

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
SEPTEMBER 27, 2019**

**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 1:30 p.m., Friday, September 27, 2019 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.**

Mr. Frank De Rego, Jr.: I call the meeting to order. This morning -- this afternoon we'll be having testimony only at the beginning of the meeting so whoever signed up or whoever like to testify please come up to the mic, introduce yourself. If you're affiliated with any group please announce that as well.

Ms. Susan Halas: Can you hear me?

Mr. De Rego, Jr.: Yes.

Ms. Halas: Mr. Chairman, members of the MRA, staff, and consultants, my name is Susan Halas. I'm an owner of property on Vineyard Street within the redevelopment district. I'm here today to testify on agenda Item C.1. I am testifying in opposition to all of the proposed changes to the Wailuku Zoning and Development Code. But most particularly in opposition to raising the height limit to six stories in the portions of the -- in portions of the district. And also to the numerous changes in the language of the Code which remove the existing grandfather protection and make it more difficult for non-conforming properties to make modification without incurring unreasonable expenses. I also object to being asked to review material that have many blanks especially in the visual portions.

I'm here to let you know that I expect to see a legal challenge initiated on this matter. That challenge will question the authority of the MRA to make these zoning changes, and argue that the jurisdiction in this matter by law properly belongs to the County Council and Planning Commission. I would remind the MRA that there is no other situation in our County where a five member appointed board can by the vote of only three of those members and without further review make changes to the property rights of thousands of area residents. As an affected area resident I will be asking the County Council to defund the MRA and to investigate its legality before these proposed changes can cause permanent damage to

historic Wailuku town. Thank you. Any questions?

Mr. De Rego, Jr.: Commissioners? Okay, thank you. Next testifier? Do you want to give him your mic?

Mr. Grant Howe: Thank you Honorable Chair, Committee Members, my name is Grant Howe. I wear several hats. I was an ex-MRA Chair back in the late 90's, in addition to being a property owner in Wailuku, and I also work in commercial real estate. Commercial Properties of Maui is my company.

I just wanted to say that I was very elated to see that after two decades we finally have the initial engine with the parking structure which is diligent efforts of Planning, Erin, and, and, and all of you, is now becoming a related which we had envision many, many years ago, and 20 years later here we are. So I'm in favor of the amendment because I think it's going to add the next economic engine that we need for the revitalization. So thank you all for being a part of this historical process. Thank you.

Mr. De Rego, Jr.: Thank you. Next testifier.

Mr. Ivan Lay: Good afternoon everyone. My name is Ivan Lay, and I'm speaking on behalf of this amendments. I grew up in Wailuku. I was here when . . . (inaudible) . . . Store was down there, and I lived right up above at the library. Wailuku is a very unique city town and I think it needs a little tweaking and little, not stepping forward, but a little enhancement of what we have already. I think this hotel and the change that will be made with that hotel being here will help to enhance Wailuku town. As far as the height, because of the restriction --. Well, they need parking. And I guess with that extra height they will be able to have a parking structure underneath the facility. And that will be needed. You can't, you can't have the building without any parking available, so I'm in favor of the height changes and amendments.

Mr. De Rego, Jr.: Okay, thank you.

Mr. Lay: I'm testifying on my behalf. Thank you.

Mr. De Rego, Jr.: Thank you. Next. Any other testifier?

Mr. Bruce U'u: Aloha.

Mr. De Rego, Jr.: Aloha.

Mr. U'u: Good afternoon. I was here early.

Mr. De Rego, Jr.: So you had time to think.

Mr. U'u: My name is Bruce U'u, and for the record I am not from Wailuku. But I have read

some of the stuff being proposed and I've heard from people for and against this as I stand here and testify. I am supportive of the amendments being made, and there's a lot of reasons why I support the amendments. And a part of it is recently I went to talk with HCF, Mike Akani, which is the Hawaii Community Foundation and they found out that Maui, they strategizing a plan for Maui to move forward with affordable housing. And the reason they picking Maui is because Maui is the worse to do business in, is number one. Secondly, we the worst to build homes, and it's number two. And we the highest, again, highest for our kids leaving per capita, the island, here. And I think a part of 'em is due to the regulations the way they existing. That's part of the problem and --. And what he said was Maui needs to embrace that we do vertical, and that was what he said in the talk.

