

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
JULY 28, 2017**

APPROVED 11-17-2017

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 1:10 p.m. Friday, July 28, 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: Call the meeting of the Maui Redevelopment Agency to order. At this time I'd like to call anyone who has public testimony that's on the agenda to come forward with their remarks if you'd like. Seeing none, we'll proceed.

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. Richard Dan: One moment.

Ms. Ball: Okay. Sorry.

Mr. Dan: It's alright. Hi, my name is Richard Dan. Thanks folks for volunteering and helping out. I appreciate that a lot. I wanted to first comment on clean and green in Wailuku. It's the best thing you guys could have done for Wailuku, and it's turning out to be a very good thing for Wailuku.

The next thing I want to talk about is again First Friday. You didn't answer any of my questions I asked you last time. I'm going to say basically the same problem. You guys are allowing food cooking vendors on Market Street. I think we should --. They are choking out the customers. People walk by, they can't breathe. My employees who work as merchants on Market Street are getting sick from the smoke from these guys. These guys should all be put --. And, and then the greasy oil that comes in they're cooking with, which is, you know, to be expected, is getting on everybody's windows, everybody's store fronts and it's costing everybody more maintenance money. It's just not right. You should have these guys go inside the banyan tree up at the corner. There's, I don't know if it's available, but the beer garden isn't being used. I don't know if that's available. I have a parking lot right there also that's available to them. There's plenty of spaces off of Market Street. Because what's happening is it's choking out the vendors. You want to have them --. I would like to see more vendors and business and great things happening on Market Street, you know, like they

have the stone climbing walls and all the other great things we used to have. We can't have them because nobody can work with the smoke pouring into their throats. That's it. That's all I got to say. I'd love you guys to do something about it and stop the...cooking food vendors from being on Market Street. Put them on, in the appropriate place. Maybe even Jonathan's corner, over there, you used to have them up there. Just something. Off the street is the best thing.

Ms. Ball: Thank you.

Mr. Jonathan Starr: I have a question.

Ms. Ball: Yes.

Mr. Starr: I thought there was some rearrangement last month. Didn't it -- did it offer any improvement at all?

Mr. Dan: No, not all. In fact they added, last month, Takamiya was going to be right next to my point out there. But what happened was they had to move because somebody had a car parked there. But they were going to put them there. You know, I've talked to Ashley. Excuse me, actually I wrote to Ashley. She doesn't respond to my calls. I've told her the problem. Nobody's doing anything about it. It's not good for business. I've got 15 to 20 people working every First Friday doing booths and stores, and the Harry Eagar T.V. show. All that stuff is going on on First Friday. I've been doing since First Friday started. This stuff is choking my employees out. I've got people saying I'm not working another First Friday because I can't take the smoke, I get sick from it. It's not right.

Ms. Ball: Thank you.

Mr. Dan: Alright.

Ms. Ball: We have Colleen. Is that Colleen?

Ms. Erin Wade: Coreen.

Ms. Ball: Coreen O'Shea.

Ms. Kimi Yuen: She had to leave so she submitted that.

C. APPROVAL OF THE MAY 26, 2017 MEETING MINUTES (Transmitted to members via e-mail)

Ms. Ball: Alright. Thank you. Can I hear an approval for the minutes of the last meeting please?

Mr. Starr: Move to approve.

Ms. Ashley Lindsey: Second.

Ms. Ball: It's been moved and seconded the meeting minutes be approved. All those in favor say aye. All those opposed? Motion carries.

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

VOTED: To approve the May 26, 2017 meeting minutes
(Assenting: C. Ball, A. Lindsey, J. Starr)
(Excused: F. De Rego, Jr., G. Hiraga)

D. ORIENTATION WORKSHOP- PART I

- 1. Rules and Responsibilities (Erin Wade)**
- 2. County Policy Against Discrimination (Jacky Takakura)**
- 3. Sunshine Law (Corporation Counsel)**
- 4. Ethics (Corporation Counsel)**

Ms. Ball: The orientation workshop.

Ms. Wade: Thank you Chair. We had expected to have member Hiraga here but she's unavailable. She unexpectedly is not able to make it today so I would like to suggest that we postpone the orientation workshop until the next meeting.

Ms. Ball: Alright, can we just do that or do we need a motion?

Ms. Wade: Probably need a motion.

Mr. Michael Hopper: If you say with no objections that will be deferred to the next meeting. If there's no objection, then that will happen.

Ms. Ball: With no objections we'll defer it to the meeting.

Mr. Starr: Could I ask a question?

Ms. Ball: Yes.

Mr. Starr: I am wondering if that could be done offline for Commissioner Hiraga who frankly could probably teach that segment to herself but I know it should be done. So could we have that orientation for her done, done offline so that we can more efficient use of our meeting time?

Ms. Wade: The, the one that's done annually for all the boards is the Ethics, the discrimination, and the rules of practice and procedures so those we would automatic --. Actually the orientation that was scheduled for today is something that every board does publically every year. The piece about what are all the sections of the Code, what is the mission, all of that, I can certainly do behind the scenes with Gwen. That would be a Part 2. So if you're interested in me taking the time behind the scenes I can do that.

E. NEW BUSINESS

- 1. Presentation by Ferraro Choi and PBR Hawaii on the first version of the preferred design for the Wailuku Parking and Events Facility. The design team will provide an update on their work over the last month and will be seeking feedback from the Maui Redevelopment Agency on the design and related issues.**

Ms. Ball: Alright, thank you. New Business.

Ms. Wade: New Business. Thank you. So the next agenda item is the presentation of the first version of the preferred design for the parking and events facility, so I'll turn that over to project architect, David Akinaka.

Mr. David Akinaka: Good afternoon. We appreciate you having us back again to continue talking about the -- our, our progress on the project. With the past month we spent continuing the community outreach process and using that feedback to help shape the design and this project's scope. So today, I think, the three things we'd like to go over: one, just an update of where the design stands. Two, and I've handed out to each of you, we brought some costs, projected cost estimates for the different options so that you can make more informed decisions and we can have more fruitful discussion about the project scope. And then finally as we're again progressing through the community outreach our next step is to show the preferred option at the next First Friday. But before we do so we'd like to make sure that you're comfortable with, with where things are, and if there are any changes that you'd like to see made.

So with that I'll start with again with the two graphic handouts that, that you have; the site plan sections and 3-D view of the preferred option. So as you remember our last presentation what we had done was we had presented three options: a low intensity, a medium intensity and high intensity scheme, schemes, to be considered. Just to present the kind of spectrum of possibility and just to again get as much feedback and input as we could to figure out what was important to the community and what would make sense for Wailuku.

So coming out of our presentation with you, certainly with the First Friday event, and the pop up store, online surveys and discussions with our project advisory committee, I think what we

got, came away from that was kind of -- what we did a mix and match exercise where we took the aspects of each of those options or I guess the ones that resonated the most with the community to, to create this preferred option. And, and, and essentially what we did was we took in terms of the parking structure approach, we -- what we had heard was, you know, try to maximize County money and, and try to avoid excessive or unnecessary excavation, and certainly mechanical ventilation. Those are the costs associated with unground parking so, so we, we, we pursued the low intensity parking structure design approach. But we also blended it with the medium intensity design in that we staggered and rotated the parking decks to reduce the sense of mass, and just simply to just soften, soften it so it didn't just look like a big block of parking plopped down on the site.

