

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
JUNE 25, 2021**

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Keone Ball, Chair, at approximately 1:01 p.m., Friday, June 25, 2021, online via BlueJeans **Meeting ID: 440 939 746**

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

Mr. Keone Ball: Thank you. Okay, welcome everybody to the June 25th, 2021 MRA meeting. It's 1:01 p.m., and so I'll call this meeting to order. We do have a few items, so we can take public testimony now and I'll also open up for public testimony after the item. So if you'd like to wait until that item is finished then you can testify then. No problem. So at this point is there anyone that would want to testify now instead of waiting for the item?

B. PUBLIC TESTIMONY

Mr. Ball: Seeing none, we'll close the public testimony.

Mr. Dick Mayer: Can I --? I would like to, I would like to speak.

Mr. Ball: Now or later, Dick?

Mr. Mayer: Is the State going to make his presentation first, so we can comment on the proposal?

Mr. Ball: Yeah. That's, that's the plan. We'll open it back up for public testimony after their --

Mr. Mayer: Very good. Thank you.

C. NEW BUSINESS

1. **Presentation by State Department of Business, Economic Development & Tourism regarding State Campus Expansion plans including the Wailuku State Office Building 3 Project. The Draft Environmental Assessment document for the Wailuku State Office Building 3 Project can be found at the following link. The State of Hawaii Campus located in Wailuku Town is not within the Wailuku Redevelopment Area and therefore is not subject to MRA design review. However, the Agency may provide comments on the Draft Environmental Assessment. http://oegc2.doh.hawaii.gov/Doc_Library/2021-06-08-MA-DEA-Wailuku-State-Office-Building-3.pdf**

Mr. Ball: Okay. So without further ado, we're on Item C, new business, presentation by the State Department of Business Economic Development and Tourism regarding the State

Campus Expansion Plan including the Wailuku State Office Building Number Three project. Draft Environmental Assessment documents for the Wailuku State Office Building, project three, number three project, can be found in the following links. Okay, so without further ado who do we have to present that, Erin? I can't hear you.

Ms. Erin Wade: Thank you. I was muted. Scott, would you be jumping in and telling us who's going to be providing us some background?

Mr. Scott Forsythe: Hello Erin. This is Scott. I wasn't prepared to provide the intro remarks, no.

Ms. Wade: Okay. I think we have Sery from HHFDC on the line, and --

Ms. Sery Berhanu: Hi, this is Sery. Yeah, but, I think our consultant, G70. Vi, are you on the line?

Ms. Vi Verawudh: Yes, we are here. Rene, I think we prepare our brief power point presentation. Thank you, Rene. Aloha everyone. So my name is Vi Verawudh, and I am a senior planner and project manager from G70. And we are planning consultant for this project. Thank you again for inviting us to present at this meeting. First, I would like to introduce our team member who are here with us today. We have Rene Matsumura. She is an associate architecture principal at G70, and she will be presenting the, the project today. And from FFHDC, we have Sery Berhanu. She is the project manager for this project. And lastly, we have Gayle Taketaki and Dora Choy from DAGS, Planning Branch.

And I think next we want to discuss the, the scheduling?

Ms. Rene Matsumura: Yeah, I think that slide got taken out so --

Ms. Verawudh: Okay. Yes, I can just speak to that. So in terms of process we have completed the preliminary programming for the project earlier this year. And right now as you know we are in the process of the Environmental Assessment (EA) which we are planning to file the Final EA in fall this year. And then the project, hopefully, we go through the design process. And, you know, if we can get the budget approved for construction, then we are hoping the project could be completed with construction by the end of year 2028. And yeah, so that's just a little background. And I will turn over to Rene to present the project in more detail.

Ms. Rene Matsumura: Thank you, Vi. Good afternoon everyone. So I wanted to start with talking a little bit about the Kaahumanu corridor project and what the State had identified as kind of described what the need, an anticipated shortage of office space in Maui County. And we are working on two projects concurrently; the Wailuku State Office Building Three which represented here today, and the Kahului Civic Center Mixed Use Project. And both

these projects are sort of bookends of along the Kaahumanu corridor project which is TOD, or transit oriented development project that will be very crucial in, in the implementation of transit oriented development for Maui. So in addition to providing the State office space, employment opportunities, and affordable housing, these projects which are currently undergoing planning and community outreach are going to be the catalyst for the urban infill -- as urban infill projects and . . . (inaudible) . . . influential projects which will be crucial in the implementation of Maui's vision for this area.

So I wanted to talk a little bit about transit-oriented development. And for those not familiar with the term, this is a strategic form of development, and it aims to reduce reliance on automobiles and promote multi-modal transportation by the use of compact and higher density mixed use lands. So that employment centers and every day uses are readily accessible and closer in proximity within typically a corridor or a half eighth mile radius around what we call transit hubs which are sort of the, in this case, bus transit hubs that are strategically located along the corridor. So we want to concentrate development around these areas in order to keep a critical density of uses that promote walking around these areas, and to sort of deter and keep development contained and that helps us ultimately maintain open and undeveloped spaces throughout the island.