So they did a study and came to find out we first placed in all the categories that we shouldn't be. And I can tell myself I'm good, I got my house, we no need no more growth. As easy. We all can say that, but having said that in 1970 when this was built, roughly, give or take, our population was at 45,000. Currently we at 166,000. 170,000, we when quadruple our size and the plan growth for Maui County is in this area. It makes sense. It was 12 stories, it went down to six. It went down to four and now we looking at six. We still taking half, yet the population when increase four times. And I heard people call this, you know, this one monstrosity what we creating. Me being from Paia I had to go look what monstrosity is. Outrageously offensive and wrong per one building. And as I drove up here, my dentist office is six stories as you enter and is not, it is not unsightly. So this is from me saying that part of the problems we cause moving forward whether it be zoning, property rights, what have you is self-inflicted. And my kids who I can say good, I good, I get one house coming, I get one house now. My 30 year old son tried, my son protest, he always go dad we got to say this and I get it. And he went out on his own. He came back in one year. He's 30 now. He not as cute as he was when he was one baby. So he 30, living with me. He tried it. We suffering because of the rules in replace. I'm here to support rule changes to provide flexibility not just for me because I got what I need right now, but for the next guys coming behind me which is my kids. So I support the amendment. Mahalo for the opportunity.

Mr. De Rego, Jr.: Mahalo.

Mr. U'u: Aloha.

Mr. De Rego, Jr.: Okay, any other testifiers? Seeing none, I move that we close testimony. All favor? Aye. Okay, good. Without objection. Okay, so let's go down to old business. Erin?

## **C. OLD BUSINESS**

- 1. Discussion on draft amendments to the Wailuku Zoning and Development Code, Commercial Mixed-Use District and supporting sections. No action will be taken. [Draft Amendments and Map](#)**

Ms. Erin Wade: Thank you. The first item on the agenda today is the review of the draft Zoning and Development Code changes to the Commercial Mixed Use Business District. I put together a brief power point to show comparison between the existing code and what the code is proposed today. Because the format is quite a bit different than the past code I thought maybe this spreadsheet that I passed out will also be helpful in the review process.

So just in terms of the format you can see on the left hand side we're showing the current code. On the right hand side we're showing the proposed code. And the way that the current code is broken up is it breaks up permitted uses. And then...after it gets through all the permitted uses it then goes back to accessory uses. And then it breaks it up not by use but by the type of review process which is really confusing because the process isn't necessarily driven by the use, and vice versa. Those are two actually completely different ways to approach. So instead now the table categorizes the use list over here. You actually can't see the movement. So on the right hand side -- and I know you have drafts of this -- on the right hand side of the page the first column is the use list and then there's a column that shows the type of approval required based on the specific conditions. And that's to the far, far right. Very little of this piece has changed.

The bulk of the change that we've had discussions about is in the dimensional requirements. So this is the page. It's page 19 in the current code. It's page 6 in the draft. But I've summarized it on this sheet so that hopefully what I kind of like to do today if you'll indulge me is to go block face by block face so that it can be clear what we're talking about because that's how it's broken up.

So block Type A is the first type and --. And just --. I'm sorry I'm just going to flip back real quick. You can see on the left side, and this is in the existing code, and I do have copies of the existing code if anybody wants from the audience as well over here. It looks like this, and if you turn to that page. It's the second from the last page, page 19. I think I hand, I think you have one too, Frank, it's at your desk.

Mr. De Rego, Jr.: Oh, there we go. Thank you.