One good thing that came out of that was we're able again to maintain the amount of parking that we had discussed before for the medium intensity scheme. That was about 360 stalls. As we talked about, about it with stakeholders further we, we realized we could add another layer parking and get 460 stalls, so I think that's one question for the board to consider in terms of how much capacity to build into this in terms of parking structure.

I think the other benefit of following the low intensity parking structure approach was that by keeping the ground or the lowest level parking at the ground floor basically at grade, aside from saving those upfront construction costs you're creating as much pedestrian connection from the parking to the, to the surrounding area. And I think that's one of our project goals is to maximize connections and connectivity. I think it also simplifies security somewhat in that you have better site lines through the structure, and a better sense of security just from users, so I think that's an added benefit.

And then thirdly I think with following this look, minimize excavation approach --. It's a little bit easier to point. So along the, along the rear of the properties fronting Market Street we, we created a pedestrian promenade, a mall, mall space. Again we're just trying to maximize as much pedestrian connectivity through the site and into the site as possible, to help maximize the development potential for these property owners because they could have their businesses or the properties be developed to, to basically face this pedestrian mall area. Because of that, to help reinforce that and make that more, more, I guess realizable this ground floor of parking here in the parking structure we could configure it by providing infrastructure utility so forth to, to serve as a temporary pop up retail strip. One idea that was discussed was possibility of bringing in shipping containers that you could convert into little pop up retail spaces. They could, they could be forklifted into the parking structure for a weekend a particular event and then taken away. So you can still maintain the parking use when you need it, but when you wanted to have that kind of pop up retail aspect of it, it could serve that purpose too. It could also host food trucks. It could serve as a farmer's market area and so on and so forth. But we wanted to provide, I think, in the design to help activate this back side as much as possible, again, to benefit the surrounding area. We're not just trying to think about this project in and of itself.

Additionally the, the ground floor parking we've kept this idea of having very high ceiling heights for that ground floor parking, again, to have it be able to host community events,

whether it's a farmer's market, arts and crafts fair, something that you could host out of the elements if you so wished. It also, also helps from a pragmatic standpoint on the code side, fire trucks, fire emergency vehicles, ADA handivan type of vehicles can also drive in and access on this ground floor too. So from a vehicular access standpoint I think it's also pretty important.

As I said we have this staggered form in terms of configuring the parking structure. And it does -- what we've -- again, it's partly to help from a perceptual, I guess, psychological standpoint, but it has functional, functional purposes as well. One is we can pull back for instance the second level of parking to create a covered stage area for the plaza. Again this, this would be a multi-purpose thing. It's not specifically used only for stage use. When you're not having performances people are just walking through this area. But to offer you that flexibility and just maximum value of what you're getting out of this parking structure.

Again we have this option of do we go four levels or five levels in terms of parking capacity. But regardless one thing that we're adding into another dimension to the design is now trying to add this idea of, of what kind of place is this going to be as a parking structure? I mean, again we've always, kind of our mantra for this project is that it's more than just a parking structure. And so what we're trying to do here is we've introduced a middle zone here as just light well atrium area that, one, serves as a vertical circulation zone, but also admits light down into the lower levels of the parking. And then, two, serves as a navigation tools so that people can orient themselves always to this light well atrium spaces to know where to go to get downstairs or to upstairs.

And, and this atrium would accommodate a gracious staircase. So again, you know, ideally most people are going to take the stairs. It's faster than waiting for the elevator. And that would, that would...insert them right on to this Pili Street pedestrian access and directly into the plaza. So really this is, this is what helps provide your sense of arrival into downtown Wailuku. It's a, it's a more gracious way than just going into an elevator going downstairs and walking out of the parking structure we feel.

We configured the parking structure so that it leads directly into the building levels so that you're not having to go up a level, to go down a level. From a circulation efficiency standpoint I think that's pretty important. It just makes it more convenient to access building program levels. It also reduces cost because you don't have to pay for more elevators and stairs. This vertical circulation core is serving both the building and the parking. So we're trying to reduce unnecessary construction cost there.

This vertical circulation tower really serves as --. It's, it's one of the landmark components for the plaza design in that it helps orient you that, that's kind of the front door for the building and, and again it's placed right off of that atrium sidewalk coming off the parking structure. Again so just trying to make it as easy and as intuitive as possible for people to navigate into and around the site.

For the, for the building, our approach there was to take basically the building program of the

high intensity scheme, and...we, we did reconfigure it to, to fit within the larger whole. And it's basically a three-story structure. The first level, the ground floor level would be a tenant space a specialty grocery. And the second level would be really the County programming component, so the Real Property Tax office, the MRA management offices, and a County hearing room that can also be divided up to smaller conference or classroom spaces. So again trying to create that flexibility multi-purpose use to just make efficient use of, of your construction funding. And then finally on the top level is all community space. So this is where the reception events space would be. And again similar to the hearing room, this could also be divided up with moveable partitions to make smaller classroom or training rooms for the community use. The great thing about having the community level at the top level is that it offers great views out towards Kahului Bay, and then also back toward Iao Valley. So I think that, that location could, could provide a very attractive venue for banquet events, parties, things like that.

And we also intentionally tried to put the, the biggest footprint, program footprint on the second floor. That's the community -- I'm sorry -- County program level. So that's got the most square footage in terms of building area. One nice thing about that is that that big second floor provides a nice lanai in front of the specialty grocery store. So this could be a great spot to grab a cup of coffee, takeout food from the grocery, and sit out and relax and people watch, read the paper and so forth.

Ms. Ball: Excuse me, is that on the second floor did you say then?

Mr. Akinaka: The County --

Ms. Ball: No, with the space that you're talking about.

Mr. Akinaka: Oh, the lanai space is right on the ground floor of the plaza level. This, if you're having any sort of performances this could also double as a space for the audience to sit under if you have rain. It's just, it's just a good indoor, outdoor space that we are all used to enjoying in Hawaii. And then because the third floor sits on top of that larger second floor we've got a great events deck, roof deck looking out towards the view. Again this could be a great pre-function area, overflow space for any sort of banquet or activities going on the third floor and, and because again we're trying to connect directly back to parking if we had or if the community sees the need for overflow we could design the parking to accept again more assembly type use, so you could have a larger event that might just spill out into that level. So, again, these are finer details that we can get into, but we want to design that option in now. Okay.

For the plaza, obviously really this is our focal point. I mean, we're trying to configure the buildings to create a meaningful enjoyable outdoor space and destination for, for the area. And so similar to the building approach, similar to the parking approach we want to provide you that flexibility of using it for different activities without tying you down too much. Go ahead Jon.

Mr. Starr: Is the top level parking deck on the same level as the floor of the third public space level?

Mr. Akinaka: The, the top parking level is, is actually one level above the third floor.

Mr. Starr: So it would be at the level of the roof of the third floor.

Mr. Akinaka: Roughly. Yes.