So I wanted to start with a little bit of the background for the Wailuku parcel. The project area is surrounded by private and government office buildings including Maui County Civic Center, State Office Building One, State Office Building Two, and Hoapili Hale. So the County of Maui is the fee owner of the parcel, and the parcel is on a long term lease from County to DAGS. DAGS had prepared a master plan determining the future office use and civic center space needs of Wailuku. And currently they are leasing approximately 60,000 square feet of office space, and the projected shortage continues to occur. And both projects, both the State Office Building Three and the Kahului Civic Center, which will also include a DAGS office building, is being created to sort of implement and reduce the State's mandate to reduce spending on annual lease rent.

So this project reflects, again, the State's desire to maintain a presence in Maui, in Wailuku. And the County agreed to lease the parcel in Wailuku under the conditions that the land uses be complimentary to the neighboring State and private offices in the area -- State, County and private offices.

So again this is the site, and it's located on a half-acre site at the corner of High and Wells Street. And it's adjacent to the, again, the State and County office buildings. The site is currently underutilized as a surface parking lot for County employees in the nearby offices. And this infill project that State Office Building Three being proposed would really be completion of a compact and convenient civic center complex to support the State and County's need in this area. The proposed program and improvements would also improve the convenient circulation around this site and to adjacent government and business offices.

So just talking a little bit about the site. It's, again, 18,500 square foot site. It's zoned B-3 for Business Central. It is under the Wailuku-Kahului Plan. It's a public/quasi-public designation. We have an allowable height here of 144 feet, and allowable floor plan of 74,000 based on the floor area. The programs that we are proposing is the 74,000 square feet of office spaces, and we are going to be providing proposed an estimated 148 spaces which meets the County Code requirement of 500 stalls per --. I'm sorry, one stall for 500 square feet.

This diagram that I'm sharing highlights a little bit about the urban design prospective on how we approached citing and developing a design for this parcel. Some things that were being taken into consideration. Again, this building is surrounded by several private and government office buildings, and most noteworthy is the County Office Complex to the south, and the State Office Building to the east. The project's location again is very significant as infill project. We're proposing to make some connections from the project site to the, both the State and County buildings, making sure that we have direct entrances into the building from those sites in order to, to build upon that concept of connectivity in this area. I wanted to mention also that the project is adjacent to the Maui County Historic District Three and the Wailuku Civic District, but not within the civic district or special district of . . . (inaudible) . . .

The plan here which we shared in the EA, again, is a, the preferred plan was a 74,000 square foot office building that would meet the -- or work with meeting the needs of State Offices projected to be about six-stories of offices. And again, we have a parking structure that would include 148 spaces. Onsite improvements would include new landscaping and we also have some offsite vehicular and pedestrian improvements that would provide better connectivity and circulation around the site.

And that brings us to the end of our presentation. We would like to thank you for allowing us to share this. We were asked here today to receive comments from the Commission, and we have representatives here from HHFDC, DAGS and I believe the Judiciary on the call, as well as the consultant team to hear from you. So I'll turn it over and open the floor.

Mr. Ball: Okay. Thank you for the presentation. Are there questions from the Commissioners? Seeing none yet. Let's open this up for public hearing.

Ms. Wade: Chair?

Mr. Ball: Sure. Go ahead.

Ms. Wade: Just before you open it up to public testimony, I just wanted to make sure that I clarify that the parcel, the site, as was stated is not within the redevelopment area. So, the MRA will not be seeing a permit for this project. The reason we asked for the State to come and present today was to better understand kind of their timeline in relationship to our

construction schedule and the need for parking as -- if members of the public are going to need to use the new County facility, etcetera, what that would look like. But that's, just to clarify in terms of, you know, will the public be seeing this at the MRA again? That's unlikely. This is probably the only moment to look at the project.

Mr. Ball: Okay, it sounds like their project is going to be way after we're done with ours, right? Their projected completion is '28.

Ms. Wade: Yes.

Mr. Ball: Okay. I think --. So, let's --. Are there any further questions from the Commission, Commissioners? Seeing none, let's open it up for public testimony then at this time. Public testimony, you'll have three minutes, and an additional minute if so need. So, I know Dick Mayer wants to speak and then we can take someone after him if you would like so --

Ms. Wade: Chair, would like folks to sign up in the chat if they would like to speak and we can take folks in order of signed up in the chat?

Mr. Ball: Sure. That would be great. If you have the skill set to sign up in the chat, please do. If not, then when we're done with the prior speaker then make yourself known. So we'll call on Dick Mayer to get us started.

Mr. Mayer: Thank you very much Mr. Ball. Can you hear me?

Mr. Ball: Yes. It's a little soft, but --

Mr. Mayer: Okay, let me --. I'm not sure I can do a --. Is this any better?

Mr. Ball: Yeah. Just move closer.

Mr. Mayer: Okay. First of all, this was put in the newspaper as a six-story office building, when in fact it's 11 stories. And I think, no, no statement should be made that this is a six-story building. And I think they also say in their document that this -- that the structure starts at ground level; there will be no excavation. We're talking about a building beginning on the street level and going up 11 stories or as they say in there, 144 feet high. That's taller than the County Building, as the County Building, and I think that's significant.

The main thrust of what I'm testifying is that I do not think there should be a Findings of No Significant Impact because I believe there are numerous impacts that you all should be concerned about. Not only generally for Maui, but even within your development area that you folks are concerned about and particularly parking. For example, they're eliminating the County parking area that's there now. Where will those people park in the future? Onsite or will they go down to the new facility or building, and adding to the parking, you know,

difficulties in Central Wailuku area?