Ms. Wade: So you'll see here on number three, as it gets into minimum setback, it talks about front, side, and rear, and then it talks about the height. The narrative under this is by street so that method of looking at how high and what the setback needs to be has already been designated by street. That wasn't something that was created this round. But what we have been talking about is do the existing heights and existing setbacks invite the type of uses and development that the zoning code encourages. So the question there if you wanted to look up block Type A, this example, this graphic actually shows what's permitted today. It doesn't show a proposed revision. It shows this is how a project could be built out today if under the current code.

The current code in this type is dependent by street as I've said. So if you look on block face Type A -- and what I'm going to do actually is jump to this so that you can see. A is recommended right now to be Main Street basically from the old O'oka store up to One Main

Plaza. So that's the Main Street block. It also includes Church Street from Vineyard to Main, and from Main to Wells. So those would be the segments that are reflected on this map basically that's shown here.

So on the segment of Main Street. So this is Main Street throughout the district which is actually only this four blocks. What the current code says, and you can see the peach, kind of peach shaded in the spreadsheet is what is proposed. The current code allows minimum lot size of 4,500 square feet, minimum lot width at 45 feet. That stays the same. The current code offers zero setbacks for first and second floors on front, side and rear. We're proposing to require six foot front yard in order to give additional width at the front of the building. Because when you have some additional height it's better for it to be a little bit away from the sidewalk. And then to also have a rear setback. So there's currently, that's zero. So this is actually more restrictive than the current code. Third floor is proposed to be the same. Fourth floor is proposed the same at the 20 foot setback on the front, but then also 20 side and rear was what Orion suggested that it change to. Oh, I'm sorry, so that's what it is today. And what's being proposed is 20 foot setback on the front, but side and rear could remain at 10, so you wouldn't have to do that setback. The reason that was proposed is because of the intent to encourage affordable housing or housing, and the stacking of plumbing. So the more that ---and the more side of the building that it's required to sort of create that wedding cake effect, the more difficult it is to have the plumbing line up throughout the building. So they said that the more that you're adjusting the setback, the more difficult it is to make the building make sense. The existing maximum height is 60 feet or four stories. The proposed is 82 or six stories. So that's a two story increase.

Then there's the segment of Church. So there's two segments of Church. One from Vineyard to Main, one from Main to Wells. You can see throughout on both of these the segment from Vineyard to Main is currently 45 feet or three stories. The segment from Main to Wells is 30 feet or two stories. And then High Street, even though High Street, the two buildings this segment has is currently six stories, the existing code says four stories or 60 feet.

Are there any questions about this block type face?

Mr. De Rego, Jr.: None. I don't have any. Do you have any?

Ms. Wade: The next section is block face Type B. I'm going to just jump right to the map. This is essentially Market Street from Wells to the river, or not quite to the river, right up to the housing. And then again, once you cross the river it's from the river to essentially all the way down through Happy Valley. And then it also includes Alahee and Ulei Place. This is Ulei, that little segment that's going towards the valley is called Ulei Place.

Currently the minimum lot size is 4,500 square feet. The challenge with this is many, many, many of the Market Street lots are less than, than 4,500 square feet so we've propose to decrease that to 2,500 square feet. Similarly the minimum lot width on Market Street is 45 feet. Again, that is not a consistent or even the majority of lots aren't necessarily 45 feet on

Market. So it's proposed to adjust that down to 25 feet. Then coming across in terms of setbacks, throughout this district it's essentially 45 foot height limit or three stories. That hasn't been proposed to change, well it's changed by one foot. Typically because of, you know, construction materials are typically sold in two foot increments. It's just in terms of materials it was recommended to adjust that up to 46 feet by the designers, but still keep it at the three stories.

The one place there is an adjustment is Alahee which is currently 30 feet or two stories, and Ulei Place isn't even addressed in the code right now even though it's in the district. So this kind of gets to, yeah, we've got some gaps and inconsistencies that we definitely want to take care of. Because the three story height limit is what is allowed by in large throughout the district today, but this is also the district that has the majority of the buildings of historic value. It's also the location that most people think of when they think of Wailuku this is -- Market Street is often in their mind what comes to mind, you know, when you think of Wailuku. So, retaining for the most part, it's existing dimensions and setbacks was the objective of these changes.