Mr. Starr: And so the parking deck below that -- in other words I assume that's the fourth level or parking, that would be on the same level as the --?

Mr. Akinaka: That's right. Yes. Yes.

Ms. Ball: So to capsulize what he's saying, so you mean the parking for the events facility is on the same level as the events and another overflow parking on another floor? Is that what you're saying?

Mr. Akinaka: It can be. It certainly depends how high we go, how much parking capacity we build in. If we only went with a four parking level, roughly a 360 space capacity, the top deck would be at the same level as that community events level. If we try to max out parking, we're adding a deck basically to that whole structure and so we would be, we'd have one more deck above that top floor.

So for the plaza, again I mentioned we're building in a flexible outdoor stage. This could host obviously musical performances like we have at First Fridays. It could also be a space for outdoor rehearsals from the performing arts groups in the area. It, it might just be a, a spot where you have your yoga instructor or Tai-Chi instructor hosting a little class outside for everybody. The, the, the landscape design for the, for the plaza again meant to be flexible. It, it can accommodate either larger groups that are more audience or it could be just outdoor seating, seat walls, outdoor furniture, sitting down to people watch and enjoy looking outside.

Ms. Ball: . . . (Inaudible. Multiple speakers.) . . . is the plaza to the events facility on the top floor that's similar to the Castle Theater and the, whatever they call that place where they have the rock concerts at the MACC? The relationship between those two, could it potentially be the events center with either the outdoor space or the enclosed space depending on what the event is?

Mr. Akinaka: Sorry, I'm not familiar with the Castle, Castle events center.

Ms. Ball: I'm sorry.

Mr. Akinaka: But --

Ms. Ball: At the Maui Arts and Cultural Center you have the Castle Theater which is a concert hall thing. Then you have the rock concerts or other kinds of events that happen in the grassy area.

Ms. Lindsey: Yokuchi Pavilion.

Ms. Ball: The Yokuchi Pavilion. And as the way you're describing this it sounds similar which would be good so I'm hoping you're going to say yes.

Mr. Akinaka: Then yes.

Ms. Wade: David, could I add in, we had talked about the upper level being kind of like the roof at the Hawaii Convention Center. So they often have different outdoor events and it's a roof top venue, you know, so that it would be exclusive because whoever is then renting that space at the top is separated from the ground level like at the convention center. Whereas the ground level is whole lot more public and integrated.

Ms. Ball: Thank you.

Mr. Akinaka: Sorry. Okay, just in terms of again we're getting further into, deeper into the architectural design and just . . . (inaudible) . . . maintain pace with the schedule. What we've done is try to assemble some representative examples of other projects or other locations just to give you a sense of where we're thinking or what we're thinking of. So, you know, one thing I wanted to touch on was, you know, how is this going to fit in with Wailuku, right? I mean, we're coming back into a historic urban fabric here. This is a photo just looking down on Vineyard Street, and I think it's pretty representative a lot of the structures here in that, you know, they may be two-stories tall. What's nice is that you have this covered overhang over the sidewalk. I think that's a pretty consistent feature. I mean it's actually pretty rare to find. And that, you know, you have a second floor lanai space. Again, so there's a sense of an indoor, outdoor space and, and of a nice scale. And also, you know, this is a very nice town and it's, a part of it is because of the modesty of the buildings. It's not trying to be a fancy place. It's a, it's good design with, with very humble modest materials. And so, I think, to, to keep in that vein our approach to just the massing now that we're getting a firmer hold on the program and how big it is, is to at least for the building, certainly for the parking structure, but even for the building to kind of respect that so that --. Again, because we've got these floors that have different sizes and different footprints, we wanted to stack them but also stagger them similar to like this project here where you are creating that overhang, that covered walkway on the sidewalk and around the building that you start seeing it less as one three-story structure and more as an individual floors. And actually from the street level you really tend to read this, the roof of the second floor sort of the top of the building and then you got to, kind of a wedding cake effect. So you're not seeing all three floors at once, you're seeing them separately. And again from a perceptual psychological standpoint it just helps reduce that sense of mass and scale. Trying to keep it within scale all of our surrounding neighbors here. So that's one thing that we're trying to build into to it now early.

The other thing is, I'll point out because you haven't seen it yet, was in terms of the exterior treatment of the parking garage, again, we want to keep this open air, naturally ventilated so that we don't have the maintenance cost for mechanical ventilation. Also for security; the more you can see across and through the parking structure, it's just again, from a user standpoint it's just increase sense of, of security. So but we do think that there is going to be screening around the outside of it or portions of the outside of it, again, just to help reduce that direct view of cars, parked cars, right. Just to --. And it doesn't have to be an opaque mundane thing. It can also be a very playful and economical device. So this is just an example of another parking structure where they just use simple vertical screen devices.

Mr. Starr: I see some around the country they're screening more kind of the, the bottom two-and-a-half feet which is where, you know, the bulk of the car and then creating a . . . (inaudible) . . . above it.

Mr. Akinaka: Yeah. So we're, we're in the stages of studying the exterior skin basically along here. And, you know, I don't think we want to make it totally opaque. I mean, I think, I think you're right that you want some sense of openness. And obviously we don't want to spend the whole budget on just this exterior screening structure either. But we just want to just break that sort of direct view like into somebody's oil pan. And, and finally this is just a, an image of an atrium space within a parking structure and how light filled these spaces can be and how pleasant they can be and how useful they can be in terms of helping people navigate within the facility. Okay, any questions so far?

Mr. Starr: I, I really like the way the, with the change, kind of change in the massing it's really kind of lightened it up and, and created a feeling of openness and scale. And I was concerned that the thing was just going to be a giant concrete shoebox, you know, turned on its side. They're kind of traditional thing, but I think that what you're, what you're doing is really kind of getting beyond that. And I was also afraid of it just being kind of too modern for the town. And, you know, my own view of the, of the center of Wailuku is that it was really Chinatown at one time up till, up till the mid-40's. And what I see here is a great deal of similarity with Chinese cultural plaza in Honolulu in terms of the way the space is laid out and the elements and the massing and the, you know, the kind of the, the way certain parts are set back and who's project forward. And so I think it actually has a bit of kind of cultural element to it, you know, if, if that cultural plaza is really real which it is. I mean, they took elements of it from some stuff in China.

Mr. Akinaka: Yes. Yes, right.

Mr. Starr: So I, I think that you're really doing well with it. I think that, you know, I like having all the parking. To be able to create 460 stalls I feel that's like, that's like gold as the town starts to succeed. So I think my concerns are, are fading.

