

**MAUI REDEVELOPMENT AGENCY
SUMMARY MINUTES
NOVEMBER 16, 2018**

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Frank De Rego, Jr., Chair, at approximately 1:00 p.m., Friday, November 16, 2018 in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A quorum of the Agency was present (See Record of Attendance.)

- 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.**

(Public testimony begins at 0:00:20 of the Audio Recording.)

No public testimony provided at the beginning of the meeting.

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.

(Agenda Item C.1. begins at 00:00:55 of the Audio Recording)

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.

(Agenda Item C.2. begins at 00:05:27 of the Audio Recording)

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.

(Agenda Item C.3. begins at 00:55:36 of the Audio Recording)

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.**

(Agenda Item D.1. begins at 01:19:42 of the Audio Recording)

(Motion was made at 01:21:42 of the Audio Recording)

It was moved by Mr. Keone Ball, seconded by Ms. JoAnn Ridao, then unanimously

(Vote was taken at 01:21:46 of the Audio Recording)

VOTED: to approved the tax abatement ordinance as written with the amendments.

(Assenting: K. Ball, A. Lindsey, J. Ridao)

(Excused: G. Hiraga)

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.**

(Agenda Item D.2. begins at 01:21:50 of the Audio Recording)

E. DEPARTMENT UPDATE

1. **Phase 1A of the Wailuku Civic Complex out to bid with bid opening re-scheduled for November 15, 2018.**

(Agenda Item E.1. begins at 01:30:28 of the Audio Recording)

2. **Selection process for Construction Manager for Wailuku Civic Complex Phase 1A & 1B underway.**

(Agenda Item E.2. begins at 01:32:09 of the Audio Recording)

3. **Temporary parking design at Wells Park.**

(Agenda Item E.3. begins at 01:33:34 of the Audio Recording)

F. NEXT REGULAR MEETING: December 20, 2018 (3rd Thursday)

G. ADJOURNMENT

There being no further discussion brought before the Agency, the meeting was adjourned at 2:39 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Keone Ball
Frank De Rego, Jr., Chair
Ashley Lindsey, Vice-Chair
Jo-Ann Ridao

EXCUSED:

Gwen Hiraga

OTHERS:

Erin Wade, Small Town Planner
David Galazin, Deputy Corporation Counsel