

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 21, 2017**

APPROVED 06-23-2017

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Carol Ball, Vice-Chair, at approximately 1:01 p.m. Friday, April 21, 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.)

Ms. Carol Ball: I'd like to call the meeting of the Maui Redevelopment Agency to order. We offer public -- an opportunity for public testimony now, or you can wait until the appropriate time, whichever you choose. So, would anybody like to come up now? If not, I'll close public testimony. We'll go into new business. Susan Kuwada?

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. NEW BUSINESS

- 1. Presentation by Susan Kuwada about the proposed pre-school to be built at the southwest corner of Vineyard and Church Street. At this time the project is in compliance with the Wailuku Redevelopment Area Zoning and Development Code and the Wailuku Redevelopment Area Design Guidelines. The presentation is informational only.**

Ms. Erin Wade: Chair, can I introduce the project?

Ms. Ball: Yes. Please.

Ms. Wade: Perfect. Thank you. So many of you have seen that the intersection of Vineyard and Church, Vineyard and Central has been -- there's some site work has being done as preparations are occurring for a new project. And because we keep getting questions, I get questions from the public too, so I wanted to create this opportunity where it was on public record to document what's going on even though the project as it is being proposed is consistent with the Zoning and Development Code, and with the design guidelines at this point. So it will not require MRA permit, or MRA review for it, but I wanted you to be aware,

and they were willing to come and share today, so I will turn it over to either Suki or whomever wanted to share about the project.

Mr. Ball: Thank you.

Ms. Wade: And just in terms of process, so if you wouldn't mind coming up and standing at the podium to sort of explain what the project includes, and...maybe your timeline, that kind of thing, moving forward. Yeah, you're welcome to sit there. Absolutely. I just kind of want to apologize that the MRA meeting is a formal meeting, it's a public meeting, and we are taking minutes throughout the meeting which is why I requested you to come because it's a public and open and noticed meeting so that folks can hear it. So we do need to speak into the microphones as, you know, you're sharing, but we can have a back and forth at the Chair's discretion, okay, back and forth conversation.

Mr. Frank De Rego, Jr.: Point of order? And each testifier should introduce themselves before they begin speaking.

Ms. Wade: Yes.

Ms. Jasmine Kim: So, I'm Jasmine Kim.

Ms. Susan Kuwada: I'm Susan Kuwada.

Ms. Kimberly Kuloloia: Kimberly Kuloloia, director and owner of the preschool.

Ms. Ball: Thank you. Proceed.

Ms. Kim: So I guess -- did you want to start with timeline?

Ms. Wade: Sure.

Ms. Kim: Okay. I mean, I think we're at a point where we'd like to get some formal feedback from the MRA. I don't know if this plan has been circulated to other departments, county departments.

Ms. Wade: Yes. And the MRA members all have a copy of the plan as well.

Ms. Kim: Okay.

Ms. Wade: Yes.

Ms. Kim: So really at this point as far as the plans that we've submitted, you know, we've looking for the formal feedback to be able to progress with our side of the plans.

Mr. Jonathan Starr: Excuse me, I have a point of order to ask our Counsel. This was agendaed for a location at Vineyard and Church Street, but we're at we're at Vineyard and Central Avenue. And since this is really for information purposes, I'd be happy to hear it, but I just want to be sure that we're okay to do that.

Mr. Michael Hopper: I mean it's not -- you don't have a formal notification requirement here. For Sunshine Law purposes --. I mean, you're not taking -- you're not going to be taking action as I understand, so I mean, I think you're okay in this situation if it's clearly an item where the public would have known where the school location is that you could go. We're usually pretty strict on that and if this was a noticed item for action where you'd be granting an approval, I think we would want to defer action on that item. But since you're only going to be discussing the item for informational purposes, and primarily for the -- it's informational for the public, I think it's okay for you to take that information. The Sunshine Law actually allows you to take in information and ask questions even if you lack a quorum. You just can't take any action or deliberate on the item. So I think in this case you're probably okay to discuss the item since you're not taking any action. If there's going to be any action of any kind -- and it says for informational purposes so there shouldn't be -- I think you would re-agendaize this and defer, but I don't think you need to in this case if that's all you're going to be doing.

Mr. Starr: Okay, thank you. I'm fine with it.

Ms. Ball: Thank you.

Mr. Hopper: Thanks for that.

Ms. Kim: So going back to, I guess, the timeframe, so we're just waiting for some formal feedback to be able to progress the plan. This is as you know a very preliminary conceptual plan. So as soon as we receive approval, we'll progress the plans, and we plan to move forward, you know, quickly from there.

Ms. Ball: Yes, Jonathan, Mr. Starr?

Mr. Starr: Could you kind of step back a little bit and describe the program, what's it's going to be, and who's it's going to serve, and you know, kind of what the organization is? It sounds like a great thing, but we just don't know anything about it.

Ms. Kim: Sure, and you're referring to the use for the building? The preschool?

Mr. Starr: Yeah, the use and the property. I know the old building that's there, but I know nothing about the --

Ms. Kim: Okay. So Kimberly is the preschool operator for Little Explorers so she can, you know, give a brief description of it.

Ms. Kuloloia: So our licensed preschool program serves ages two years old to five years old. It's an early childhood center. We are licensed with the State. We accept children from like I said two years old, so we take x-amount. We currently have a location in Wailuku on Lower Main Street, and we have a capacity of 36 children. So we are in a commercial type location right now, and we have had this vision for a very long time to be able to have...a facility with a grassy area for the children and adequate parking.

Ms. Ball: Okay, thank you. Any other questions or --

Ms. Wade: Would you like me to share a little bit about the site history?

Ms. Ball: Yeah, that would be helpful.

Mr. Starr: And also the organizational history. Is it a non-profit? Is it a corporation where the parents pay or is it funded by grants or --?

Ms. Kuloloia: So we are a licensed preschool. We are for profit. That is because we are a private so we're not operated out of any churches. Private company. The parents do pay tuition, and we do accept some subsidy options for the parents. So government assistance and some other subsidies that are out there for working families.

Ms. Wade: Just to -- just to share a little background about the property. So the corner property as you know was owned by Lloyd Sodemani for a long, long time. Lloyd's grandson or daughter, I believe, was at the Little Explorers Preschool, and he began talking with Little Explorers about their dream to build a preschool at this location. Part way through that conversation, Susan Kuwada purchased the property and the property up Vineyard Street from -- so both of those contiguous properties which this had always been an issue with this corner was the layout and being able to provide adequate parking onsite. So now that both properties are controlled by a single owner, you can see where the property line on the front site plan kind of goes diagonally through the proposed parking. Lucky for us, MRA allows parking to be on either or shared property, so that's not a problem now. And because it's controlled by the same property owner they're able to do that, so frankly it makes the site a whole lot more usable because of the shared ownership now. So the, moving forward, this, the house on the upper lot is not part of the project that we're approving at this time. That will come as a separate project if anything happens with it. It's just the parking lot and loading zone, the lawn area, and the new preschool building that is being proposed at this time.