Ms. Ball: Right, and I was concerned about the same thing. But I'd like to really register my feeling about this before we get too far into it. You know, from the very beginning I had always thought the worst thing about this is that it's so big. The best thing about it is that it's

so big because we can really do something with it other than make it a, as we're calling it, a parking structure. The parking is only a function of the necessity potentially for its use, but not presently as everybody's arguing about. We're not talking about today. We're talking about what's going to happen once we redevelop Wailuku or bring it to what we all envision. And part of the vision, to me, depends on this events facility. It isn't a parking facility, it's an events facility to which we'll invite people from all over the island, maybe all over the world, to see Wailuku in its grandest form. So I really believe that the whole thing, the design of it, really rests on your shoulders, but you have to know what we want. And you kept referring to it as a parking structure, and every time you said that I cringed because it isn't a parking structure. That's what we all hate. We hated it from the beginning and we still hate it. But what we want is an events facility that will be an icon. So instead of being the backside as you call it of Market Street, this is the center of town, this is where people will all come to which they had never come to before because it was just a parking lot. And we can have a glorified parking lot with many, many more -- much more parking. No, we wanted to more parking, maximize the parking because we have to utilize some of that parking in order to allow some of the shops that don't have their own parking and will never have it because of the way it's already built to trade off with that. So it's just a practicality. So once again, we've got more is better, right. So as you have so much to work with, with the space, with our vision for it being the center of town, for all of those shops to be incentivizing to improve their facility because right now why would they ever improve it? To back up to a parking structure? I don't think so. But they will if it becomes this events facility. That's why I was excited about the plaza and the, and the events space on the top because that gives two public areas. Let's minimize that, County, as much as we love the County and our County offices. When I initially saw these plans I thought County offices and parking for County and maybe some other breakout things that we don't have yet. I was not --. It was very --. It was to be more of the same that we revisited 10 years ago and it was the same thing. But I see the potential here because everything is right, and the landowners on Market Street are all onboard. They're all excited about the potential. But this is going to become really something. So it's kind of up to you folks to make it really something for us.

Mr. Akinaka: Well that's, that's the fun part that we do get to work with. I think it's pretty rich.

Ms. Ball: So it becomes a destination and not just to park there.

Mr. Starr: Yeah. I'd like to see the word brass plaza be more central in our literature, in our definition of it.

Ms. Ball: Right, our events.

Mr. Starr: Yeah, plaza and events are the operative words.

Ms. Ball: We saw some --

Mr. Starr: Parking kind of --

Ms. Ball: We saw some pictures of some events facilities in other communities. They were beautiful in and of themselves. Who cares what they did in it. It was just so beautiful, and they were parking as well.

Mr. Akinaka: Those, those are great comments, and we'll put those into use moving forward.

Ms. Ball: Thank you.

Mr. Akinaka: I can switch gears a little bit and get to more hard numbers. So I think the last time we were here I think we had, we had talked about that we'd be coming back with...comparative costs. So we did immediately following the low, medium intensity scheme presentation to the community was also do projected construction costs for the three options. And then we, we also applied that same cost exercise to the preferred scheme. So what this handout does is gives you the total price tag for low intensity scheme. That's about \$54 million. Again, minimal building program. I think that's, that had about 391 stalls. The medium intensity scheme was about \$63-, \$64 million with 367 stalls. And the high intensity scheme at just under \$70 million with only 311 stalls. And that's mostly attributed to the fact that you're paying a lot of money for excavation, mechanical ventilation, sprinklers, that sort of thing so there's a premium associated with going underground.

The preferred scheme it, it varies. Again, it just depends on how much parking capacity we build into this project. With a four level parking structure at 360 stalls we're looking about \$67 million. And that, keep in mind these costs include the, the plaza, the onsite work, and the bits of offsite improvements that we have to do in addition to the parking structure and the building itself, so this is a pretty inclusive number. The only thing it doesn't include are things, the soft cost, things like building permit fees, connection fees, those sorts of things. But in terms of construction cost these are our best educated guess at this early stage. If the preferred option were to include five levels of parking and 460 stalls we would be looking at about a \$75 million price tag. Okay.

At the, at the lower table, the second table, we broken out each component of the project so that you can see how the parking structure costs compared to each other, how the events building costs compared to each other, plaza, civil site work and so forth. And you see the main, the main delta is, is really...it's really on the, the more building area you build the more obviously you're going to spend, so that's sort of just a linear relationship there. The, again, as I was saying again on the parking side you may be spending the same amount of money but the more you excavate the less you get for that same amount of money. Yeah?

Mr. Starr: Can we get square footage of both the County space and the public benefit space and plaza space?

Mr. Akinaka: Sure.

Mr. Starr: For the different alternatives?

Mr. Akinaka: Sure.

Mr. Starr: Because I think that will help to make sense, make sense out of the numbers.

Mr. Akinaka: Sure. Sure, we can provide that. We've got basically kind of a unit cost, you know, cost per square foot of building area. We have a cost per stall also for parking structure which, which we did include just to let you compare apples to apples. And I think the -- going back to kind of touch on Carol's point about the County's program or RPT tax office component, just again to kind of build in this flexibility right now, early on, we're, we're approaching that second floor with kind of how we would if, if a developer or property, building owner hired us. Just viewing that as raw tenant space and designing it so that you could have any office tenant in there. So it could be, it could accept another office whether it's a County office or it's a private business. It could be co-working space. But just so that it has that, again, as a landlord that's the sort of flexibility you want and need.

Mr. Starr: Or it could be a community, a community center or something like that.

Mr. Akinaka: Sure. Sure.

Mr. Starr: How many square feet is that?

Mr. Akinaka: Do you know? So the second floor, just in building, building area though is about 12,000 square feet. I think the ground floor retail is, was about 10,000.

Ms. Lindsey: Excluding the parking potential retail stalls, right?

Mr. Akinaka: Yeah, this is just the enclosed building area. Sorry, to correct that, it's 20,000 square feet.

Mr. Starr: The second floor is 20,000.

Mr. Akinaka: Yeah.

Mr. Starr: And the ground floor is, is 10?

Mr. Akinaka: 10.

Mr. Starr: And how about the top?

Mr. Akinaka: So 6,000.

Ms. Jennifer Poepoe: So the second floor is hearing rooms, hearing rooms and the RPT.

Mr. Starr: So it's 36,000.

Mr. Akinaka: I think, I think all in, you know, we also have to add things like common, common areas like restrooms, hallways, elevator space, mechanical spaces. You're looking about a 44,000 square foot building.

Mr. Starr: So that means it's about 600 bucks, gross about 600 bucks per --

Mr. Akinaka: Yeah. I think we're just under that, yeah. And that, I think, where we are right now in the economy it's about right for --

Mr. Starr: A public space.

Mr. Akinaka: Yeah.

Mr. Starr: That's a lot less than the County office, the projected County office buildings.

Mr. John Noble: . . . (Inaudible. Did not speak into a microphone. Spoke from the audience.) . . . What's the cost per parking stall?

Mr. Akinaka: Cost per, cost per stall for the preferred scheme is about \$76,000 per stall.

Mr. Starr: How, how does that compare with the -- I know you recently did a major parking project in Chinatown in Honolulu.

Mr. Akinaka: It was similar, little bit different just cost. It was a different time in the economy, ie: it was cheaper, and then two it was on Oahu. Unfortunately we have the, you know, neighbor island factor in terms of contractor, access, materials, shipping, that type of thing, so I think that was --. Actually it was pretty, pretty surprising. For what it was, I think we're at just under \$40,000 a stall for that project, which at that time was pretty good. Pretty good. I think we're looking at closer to \$50,000 now a days.

Ms. Ball: I like that analysis, analogy that Jonathan suggested about the cultural, the Chinese Cultural Plaza. How does that size compare to what we're going to be doing?

