind of stuff out. We know there's going to be questions like that for the parking and events facility too, so we're going to do all of those kinds of things.

We also included a history profile so you can see -- and I'll send you the link to this too. I know we did in the past, but now that this is going to directly affect probably our commission meetings, you're going to want to become real familiar with the content that we're going to be

providing on the websites.

So take a look at...both the Wells Park website and the reWailuku website. So this is -- once we started...anticipating what do we want on the parking and events facility website, we kind of realized, well, this is so much bigger than just this single project, and it's connected to all of the other pieces of work that the MRA is doing. We do have the Wailuku Town website we built, but it's really more for like visitors and merchant traffic and knowing about First Friday, that kind of a thing. So this is kind of now your website. This is the MRA's website now about what projects you're working on. So we're building it as reWailuku, we're sticking with the brand, and continuing to use it.

So on here, I have links to specific activities that we're working on here at the MRA. We're updating the master plan and I'm going to be bringing you information on that very soon. We're building upon the arts, we're doing the CIP coordination, and all of these have information behind them already so they're -- PBR is working on developing this for us. There's narrative here right now, but this is going to be like the landing page as we work on updating the master plan document where people can get links to drafts of the plan, can get links to community outreach. This is something that we're kind of -- that we've branded for the 10 things that we'll be working on for the next 10 years essentially, and it includes the parking and events facility. And all of this is stuff that PBR is working on, but I wanted to share with you kind of the direction we're heading for it. This is the civic hub space, performance plaza. I love --. Some of the logos are brand new. I haven't even seen some of this art work that she's put up here, so she's actively working on this while we're looking at it too, so this is live. This is live for us to see, but not for the general public yet, but I can give you a link. The infrastructure, streets for people, infuse the arts, making parking work. By the way, Julie Dixon, the parking management contract is signed and so she's going to be on island also at the end of April, so we'll be working on that too. So there will be a link to that. Arts and entertainment districts and civic campus integration, that's the State and County campus.

So these are the things that you have identified as the top 10 areas you want to focus your efforts. We're calling them, we've branded them kind of the 10 big boosts. I think I am going to ask her to put a link to 10 big boosts up here, too, so folks can kind of look at that, and then those will link back to the projects as well.

So back to the name page. The bar is not on the screen. Building upon the arts, right now, I have in here mostly what we've put in to the grant application for art place. And some of these are placeholder photos that we're going to get Wailuku town photos in here. But it does have the narrative about Wailuku is right for building on the arts, and who's here now, what we hope to accomplish, that kind of thing. This is mostly a narrative, while we don't have specifics yet, but hoping if we get the art place grant, we can go back and fill that in a little bit more too, but using it as a placeholder.

CIP project coordination, this is -- has an active link but I think is --. This is something that

I'm going to be bringing to you next month as well, the CIP strategic coordination. We have been working with Parks -- or I'm sorry, Public Works, Water, and Sewer Wastewater, to identify projects from 2017 through 2026. Specific infrastructure projects that would take place every single calendar year for the next 10 years to be able to build to this over here which is the map that you have before you. Those are all parcels that are likely to have infill construction in the next 10 years given the right infrastructure. Aside from this blue, I'm going to have her move the focus of this map because this blue is probably a 15 to 20 year redevelopment project. But all of these, except the 2026, focus on infrastructure redevelopment projects for the next 10 years. Okay? So that's going to be a piece of the master plan, but it's also not just MRA, it's a Countywide CIP plan. So this was, this was fun to build the site because it -- while all of these were exists as sort of specific projects, it -- you can see how it all comes together when you knit it together on the website.

Okay, now down to the active projects. The parking in the civic hub, this wasn't liked when I...when I left my office earlier today, so this is, this one is still under construction, but she does have something. Okay. So the civic hub, this is basically the narrative that was put out in the RFP of what we want to accomplish in the civic hub. Here, and it explains to people. Okay, we still have some glitches, it looks like. This is a rendering so people can get an idea of what we're trying to build out there. And then what's going to come down here is the project timeline and the project team also. So if people want to get in touch directly with the project team, they'll be able to do that.

Okay, like I said before, there's going to -- Wells Park is here. This is going to change to the CIP. And then I have, and these, these I haven't been focusing on, but we'll build these into projects you've accomplished over the last five years, and Don was a part of every single one of these. And most of you were a part of every single one of these actually, but the stuff you've completed was the Lao Plaza, the Clean and Safe Program, developing the mural, the -- Evan, you're on our website -- the Wailuku wayfinding project, the Market Street lighting. These are all, you know, small and big, at the same time. They've made a big aesthetic difference in town. It's, I think, stuff to be celebrated, so we put, we put this and as more little stuff gets completed we'll continue to add to that and tell the story of how those things happened.