One of the issues with Vineyard Street has been -- will it need a road widening lot? The value of the projects does not trigger the requirement for a road widening lot, but the applicant has offered to provide the easement just as Wayne Arakaki did on further down Vineyard Street when we approved his project. So they're offering the seven foot road widening easement along the property. One of the issues is going to be that the overhang for the building will exceed -- excuse me -- will go over that seven foot easement on the Central side. So that is

the thing that we've been talking with Department of Public Works about because building code doesn't allow encroachment of private property over public property. The new building code doesn't allow for that. So the way that I think that we'll be handling that is the site plan, itself, will be approved -- and this is sort of why I wanted to share with you -- the site plan itself will be approved as is with the overhang where it is being proposed. Okay? Because that is 100% allowed by Code with the condition that at future time the easement will be granted to the public for that seven foot. And when that happens we'll go back and allow for the variance for the overhang. But -- and while -- when it's in place that's really, really easy to do. If it's moving forward, new construction, it's not as easy to do.

Ms. Ball: Okay.

Ms. Wade: So that's sort of the timing.

Ms. Ball: Thank you. Yes, Jonathan?

Mr. Starr: I'm, I'm just trying to understand this site. So the, the old building, the one that, I know, I remember because Patsy Mink always used to use it for political headquarters. That's going to be demolished and this will replace that?

Ms. Wade: Could you explain? Is the existing building being demolished?

Ms. Kim: So the -- on the site plan, I'm kind of moving the cursor there, you can see a dotted line, and that delineates the existing, the outline of the existing structure. We, on this particular site plan, we could actually use it, you know, maybe one-fourth of it, you can see that the new, the new part of the building uses part of the existing. You can see the outline of the new building that goes over the existing dotted lines. So we'd be demolishing a portion of it, but using what we can.

Ms. Ball: Okay, good. Thank you. Anything Frank? Questions?

Ms. Wade: I just wanted to make one more point too -- go ahead.

Mr. De Rego, Jr.: I was just going to ask about traffic? I mean, besides the widening of the road, there was a traffic study done for this?

Ms. Wade: There was not a traffic study done, and it didn't trigger because it's less than 25-parking stalls required. Usually that's the trigger for requiring a parking study. What will happen with the parking, for your information, if you look at the second page, it shows where the fence will come across the parking area. So during morning hours, pick up, drop-off, that will, the parking area will all be open. During program hours, that gate would be closed across there, so that would basically be an extension of the play area for bicycling and that kind of a thing. It's how it's intended to function. For now, there will remain two on-street parking stalls adjoining the property until whatever road widening improvements the County

takes on would occur. So those would also be -- you know, they're typically not parked now unless someone is working on the property, but would likely be used in conjunction with the facility as well.

Ms. Ball: Frank?

Mr. De Rego, Jr.: I just wanted to say that it's nice having a school moving into the center town. I think as young families as we develop the center of Wailuku hopefully if people start building, you know, places for people to live in the center of town, that's a great amenity to have, especially for young families.

Ms. Ball: It is. Yes, Jonathan?

Mr. Starr: Yeah, and it's very similar to my own thoughts. I own property close to that, and I'm really happy to see that. I was fortunate enough to attend a preschool that, I think, is somewhat similar to this, in spirit and in design and I was really lucky to be able to do that. So I think it's wonderful, the design looks good and just wish you all the best.

Ms. Kim: Thank you.

Mr. Starr: Good luck.

Ms. Kuloloia: Thank you.

Ms. Ball: It's quite an opportunity. How long have you been in operation? You probably mentioned it, but I didn't --

Ms. Kuloloia: Nine years.

Ms. Ball: Great. Great thing to do.

Ms. Kuloloia: Yeah, yeah. Yeah, it's been great.

Ms. Ball: Do you have anything else to add? Would there be any comments from the public? Joe?

Mr. Joe Blackburn: I'm Joe Blackburn.

Ms. Wade: Could you speak into the mic? I'm sorry, Joe.

Mr. Blackburn: Number one, I know where they are now, and this would be really nice for them because they are in an industrial area. I know exactly where they are. And then my second question would be, you know that little wall is going to come down when you turn right from Central? Or from Vineyard to Central? Because I scraped it the other day.

Ms. Ball: Here's a funny story for you. When we came in and we're looking at the map, I was trying to locate it, and I said, oh, that's the one where they have that wall that you're always afraid to hit.

Ms. Wade: So I can comment on that. The wall is on public property. Yeah, so that's one of the issue is will -- when I talked with Public Works about the easement, the seven feet easement, that was one of their questions was will they take down the wall? They want the wall to come down, but they are under no obligation to do so. Because it's public property when the road widening efforts go in we would certainly be adjusting that. But, probably not before that.

Ms. Ball: Thanks. Great. Yes, Jonathan?

Mr. Starr: Could we get an update as it progresses just for our, our information, and the public's information?

Ms. Kim: Sure.

Ms. Ball: Wonderful. Thank you so much. Do you have something else?

Ms. Kuwada: So if everything -- it sounds like everything is okay, so right now, I, I'm dying to go full brown construction drawings.

Ms. Wade: Yes, so you'll be getting your MRA approval letter next week.

Ms. Kuwada: Okay.

Ms. Wade: That kind of stipulates what we talked about here. And then full blown construction drawings is the next step.

Ms. Kuwada: Then we will just take off from there.

Ms. Wade: Yes.

Mr. De Rego, Jr.: Go from there. Yeah.

Ms. Ball: Good luck.

Ms. Kuwada: Thank you.

Ms. Ball: Thank you for coming today.

Ms. Kim: Thank you for your time.

Ms. Ball: We appreciate it. Thanks. We're ready for #2, presentation by David Johnson, Johnston of the Maui Academy of Performing Arts about the near and long term uses envisioned for the recently purchased properties on Main Street. Hi David.

2. Presentation by David Johnston of the Maui Academy of Performing Arts about the near and long term uses envisioned for the recently purchased properties on Main Street.

Mr. David Johnston: Hi.

Ms. Ball: Proceed whenever you're ready.

Mr. Johnston: Okay.

Ms. Wade: Well, can I introduce real quick?

Ms. Ball: Thank you.