Traffic, they mentioned there will be a minimal increase in traffic even though they're putting in a large office building, 11-story office building. And if you go to their traffic study, they show almost no increase in traffic from what would be there without the building, and what will be there with the building. A few cars are being added, and I think they underestimate the effect on traffic, particularly for people that during rush hour going from Waihee and Waiehu side trying to go to Jaws or South Maui and whatever and passing along High Street. There will be considerable traffic.

I would urge that this project be sent to the Urban Design Review Board. There's the EA. It's totally faulty. They're not providing even a sketch of what this building would like as a building, and what it will look like in conjunction to the neighbors, with its neighboring buildings. Right across the street is Kaahumanu Church, a historic church. The historic district above it, the County Building, the Maui Medical Buildings. A 12 -- it's an 11 story building. It's going to have a major visual impact, and there's no attention at all to what it would look like. They also make no mention of what's going on inside the building, so we have no idea how many employees would be needing parking. That's a major fault. They should be able to indicate what departments of the State might go in there, and roughly how many employees. 148 spaces sounds like a lot, but there's also going to be people visiting the State office building to do their business and plus the employees. So all of that I would say -- says that there are numerous impacts which they have not addressed and that, you know, your Board should look at it very carefully because I think there are going to be many, many impacts.

Ms. Ramoran-Quemado: Three minutes.

Mr. Mayer: I'd like to offer one other alternative which they have no presented, but should really be looked at by the County, and that is we all know that Kaahumanu Shopping Center is, is in bankruptcy and may go out of business, etcetera. That would be an excellent location for a State Office Building on the Kaahumanu corridor, as well, with plenty of parking already there. And it would take the pressure off of throwing more cars and traffic into downtown Wailuku. So, I would just think that should be another consideration for a location because parking is already there. They wouldn't have to build a parking structure and they could convert Sears or some of the other stores into a large shopping area, into a large office area and they could even have some remaining, some commercial space in that shopping complex.

I offer those just as quick ideas in three minutes, and leave it up to you to discuss it. Thank you for the opportunity.

Mr. Ball: Thank you Mr. Mayer. Are there any other testifiers at this time?

Mr. Mayer: Any questions for me?

Mr. Ball: Seeing no further testifiers, I'd like to open it back up to the Commissioners for questions.

Mr. George Kaho'ohanohano: Yeah, Keone?

Mr. Ball: Yeah. Go ahead George.

Mr. Kaho'ohanohano: Yeah, touching on what Mr. Mayer said, I am a little bit concerned because the information is so sketchy on what is being proposed. I too have a concern because don't forget I took . . . (inaudible) . . . traffic control, years ago, for the public school right down the street. And I don't know if you've seen it when the school is in session, morning and afternoon, that street is backed. It doesn't move. So, when I read that about the traffic control, I really wonder what they, they used as an estimate. Because the pandemic had cause quite a bit of problem with the schooling not in session. It doesn't look like a lot, but we still get two schools to worry about. And that would do some major problems. So, you know, I realize it's not a part of the Maui Redevelopment Agency, but I still have concerns about the story, or how tall the building will be. And it's really, again, this presentation, to me, is sketchy because it's limited. I do realize that this is just the beginning, but when we started to -- when we started with Wailuku Hotel, they had some preliminary drawings as what was going to be possible. This does not, and I'm really concerned on this portion. Thank you.

Mr. Ball: Thanks. Gwen?

Ms. Gwen Hiraga: Yes. Thank you, Rene, for your presentation. I also have concerns about traffic, and I'm glad both Dick and George brought it up. I live very close to the area. Traffic in the morning is always backed up on Main Street, High Street, Wells Street, Kaohu Street, Waiale. And I live in the area so I know it very well. When I was working I would have to go to my office from home to right across the County Building where I worked. If I ever left home after 7:20 it would be major traffic jam. If I left home at 7:10, I could get to work in five minutes. But if I leave at 7:20 it will take me 15 minutes maybe. But traffic is major. And I think that needs to really be taken a looked at and addressed in the Final EA. But I don't know when the counts were actually taken. I'm sorry, I didn't, you know, look at when traffic counts were actually taken. Do you know?

Mr. Mayer: It just says A.M. and P.M. It did not give a time.

Mr. Ball: Do you have that information, Vi or Rene?

Ms. Verawudh: I think it was taken before the pandemic, yeah, so sometime in 2019.

Mr. Ball: Okay. Did you have anything further Gwen?

Ms. Hiraga: No. Traffic was my main concern, and visual. Visual; it's hard to comment on visual when I don't know what I'm seeing.

Mr. Ball: Yeah. Yeah. I have a few questions also, and I, and I think I understand that this was just more of an FYI for us and not that we're the approving body, right, is why maybe it's too thin, I'm hoping? But you mentioned that it was six-stories, but it was also conflicting information in there about 11 stories, 14 stories potentially, right? Ten-stories, ten-foot story. Is it going to be six-stories or 11 stories?

Ms. Verawudh: Okay, so the fact that we state it in the EA, the office use portion of the building is going to be six-story. And underneath it will be parking which is, you know, we have one basement parking and another four level above ground. And the reason that we don't want to, you know, combine everything together because normally the parking height is less than, you know, the office use height. And that's a fact which we state it in the EA, yeah.