And then, of course, we can develop news links. We're going to have this calendar on here which will explain upcoming events and opportunities to participate. We're going to do a blog, and I think this is going to track with the advisory committee's conversations. So as we begin discussing specific design alternatives, it's frankly a great educational opportunity for us to be able to get out to the public, you know, here's some design concepts that we've seen in Amsterdam or in Brooklyn or, you know, that we're mulling over and what are your thoughts and letting people kind of weigh in and discuss as well, so that's going to be coming.

And then the contact page, we do have now Instagram, Twitter and Facebook that we'll be building. You can contact me directly, and you can sign up to receive direct e-mail. We are going to enter in all of the addresses of people who signed up for reWailuku in 2012, so those

people will be on our list whether they want to or not because they have participated before. So that's about 575 e-mail addresses.

(Ms. Ashley Lindsey attends the MRA meeting at 2:15 p.m.)

Mr. Starr: So that's like a list serve?

Ms. Wade: It is. Yeah, we have a list serve that we can just build it in, and then we hope to build from there. So, that's kind of where we're heading with the website, so I'd love to hear any feedback or thoughts that you have on that. Or, if you want to take a look and, you know, it's nice to sort of explore in your own time too, you know, and feel free to send me thoughts.

Ms. Ball: It's really great; I love it.

Ms. Wade: Very good. Cool. Excellent, thank you.

Mr. Starr: Yeah, the only thing that came to mind is that, you know, the blog should be moderated.

Ms. Wade: What do you mean by moderated?

Mr. Starr: It means that someone should keep an eye on it and be able to deal with, if there's any kind of --

Ms. Wade: I see, unsavory responses.

Mr. Starr: Yeah.

Ms. Wade: Okay.

Mr. Starr: You know, some of the problems with Next Door which is a great thing --

Mr. De Rego, Jr.: Can I ask a question?

Mr. Starr: Since it's under our control.

Ms. Wade: Yeah.

Mr. Fujimoto: Sure, Frank?

Mr. De Rego, Jr.: Chair, are you going to allow people to comment on the blog, that's the question.

Ms. Wade: Maybe we won't.

Mr. De Rego, Jr.: Okay, because --

Ms. Wade: You're right.

Mr. De Rego, Jr.: -- there's some blogs that don't allow comment. They're just sort of reflections and keeping people informed. And you have to figure out what you want in terms of an outcome for blog, right?

Ms. Wade: Yes.

Mr. De Rego, Jr.: If this is just for information, then there's no need to, to add comments to it.

Ms. Wade: Okay.

Mr. De Rego, Jr.: If you want interaction then it needs to be moderated.

Ms. Wade: Yes. Or they could respond, but it's not publically posted. It just goes to the site host. Maybe that's what we do.

Mr. Starr: I mean, it is good if we -- if it's a tool we can use to gather ideas.

Ms. Wade: Yeah, right. Right.

Mr. Starr: And can make people feel that they're part of the process when they put in a good idea.

Ms. Wade: Okay.

Mr. De Rego, Jr.: Well then you may want to target specific blog post if that's the outcome that you want, and maybe not make every blog posts open to comments then.

Ms. Wade: Yes. Okay, good point.

Mr. De Rego, Jr.: Can I ask another question?

Mr. Fujimoto: Sure. Frank?

Mr. De Rego, Jr.: The thing about blogs, and I've been going to word press, now, meetings for years now and I'm beginning to understand about that world and blogging, and is that information always has to be fresh, crisp and up to date. Once the thing gets stale, people lose interest and they don't go back to your site so I think that's something that has to be considered. You know, who's writing the articles. You know, are they keeping up with it because sometimes you go back to sites, and they haven't been updated since 2014. They

say, well, this guy has basically, you know, given up, right, on writing their thoughts anymore. And if that starts happening, then you're going to lose any traffic.

Ms. Wade: Yeah.

Ms. Ball: That's really a definite point and why it's something that should be considered before you start it. Who's going to be writing it and is that person committed to it. I know when I started my own blog that was a big question, and that my web guy said, you know, the thing about blog is that you have to keep constantly keeping it fresh. And if you have something to do, to say, and of course we're dynamic now, but these are all the considerations.

Ms. Wade: That's really good. Do you feel like it's worthwhile to do a blog or do you think it's maybe over extending?