Ms. Wade: I'm sorry. I just wanted to qualify. We have many projects moving forward all of sudden. And because there's likely to be a lot of construction and a lot of change happening in the coming year, and then, probably moving forward, I wanted to create an opportunity on the MRA agenda for those things to be made public and shared when there's no, you know, certainty to what's going to be happening. And also to illustrate to the Board itself that the work that they've been doing is really making progress in the district, so there's not --. So we just saw the daycare, MAPA who has projects in mind, Joe Blackburn who's in the audience has another project, and then Alvin Makimoto at Uptown Chevron. So maybe Joe and Alvin could come next time just to share with you informationally -- again, neither require MRA review and approval, but they're both could be informational. So we can talk about that at agenda.

Ms. Ball: Okay, thank you.

Mr. Starr: I think there's one, one more. I heard some rumblings about something on Main Street, a little further mauka that...when that settles, I would love to see.

Ms. Wade: Yes, indeed. The property at the corner of Church and Main has been purchased by 7-11. So we have, we have preliminary conceptual plans in house right now.

Mr. De Rego, Jr.: At the bank?

Ms. Wade: Where the Green Lotus is.

Mr. De Rego, Jr.: Green Lotus.

Mr. David Johnston: It has been, huh?

Ms. Wade: Yes.

Mr. Starr: We might see that?

Ms. Wade: You will have to approve that one. That's an MRA approval. Anyway, thank you so much for coming David.

Mr. Johnston: Sure. Yeah, I didn't know how formal this was, or what I was suppose exactly present so I don't have any great visuals for you today.

Ms. Ball: That's alright. That's fine.

Mr. Johnston: I'll just catch you up on where, where things are. We closed on the property. The piece of property is the, is the -- where the promenade building, and the parking lot in between, and then that next building that used to be the auto dealership years and years ago. So it's all one chunk that we purchased there. We closed December 6th on that. And the cost of the building was \$5.75 million, and the reason we were able to do this is because we work with the USDA and we got an incredible loan from them to make it happen, with like a 2.375% interest rate. And then the other aspect that really allows us to move forward with it is the building is, is leased and the lease is not fully leased, but leased enough so that the leases are paying for the mortgage on the, on the building. So it turned out to be a wonderful serendipitous convergence of events that allowed all of this to happen. And we were looking in Wailuku and really wanted to stay in Wailuku, and this property gives us that long-term potential to house our, our permanent home here. We eventually need 40,000 square feet about to, to house everything under one roof in our operation. That's a future plan down the road. Excuse me. So that will be, that will be like the long-term, term look as we move forward. What's that sort of that little campus going to look like in 10, 10 years or 12 years, you know, and we'll be putting together some conceptual visions for that.

We're in the process right now of engaging an architect and a structural engineer, and we are moving forward with that because the 2020 building, the auto dealership portion of that, we want to convert that right away into a rehearsal space, studio space, performance, performance venue. We're going to call it, like, I'm pretty sure we're going to call it the performance garage because it ties into what it was before. But it's also going to be -- it's not going to be a project that's going to be, you know, it will be the splendor of the MACC or anything like that. The idea is to just get a very functional, utilitarian space there that we can do, that we can do shows, shows in. Hopefully we'll seat, I don't know, maybe between 200 and 250 people in there.

We've identified who our architect is going to be, and we've identified the structural engineers,

and according to the USDA agreement, we have to, just because of the loan that we have with them, there's step that we have to go through on the hiring process of those two positions with them. So we're at that point right now where we're ready to submit proposals to the USDA for those two positions. And once that happens we'll begin moving rather quickly forward with the plans for, developing the plans for that building.

The timeline that I have, and it's probably wishful thinking to some degree, but I'm impatient. I've waited for this for so long, I want it to happen. We would really like to see it, see that space open in 12 to 18 months, you know. And I don't know, I don't know if we can push it that fast or not with permitting issues, and you know, little things we've -- that we aren't anticipating and that I'm sure we'll find that have to be, that have to be dealt with.

In the meantime, we have -- we've pretty much -- there were some leases in that, in that building, and I've heard some rumblings because we, we looked at the building pretty carefully after we bought it again, and been working with the facility's committee of our board. We went through it, and we were pretty uncomfortable with having anybody in there right now because there's some safety issues and things that, that we didn't want to be responsible for. So what we've done is we basically have liked, you know, kind of closed the building. We moved those people out. They were on month to month leases, and so the building is, is pretty much empty except for some stuff we're storing there. And so we'll be ready to go in and do the work immediately once we have a design in place with it.

I hope to bring the architect out in, in May so that we can have some meetings with them, and introduce them to all the players with this. And part of the reason I chose the firm -- we've chosen the firm that we have is because they really understand the big picture, the big picture of Wailuku, where we want to go eventually, and they're very excited about, about that being part of this, this process to develop a community. So I want them to meet everybody and to get feedback and input from, from people.

Ms. Ball: Who are the firm?

Mr. Johnston: The firm's...KTech is the firm. It's KTech, right? Yeah, KTech. It's a New York, it's a New York firm. And one of the, the -- one of the principles in the firm is they actually, he actually worked on our 2027, the space across the street, when we did a big plan for that to remodel all of that. So he's familiar with Wailuku already and he has those connections, connections here. I'd be glad, if you're really, if you're interested I'd be glad to send you links to their, some of their work and stuff, but I'm pretty excited. It's a very, very progressive thinkers, but also very aware of the historical implications of this, and how to -- and really wanting to tie all of it, together, to make, you know, to make it look like an arts place, but at the same time, fit into, into the community, so, yeah.

We, just in terms of the 2050 space, where the promenade is, Giannotto's Pizza and all of that, that's about 49% leased, and our USDA requirements for the loan stipulates that we, we have to have a mix in there of non-profit or government and commercial, and the commercial

can't exceed 25% of the leasable space on the entire property. And we're currently in really, really good shape in terms of that. We do have more space to lease there, and we're looking at doing, at doing that. So we are moving some of our operations into that space though. We're going to move our office into that space in, in May, and our costume shop in May also, so...that will be fun. Fun to be on the property, and to sort of make our -- plant our stake in it.

Is there anything else in 2050 that's relevant? No? Okay. And then, like I said, 2020, we'll proceed with the, with the architectural agreements and begin moving, moving on that. It's about 80,000 -- 80,000 -- 8,000 square feet that we're talking about remodeling, renovating immediately in the 2020 facility. And so that's kind of where we are with it. I'd be glad to take any, any questions.

Ms. Ball: Any questions? Jonathan?

Mr. Starr: Yeah, do you foresee having enough usage or space to maintain the 2050 along with the 2020 properties?

Mr. Johnston: Say, say that again. I missed the first part.

Mr. Starr: Are you going to continue to occupy the 2050 building along with the additional space?

Mr. Johnston: Yes. Yes.

Mr. Starr: 2020?

Mr. Johnston: Yeah. We don't have enough space in our current building right now. That's one of the things that's motivated us so strongly, and we lost the Stepping Stone Playhouse at the mall, you know, a couple of years ago now, so we haven't been able to do our, a full season of production. So we have had to cut back on programming, so this is a way to rebuild and reinstate that programming. So it will be, we will use both, yes.