Mr. Ball: Yeah. I mean, that's fairly misleading though when you present it like that. You know, you should present the total height of the project, I would say. I mean, that's my personal opinion, but --. Because it seems a little . . . (inaudible) . . .

Ms. Verawudh: Okay, can you clarify how is that misleading when we stated that?

Mr. Ball: Well, because you presented it at six-stories, but it's actually ten-stories, I guess, right because one of the, one of the parking is in the basement, and then there's ten-stories above ground or am I mistaken on that?

Ms. Matsumura: You're correct.

Mr. Ball: Okay. So that's where the misleading part is. Because when I heard it, I was thinking six-stories and then it's actually not, right? People should know the whole height of that.

There was a concern of where the current people will park. Maybe there's, what, 30 stalls there right now, currently? Those will go away under construction. I'm assuming that we'll be done with our project before you guys start your project so that might be the solution for that one.

Ms. Matsumura: Right.

Mr. Ball: Was there consideration for a light at either Kaohu or Wells to mitigate some of that traffic issues? Because Wells and Kaohu get stuck a lot because High Street gets

really busy, right? I mean, kind of all times of the day, not necessarily just at high peak, but especially with the big tree there, right? It gets a little more difficult on Wells Street looking south. And then Kaohu is kind of that weird intersection there which is really wide and cars tend to speed up a little bit maybe coming from the south to the north from Wailuku EI to the intersection. That might be a concern or maybe it might be a solution. I don't really like lights, but, you know, there might be some more thought about that. And I'm assuming -- maybe this is a question for Erin -- this is going to the Planning Commission, I take it, right? This is their purview?

Ms. Wade: I'm trying to unmute. I think Scott is going to need to determine because I don't know at this stage if there's anything that's not by right that's being proposed.

Mr. Ball: Okay. What about the Urban Design Review Board? Does this trigger them?

Ms. Wade: If, if the Chair -- if the Board would like to include that in their comments as a recommendation that it go to the Urban Design Review Board we could do that.

Mr. Ball: Yeah, I think that would be helpful for the, for the community...to have them look at it. Yeah, because without an oversight, then who knows what it's going to look like, right? Do you have something else Gwen?

Ms. Hiraga: Thank you. So, Erin, you mentioned that you're not sure that it will go to the Maui Planning Commission, and that Scott would weigh in on that? And I . . . (inaudible) . . .

Ms. Wade: . . . (inaudible) . . . to do that yet because we're still at the EA stage. You know there's no permit been applied for, for anything beyond just the environmental assessment at this point.

Ms. Hiraga: Correct. But hasn't the Department sent Draft EAs to commission when it wasn't necessary or required?

Ms. Wade: Yup. And that's what we're doing here. But, yeah, I don't know if Scott -- did you intend to send the Draft EA to the Planning Commission?

Mr. Forsythe: Yeah, hello everybody. This is Scott Forsythe. We have yet to even to get to that point of discussing at this point to go to the Planning Commission. However, given the significance of this I can see that happening. This definitely will go to the Urban Design Review Board at the appropriate time. We had hoped that that would have gone to the UDRB before the close of the 30-day comment period. However, that doesn't seem likely to happen as the 30-days closes on July 8th, and UDRB is on July 6th. But at some point in time, definitely UDRB and I think it's still to be determined about Planning Commission.

Mr. Ball: Okay. Anything else?

Ms. Hiraga: I have one question.

Mr. Ball: Go ahead Gwen.

Ms. Hiraga: Erin or Scott, maybe you can -- has the Department submitted its comments? The Planning Department?

Mr. Forsythe: No. We're currently in the process along with everybody else and compiling our comments.

Ms. Hiraga: Okay. Thank you.

Mr. Forsythe: You're welcome.

Mr. Ball: Okay, anything else, George? Erin, go ahead.

Ms. Wade: I wondered if I could ask a follow up question of the State team. And my question was that we know that the Judiciary also needs to expand and I was wondering how this maybe plays into additional expansion, if there's other projects that are going to be happening or expected in the immediate vicinity. And how -- and maybe what the timeframe would be for those as well. Just generally would be helpful.

Ms. Verawudh: Dora, you want to take this question?

Ms. Dora Choy: Thank you, Vi. Thank you Erin for the question. So we do -- we are keeping in mind the Judiciary do need additional space, and we are in communication with them at this point. But right now we do not have anything planned yet. But we are planning on looking at the entire site as a whole in the future for a master planning project and that includes the County land where the Wailuku State Office Building One is located and also Hoapili Hale. And so we're hoping that with the three sites that we can address both the State and the Judiciary needs.

Ms. Wade: Chair, may I follow up?

Mr. Ball: Yes. I'm trying to follow the, the . . . (inaudible) . . .

Ms. Wade: Thank you for that, Dora. And I so apologize for not being able to return your call this week. Thanks for trying to reach out to me. I think, for me, if, and I don't know if this is a concern for commissioners, but previously the board has identified the Judiciary as being really essential to the economic eco-system of Wailuku because there's so many courts and social service, or so many attorneys and social services. It is by far the biggest economic

driver of the neighborhood, with medical being kind of a close second. So, just in terms of the impact that improvements to the State campus have, I know that part of the reason that the County had recommended providing the site to the State was to ensure that the Judiciary can remain in Wailuku so that there isn't -- the Judiciary doesn't move and then there's a mass exodus of all of the economic activity that happens to keep Wailuku alive. Just kind of -- I don't know if the Commissioners wanted to make their own comments on that, but I just wanted to reintroduce that as part of the, you know, the thought process of what happens in the neighborhood and how, as the redevelopment agency, how we support those things.