Are there any questions on block face Type B?

Mr. De Rego, Jr.: Commissioners? Okay. Move on.

Ms. Wade: And then for block face Type C, this section -- and I am going to show a graphic that basically --. Actually I'm going to jump to that real quick before I continue. Many --. So all of these buildings that are shown in blue right now exceed the current code height limit. So you have the Wailuku --

Ms. Ashley Lindsey: Can you orient us a little?

Ms. Wade: I'm sorry you can't see my -- you can't see my clicker. What if I do this? Nope, that doesn't help. So I have to play Vanna White I guess. So this is Lao Gardens, the town homes at the corner of High Street and Vineyard. This is One Main Plaza. This is Maui Medical Group. This is the Wailuku Town Homes. So this is four stories, which is a story higher than the height limit. These two, One Maui Plaza and Maui Medical, are both six stories, which is two stories higher than the current height limit. This is Wailuku Town Homes which is eight stories, or four stories higher than the current height limit. That's Hawaiian Tel Com, four stories, which is one story higher than the current height limit. The Wells Professional Building is four stories or one story higher than the current height limit. And the Maui Realty Suites is six stories or two stories higher than the current height limit. So these are our non-conforming buildings based on height today.

And those...the majority of those then are within the block face Type A. But the block face C is the last group. And so you will see that it is two blocks of Vineyard Street that is two and a half blocks of Wells Street, and also the portion of Central Avenue in the Redevelopment Area. So I know you folks are all very familiar with Wailuku so I'm -- the other option would be for to pull up just Google Earth and drive it together, but I think you can by and large

visualize it.

So Vineyard Street from Church to High is currently the 4,500 foot minimum lot size, and 45 lot width. Those were reduced to be consistent more with the block face Type B because there still are many of the older buildings, like the Fujimoto building that has a much shorter frontage. And we wanted to be able to allow that to continue. And there is also smaller lots that could be redeveloped. One of the bigger challenges was the little crack seed store right above Dr. Kato's building was really one of those challenges that kept getting stuck because it's non-conforming.

So you'll see currently there's no setbacks required along Vineyard, or Wells or Central, all of which are challenged by lack of sidewalk. So what this does now is it adds a required setback for new development. It would be six. And, and it proposes six foot setbacks surrounding to be more consistent with the existing building pattern. So other than the Vineyard Street block right across from the municipal lot, where the buildings are wall to wall, the rest of the area typically has buildings that are separated a little from one another. It's not like Market Street where the whole block is wall to wall.

And then because there's currently the Central Avenue only allows two stories and Vineyard and Wells currently only allows three stories, there are no setbacks for the third and four stories in those areas. So the proposed is to adjust from 45 feet or three stories to 58 feet or four stories what's shown here on the block face C.

Are there any questions about C?

Mr. De Rego, Jr.: Commissioners? Okay, I don't hear any questions.

Ms. Wade: Okay. It's kind of a lot to process. You know, the rationale for us making some adjustments to the height were thinking through what are the needs of the neighborhood residents. And one of the primary ones is housing. What are the ways that we could potentially accommodate housing? What are the needs that support the major industries of the neighborhood, such as government, arts and culture, and medical? How can additional housing be added to the neighborhood was something that we were kind of trying to think through with the zoning team? What are ways for us to allow for that? But I have to say as I was working with Orion we had a whole lot of questions come up that we weren't able to answer, and then I think truly still aren't answered in this. Questions like when -- and we brought this up at the last meeting -- when two block faces meet, how do we make those two heights work together? Currently it's whatever the longest leg of frontage is. However, some of the buildings that front Main, because when these were platted the lots were longer and deeper. You know, they're shorter on Main, but deeper to the back. It actually addresses Main Street with most of those buildings and yet, you know, like a perfect example is the Kress Store. So the Kress Store is very long and deep building. It actually goes all the way through that property to Wells Street. But you wouldn't say, well that's a Wells Street property. That's a Main Street property, so just saying whatever the longest frontage is doesn't necessarily tell you what the relationship of the building is to the neighborhood. Or

the parcel is to the neighborhood. So that is something that remains a challenge for us to work through.