Mr. Starr: And dance classes will, for the most part, stay in 2050?

Mr. Johnston: They'll stay in 2027 where they are now, the old National Dollar Store, yeah. Yeah, and it will be pretty exclusively for the dance, and some of drama classes. And then we have an area to build sets and props and those things there too, so, yeah. And that's why the long-term look is to sort of pull all of that together and make it cohesive in one, in one place. And in the long-term also one of the things that, that I am committed to and very concerned about and making sure that it happens is that, that we work really effectively and solidly together on the other planning that's going on around the parking lot, around that, the potential for that other, that other space that's been talked about, the meeting room, our meeting space, our rehearsal space or whatever that might become. But I really want to

know what the community is going to need in a bigger sense. We have our chunk that we know, I've identified that we need, but that space is zoned in a way that, I think, we can go up five or six stories, I think, there. So it can be whatever, whatever we see in terms of the vision of Wailuku and the needs of Wailuku. And I'm really excited to see how those interconnect and see what kind of interplay there is on that. I know there are lots of other organizations who need spaces for rehearsals and, you know, building and all of those kinds of things. And if we can find ways and join come to an agreement on, you know, on cost because unfortunately we can't, we can't subsidize everybody else, but, but if we have the space that can be utilized effectively in a way that's what I would dream of, of happening, so, yeah.

Mr. Starr: I know at several conferences where I've attended and I've talked about getting a theater district to function, they say it really requires three.

Mr. Johnston: Right.

Mr. Starr: You know, and we have, we have two now --

Mr. Johnston: We've got two.

Mr. Starr: -- promises for real vibrancy in that, but I think, you know, if there's a way to get a third, I think that it will really boom.

Mr. Johnston: Yeah, yeah. You know what, the landscape in the theater, in the performance arts changes, and it changes so rapidly, and it's changed so fast and much in the years that I've been here that, I think, at one point there were like, in the 90s, there were eight working theaters on the island, and it's like, yeah, they'll come back. Like pro-arts is finding its footing again, and Theater Theater Maui on the west side, so I wouldn't be surprised to see some other things happening. We may, we may even...we may even like branch off, you know, one of ours into, into something else, so, yeah, yeah.

Ms. Ball: Great. Well wonderful. Anybody else? Frank?

Mr. De Rego, Jr.: Nope. No questions.

Mr. Starr: This is great.

Ms. Ball: I know. It's wonderful. Thank you so much.

Mr. Johnston: Can I ask one quick question? As we move forward with the plans, how involved do we keep, do we keep you guys? What do you want from, from us?

Ms. Wade: Yeah, that's a good question. So when your architect begins their work, you probably want to start meeting with, with staff relatively frequently just to go through your

concept plans. Especially because we've talked about the access next to your building through your parking lot which is moving forward. We're meeting First Hawaiian Bank actually about that on Wednesday in Honolulu.

Mr. Johnston: Okay.

Ms. Wade: And DOT has okay'ed a right in, right out there now.

Mr. Johnston: Really.

Ms. Wade: Which was a huge, so -- conceptually -- so, we definitely want to coordinate on that.

Mr. Johnston: Yeah, we definitely want to talk to you about then on that right away.

Ms. Wade: Well, we got Maui Highways to okay it. And now we have to get State Planning at DOT to okay it.

Mr. Johnston: That's great.

Ms. Wade: But then if they do that, then, you know, we should talk about drop off area for you if that's needed there, and then anticipate any building code issues. You know, because if there's renovations to the historic structure that are you're going to want to preserve and protect historic features of the building, but building code would prefer you do something else. That's where we're going to definitely want to have an open dialogue, so if you need variances we anticipate that earlier than later.

Mr. Johnston: Okay. I did find, going through the building, I found some old plans in the building over there, and, you know, going through it, Joslin, I guess was the original architectural firm did a, you know, did a whole conceptual thing and it was like a three or four story building through the whole property.

Ms. Wade: Oh, yeah.

Mr. Johnston: Yeah, and it had the pass through to the, to the parking incorporated into that too. And it's sort of like I saw it and I was like this is similar to what I would envision down the road.

Ms. Wade: Your artist loft.

Mr. Johnston: Yes. Okay, thank you.

Ms. Wade: Thank you for coming.

Ms. Ball: Thanks for much for coming. We appreciate it.

Mr. Johnston: You bet. Thank you for having us.

Ms. Ball: We appreciate the information. Thank you.

3. Review of FY18 proposed budget items impacting the redevelopment area.

Ms. Ball: We're on Item #3, the review of the fiscal year 18, proposed budget items impacting the redevelopment area.

Ms. Wade: Yes, thank you. So I gave you the list, or the page from the...Mayor's proposed budget for the Department of Planning, which is where the MRA's budget is housed. So you'll see there's \$233,500 for operating, which includes \$150,000 for the update of the Zoning and Development Code and...Plan, Wailuku Redevelopment Plan. Okay. So that narrative is in the first part of the budget. There's a narrative part of the budget where it states that that's what -- there's \$150,000 in there for. I will tell you that was questioned yesterday at budget. The Planning Department had their budget meeting yesterday so Mike White asked if you could do just the plan or the zoning ordinance which would you want to do. Michele answered the plan for \$100,000. So that's -- this is the phase that we're in so they might start picking apart at some of those numbers, but that's basically what it is. And then the standard \$83,500 which is the usual operating budget of the redevelopment agency.

Mr. Starr: Could you get us the, the sheet with breakdown?

Ms. Wade: With the --. And it's not a breakdown. It's just a narrative, but, yes, I will do that. It's just like the -- you know at the beginning where they tell you what is the mission of the Planning Department, all of that kind of stuff, and then it says that in there.

Mr. Starr: I know I feel that that zoning section is really critical now.

Ms. Wade: Yeah.

Mr. Starr: Towards going ahead with 1960s zoning.

Ms. Wade: Actually, so I should -- I should share this with you. The Department of Planning was given money this fiscal year to do an audit of the zoning code, of Title 19 of the zoning code. And one of the things that we've always talked about for the Wailuku zoning code is pulling it into Title 19. So this morning we had a conference call with the consultants, who's Orion Planning and -- about current division issues. And I mentioned we would like to have the zoning, our zoning and development code pulled into Title 19, which sounded to me like, and when I talked with the project manager and I talked with Michele, I think we might be able

to come in under that project and get this, get our zoning updates included with the Title 19 updates, under this current budget. You know, under the project that's already underway. So that would be really good.

Mr. Starr: It sounds like that would take several years longer though.