Mr. Ball: Yeah, I'll echo that, Erin. You know, I also live in the area and I really appreciate you guys bringing this project to that site because it was just sitting there being a dirt parking lot basically after the post office closed. Of course, we want to build it, you know, smartly, but it definitely is, you know, an added bonus to the economic side of it with, with, you know, people using the facility and the employees there. And if we can get some housing up there we'll have the trifecta, I guess, or one thing at a time. George, you got something?

Mr. Kaho'ohanohano: Yeah. For me it's -- the building is going up for what? Who's going to be there? You can only construct a building to meet the needs of the people that's supposed to be going in. And right now I don't even understand who's going in there. I do realize that the Judiciary is right in the same area. I believe, follow suit to what we have, that's what we're looking for to leave the Judiciary there. But it's, to me, there's too much void, unknowns to make a good projection as to how useful the building will be or how not useful. And the biggest thing that I concern is the traffic and the height. The height is a big thing for me. For the simple reasons that . . . (inaudible) . . . above Iao Valley side that needs to be pristine. That building will not make it pristine unless we do something and do it right. Thank you. That's all I have.

Mr. Ball: Do we have information on the use there for that building? What's going to go in it?

Ms. Choy: It will be State agencies that are currently in lease spaces so --

Mr. Ball: Oh, okay.

Ms. Choy: -- reiterating, yeah, what Vi was saying that our mandate is to reduce lease rent for the State.

Mr. Ball: Got it. Gwen, you got anything else? You're on mute.

Ms. Hiraga: I apologize. One thing we all agree is that the Judiciary is very important so the comment can be made, Erin, that, you know, the MRA, you know, values -- how should I say it? -- values having the Judiciary there and we believe that it should continue to be in

Wailuku. And if there's any consideration for, you know, keeping the Judiciary that's what we would want to recommend.

Mr. Ball: Okay. All good? Well, I want to thank you guys, the State for coming to give us this information. I don't think you really had to, but --

Ms. Hiraga: Yeah, we . . . (inaudible) . . .

Mr. Ball: It was really helpful. It was very helpful for us and we appreciate us, you know, giving --. We appreciate you giving the time for us to give you our opinion anyway so hope that . . . (inaudible) . . .

Ms. Wade: Chair, did you want me to summarize the comments that you folks have -- that you all shared?

Mr. Ball: Sure.

Ms. Wade: Okay. You shared that there was concern for traffic on High Street and wondered if there's a consideration for traffic signals at Wells or Kaohu on High Street and stated that there is speeding in that immediate vicinity.

Mr. Ball: Or some kind of traffic something. I don't think --

Ms. Wade: Okay. Other traffic calming measures?

Mr. Ball: Right. I don't we can put roundabouts there. I don't think it's big enough but --

Ms. Wade: Traffic management measures.

Mr. Ball: Management measures, yeah.

Ms. Wade: Concern, there's concern for the visual impacts to the neighborhood especially the height and a request or recommendation that the project be seen by the Urban Design Review Board once designs are available. The question came up about what, exactly what agencies are going to occupy the lease space and -- or occupy the space and requesting additional specificity if that's possible. And I had here too about particularly during peak demand. I should just add for you folks that with the Judiciary we've been having conversations about kind of rolling arrival times to reduce traffic impacts during peak times. That hasn't been something that Maui has done. They do it on Oahu where they stagger arrival and departure times for the employees to reduce the traffic impact. So I don't know if that's something that could be considered.

And then also stating that the Judiciary specifically is very important to the Wailuku area

and the MRA values having the Judiciary and its services in town. This should be a consideration in determining priorities for space in the neighborhood. Is that consistent with the comments you made?

Mr. Ball: Yeah. And maybe a clarification on when the traffic study was done, right. We want to make sure it was done pre-pandemic, right?

Ms. Wade: Oh, yeah. Okay. Did I miss anything?

Mr. Ball: That's all on my notes. All good? Okay, thank you for coming. We appreciate it. We appreciate the information.

Ms. Matsumura: Thank you for your feedback and input.

Ms. Choy: Thank you very much.

Ms. Wade: Nice to see you Vi. She's my classmate from . . . (inaudible) . . .

D. OLD BUSINESS

- 1. Update from County of Maui Corporation Counsel regarding WAILUKU GOOD GOVERNMENT v. MRA. The Maui Redevelopment Agency may receive a status update on the pending lawsuit.**

With respect to this item, 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 Section 92-5(a)(4), Hawaii Revised Statutes.

Mr. Ball: Okay. Let's go move to Old Business, update from the County of Maui Corporation Counsel regarding Wailuku Good Government versus MRA. Do we want to --? Keola, do we want to go into Executive Session on this? Sorry, we can't, we can't hear you. Still, still unavailable.

Mr. Michael Hopper: Can you hear me?

Mr. Ball: I can hear -- I just heard somebody. Maybe it's Mike.

Mr. Hopper: Can you hear me?