The zoning team continues to ask what types of uses are you trying to encourage or discourage when they were here, and housing was really the only one that we could solidly say this is one of the things we want to make sure that we're encouraging throughout the process. But part of the challenge with that --. And of course, the additional height. The thing that we've heard from both the investment community and from current property owners is additional height is the only thing that would make housing work on those parcels. But then the additional height right now is adding a number of dimensional questions that it isn't clear how we're going to resolve if we're being this specific in terms of changing the table.

So for --. And then the other question was...the corner lots. Yeah, it was the corner lots. So the question right now I guess with staff is are you interested in proceeding with this now in order to make the changes as these are or do we need to spend --? One of the options that was brought up with some of the designers was maybe to keep the existing dimensional standards as they are, and then create an alternative process where -- because the thing that the design team was saying and I wished I would have printed out a parcel map. Maybe I can pull one up real quick. Oh, you guys can't see this.

The issue with the lot sizes and the way the lots are oriented is it's not a consistently platted neighborhood. Where in most places like throughout the United States, you'll have very consistent sizes of parcels and very uniform way to approach how those gets designed. That isn't the case for Wailuku. And so the case by case basis kind of starts to become the better way to deal with design if it's going to be more than what is currently allowed was sort of what the designers were feeling. You know, as both folks who are really strong in historic preservation and folks who were saying, you know, we need more density, we need more height, you know, both of the two said, well, you really need flexibility to do the historic preservation and you also really need flexibility to bring more housing in. So I probably should have scheduled this as a workshop because what I'm struggling with right now is do we move forward with something very specific or would you like to see a different way to package this is kind of what I'd like to ask? And I can pull up the map if you'd like.

Mr. De Rego, Jr.: Commissioner Ridao.

Ms. JoAnn Ridao: I'm just, listening to Erin, I'm just thinking that maybe we need to do a workshop and hear from people who would actually develop in Wailuku town. Because nobody is going to build a building that will not make financial sense and then we're stuck without having to, without being able to improve the town or enhance the town. So, yeah, I'd like to hear from that dimension also.

Mr. De Rego, Jr.: Just two reflections on my side is that we don't have enough information yet. When I see question marks anywhere not even covering specific streets, we don't, we don't have the ability to go forward with this. I think the workshop idea is a good one. I think we need to start getting input on this and the implications of, you know, changing building



heights. I think the block face and the frontages, you know, the corner lots, all those questions, still are unclear to go forward with something that this specific. And I rather not do it piece meal, you know? I think we need to have a solid mass of changes that we can go forward with that would be a benefit to the district especially if we're going to be putting housing you know. I mean we've talked about this before about housing, but this clearly tells us that height limits and how we look at frontages and all those things are going to need to be fleshed out before, before we can even think about having that discussion. Okay, that's just my thoughts, rambling thoughts on that.

Ms. Ashley Lindsey: I think also we need a workshop; we don't have enough information. But, but I'm wondering how we could still move forward and do that? Because I do support the higher, the higher height limits, you know, so I don't want to, like, rewind us back to move forward, you know at that point. And I don't know where we can do that. And also kind of contrary to what Chair De Rego was saying, I like the piece meal idea because it keeps character in every building and the existing character, but it does, it's a lot more work for everybody, you know, who is checking in. And, and it allows for those people to kind of have exceptions and then there's not a standard, but I do like keeping each individually separate.

Mr. De Rego, Jr.: So can I clarify my comment? I have no problem with having flexibility, but I think we need a baseline. I think you have to have both. You can't have total flexibility simply because it just becomes a free for all from my vantage point, you know. So there's got to be a balance between setting a standard and then allowing the MRA on a case by case basis to make certain decisions.