Ms. Wade: Well...I don't -- I doubt that because if we don't get this money till July, and then we still have to scope and bid it, and their project is already happening. I mean, we'll see. We'll see. Either way -- either way I think it's going to get pulled into Title 19, you know. And I do have some concern if we move forward with it outside of the Title 19 audit and update process if they're going to accept it if it's not part of the bigger project. So we're going to have to sort of stay abreast of what they're doing if we intend to do something individually anyway. But you might be -- I mean, we could update our little section pretty quickly and try to get it to Council.

Mr. Starr: My guess is Title 19 will take years.

Ms. Wade: That's possible.

Mr. Starr: How much -- what was the amount we were doing the MRA area, our zoning?

Ms. Wade: Well Michele told them \$50,000, but in reality we were going to do the majority of the plan in house, and the zoning was going to get contracted. So I was thinking \$125,000 would be for the zoning, and we would, get the plan done for \$25,000. Because the plan we basically have almost everything done for it; we just need it packaged.

Mr. Starr: But how much was the amount that they were talking about pulling out?

Ms. Wade: \$50,000, so we can make it. I think we'd still get by, either way. Next is Clean & Safe. They have funded the full annual cost of -- Mayor has proposed to fund full annual cost, and also have proposed to continue the \$25,000 for security for First Friday. It was challenged by Councilwoman Cochran, just given that no other town party gets a security fund. But then conveniently right after Councilwoman Cochran, Councilwoman Sugimura got to express her involvement with First Friday and how it costs more because we close the street and Lahaina doesn't, and all those kinds of things, so it kind of balanced. The conversation balanced out, I think. But we'll see when Councilman Hokama is going to be proposing, or Chair Hokama is going to be proposing his budget on Monday so we'll see what makes the cut.

Ms. Ball: Yes?

Mr. Blackburn: I'd like to make a comment on Clean & Safe?

Ms. Ball: Alright. Would you like to come forward so you can use the mic? Thank you.

Mr. Blackburn: Joe Blackburn. And the Clean & Safe, I'm going to comment on it from the ground level because we see it. And number one, we had an incident at a commercial property we managed, and the Clean & Safe person came over there and they knew pretty much who the culprits were and they were able to explain to us what was going on. And also talk to us about some other incidents very similar to that within the neighborhood, so that was excellent.

Number two, we've always had a problem on the corner of Market and Vineyard with that little banyan tree area, and about two weeks ago they overturned the benches. And since then it's been very quiet. So again, you know, the proactive side of the picture has been good.

I'd like to make a couple suggestions just from what I see. The kids come home, go to school, it will be nice in the afternoon if maybe the officer would go by the crosswalk at Market and Vineyard, and perhaps be available just to slow people down a little bit. And, you know, I don't know whether that's something they could do, but just a presence might be a little helpful at that particular time of day. Did they hand out cards to everybody? I mean, if we have an emergency or need to call them, is there a number we call?

Ms. Wade: Yes, there is.

Mr. Blackburn: Okay, so what I'm thinking is put up posters or flyers to that effect.

Ms. Wade: So --. Go ahead.

Mr. Blackburn: No, no, we found them because we know where they hang out. You know, but to me, all the -- you know, have flyers for all the businesses, or something talking about the program in our windows with contact information, you know. Because not only will the good people see that, but the bad people, you know, so that, that's the second suggestion.

And the third would be to trim the trees. The trees are actually getting in to the utilities now, so you might be able to call Maui Electric but I'm not sure. But, you know, they're causing, they've gotten pretty large, and if we don't trim them now, they get into the summer growing season, and it's not going to be a good time to trim them. But overall, if you need my help with testimony or anything on that, the program, for us, has been visually very helpful and also on management level for us.

Mr. De Rego, Jr.: Yeah, can I say something to what Joe had just said? There are a lot of people, in fact, I know one business owner I was talking to didn't know anything about Clean & Safe on Main Street and -- because they have been having a continual problem with somebody actually going up the entrance of parking lot trying to charge people to go in and park. But it's a -- yeah. And they're sleeping in the doorway from one of the buildings in the back, and that kind of a thing. So I told her, I said, well, you know, there's a Clean & Safe program, and you should be contacting these people and, you know, that kind of thing.

So I need one of those cards as well because I want to take, take it to her and just to let her know that there's somebody.

Mr. Blackburn: Yeah, exactly. Or even flyers we can put in our, our windows of our businesses.

Mr. De Rego, Jr.: So as long as it's been in there, I want to, I just want to agree with Joe, not everybody is aware of, of what's available so.

Ms. Wade: Yeah. It's been difficult. I have to be honest, like, he's done three merchant meetings now where they've gone door to door and invited people to a meeting. And because one of the things that he likes, Lawrence specifically, likes to teach people the procedure that will happen in the event of an emergency, or in the event you have to call us, here's how things unfold, and here's what you'll be asked to do because a lot of times folks don't want to file a police report or something. So he explains to them how that's essential to document what's going on especially if we end up needing to do a temporary restraining order or anything like that. And the first meeting was good, a real good turnout. And then since then, I think possibly because things are better managed now, there just hasn't been any -- very low turnout. So I don't know if there is a better way to get the word out because the other thing is whoever is at the front when they come to drop something off isn't necessarily the business owner, or it's a rotation, or people come and go, you know, because a lot of it is retail so sometimes things don't get passed along. So that, that is one of our long-term challenges is getting the word out. But he should do another round, for sure, of distributing cards, maybe doing the poster thing and --

Mr. Blackburn: Yeah, posters would be cool.

Ms. Wade: -- getting the word out for how to get in touch. Yeah.

Mr. De Rego, Jr.: He might even think about an instructional video on the reWailuku site.

Ms. Wade: Oh, that's a great idea. I think it would be entertaining as well.

Ms. Ball: Great. Anything more?

Mr. Blackburn: No, that's all. Thank you for your time.

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

Ms. Ball: Thank you so much. We appreciate your input. Thank you.

D. OLD BUSINESS

- 1. Official naming of the new plaza space between the Lao Theater and public restroom building. Chosen name will be routed to the Public Works Commission for adoption.**

Ms. Ball: Alright, we're into old business, item #1, the official naming of the new plaza space between the Lao Theater and public restroom building.

Ms. Wade: And I meant to provide a copy of what I had expressed to you before; my apologies. In the, in the initial packet back in the fall when we were going to do the naming, and the name was Kipuka. Kipuka, I'm sorry. Kipuka, which was the name Kaponu Ai gave it when he blessed the property. Then we had the question about, was that appropriate because it's not the name of the place. The original name of the place has its own name. Ashley and I met with Hokuao Pelligrino. We did some work at the Maui Historical Society to find ownership, records, and all of that. We brought some of that to you folks, and then the more we talked about it, the more we're like, no, Kipuka's good. That and the sense that, you know, Kaponu Ai named it when it was blessed, you know. It doesn't have to, and she agreed, Ashley and Hokuao agreed it doesn't have to retain the name of the original land grant, but we can explain all of that in the sign. So that was the thing that we sort of got to in our little investigation was let's put the name Kipuka as it was originally was blessed and then we can explain who the land, the use of the land, who was involved with it on sort of a plaque at the plaza space.