Mr. Akinaka: I think that's a much bigger project. It's roughly half a city block.

Ms. Ball: Okay.

Mr. Akinaka: And has a lot more retail space.

Ms. Ball: Right.

Mr. Akinaka: It's about three or four levels.

Ms. Ball: Right. How much parking is in there?

Mr. Akinaka: I'm not, I'm not sure off the top of my head.

Ms. Ball: But, you know, that gives us, that gives you a mental picture anyone's that been there of that kind of an iconic thing that people would go to. And that's kind of what I was hoping that we would have. And I'm looking at the picture and I misunderstood it. I thought that the whole thing was going to be --. I just didn't understand the scale. But something like that where people don't say let's go the cultural center and park. They say let's go to the cultural center and enjoy it.

Mr. Akinaka: Right.

Ms. Ball: And that's how we want the people to feel about this events plaza --

Mr. Akinaka: Sure. Sure.

Ms. Ball: -- as you suggested.

Mr. Starr: Yeah, I think, you know, the restaurants were like, you know, in cultural plaza, the legend, the other . . . (inaudible) . . . they're, they're, they're part of that. You know, here they'll end up on the private areas around it, around it. But I see a lot of similarity in kind of the central, the central core and the cultural plaza. You know, you go down the elevator from the parking then you come out right into, into the plaza. And it's like some of it is, you see the sky and some of it is, you know, covered over and then there are stairs that are kind of come up. And I think this will have a bit of that same feel.

Ms. Ball: And, and that area that you described as that walkway seems -- I might have misunderstood you -- between the events facility and the stores on Market Street when we had that meeting with you, a small meeting with, the people seemed to feel that having them more integrated, their shops more integrated because of feel for the facility so that, that plaza area wouldn't be a walk through area, but would be a gathering place. And we don't have enough of those gathering places. They used to in Kahului in the olden days with, with the, you know, old Kahului Shopping Center and areas like that. But this could be a very nice gathering place they envision by, by looking at pictures such as in the lower left hand corner --

Mr. Akinaka: Right.

Ms. Ball: -- and feeling good about it.

Mr. Akinaka: Right.

Ms. Ball: But if it becomes just a boulevard type thing where people can and access where are they going? See my whole thing is, I'm from Wailuku and I don't ever go there because they don't have anything I want right now. I mean it might be just me, but we want to have things that will, everyone will go to and they will if you have something that's attractive.

Mr. Akinaka: And, and, I mean, I think you're right in terms of not wanting to refer to this as the back. I think, the, the -- providing that pedestrian promenade along that, the side of the parking allows those property owners to have two front doors. They got two fronts basically and, and when we're looking at the -- when we're walking the site and looking at the relative grades, I think it's realistic for those owners to have whatever it is whether it's retail frontage that does butt right up against that promenade. The best we can do is really just plan for it intelligently so that we're giving them that connection point so that, that promenade really becomes activated. Certainly on that Market Street side, but then also, in the parking structure as well. So you've got activity on both sides and it becomes a place. It's not just a space or throughway.

Ms. Ball: Or a walk, walk though.

Mr. Akinaka: Yeah.

Ms. Ball: I mean, I think if we don't refer to it as that, envision it as that, it won't be. I would be more of a gathering place where you can stop. It will be a destination as opposed to a walk through place.

Mr. Akinaka: Right.

Mr. Starr: I, I feel like the way you, the way you've got it laid out now it looks like it will be comfortable to walk through. There won't be all that much level changes and trip hazards. And I know my one, you know, kind of the one thing that limits me from wanting to go walk around Wailuku is there's just no place that's really comfortable to kind of sit and hang out and bring my takeout lunch. Or you know if I were going to meet Carol in the afternoon, I would not say let's go meet anywhere outside in Wailuku now. But I think with this --

Ms. Ball: This would provide that.

Mr. Akinaka: Yes.

Ms. Ball: And, and the eating places in the area or those that will come will appreciate that visit because it extends their ability to be able to do that to a space that they're not paying for except that it's right adjacent to their spot.

Ms. Lindsey: It's proximity to the other places also.

Ms. Ball: Right. Yeah.

Ms. Lindsey: It's centrally located to other businesses and people, where people are working.

Ms. Ball: So no longer does it become this step child of Wailuku, but it becomes what central will stand for. Right, exactly.

Mr. Starr: It's our plaza. It's our plaza.

Ms. Ball: And quite frankly it's going to be what will save the town. Because unless something like this happens, the independent merchants or independent merchants and landowners they're not a galvanized group. So here's an opportunity to galvanize the group around an event center such as this that everyone can use not only for parking but for as Jonathan decried the lack of the spaces to just gather. This would be some of the places. So thank you for doing this.

Mr. Akinaka: Thank you.

Ms. Lindsey: I had a question. The...bottom floor of the events center you said the interior square footage was 10,000 square feet, and the floor above it was 20,000.

Mr. Akinaka: Correct.

Ms. Lindsey: That's 10,000 covered.

Mr. Akinaka: Yeah, so you'll have, part of it is --. Actually it's little bit more than 10,000 because we've got a little bit of retail space on the, on the Church Street side. So it's a little bit more. But a lot of that is, I guess, the difference is, one, this lanai, and then two, is just along the perimeter. You know we've got the overhangs so that that sort of overhang area also takes up the remainder of that . . . (inaudible) . . .

Ms. Lindsey: And it mirrors the other side of the Vineyard Street.

Mr. Akinaka: Correct. Correct.

Mr. Starr: So I'm trying to allocate some of the cost numbers between what I would characterize as community space which includes a lot of the parking and the third floor and Maui County governmental space which also would include some of the parking and the, the second floor. Maybe the ground floor as well if it's income genera, genera, generated. I know it's kind...of difficult to parse it that way, but I think that when justifying the numbers, think, we're, we'll have to. So you know as I...see it maybe...if it were...20,000 square feet plus 100 spaces that would...be like...12 million for the governmental space and 8 mill for the governmental parking. So, 20 or 20-plus out of the 75 would be kind of pure governmental use. And then the 50 or a little more would be kind of community benefit which is providing the parking and the plaza and the community center and the shop. I'm, I'm trying to get a handle on this. Would that be a rationale way of breaking it down?

Mr. Akinaka: You know you could look it at that way. What the parking load would be for the County program uses, how much floor area do we have for County program. I mean that is one way of dividing up the total cost and analyzing what is specific for community benefit and or revenue generating purposes, and what would be more considered like an overhead built

in cost, yeah.

Mr. Starr: But it would actually be more than the 20, 25 because part of the civil...and part of the demo...and et cetera would also be, would also be in there. So probably 30 mill.

Ms. Wade: I have a quick question.

Ms. Ball: Yes, Erin.

Ms. Wade: Thank you. I kind of wanted to get the board's feedback on the number of levels of parking that's new for you folks and seeing the benefit and whatever drawbacks might be considered. I would appreciate some feedback from you folks on your preference.