Mr. Ball: Yeah.

Mr. Hopper: Okay. I mean, if it's okay, I think I can probably . . . (inaudible) . . . I think the goal was to hopefully give you the update in open session, and basically with publically available information. If there's questions that I don't think I can respond to in open session because they involve attorney-client confidentiality and other issues, then I can ask for an Executive Session. But I think, the hope is to respond or to give an update in open session with publically available information that should hopefully help everyone understand where the lawsuit is at.

Mr. Ball: Okay. Awesome.

Mr. Hopper: Okay. The, the substance of the lawsuit itself has not changed much since your last update. However, the ordinance to, to put the Zoning and Development Code into the Maui County Code has progressed since your last update, I believe. That has gone to the Planning Commission. They recommended approval; I think it was unanimous. And that has since been transmitted to the Maui County Council. It's at the Planning and Sustainable Land Use Committee (PSLU), and I believe it's going to be scheduled for mid to late July. I think the 22nd was a tentative date that that would be scheduled for Council to take action on. That has affected the lawsuit in -- by the parties agreeing to put off essentially put off the lawsuit until, at this point, October, with the hopes that passing that ordinance. If the Council decides to pass the ordinance that would resolve the lawsuit and you would not need to, hopefully, continue with the litigation, or the parties wouldn't need to continue with the litigation. So, essentially everything is on hold right now until October. And I think the hope is during that time if the Council passes the ordinance there wouldn't be a need for the litigation. But that's, that's the status right now.

Mr. Ball: Okay. Commissioners, any questions? Seeing none, thank you Michael for that update.

Mr. Hopper: Thanks.

Mr. Ball: Let's move on to Item E, Department Updates, Church and Vineyard Street Improvement Project Status.

Ms. Wade: Chair, I just wanted to make sure we don't need to take public testimony on that item. Is that correct, Keola or Mike?

Mr. Hopper: I think you should ask if there is testimony. I mean, I think it's an agenda item. It's not a contested case so I think you would in case Keola has trouble with his audio. You can ask for it.

Mr. Ball: Okay. Thank you. So we'll open up public testimony on Item D, Old Business, update from the County of Maui Corporation Counsel regarding Wailuku Good Government versus MRA. Are there anyone -- is there anyone that would like to testify on this matter?

Seeing none, we'll close public testimony and move onto Item E, Department Updates, Church and Vineyard Street Improvement Project Status. Thank you, Erin, for that and the reminder of public testimony.

E. DEPARTMENT UPDATES

1. Church and Vineyard Street Improvement Project Status

Ms. Wade: I'm happy to do that. So Church and Vineyard, you folks have probably noticed if you've been in Wailuku at all, we are heavily in the intersection of Church and Main at the moment. We're almost ready to come out of the ground on that one. It's the drain line that's currently going in. Everything else is done. The water and sewer reconnections have all been installed. The conduit for undergrounding the utilities is in. The mechanics for the new traffic signal are all there. And the footings have been poured for the traffic signal. The drain line is the last thing, and I'll tell you it is chock full of utilities etcetera under the intersection. It was truly an engineering feat to make everything fall at the degree that utilities are required to fall. So SSFM defers a -- truly deserves an award on how much work they had to put in to making that intersection, that very tight intersection work with big pipes, old abandoned utilities, new utilities replaced while the lanes stay open as well. So MIRA's done their best to keep traffic moving there. While the steel plates were there, we did get some complaints. Just FYI, we got some complaints while the steel plates were in place. But it happened for about a week, and they're out now. So, the curbs --

Mr. Ball: Were they noise -- were those noise related complaints or --?

Ms. Wade: Just bumpy. And I'll be -- you know, having driven over it, it was bumpy. I was nervous driving over it. I think, you know, your, your tentative driver would feel nervous driving over that intersection. But now, those are out and the curbs are getting poured next week. So, hopefully we'll be out of there, and then the signal installation is going to be moving forward.

Simultaneously, Lower Vineyard transitioning to Upper Vineyard is happening now with the connections of utilities. And, we'll be moving towards Upper Vineyard as soon as the permit is finalized which we're expecting this week actually. So, today. Today the permit is supposed to be finalized, and they'll be moving towards upper Vineyard. We do have a series of just access agreements that Dan, our engineer, has been working on with folks. And we're going to need to start talking about parking in the on-street areas on Upper Vineyard and High Street. So, we'll be looking at how that parking timed right now and does that need to be adjusted in order to accommodate the construction work that's been happening so that residents and folks have the options for overnight parking that we may be displacing during the work on Church Street. Any questions on Church and Vineyard? We

do have the Wailuku Live updates that continue to come out every week regarding that as well.

Mr. Ball: Okay.

2. Wailuku Parking Structure Update

Ms. Wade: I can share my screen actually so folks can see our construction update page. Are you able to see this?

Mr. Ball: Yes.

