

## MAUI REDEVELOPMENT AGENCY

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES AS AMENDED. NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI REDEVELOPMENT AGENCY.

### AGENDA (HYPERLINKS TO MEETING MATERIALS ADDED)

**DATE:** November 16, 2018  
**TIME:** 1:00 P.M.  
**PLACE:** Planning Department Conference Room  
First Floor, Kalana Pakui Building  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Frank De Rego, Jr. (Chair), Ashley Lindsey (Vice-Chair), Keone Ball, Gwen Ohashi Hiraga, Jo-Ann Ridao

- A. CALL TO ORDER
- 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. Discussion on [proposed bill](#) for amending the Fiscal Year 2019 Budget to appropriate funds for the Wailuku Civic Complex and additional funding options.
  - 2. Presentation of attendees' observations and take-aways from the International Downtown Association Annual Conference in San Antonio, TX from October 23, 2018 to October 26, 2018.
  - 3. Discussion on expanding the affordable housing inventory within and immediately surrounding the Wailuku Redevelopment Area (WRA). Board members to discuss existing obstacles to building affordable housing within the WRA and possible policy changes or capital investments to encourage the creation of new housing units.
- D. UNFINISHED BUSINESS
  - 1. [Draft tax abatement ordinance](#) for consideration as it applies to properties within the Wailuku Redevelopment Area. MRA to review and forward with recommendations to the County Council.
  - 2. [Proposed amendments](#) to the Wailuku Redevelopment Area Zoning and Development Code, Article II Zoning Districts, Section 30.03 Commercial Mixed-

Use District. Changes include updates to the permitted uses and performance standards, changes to the development standards based on block face and incorporating historic preservation and incentives.

E. DEPARTMENT UPDATE

1. Phase 1A of the Wailuku Civic Complex out to bid with bid opening re-scheduled for November 15, 2018.
2. Selection process for Construction Manager for Wailuku Civic Complex Phase 1A & 1B underway.
3. Temporary parking design at Wells Park.

F. NEXT REGULAR MEETING: December 20, 2018 (3<sup>rd</sup> Thursday)

G. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE AGENCY TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE AGENCY'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(A)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE AGENCY IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI REDEVELOPMENT AGENCY.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC AGENCY RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE AGENCY MUST BE FILED WITH THE AGENCY AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculations of time deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE AGENCY IS NOTED ABOVE. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on \_\_\_\_\_ was on \_\_\_\_\_.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI REDEVELOPMENT AGENCY'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE AGENCY. TEN (10) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

Maui Redevelopment Agency  
Agenda – November 16, 2018  
Page 3

TESTIFIERS: Please be advised that application for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OF FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Agency is unable to attend the scheduled meeting, please contact the Planning Department at least one (1) day prior to the meeting. Thank you for your cooperation. S:\ALL\APO\MRA\Agenda\2018\111618mra\_agenda\_web.docx