Mr. Starr: I'll, I'll be happy to start. Five. No, no, six. You know, I hate building a parking garage as a community service. I, I feel like that's, you know, very 1950's and we should be passed it. But every public meeting I've attended in the last 20 years in this town all everyone does is cry for parking, and we need to do it. And there are days when it is impossible to park in the center of Wailuku now and we're just starting to have a little success. And if we add a little more success it's going to be a crush. So you know I see that number 460 and it tells me that people are going to be happier than they are at 360 and we're saving off the time when we have parking crisis by a couple, a couple of more years. So I really feel that maximizing it even if there are some other tradeoffs is the way to go.

Ms. Ball: Thank you. Ashley?

Ms. Lindsey: I feel like the 360 stalls are enough, but I do like the roof top access from the fifth level to the events facility. I feel like that is a good asset and the shaded fourth level at that point when the fifth level is added on. With these...like the retail downstairs, a specialty grocery in town I think it will add to residents walking specifically to pick up their groceries. So -- and evening traffic so the...so the facility will be used all hours instead of 7:00 to 4:30. And I feel like that's something, a specialty grocery store, small retailers would just do it to increase the greater Wailuku town community down through Market, all the way to the bridge and up Vineyard near even on your way up to Lao that's a walkable distance. Up and down to Kaniela Street on the bottom, that's close enough for people to live, and walk and want to because the facility will justify it.

Ms. Ball: Thank you. I'd like to reiterate that I think the maximum number of parking of 460 is required at this point. We're not going to keep building something like this, and we're not building for the present, we're building the future because not only does it accommodate what the needs are that have been expressed, the future needs that we expect to be engendered by this events facility. And, and I think the maximum number gives us the flexibility as the agency to allow the kind of redevelopment that we desire. But the design and how it looks is up to you to make it not look obtrusive. And I had that same concern that Jonathan did so I'm really glad that he brought it up because all of sudden when I was in that parking, parking, actual parking lot, I took pictures of the, of the buildings around there and they're really quite

cute. But I thought, I want the cuteness of that to also be reflected and the cuteness that you design, so I'm glad that you brought that up but I'm sure you would, we will too. Thank you.

Mr. Starr: Can I, can I add one more thought? How many parking spaces are there currently in the muni-lot?

Ms. Wade: 214.

Mr. Starr: Okay, 214. So we need to keep in mind that we're adding 20,000 square feet of governmental use which will be over 100 parking spaces. Maybe in reality, maybe 150 parking spaces. So if we look at 360 and we take 150 off of that, we're right at 214. In other words we're not adding any additional parking for community benefit. And if we're adding a grocery or farmer's market, then that is taking away from what there is now. So I really feel we need to be adding, and you know even 460 it's not really adding all that much.

Ms. Wade: We're going to an analysis here that shows because we are taking One Medical off the -- so that currently is an existing office use demanding parking at the municipal lot. So if that goes away what is the current demand that we're -- disappears or is now traded for the County's office use demand. And then there will also be on-street parking that disappears on Church and on Vineyard, so all of, all of -- every single one of the stalls that goes away and everyone that shows up will have -- now that we're getting closer to the point where we can anticipate exactly what's going to be in here and how many stalls there are, we'll be able to show much better numbers about what the real gain, what the real net gain is.

Mr. Starr: Yeah. And, you know, I mean frankly it could end up scary because, you know, if we're adding 10,000 feet of, of retail, of retail onsite and then, you know, community center meeting room...I mean we hope the people will be walking to it, but we're not sure.

Ms. Wade: The public hearing room was a question we specifically asked the Project Advisory Committee because it does have just based on Code with its square footage it has a 80 -- was it 80 stall parking demand?

Ms. Poepoe: 57 by Code.

Ms. Wade: Okay, 57 by Code.

Mr. Starr: I mean I think most of the use --. I'm sorry.

Ms. Poepoe: . . . (Inaudible. Did not speak into the microphone.) . . . a bit higher.

Mr. Starr: But I think most of that is really evening and weekend.

Ms. Wade: Well for -- I mean for the County purposes it would obviously be utilized during

the weekday.

Mr. Starr: Oh, you mean that's a hearing room.

Ms. Wade: It's a County public hearing room, yeah, is what it would be designed for.

Mr. Starr: So in other words all the people that are pushing and shoving up here will be down there.

Ms. Wade: Right. This space would be redone there primarily because this can accommodate the larger Planning Commission meetings. It can accommodate sometimes Burial Council Meetings. So, the, the space would be replicated down there. The reality is though there's only maybe 10 times a year where there's an overflowing Planning Commission meeting room, meeting situation.

Mr. Starr: I mean I know that the town desperately needs more meeting room space both for public meetings and for community meetings. It's we're short. There's meetings that don't get held because there's no place to hold them.

Ms. Lindsey: I think I would take back my four levels for the five levels because of the public hearing space because it does get pretty crazy up here.

Mr. Starr: I wish we didn't have to do it.

Ms. Lindsey: Yeah.

Mr. Starr: Who likes building parking?

Ms. Ball: Thank you. Anything else?

Ms. Wade: I just -- you know, one of things, and Dave Yamashita has been working with me this week a little bit to come up with some sketches -- Carol behind the scenes -- we've been talking about, well, what is this space rendered? What could it look like? We've been playing with what can do where and that kind of a thing. So I'm looking forward to getting into the next phase where a lot more of the detail begins to come out and we can have more of dialogue about -- because that's the fun part. I mean now that we've -- now that we're really have identified the pieces of the puzzle, now deciding what is incorporated in all that gets to be really fun.

Mr. Starr: Yeah, I'm looking forward to seeing it, but, you know, one piece of advice is perhaps I know that some of the renderings that we've done in the past were very modern with a lot of, with glass and stainless steel, and kind of you know, finishes that are maybe more mainland urban. And, you know, I understand the utility of that but I have a feeling that for capturing heart, local hearts and minds it may be better to use kind of softer more traditional. You know look at Chinese, you know, Chinese Cultural Plaza. Look at Santa

Fe, the plaza in Santa Fe if you ever --. You know, or Albuquerque if you've been over there where it's a little bit more softer and, and organic and cultural I think might be.

Ms. Ball: And we're plunking this right in the middle of already built buildings which is a good thing because then we can gather, take the same ambiance that they exude and, and draw of it rather than creates a new entity hoping that they'll follow suit. I don't think that's going to happen. So rather we -- and I'm sure that, that's something that we've done before is reflect --. You were talking about it, the Hosoi Mortuary. Weren't you talking about it, the Hosoi Mortuary?

Mr. Akinaka: Hosoi Mortuary. We've, we've also done it, we recently -- we're going out to bid for a project in Waimanalo Health Center. Similar thing, we're, we're putting a modern, a new modern health clinic in a, in an older neighborhood that has a lot of tradition and it again it has -- one of the nice thing about local architecture is its modesty. It doesn't pretend to be anything other than it is, and I think that's, to me at least from a design standpoint, that's the, that's the area of opportunity for us in designing it that we can obviously respect the modern needs, construction methods and all those things, but we want to fit it within the local context. I think that is just as important so that we're respecting past and future.

Ms. Ball: I'm glad you see that challenge as an opportunity because not only did we tell you that the forum that you follow that's going to follow the function cannot be parking.