Ms. Ashley Lindsey: I think it's informative, for sure, and easy access for people. And if that's just what you want to do, you want to put out information so that they can get it somewhere, then I think you wouldn't really need to moderate it too much. But like personally I would want, I would want something like that. I would want to check it out. I wouldn't -- I'm not one of those people who constantly check a single person's blog, but I do read a lot of blogs.

Ms. Wade: Yeah.

Ms. Lindsey: But not consistently about a subject, not about, you know, a specific . . . (inaudible) . . .

Ms. Ball: I think the blog is a good medium. It feels good to people. They feel like they're included if they look at, read it for whatever reason.

Ms. Wade: Okay.

Ms. Ball: But the authorship of it has to be -- it has to be consistent, I think as we've all said. So the person has to be committed to writing it regularly.

Ms. Wade: Well, I would be that person, probably. So it's sort of like a -- it's a question of priorities, really. You know, if it's a priority, then I can make sure. And frankly like I prepare for the meeting a week -- this meeting, a week in advance, this can be one of the things that gets added to my list of, you know, certainly so there's a monthly post.

Mr. Fujimoto: Frank?

Mr. De Rego, Jr.: You want also, you know, to relieve some of your burden invite people to do a guest blog.

Ms. Wade: Yes.

Mr. De Rego, Jr.: At certain points, you know.

Ms. Wade: Like the architects or the --

Mr. De Rego, Jr.: Like people from PUMA or, you know, that kind of thing.

Mr. Starr: I kind of see that the primary function of the blog adds something that it will be ramping toward when we start moving around parking and we start doing construction and start having --

Ms. Wade: That's a really good point because frankly archaeological is going to be out there in two weeks from now so we will be starting to close down some parking stalls. Archaeological will be doing some trenching already.

Mr. Starr: Yeah, there should be a place to announce it and talk about it, and let people comment about it. You know, if there's a way that people can let off steam or ask a question, then we don't suffer from not having --

Ms. Wade: The communication venue.

Mr. Starr: Yeah. At least if someone complains that you're not communicating, we can say, oh but we are.

Ms. Wade: Right, right. Yeah.

Mr. Fujimoto: Frank?

Mr. De Rego, Jr.: And also when the County starts, you know, as they do on the County website and often times they'll have, you know, such and such street will be closed.

Ms. Wade: Yes.

Mr. De Rego, Jr.: You know, on the regular County website they should be linking back for more information and go to reWailuku, you know. Because I know Public Works, you know, on the regular County website, they often announce these things or post them -- have a way of shifting traffic over to our website.

Ms. Wade: Yes.

Mr. Starr: And we should be prepared to have the list serve go active as soon as we start actually have --

Ms. Wade: News to post. Yeah.

Mr. Starr: News to post. And then offer people the option to get, get updates.

Ms. Wade: Okay. That's great feedback. Really thank you you guys, it's really good.

Mr. Fujimoto: Anything else? Thank you.

Mr. Starr: And we'll look at it then.

Ms. Wade: Yeah, please. It's just rewailuku.org is the web page.

Ms. Lindsey: Okay. But it's not active.

Ms. Wade: It is. I just looked; it is. So she made it active so I could show you guys the whole thing today, and I'll just have her leave it. Nobody's going to go to it that don't know it exists, hopefully, so -- and there's nothing on there that's, you know, incorrect. So for the next week and half we'll be working on it and then be able to go live probably about a week and a half.

Ms. Ball: And how will people know about it?

Ms. Wade: Well do a press release, and we're actually going to also do a leave behind kind of just an 11 by 17 for all the focus groups which is going to have the content that's on the website as well. We'll distribute it to the Council Members and things so if they have questions or start to hear about the project is moving and, you know, they haven't gotten an update recently, that's the whole purpose of the, this 11 by 17 leave behind. It has the project schedule, the project team, the brief narrative of what it includes, that kind of a thing.

Mr. Starr: Would there be a desire to put a bulletin board on my corner?

Ms. Wade: You mean like a reWailuku bulletin board? Oh, that brings up something else actually. I think we're going to be renting the corner of Main/Market, Bob Horcajo's building, for, for round two of reWailuku basically. As we start to have like the three design concepts for people to come in, and open it up for a whole week. So lunch time, people can come in and that kind of a thing. So it's, it's like a . . . (inaudible) . . . boards on steroids sort of. But that's will all probably be -- that's going to be July when we're going to be doing that. We won't really be ready until about July. Yeah. Okay.

Mr. Fujimoto: Okay. Next.

F. DEPARTMENT UPDATES

1. FY18 Budget requests

Ms. Wade: Alright. Thank you. Updates.

Mr. Fujimoto: Yeah.