Ms. Wade: Chair, if I could interject. One of the things that Orion was talking about too the development, or with the designers and folks that work in the permitting was when you have flexibility you have a low predictability --

Mr. De Rego, Jr.: Right.

Ms. Wade: -- in what your process is going to be. And then vice versa, you know.

Mr. De Rego, Jr.: Right.

Ms. Wade: So finding that balance going, I think, is what we're trying to get to with this.

Mr. De Rego, Jr.: Exactly.

Ms. Wade: But at the same time, each time we kind of thought through one scenario or another scenario it never worked. There was never a time where we could think through the development of a parcel and how it could be built and then --. Each time we realized, well, they're still going to end up coming in for a variance, or, you know, something about it was going to create problems. And so that's, that's sort of where, you know, I don't have all the answers yet. I would really like to have the opportunity to work with Orion a little bit more and get some additional assistance on that.

Mr. De Rego, Jr.: Commissioner Hiraga?

Ms. Hiraga: I think we should have a workshop. And yeah, we definitely not ready today, and we did not anticipate taking action anyway.

Mr. De Rego, Jr.: Yes.

Ms. Hiraga: So...I think it's --. I also see the need for flexibility in what we're doing and we'll see, I think we can flush out some things probably in a workshop setting. And we should give Erin the time to work it out with Orion.

Ms. Wade: So Chair that would mean we will not be sending this for public hearing in November. That mean we will instead schedule the workshop for the November meeting.

Mr. De Rego, Jr.: Yeah. Yeah. Yeah, we weren't going to take any action on this today but yeah, I think that's a great idea. Without objection, of course. Okay, good.

So why don't we move on to Department updates. You can do that from there, can't you?

#### **D. DEPARTMENT UPDATE**

##### **1. Proposed Meeting Schedule for calendar year 2020**

Ms. Wade: I sure can. Thank you.

Mr. De Rego, Jr.: Don't have to move all the way over here just to do that.

Ms. Wade: No. The first thing is the proposed meeting schedule. So Leilani, had in your packets this document. It looks like this. That's the proposed meeting schedule. Again, this is predominantly the fourth Friday of the month, except for December 18<sup>th</sup>, which is the third Friday. This is for you to review and approve...or just accept actually. You don't have to take action. It's just to accept unless there's changes that need to be made.

Mr. De Rego, Jr.: Well, we usually have to do it at an ad hoc basis anyway depending on whether we've got quorum, so I guess we can just accept it as is with changes as the year goes, goes through.

Ms. Wade: So accept this as the regular meeting schedule for 2020.

Mr. De Rego, Jr.: Without objection?

Ms. Ridao: No objection.

Ms. Hiraga: No objection.

Mr. De Rego, Jr.: Okay without objection.

**Without objections, the MRA accepted the proposed 2020 meeting schedule as presented.**

## **2. Market Street banners**

Ms. Wade: Thank you. I think you are aware that the MRA has funded the installation of these banners. Oh, no, you can't see it now. I don't know what I did Leilani. I pulled up the map. Maybe if I go like this. See I don't know where I'm sending this when I'm sending it to the right, but that's it.

So on the light poles, you can see there's the Wailuku Town banner. The MRA has paid for three different versions of these banners, and we have a fourth version that we would like to present to you. Okay, so there would be -- we're proposing five banners, all of which use versions of the Small Town Big Art murals that have been installed. The text just says Live, Love, Wailuku, and then there's the Instagram and the website at the bottom for people who are interested. We've had several merchants on Market Street ask me for the last 18 months when's the next round of banners coming. So it was exciting that Nishikawa and Associates was able to help us with the design of these. It is -- this is within their contract to fund, so this wouldn't be an additional cost to the MRA. This is a part of their contract, both the design and the production. So if you are okay with us moving forward with that, we will send those to print.