Mr. Starr: You know there are, there are some elements that are really cool. You know we've lost a lot of the kind of awning overhang eyebrows that were on almost all of the buildings including my own once upon time. But for maintenance issues and so on, a lot of them have gone away. But that was a really good thing. It made people want to walk, walk on the sidewalks and you know it's a nice element. But just to, you know, make you feel more kind of comfortable with the process, you know, there are a number of projects that are going to get built in the next few years and they'll probably going to emulate what you come up with so you know have an opportunity kind of to leave for finding ways to we can build new stuffs with new techniques that work with this. I'm not saying what's there. I'm saying what was there 40 years ago or 50 years ago, it's a lot of the buildings that are there today are just kind of figments of, fragments of the way they were.

(17:33)

Ms. Ball: Thank you. Anything?

Ms. Wade: Would you like me to provide an update for the schedule on the project?

Ms. Ball: Yes please.

Ms. Wade: Okay. So moving from here we have First Friday on August 4th. So this preferred design, it doesn't sound like there's, unless I didn't hear correctly, but it doesn't sound like you have any requested major changes to what you saw today. Is that correct? Okay. So we will showing this design then at the August First Friday meeting, or First Friday event. And then we're trying to schedule a mid-week event the following week, probably on

the 10th. I'm again out of locations so we're trying to find a location for that public community meeting. And then on August 15th we'll be at the Budget and Finance Committee of the County Council. So if you are available to attend that, many of the Project Advisory Committee members will be attending that. If you're available I think that would be really good because it's going to be important for all of us to be listening closely to what the County Council's thoughts and ideas are for the project.

Ms. Lindsey: When is that?

Ms. Wade: August 15th at 9:00 a.m.

Mr. Starr: Unfortunately I'll be away till the 22nd. I'd love to get an update from someone on that.

Ms. Ball: Okay.

Ms. Wade: Did you folks want to add anything?

Mr. Akinaka: No, just thank you very much for the feedback and the advice. Again, we're -- for us this is a fun project. I mean even for -- to me, constraints are, that's the opportunity for creativity so this, this sort of project is always fun, so thank you.

Ms. Ball: Thank you for coming and presenting this to us today. Jonathan?

Mr. Starr: I just want to compliment the work. It's gone from being kind of uncomfortable and, you know, and just kind of pieced together to something that is gaining a character and is gaining an organic whole and unique feel to it. And I think it's really in a place where, you know, it's hard to criticize. It's really good.

Mr. Akinaka: Thank you.

Ms. Ball: Thank you.

Ms. Wade: Great.

F. BUDGET

- 1. FY18 Budget Priorities Discussion.**
- 2. FY18 Budget proviso for Clean & Safe, and the requirement to report back to the County Council on measurable.**

Ms. Ball: Next item is F, Budget?

Ms. Wade: Madame Chair would you mind if we take a couple of minute recess so I could direct the team and then they can kind of do our thing so that we can finish our business?

Ms. Ball: Sure.

(The Maui Redevelopment Agency recessed at 2:22 p.m. and reconvened at 2:24 p.m.)

Ms. Wade: Thank you Chair. The next item on the agenda is budget, the fiscal year 18 budget priorities conversation. So as you know July is the start of the fiscal year. \$133,500 was what was allocated for the MRA's operating budget this year, and then an additional \$200,000 for the Clean and Safe Program. So the Clean and Safe is separate from the MRA operating budget now. The one thing with Clean and Safe is a proviso was put into the budget that requires essentially regular reporting on what's being accomplished, and I've provided you with the budget ordinance pages 21 and 22. So you'll see the bottom of 21 shows the MRA's budget. You turn it over, the top of page 22 shows the Clean and Safe Program and the proviso that was listed in there. So -- and then finally in FY18 another \$4.3 million in capital improvements was put in the budget associated with if there's additional support projects that we need to begin to implement to make the parking and events facility project move forward. Okay.

Mr. Starr: Where, where is that? In what department?

Ms. Wade: It's in the Planning Department's budget.

Mr. Starr: Okay.

Ms. Wade: Which is unique. So Planning hardly ever, ever has capital improvements, but now three years in a row, 16, 17, and 18, we've all had CIP monies for these, for this project.

So I just wanted to go over briefly. We haven't specifically allocated anything yet out of the \$133,500. Dave and I have had a couple of travel costs once back and forth to Honolulu. But other than that we don't have anything encumbered out of that money so I wanted to talk to you about your priorities. One of the things in order to support the proviso that's in the budget that I would like to ask your permission to do is seek the services of a tech provider to develop an app for our Clean and Safe folks. This is really common with the other national entities that provide this service and I provided you with a scope of work. But essentially then, in real time, they can log whatever they see, whatever their interaction is, whatever they've done that day, and it all gets auto populated. And is then very easy for us to provide measurable data for folks to have access to.

Ms. Lindsey: . . . (inaudible) . . . public?

Ms. Wade: It would actually the staff, the Clean and Safe staff. Yeah.

Mr. Starr: How about it provides some...some statistical or reporting that is made available to

the public so it can see how many responses or how many --

Ms. Wade: Absolutely. I'm sorry, I didn't understand that clarification. So, yes, so the people populating the database would be the Clean and Safe staff. But if we can make it live so it's available all the time. So you could even see what the interactions were even on a daily basis. But it would --. Because this is a very common thing for both the largest national providers have this application. And we do have folks on island who can just sort of use that as a template and develop it specific to our needs.

Mr. Starr: I've seen the block by block one so --

Ms. Wade: Right. Yeah. It's almost like --. It's almost identical to block and block except that as you know our safety team is providing a whole lot more of our social work kinds of services. So we would have a segment relating to that as well as I would imagine.

Mr. Starr: I think it would be really good to have statistics on how many of those they service.

Ms. Wade: Yes. And, you know, so you know they are logging it every day. The log is extremely detailed now because they, they interface with the Police Department on a lot of the issues. So the detailed log is not what would be available to the public, just the numeric interactions and what the type of interaction was is what would be logged.

Mr. Starr: I'd love to have some of those figures going back because I feel that we're getting blamed for not being responsive to --

Ms. Wade: Yes.

Mr. Starr: -- issue which really are not directly clean and safe, they're more social service issues. But I think if we can show the --

Ms. Wade: Yes. Absolutely.

Mr. Starr: That's taking up a lot of our --

Ms. Wade: It is. It is and it allows us --. I think transparency is always a positive. So if you folks are okay with me seeking quotes for the development of the app I'll do that and then that supports the budget proviso that the County Council put in.

Mr. Starr: Yeah. I'd like to know what it is before we, you know, what the dynamic of the number is before we --

Ms. Wade: The cost or you mean the --

Mr. Starr: Yeah.

Ms. Wade: Oh, yeah.

Mr. Starr: Yeah, the cost.

Ms. Wade: I think it's going to be between \$7,000 and \$10,000 to develop the app.

Mr. Starr: Okay. It's not a \$130,000?

Ms. Wade: No, no. No, it's a --. I wouldn't even have to put it out for bid, I just need three quotes.

Mr. Starr: Okay. That's -- I'll be fine with --

Ms. Lindsey: I agree.