Ms. Ball: Alright. Great. Thank you. Do we do anything or do we just --?

Ms. Wade: I think Jonathan has a question.

Ms. Ball: Yes, Jonathan.

Mr. Starr: I think Kipuka is really good. First of all it's memorable, and second of all, it is a Kipuka. It's kind of like a hole in a, you know?

Ms. Wade: Yeah.

Mr. Starr: So I, I think that that's a really an apt description and I for one would be happy to have that continue.

Ms. Wade: The thing that was most inspiring to me about the name that he expressed during the blessing was how a Kipuka can be the beginning of something much bigger. How it can represent, you know, it's the thing that you plant, the protected area you plant something that you expect to grow into something bigger and more amazing. And his connection with that and the revitalization efforts for Wailuku, how this was really the physical beginning of our next stages of redevelopment was when he told me that the first time, I just got chills, so I thought that's so apt and so both Ashley and Hokuao agreed with that. So if you're fine with that, I will just move that forward to the Public Works Commission. They're the ones that do

the name adoption.

Ms. Ball: Thank you.

Ms. Wade: Alright, thank you very much.

Mr. Starr: Can I ask another question regarding that Kipuka?

Ms. Wade: You bet.

Mr. Starr: I know we've had some discussion about a programming, and creating rules for programming and all that. Did that -- did anything happen to that, or with Parks or with anyone?

Ms. Wade: Yes, it's happening with the Parks Department. So they have assembled a list of folks who would like to program, offer programs in that space. There's going to be a meeting the first week of May to talk about sort of the --. We, we have talked with Parks about what are we going to say is okay to do and what's not, you know, in terms of level of maintenance. Right now with Clean & Safe it's a very low level of maintenance. They basically take care of the landscaping. They reseal it; they've only resealed it once. But if we allowed food preparation and stuff like that, the maintenance goes way, way up, so it's a -- it's just -- it's been discussed. Line dancing, zumba, a lot of health and fitness kind of activities from Parks and Rec. There was a plane air painting, some things like are the, are the groups what have been invited to provide proposals for programming. And then once that formal proposal goes out, Brianne and I will sort through and start to make a scheduled for the space, so I think summertime, by summertime we'll be programming.

Mr. De Rego, Jr.: Can I ask Corp Counsel a question, a point of order, about what we just did? Are we officially naming this place? Is somebody got to be responsible for it?

Ms. Wade: No you're not.

Mr. De Rego, Jr.: Or do we just pass it on for somebody else to name it?

Mr. Hopper: The Public Works Commission took over the street naming commission's role and so --

Mr. De Rego, Jr.: Okay, so this is just a suggestion.

Mr. Hopper: They send it to you for consultation essentially?

Ms. Wade: They would except we're going to send them the proposal, the proposed name.

Mr. Hopper: Okay.

Ms. Wade: Yeah, so they'll know.

Mr. De Rego, Jr.: Okay, so we don't have to vote on that; that, I guess, is my question.

Mr. Hopper: I mean, you could vote if you'd like. It's up to you. So that's an actual action of the body.

Ms. Wade: You're welcome to vote if you like.

Mr. Starr: Madame Chair?

Ms. Ball: Yes?

Mr. Starr: May I move that the Maui Redevelopment Agency recommends that the park formally known as Iao Plaza be known as Kipuka.

Mr. De Rego, Jr.: I second.

Ms. Ball: It's been moved and seconded that the name of the former Iao Plaza be named Kipuka. All those in favor say aye? All those opposed? Motion carries.

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

VOTED: to recommend that the name of the former Iao Plaza be named Kipuka.

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

(Excused: A. Lindsey)

Ms. Wade: Wonderful.

Ms. Ball: Excellent. Thank you. Thanks for that suggestion. I like that.

Mr. De Rego, Jr.: Yeah, clear, for guidance.

Ms. Ball: The next are department updates.

E. DEPARTMENT UPDATES

1. Parking & Events Facility status

Ms. Wade: Department updates. Did I get you folks this? We have this brochure? Did I

pass this out to you?

Ms. Ball: I don't remember.

Ms. Wade: I've been handing it out all over the world, so I can't remember who has it and who doesn't. So this is basically the brochure for the parking and events facility for April. Would you like one of these, Joe?

Mr. Blackburn: Sure.

Ms. Wade: Let me give you one.

Ms. Ball: This is great. How are you distributing this?

Ms. Wade: Thank you. So, PBR Hawaii is helping do a lot of this documentation for us. We'll be doing monthly updates while the project is moving forward. I -- we distributed it at First Friday. We had a pop-up planning event at First Friday, so anybody that wanted to come got one of these. We -- the County Council all has copies of this. Last week --. What week was it? The first week of April, the project team was here, and we did seven focus group meetings. So we met with chefs, merchants...who else? Arts people, people that might be interested in a children's museum because that's one of the top rated possible uses of the community facility. People who might use a community meeting space we met with. There's a huge list so they met with about 75 people individually in a focus group form.

We also, as we had discussed at the last MRA meeting set up, the advisory committee. That advisory committee had its first meeting. Frank was there representing the MRA. Had good candid conversations about how the project needs to move forward quickly, and yet take into the account the needs of the neighborhood in a very comprehensive way. So I thought that was a great group, and the dialogue was very positive and constructive so this, this has been out to the advisory committee as well.

So just looking sort of in the centerfold, the project schedule, big picture wise there's a preliminary project schedule up at the top showing the phase we're in now is the master plan and EA phase. They're into architectural design already so they're beginning, they're at concept design. And as I told the advisory committee, they're going to be developing three concepts. Of which, those three will be reviewed by advisory committee and MRA, and a preferred design will be sought from the three, which will likely be, like, with Wells Park, they like little pieces of each, which ended up getting blended together to be the preferred design. So that's how we'll move forward with architectural design.

Construction and funding, so we're going to need to be prepared. The design team will have preliminary project costs early part of the fourth quarter of this year, and those we'll send out to Federal agencies beginning -- initiating request for funding. So that's about the time period. That's when the Federal budget opens up, and some of the agencies begin asking

for applications for grant opportunities, so that's why we needed that money known at that point. We'll be asking --. We did not ask for any funds for construction this fiscal year from the County. We will be asking next year from County and State for construction drawings.