Mr. De Rego, Jr.: Without objection.

Ms. Ridao: No objection.

**Without objections, the MRA accepted the proposed banner design and the production provided by Nishikawa and Associates.**

Mr. De Rego, Jr.: Okay.

Ms. Wade: Alright. So I did ask Kelli McHugh to be here to expand up what is happening with Small Town Big Art. So do you mind giving us an update Kelli?

Ms. Kelli McHugh: Hello. I'll just do a quick overview of where we come from and then I'll give you an update. So we applied for the National Endowment for the Arts Grant for Small Town Big Art in 2017. We were awarded that grant in 2018. We divided it into a three phase project.

Phase 1 was from September through December of 2018 and it included a planning,

assessment, creating a request for proposals for artists, and identifying panelists.

Phase 2 is staging, and that occurred between January and June of 2019. We distributed the call to artists in January asking for exemplary artists with a successful track record of public arts programming to propose how they would share stories of Wailuku using Olelo Noeau that were preselected by Sissy Lake-Farm at Hale Ho'ike'ike. Each of those must include research, community participation, multiple opportunities for engagement, consultations with Sissy and ongoing communications with myself, in order to ensure the process is inclusive. And it's a community based art work rather than an artist led process. More than 50 individuals applied. 13 were selected by the panels and to the project development stage.

Phase 3 started in July. So we are finally in phase 3 which is implementation. And that lasts from July 2019 through June of 2020. Last First Friday which was September 6<sup>th</sup>, we unveiled our first artist Andy Burly who created -- he re-imagined the window from Saint Anthony's church before it was lost to fire in 1977. And he and I spent a lot of time at the church and talking to the librarians and the volunteers with Maui Historical Society, and put a call out to the community to capture photographs that anyone might have of those windows per 1977. It was a total wild scavenger hunt. But in the end, it ending up being a really great community collaboration. And when he presented his piece at First Friday it was met with...with a lot of success I would say. A lot of different people felt really included in that process so it was a good evening, and he'll be sharing that again at an upcoming First Friday by popular demand. We had a slow and careful start in terms of collecting feedback to begin but with all of the different people that helped along the way we really felt like it was a good response.

To date, Small Town Big Art has resulted in 20 media pieces which you can find at the small town big dot org slash news. We've gained a few hundred e-mail subscribers and we're seeing a 75 percent increase in website activity month to month in the first three months. And this weekend, our second artist Canada born Emmanuel Jarus will land and kick off his three week residency with us. On Monday he will be hosting a free art keiki workshop at Sabado's Studio in Wailuku. We've got two sessions throughout the day and they're almost full, which is really exciting. And Sissy will be meeting with us there to ensure that he has cultural orientation before he gets started on his mural. And I'm still finding out, I'll know October 3<sup>rd</sup> whether that mural site is approved. But we will be presenting to a board of directors to ensure that we have the spot that we all have our fingers crossed for.

Following Jarus we'll be working with Eha Endemic Hawaiian artist Kurt Kurokawa, Elmer Bio, Amanda Bowers, and Noble Richardson for our November install. One of those artists actually works at, teaches at Wailuku Elementary so it will be a collaboration with Wailuku El students and that site I've also been working very focused on to get permission for that site.

And then from there we have an installation artist Michael Takamoto. A very familiar name here in Wailuku. We have a story teller from big island, Leilehua Yuen. Maui Academy of Performing Arts is one of our awardees. Muralists Eric Okdeh and Ben Volta with the Philadelphia Mural Arts Program. Weaver and sculpture Jessica Bobner who spends time

between Makawao and Montana, and several others until June 2020.

Right now we've got approximately \$30,000 remaining in our artist budget. So all along we've been hoping to release a second call to artist. We just wanted to make sure that we have at least two really varying kind of case studies, right, that are out in the public and so that -- with program, outcomes and successes for individuals to better base their proposals off and moving forward. So that's where we're at right now, but it's really exciting stuff.