Ms. Wade: Okay. And then it would possibly need servicing each year, but this would be the heavy lift up front cost to develop the app, but it should be, it should be pretty easy.

Mr. Starr: While we're talking about the budget I want to kind of reiterate some discussion we had previously which is that in two areas I feel like we're, you know, likely to hit a brick wall. And one is kind of infrastructure in terms of pipes in the street and at least evaluating it and knowing what's at capacity, what is, you know, has some headroom in it and --

Ms. Wade: The conditions of the pipes.

Mr. Starr: Yeah. You know if we wait until there's any kind of project that's going to throw that project back a couple of years gaining that data. So if there's a way we can start to gain that data with some of the money we have, I, I think that's a good idea.

Ms. Wade: I did put together a scope of work for utilities sort of asset management scope which I'd be happy to bring back to the next meeting with what it would likely cost to hire that out to get that done.

Mr. Starr: Yeah.

Ms. Wade: Yeah. Okay.

Mr. Starr: And you know kind of another similar thing is that we really need to update our Code.

Ms. Wade: Right. Yes, and actually the addition because as you know, \$83,500 was our typical operating budget, and we had requested an additional \$150,000 from Council so we could update the plan and code, and they gave us half of that and basically said pick one. I think we can do the plan in house honestly because we've been doing so much community outreach work and it's all directly tied to these ongoing conversations we're having. So

updating the code, to me would be the rational next step.

Mr. Starr: Yeah, I question whether doing it in house is...it's a great idea just because I know there's not a lot of --

Ms. Wade: Time.

Mr. Starr: There's not a lot of spare bodies and minds hanging around, and the good ones are busy now. So, maybe we could do, give out the information gathering part of it to someone who might be capable of working closely enough with the County to be able to utilize the feedback and data we've already gained. But I just don't think the bodies are available to do it in house.

Ms. Wade: Okay. So then the conversation should be and I don't know if you want to wait for Gwen and Frank for this but do we prioritize plan before code. A plan update is probably an \$85,000 project, and a code update is probably about the same, maybe a little more.

Mr. Starr: Well, I'd like to see what is --. You know, is it possible to complete one of them in the next, in the current fiscal year? Or if they're going to be two fiscal year projects, maybe we can do the first half of each or --. I don't know what's -- you know how long it takes.

Ms. Wade: Okay. Okay, let me think about that and how we could potentially package, package out a bid for both, you know, and see if we can stretch it over two years. Okay.

Mr. Starr: You know, or maybe, you know, even look for other source of funding for...for one if there's -- if we can do that. I mean maybe there's a grant we can . . . (inaudible) . . .

Ms. Wade: Okay. Certainly if we do both the coordinated infrastructure, the plan, and the zoning that would be your whole budget. It would be more than your whole budget. So I want to make sure because there's always things that do come up. We haven't done banners in two years, you know. We haven't done --. I did secure a purchase order for new plants before the fiscal year ran out last time. So there's, there's little things that we typically do that are like \$1,000 here, \$2,500 there that I, I'll bring back and I'll show you kind of the list of what our typical expenditures are for those types of things.

Mr. Starr: I know I wouldn't support taking all of it.

Ms. Wade: Yeah, yeah.

Mr. Starr: And I would really value both Gwen and Frank's input on it because they're, they're the planners in this group.

Ms. Wade: Yeah. The other thing that we've talked about doing is the developing the arts district and creating a plan for the arts district and staffing the programming, the installation of art. I've been working with Ashley or trying to get a mural, one more mural done and it's

a lot of work to identify location, and work with property owners, and it takes somebody being very persistent and consistent. So why don't I, maybe for next time, identify the things that, in past, you've prioritized with relative costs. And then we can discuss with the whole group what you might want to move forward with this year.

Ms. Ball: Okay. Please. Thank you.

Ms. Wade: Okay. Will do.

G. NEXT MEETING DATE: August 25, 2017

Ms. Ball: Alright, is there anything else?

Ms. Wade: I think I covered both of the last two issues so that should do it.

Ms. Ball: Alright, anybody else with any concerns?

Mr. Starr: I just want to make sure I have our next meeting.

Ms. Ball: August 25th.

Ms. Wade: Yup. August 25th.

Ms. Ball: August 25th will be the next meeting.

Ms. Wade: That was one more thing I wanted to ask, I'm sorry, budget related, is the International Downtown Association (IDA) Conference. Carol, we had -- I had an exchange with Carol about possibly sending a couple of attendees to the IDA again this year.

Mr. Starr: I would love to go and I'd pick up a lot of my cost but I'd be able to help with something.

Ms. Wade: Okay. Kind of unexcitingly it's Winnipeg this year.

Ms. Lindsey: Where's Winnipeg?

Ms. Wade: In Canada. The International Downtown --

Ms. Lindsey: Is it in Canada?

Ms. Wade: Yeah. So that's the other thing to note is to do the travel you have to have your passport now to fly into Winnipeg but --

Mr. Starr: The oil capital.

Ms. Wade: Well, what I'll do I'll get the costs for travel for two members and we can, we can discuss.

Ms. Ball: Okay, great. Excellent. Anything else?

Mr. Starr: When, when is that?

Ms. Wade: It's September 13th through 15th.

Mr. Starr: Can I throw out a weird idea?

Ms. Wade: Okay.

Mr. Starr: How about ULI?

Ms. Wade: I think ULI --. Well it's not fall, it will be spring. ULI is April usually.

Mr. Starr: No, they have the fall meeting, and I think it's in LA. And the ULI fall meeting is inspirational, it is enormous, it has a lot of tracks but several of those tracks are absolutely relevant, probably more relevant to what we're doing.

Ms. Wade: I was going to say we're at the stage now where ULI agenda is probably more pertinent to --

Mr. Starr: ULI Los Angeles --

Ms. Wade: Urban Land Institute.

Mr. Starr: -- is --. I mean, that's the big one, and that's the big one about transforming cities and --

Ms. Wade: Okay. I'll get you the information.

Ms. Ball: Great. If you would please.

Ms. Wade: Will do.

Mr. Starr: Yeah, I mean, Winnipeg is, you know, it's the oil capital. It's got creative ways of dealing with place that gets a lot of snow where the buildings are connected up in the air and it's --. I don't know. I mean, it's cool down by the river but it --

Ms. Wade: It doesn't have the same relevance.

Ms. Ball: Well, we do want something relevant and certainly the one, the ID --

Ms. Wade: IDA?

Ms. Ball: IDA in San Francisco the last time, the last year, was excellent.

Mr. Starr: Yeah, but ULI in San Francisco that same year was --

Ms. Wade: Awesome.

Ms. Ball: Okay, good, if you wouldn't mind getting those.

Ms. Wade: I'd be happy to.

H. ADJOURNMENT

Ms. Ball: Thank you.

Ms. Wade: Thank you.

Ms. Ball: Anything else?

Ms. Wade: No.

Ms. Ball: We've already announced the next meeting. Meeting adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:40 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

Members Present:

Carol Ball, Chair
Ashley Lindsey
Jonathan Starr, Vice-Chair

Members Excused:

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Frank De Rego, Jr.
Gwen Hiraga

Others:

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