Ms. Wade: The FY18 budget is supposed to be coming out today. I don't know if it's out. When I talked to Lynn at 10:30 it wasn't out yet, so...I had hoped to be able to review that before we came to this, but I didn't have that opportunity. So I will send you a link to the budget once it's available online so you can check it out yourself and I'll tell you which pages our relevant line items are located so you can double back to that.

Mr. Starr: Yeah, and if there are any surprises.

Ms. Wade: Yes. Inform you of how to prepare for testimony. Will do.

Mr. Starr: Yeah, and dates when...testimony would be most relevant.

Ms. Wade: Yes.

Mr. Starr: In other words the day that Planning does their --

2. Clean & Safe Program

Ms. Wade: Okay, let me note that. Dates, line items, link...and issues. Okay. For Clean and Safe, we are -- I mean, very positive, very positive things are happening. I am going to let you know there is a task force being assembled right now for problem properties. So there are a handful of -- not even a handful -- there are a couple problem properties in Wailuku with multiple enforcement issues that continue to be problems for nearly every single department. Mayor pulled together, at Lawrence's suggestion, Mayor pulled together a task force, a multi-departmental task force to begin working on those properties, so those will be a really -- first time consolidated approach so this would be good.

I think that's it. We put Ohia in the planters, and there's one blooming. The one at the corner of Market and Vineyard is blooming so check that out. Two have been stolen, but they've been in now for a month so I'm hoping that that will be it. Lawrence really wants us to pull them out because he just can't stand the fact is someone is going to take one of those things. It just drives him crazy. But I kind of like to leave it for a little bit and see if they stay because they will root and then it will be hard to pull out so I think we're going to chance it...a little longer.

Mr. Fujimoto: Jonathan?

Mr. Starr: I made a round with all of the Council Members.

Ms. Wade: Great.

Mr. Starr: And I started doing that when it looked like that Clean and Safe might be in danger.

Ms. Wade: Good.

Mr. Starr: And it was fairly positive and then when the...the media stuff came out, it suddenly became very positive and it seemed like a moot point so I kind of changed to just general support for, for our Wailuku project and it seems that it's universally supported.

Ms. Wade: And thank you Jonathan because your contact with The Maui News to get that original article written was huge. We wouldn't have gotten the, the TV coverage had it not been for news article so thank you very much for that.

Mr. Starr: . . . (inaudible) . . . was great. We've got another one going to be coming. I think we're going to get a civil beat one.

Ms. Wade: Yeah. Great. Fantastic.

G. NEXT MEETING DATE: April 21, 2017

Mr. Fujimoto: Okay.

Ms. Wade: We're going to miss you Don.

Mr. Fujimoto: Your, your next meeting --

Mr. De Rego, Jr.: Your next meeting. Don't say that with such a smile on your face.

Mr. Fujimoto: -- is April 21st.

Ms. Wade: Yeah. So we did move the meeting up from the 4th to the 3rd. I think Ashley is not going to be able to make it. But it's, it's kind of critical for project timeline for the parking and events. We will not have our fifth member assigned yet. I just want to be clear about that because the, the original member pulled and now we're headed into budget. The committee meeting to appoint the new member is going to be delayed so May is when we'll have the fifth member. So I'd like to postpone elections until then if possible. And Carol, if you don't mind chairing the next meeting, the 21st that would be great.

H. ADJOURNMENT

Mr. Fujimoto: Okay. Once again thank you everybody.

Ms. Ball: Thank you again.

Mr. De Rego, Jr.: Thank you Don.

Ms. Ball: Good job.

Mr. Starr: Can I, can I ask something Don?

Mr. Fujimoto: Sure.

Mr. Starr: I mean, I don't know how your time, your time is and ability to keep helping out, but I know I would really value if you would keep helping us because you're really --

Mr. Fujimoto: Of course. I've already told Erin that she could call whenever she needs.

Ms. Wade: He's on my advisory committee list.

Mr. De Rego, Jr.: There we go. I was wondering.

Mr. Fujimoto: Yeah, so anyway, thanks a lot. Thanks a lot for everything, your support, and like I said, your patience.

Ms. Wade: You've been great.

Mr. Starr: It's been great to have this move along and not to have to be concerned or worried, but know that it's really been in great hands and it's being done well, so thank you.

Mr. Fujimoto: Yes. Thank you.

Mr. De Rego, Jr.: Amen.

Ms. Wade: Thank you.

Mr. Fujimoto: This meeting is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:36 p.m.

APPROVED 05-26-2017

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 2:15 p.m. to 2:39 p.m.)
Jonathan Starr

Others:

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