Dia de las muertos. Yes, so we will also be -- this is brand new -- supporting November 1<sup>st</sup> First Friday, a day of the dead themed First Friday event where we'll have a collaborative shrine created in Kipuka Square asking people to come with offerings of food or flowers or messages for those that have passed. And we're working with kind of Obon culture and Hawaiian culture and just talking about different ways in the Wailuku community that people address those that have passed and try to talk about those various cultures and merging of them. And there will be a really exciting procession and music and face painting and opportunities for engagement. So it's just going to be a really fun way for us to, again, come together in Wailuku and talk about all the different means of interaction that we overlap. Yeah. Any questions?

Mr. De Rego, Jr.: Any questions? Seeing none, thank you very much.

Ms. McHugh: Yeah, thank you.

### **3. Update on Schedule for Phase 1A construction**

Ms. Wade: Thank you for allowing us to give that update. The schedule for Phase 1A construction is remaining on hold at the moment. We do have sign off from Public Works Department which is good. We have the County sign offs. We're still waiting for the archaeology. And then -- but as soon as we have the green light and we're hoping to have a face to face meeting next week with the State Historic Preservation Division so we will keep you posted as well as the community. The contractor stands ready to come over the moment that we're authorized to move forward.

### **4. Update on Bid for Phase 1B**

Ms. Wade: And then finally the update on Phase 1B. So I think you folks heard that we received or four bids came in to the Purchasing Division. Two were late and disqualified. Two were over budget. So ultimately we re-scoped and rebid the project. This week Monday it was rebid. The bid opening will be on October 17<sup>th</sup>.

Mr. De Rego, Jr.: Okay, any questions on that? Okay, hearing none, thank you very much for the updates.

**E. NEXT REGULAR MEETING: November 22, 2019**

**F. ADJOURNMENT**

Mr. De Rego, Jr.: Our next regular meeting will be on November 22<sup>nd</sup>, 2019. Do you have -  
-?

Ms. Hiraga? Yeah, Chair, for the next meeting I just wanted to check if the members would be opened to meeting the week before and if not then no problem.

Ms. Wade: In November or October?

Ms. Hiraga: November.

Ms. Wade: In November. Okay.

Ms. Lindsey: I would prefer that.

Mr. De Rego, Jr.: The 15<sup>th</sup>?

Ms. Hiraga: Yes.

Mr. De Rego, Jr.: I will be gone. You can have a meeting if you want.

Ms. Wade: Is the room available on the 15<sup>th</sup> Leilani?

Mr. De Rego, Jr.: Oh wait. Let me check on that actually. I'll have to check on that because I don't know if it's the weekend before. Because...yeah I'm going to be on the mainland.

Ms. Lindsey: . . . (Inaudible) . . .

Ms. Wade: The 14<sup>th</sup>?

Mr. De Rego, Jr.: The 21<sup>st</sup> you mean? Yeah, I'm here that week, I know that. Okay, so I guess we can do this off line actually can't we?

Ms. Wade: Okay, yes, so I'll survey the members and determine when the majority of you can meet.

Mr. De Rego, Jr.: Yeah, I'm not sure I'm on the mainland the week before. I don't have it on this calendar. I have it on another one.

Ms. Wade: Okay. And then we'll try to post. I'd like to post a month in advance if we're going to change that date.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Yeah, because it will be workshop. Alright, I will work with you folks to determine what date in November.

Mr. De Rego, Jr.: I should be able to let you know by Monday.

Ms. Wade: And no meeting in October because we won't have a quorum.

Mr. De Rego, Jr.: Quorum for October, yeah. Okay, so without objection, we adjourn.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:38 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Frank De Rego, Jr., Chair  
Gwen Hiraga  
Ashley Lindsey, Vice-Chair  
Jo-Ann Ridao

**EXCUSED:**

Keone Ball

**OTHERS:**

Erin Wade, Maui Redevelopment Program Planner, Department of Management  
Michael Hopper, Deputy Corporation Counsel