Mr. De Rego, Jr.: Can I ask a question about that? You know, when we have these meetings be our budget, it would be nice to have the details for the CIP as well, so we can just see what's going on in terms of the money and how it's spread out and that kind of a thing. At least I would like to see it. I don't know about the other members.

Ms. Wade: You bet.

Mr. De Rego, Jr.: But I think that would be good information for us to have.

Ms. Wade: Okay. So we have CIP funds from FY16 and FY17. We will not have any in FY 18, and then again in FY19.

Mr. Starr: Instead of looking for CIP funds from State, is that going to be through the GIA or as a State CIP line item, and if so I wonder which department?

Ms. Wade: We, we have not determined that yet based on not knowing what the eventual long-term uses of the community facility. So if we determine, as an example, that there's some shared use with the State in the community facility we'll probably go through whatever department that that is. But...we are working with the Lt. Governor's Office right now to define where's the best location for us to -- or the best vehicle for us to use in order to try to get to the State funding.

Mr. Starr: Yeah, we might want to talk to our State, our legislators, legislators particularly our Senator from the district and get them brought in early.

Ms. Wade: Yes. Yeah, so that's the work of this coming master plan period, honestly, is not just doing the planning, but also building the team that carries it through construction, you know. And that's from every possible angle, you know.

Mr. De Rego, Jr.: And doing the fund development as well.

Ms. Wade: Yeah. Yeah. So we did, and I don't know if you're interested, but I brought the, the panels from the First Friday so you can see sort of what, what was shown to them, and how they reacted.

Mr. De Rego, Jr.: That's awesome.

Ms. Wade: Yeah. And how they reacted. It was pretty cool. Would you like to like -- should I spread them out and then --

Mr. De Rego, Jr.: Yeah. Sure.

Ms. Wade: I have to tell you something funny before I do that. So, I brought these to the Mayor's Office when we have our Monday morning meetings and -- because we meet every Monday -- and he got so excited about, he said there's some great stuff you showed here, take this to Riki so he can see what we're doing. And I was really worried because I was afraid it would come back that he would be worried we were headed off in left field and not designing a government structure, and it was too beyond the scope. But he did the exact same thing the Mayor did; he got all excited, and said I'm so glad you did, made, went and go the public input. And then he got on the phone and called NACO to find out when their awards, when they receive applications for NACO awards to submit the project. So I was, like, okay.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Yay, we're on the right path.

Mr. De Rego, Jr.: Yeah, pictures are worth a thousand words. Yeah, this is a great process, I mean --.

Ms. Wade: Do you want to come sit up here? Why don't you come sit here Joe? Just for the fun of it. I will try to be . . . (inaudible) . . . Alright, so we have, we have a handful of these. I'll be the human bulletin board. Well, isn't it convenient to have members of the public here. So this was streets. So we showed what, you know, in terms of the Vineyard Street and Church Street edge, what kind of space are we looking for? And we wanted to show both sort of a typical downtown. This is actually like the festival street where there's no formal curb. This is grading. They all receive storm water, but it's also really nice and easy to walk across. Again, like a festival street concept park-lettes. We showed a couple forms of park-lettes, bike lanes, bioswales, all kind of innovative -- I love this one -- all kinds of more innovative type design concepts to see what people reacted to. And the only one they didn't like was this more traditional one. People really went for the --

Mr. De Rego, Jr.: Yeah, the . . . (inaudible) . . .

Ms. Wade: -- edgier, more eco-friendly.

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

Ms. Wade: Yeah, yeah. Exactly. You're so helpful Joe, thank you. Thank you very much.

Mr. De Rego, Jr.: They like a lot of green space.

Ms. Wade: Yes. You are -- you're getting to exactly where I'm heading. We showed a series of amenities. This is the one that I'm most nervous to show Councilman Hokama.

He got excited because I mentioned to him all of this kind of stuff is stuff we could build partnerships and rotary can help to fund, or different organizations within the County. It doesn't have to be 100% County funded. It is an amenity. We can reach out, do capital campaign kind of things. Loved that idea. I don't think there's anything nobody liked on this one so that was, that was good.

Mr. De Rego, Jr.: You got a "so cool" on one of those.

Ms. Wade: You know what is the funniest part about this is when we first started doing the Wells Park pop-up planning we thought well we'll try this and see if people are interested. People love the First Friday pop-up planning. It's like they want to eat and then they want to, they want to do something. They want to be interactive in some way, so it's a huge hit. I mean I wish Planning Department would do it more often.

Mr. Starr: We followed your suggestion and did it in Kaupo last weekend, and it was wildly popular.

Ms. Wade: People love it.

Mr. De Rego, Jr.: Yeah, they do.

Mr. Starr: Annalise was there, and Annie. Annie was crying. She was so . . . (inaudible) . . .

Ms. Wade: It's great fun. This one was very telling so we showed some that looked more like typical kind of government . . . (inaudible) . . . and then this is like the Boston Innovation Center. People love more like a little bit edgier, a little bit more modern kind of construction. This is still in keeping. We didn't show anything that was out of scale with Wailuku because, you know, we didn't think that would be appropriate. Yeah, the more modern, the light and open seem to be something people would gravitate towards.

Mr. Starr: But not the corporate stuff.

Ms. Wade: But not the more corporate looking stuff. Thank you Joe.

Mr. Blackburn: Trees is wonderful because we handle a lot of trees that cause infrastructure problems. . . . (inaudible) . . . it's beautiful, it grows nicely, but it's not real invasive. And it's beautiful this time of year.

Ms. Wade: We showed a handful of parking structures. Again with the green, you know, they were all over. Liking to see more green. They --. We showed like more island style screening options that we got some responses to that, but I think what we're looking -- what we're probably looking for is more simple, but well landscaped is sort of what this was indicating to us.

Okay, I'm ruining it by taking the tape off, so I just hope that it's clear enough. This was plaza space. So we were testing do people prefer hardscape to more green scape, what is the balance we should be trying to achieve. Definitely the green; green and shaded was what people liked. You know, green and shaded with some, with certainly with some hardscape. Did you see some? Yeah, this water one people loved.

Mr. De Rego, Jr.: . . . (inaudible) . . . I want water.

Ms. Wade: Yeah. We did not show a splash pad intentionally because it's being built at Wells Park, you know, and I told you my own personal hang up about splash pads. But some type of an integrated water feature in a plaza was very well received.

And then just the fun details. What kinds of stuff can you do with fun details. And, you know, this, this experience that we create with the pop up planning is 50% about educating the public, you know, about what's out there in terms of options when we're thinking about doing this. And it's 50% about them educating us about what kind of, what kind of experience they want to have, so it's great to have this kind of an exchange.

Mr. De Rego, Jr.: Can I ask a question? The one with the green, is that grass?

Ms. Wade: This?

Mr. De Rego, Jr.: Yeah.