Ms. Wade: Turned on the Live webcam so that you folks can see. I know what the site looks like right now. So for the parking structure site we think at our April meeting I informed you folks that we did encounter -- inadvertently encountered human remains on the project site. So since that time we've been to Burial Council twice. We're still working with them. We've been directed to preserve in place which the engineer, the engineering team has been able to accommodate. Right now, our big push is to stabilize the burial because the site has been open now for two months and the soil is very dry. We haven't had any rain in the area, so we're trying to stabilize that and get the footing that's adjacent to the burial site board so that can then be reinterred against the, the -- there's, you know, something stable to hold for the reinterred to occur. We do expect to be at Burial Council again next week Wednesday to discuss this particularly internment. There has been conversations about how we would proceed moving forward given we were using the flat bladed grading for the first two feet and still we encountered iwi. So moving forward, the sites where the see the asphalts instead of using the --. The site from where you see this --. Actually this machine right here is moving material. Where you see this machine essentially over to here where this is the elevator shaft going up, there's another two footing that needs to go in in this vicinity. This will also be flat related grading as will the First Hawaiian Bank parking lot. They're proceeding with SHPD's approval on that basis. But once the asphalt is ready to be removed or milled after that we'll be using a grader for our conversations with SHPD. This is just going to shave the soil off at about two to three inches at a time. And our archaeologist feels that's going to be the best way to identify burial pits before there's a tragic impact would occur. So it gives us more opportunity to see what potentially might be underneath, you know, the asphalt which nobody's known for 50 years. So that's kind of where we are with that. The schedule has been pushed back about two and a half months based on us working through with the community the right steps, and identifying with SHPD where the burial treatment plan would be, and that's planned to be submitted next week after Burial Council.

Other than that the construction on the site has been moving well. The teams are -- there's multiple teams onsite. Right now there's the elevator team working here. There's a team

here in the First Hawaiian Bank parking lot. And over here on this side, the utilities are going in starting from Vineyard Street moving towards, you know, what this Road A is, moving into Road A. So that's the fire line and the new drain . . . (inaudible) . . . that's going in there and that's been going well.

Mr. Ball: You know, I have a question, on, on the burial site. And more for historical purposes -- and I don't want to sound insensitive or disrespectful at all -- but are we seeing what kind of burials those are? Like if they're like ancient or if they're, you know -- what, where are they, you know, who are they and where are they from kind of thing. For historical purposes more so than, you know, than anything for me is why I'm inquiring. Because it would be kind of interesting to see...who they are, you know. Is that part of protocol that they use?

Ms. Wade: So there's no like, you know, DNA testing or anything like that, that you, that, you know, might lead to who they are, answering that question. The indicators that the archaeologist has looked for is what is the position of the burial. So if it's in the flex position, kind of head up, in a more of a fetal position, it's typically thought that that's probably a pre-contact burial. And that was the situation for the one encountered here in the municipal lot. The -- also, it's difficult because the soil is very acidic and it's like I've opened up this whole new world of science for me learning about this. So alkaline and the soil is very acidic, and therefore everything is very brittle, you know, so out of degradation has happened to the individual, you know, way before we encountered it.

Mr. Ball: Right.

Ms. Wade: But that also kind of speaks to age so, I mean, the --. And it was within the first two feet, again, when we found the remains on Church Street was also within that first two feet. So again, kind of illustrates that likely pre-contact.

Mr. Ball: Wow. Interesting.

Ms. Wade: And then the other piece is just, you know, for the teams --. The team did do cultural sensitivity training. So everybody that was onsite and will be onsite participated in a ceremony onsite and then also in a training the next day. Just about cultural importance of iwi to the Hawaiian community and how to go about the work that they're doing.

Mr. Ball: Yeah. That's awesome.

Ms. Wade: It was really awesome; honestly it was very good.

Mr. Ball: Yeah.

Ms. Wade: Yeah, so that's kind of --. In terms of construction and schedule for the site right now, you do see that the businesses immediately surrounding this continues to be impacted. So the Calvary Chapel site, you know, we're continuing to host them at the Lao Theater. And before all of these businesses here along Market Street we've created a loading zone on Market on this side of the street. Because all of the loading zones were on the opposite side of the street because there's no loading that can take place in the back which is how they always did their loading doesn't use on Market Street. And that will remain until we're able to reopen Road A.

Mr. Ball: Okay.

Ms. Wade: Any questions about this? Can't see anybody but you Keone so --

3. Da Bee Wailuku Shuttle Update

Mr. Ball: Oh, yeah, I see only, only noes. At least shaking head noes. We can move to Item E.3., Da Bee Wailuku Shuttle Update.

Ms. Wade: Okay. And this is a little early to announce, but I'm going to share with you folks because it's going to be upcoming. Maui Police Department is going to be repaving their parking lot as well. So interesting; for some reason we all decided to redo our parking all at the same time. So War Memorial ended up going first. And now, we're in the Wailuku Civic area, and now MPD is going to be at the same time as us. But they have about 150 employees that park onsite that will be displaced for about six months during their construction. So -- I don't know why my page isn't changing.

But the Route B, that's our white bus that does the Kehalani pickup and then swings back through to Wailuku, and then routes back out to Kehalani, we're going, we're going to multi-task that bus and send it down to War Memorial now as well. Which will both give our riders an additional pickup spot. So here's Route B. Right now this is, this is the loop it makes. This is the stop within Kehalani. It comes in and stops at the State Building and then on Main and it loops back to Kehalani. So this is definitely our lower ridership bus. So by expanding it and adding in War Memorial -- so pick up at War Memorial, drop police off that need to get to work, and then head back in and continue this Kehalani route. It adds about five minutes to the route's duration, but will add probably another 100 riders to the, to the route each day. And it will give our folks wanting to come into Wailuku an additional option of maybe parking at War Memorial if that's their preference. So I think that's one of the shifts that we'll make. And I have to give Polynesian Adventure Tours especially Ronnie Gonsalves who's our operations manager for this, just their willingness to think through and be flexible with anything we throw at them. And just like on -- sometimes day of too, my construction crew has to call and say, oh, the plates aren't ready for your busses to drive

over. And she's no problem and makes it happen, and gets people to where they need to go. So, very grateful for everything that they've been doing.