Ms. Wade: Yeah, it's grass.

Mr. De Rego, Jr.: And so it's like almost like a -- you can sit down, you can walk, you can --

Ms. Wade: Yes. This was actually the Mayor's favorite. He loved that. I love this lighting. The opportunity --. Or it still seems, like, slightly dark for this, but the opportunity to create innovative lighting in the open, I think, is cool. But anyways, so that's what we showed. Thank you.

Ms. Ball: Wow. Looks great. Thank you.

Ms. Wade: And then we did get lots of other comments, which I'll just photograph these, and I'll send them out so you guys can see all the narrative. And then, of course, the consultants are writing up a report for what -- each time they do this kind of outreach what's coming back. Is there any questions about the status of parking and events?

Mr. De Rego, Jr.: How many more of these? I mean, now we're going into, from what I understand, they're going to have the three conceptals, right?

Ms. Wade: Right. So if you look at your timeline again, so the First Friday where the star is was the April First Friday. We're going to have a May advisory committee and MRA meeting, but no pop up planning because at the advisory committee and MRA is where the three concepts are going to be shown. And we sort of want to test run those in house before we make those public if there's any refinements that need to happen. Then First Friday in June is where we'll roll out those concept plans to get responses. And then again pack an MRA. And then finally the third one, it says store front open house and First Friday basically so we hope to have the preferred design at that, and be able to -- we think we're going to use the space at Main and Market if, if he hasn't leased it as a pop up to just show sort of the evolution of the process, to show what the three concepts were, what the preferred design is, and get any final responses in. So, this is basically from now through June, the end of June, is the timeline.

Okay. And then we got to go to Mayor and Council. Now that I'm looking at this, this First Friday needs to move. I see how it's not quite spread out the way it's supposed to be. That was right. So this First Friday, June is the three concepts, August is the preferred.

Mr. De Rego, Jr.: Right.

Ms. Wade: Right. So now through the end of August is what it shows. It is correct; I was wrong. Okay. Chair, would you like me to move on to Clean & Safe?

2. Clean & Safe Program

Ms. Ball: Yes, please.

Ms. Wade: Okay. The Clean & Safe program, as Joe pointed out, we had a huge success, this month, with the banyan tree. So basically the banyan tree property has changed hands. It was -- it's always been held in a partnership that was Revitalize Wailuku. The two members of the partnership split and had been suing each other for...ownership rights of the property, or of the master lease. That is now resolved and it is, it went from the one partner to the other partner. The partner who now has it is a lot more proactive and is willing to be, work in conjunction with the Clean & Safe team. So, what they did and had to do just to break the cycle of the bad behavior, they had to post "no trespass" signs, clean it up, basically enforce anytime anybody goes on the property because there had been so much, not just bad behavior, but illegal behavior, illegal activity was occurring. So they broke the cycle with the no trespassing. And the owner is working now with a leasing agent to try to get food trucks on the property.

We're working out an agreement. I should tell you too, Hoomaikai, who's the company that runs the Clean & Safe program, is going to be taking over the dumpster that we now pay for. So the MRA is now paying for the dumpster that all the trash is collected from on street, and it gets picked up by Aloha Waste twice a week. Hoomaikai is going to take over that contract

because they are the ones putting the trash in the first place. You know, they got to call me if they need extra pick-ups now, as it is, which is problematic.

But in addition to that there's a handful of places on Market Street that could use trash collecting, like banyan tree. They don't have access to trash, they don't even have a curb cut where they could get some company to come in and get a dumpster out. So if they pay in it starts to cover our costs as well, and can subsidize our trash collection, so if they manage the contract, they could also manage that and organize the number of pickups that need to happen, that kind of thing, so that would be a lot easier. Because as much as I would love for us to coordinate that, we can't take in money so I would love to tell Farmacy, yeah, you guys can use our dumpster, but -- and it will be \$2.50, you know, paying your fare share, but I can't do that because we don't have any way to receive the fund, receive money. And it makes sense for Hoomaikai to manage it anyway as part of the Clean & Safe.

Mr. Starr: So does that mean Hoomaikai will be able to cut a deal with Farmacy or --

Ms. Wade: Yes.

Mr. Starr: Good.

Ms. Wade: Yes it does. Yeah.

Mr. Starr: Then maybe it won't end up in mine.

Ms. Wade: Exactly. Yeah?

Ms. Ball: Joe?

Mr. Blackburn: The lady who has been picking up our recyclables is not, is not going to be doing it anymore. Would be possible to do a recycle bin then and merchants can just take their recyclables and put it in?

Ms. Wade: That's a good question. Recyclable for return? Okay, so like the deposits -- the ones with the deposits you mean?

Mr. Blackburn: Because I notice a lot of other places have the recyclable and the regular trash bins, but we don't in Wailuku Town.

Ms. Wade: Right. Yeah, it used to be when we had Teens On Call they'd separate it.

Mr. Blackburn: Yeah, as people go through it, are they already separating it now?

Ms. Wade: They do. Yeah. No, let me ask if that would be okay. The first, the first question is for me is our enclosure is big enough to accommodate that and Aloha Waste

could still get their bins out.

Mr. Blackburn: And your . . . (inaudible) . . . dump their regular rubbish.

Ms. Wade: Right, yeah. Exactly. I'll find out. I'll get back to you Joe.

Ms. Ball: Thank you Joe. Anything else?

Mr. Starr: So does that mean Jotham and his group of --

Ms. Wade: Jotham's lease officially expires the end of this month, and they have not made contact or paid any rent in several months, so we're assuming that it's gone. His belongings have been cleared from the site, and are in a location where he's able to pick them up, but we're not planning on that. We're not expecting him to come back and ask to use it for any reason.

Ms. Ball: Thank you.

Ms. Wade: Okay.

F. NEXT MEETING DATE: June 2, 2017

Ms. Ball: Yes, anybody have anything else? Mrs. Wade?

Ms. Wade: Just the meeting date.

Ms. Ball: Next meeting date will be June 2nd.

Ms. Wade: And I have to say it won't. I put this out before I spoke with Carol, but, so the next meeting date is May 26th as I sent out the e-mail confirming that, but May 26th.

Mr. De Rego, Jr.: And we got all four at that meeting?

Ms. Wade: We will have five at that meeting.

Mr. De Rego, Jr.: Five. Awesome.

Ms. Wade: Yes, we will have a full board, yeah. Gwen Hiraga's name was submitted from the Mayor's Office to the Council Policy Committee. And as soon as budget discussion is complete, so mid-May she will be heard at that, and then we just got to get her quickly to take her Oath and get down here.

G. ADJOURNMENT

Ms. Ball: Okay? Excellent. No further business, meeting is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:16 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

Members Present:

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

Members Excused:

Ashley Lindsey

Others:

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