Mr. Ball: That's good.

Ms. Wade: Questions on Da Bee?

4. Small Town Big Art updates

Mr. Ball: Okay, seeing none, let's go to Item E4, Small Town Big Art.

Ms. Wade: Alright, this has been a super fun one. Right now these ladies are here. The project title is Mana Wahine, and the work that they're doing is they're going to be surrounding the project site, the municipal parking lot with large scale murals. So they were each given a 100 lineal feet of plywood to create a mural on. And not all of the plywood barrier is up yet because we were delayed. And two of these ladies -- all four I should say -- all four of the ladies are from Maui. Born and raised on Maui. Two of them are working artists who are on the continent now working and flew back to do the project. So because we didn't the site ready, the Maui College apprenticeship program helped us out and built easels at the Yokouchi Estate. So this is the plywood on the lawn at Yokouchi Estate getting primed. And two of the artists, this is Alex Underwood and then the other two artists, Courtney and Bailey, painted at the Yokouchi Estates this week. And Amanda Joy Bowers is there onsite and she's painting on the Vineyard Street side. So if you, if you do have the chance to drive down Vineyard, this is the mural that's going up on Vineyard Street right now...at the project site.

Mr. Ball: Great.

Ms. Wade: And again, so this is the Small Town Big Art site. This is the project page that talks about each project and it has information about the artists, the 'Ōlelo No'eau they selected and the contents. This is actually a young Mary Kawena Pukui that she depicted. So it talks --. And there's videos as well. There's a whole bunch of videos. It's, it's -- they did an amazing job. And this is Alex's mural that will be going . . . (inaudible) . . .

Mr. Ball: Wow.

Ms. Wade: So this one, this one that I'm showing you now and then this one is Bailey and Courtney's. Both of those two will be on the Market Street facing the side of the construction wall. Once, once Road A is finished and we put this up, and the parking structure starts to go vertical, these are two that will be on that wall.

Mr. Ball: I love that they're all four from here too.

Ms. Wade: Yeah.

Mr. Ball: Pretty local talent for this project. It's so awesome.

Ms. Wade: Not only are they local talent, but they're so collaborative, you know, and were a lot of times, you know, working with artists, they really have their own independent individual visions and perspectives and aren't necessarily open to doing a group project. But these four ladies applied all independently and then we kind of threw them together and I asked them if it worked and they were game. So I have to, you know, really be grateful and express my gratitude for that.

Mr. Ball: Yeah.

Ms. Wade: And then, so that's it for Small Town Big Art. We do have the upcoming project and the story telling project. We've been working with a gal from Big Island Leilehua Yuen who's been teaching storytelling workshops via Zoom to the extent that we could get folks engaged and participating. And now that we're able to open up a little bit more, we're going to start having some storytelling events in the neighborhood utilizing the, the folks that have been trained and they're going to start engaging both youth and kupuna in that process. So that's our July/August. Any questions on Small Town?

Mr. Ball: You know on those walls, right, do you have the story there too or is it just the, the art work?

Ms. Wade: On the, on the project page, we do have the story so it talks here. So you can see this is like Bailey and Courtney's showing, where it tells you what the 'Olelo No'eau they selected and it's in their artwork. And it gives you the translation. And then it also talks about what inspired them to create the piece that they made.

Mr. Ball: You know what might be cool and this is totally just off the wall, off my head right now, and I don't think it will be that expensive. But if you do one of those QR codes --

Ms. Wade: A-ha.

Mr. Ball: -- like at the corner of the art piece, right, and people can put their phone over it and it will take them right to their story.

Ms. Wade: Yes.

Mr. Ball: I mean, it's pretty cool, you know, like --. Because there's so many people that see that and go like who's this lady, right, who's this person for one in the picture and then who

made it right? Like . . . (inaudible) . . . might be --. I think those QR codes are pretty easy to make and to, you know, on, on all of them really, you know, so that . . . (inaudible) . . .

Ms. Wade: Yeah. I'm trying to look right now. Oh, it's not there. So was a perfect example of --. But, we do have signage so right now, and this one has been relocated, now to Bailey House. But next to each of the pieces, if you walk through the neighborhood, there's a little plaque. And this, it was right here which is why I looked for this photo. But, and it has Small Town Big Art what -- who the artist was, what the name of the project is, and then it does have the QR code, so it should be sourcing them back to this.

Mr. Ball: Okay, cool. So they're already there.

Ms. Wade: Some aren't there yet. I mean --. Well, they're not actually technically installed yet. But once they're permanently installed we'll get the signage up.

Mr. Ball: Okay. Cool.

Ms. Wade: . . . (inaudible) . . . is on it. I mean, she, she thinks of all it. She's way ahead of me all the time.

Mr. Ball: Yeah, apparently you and me both. Okay, any questions for that?

Mr. Kaho'ohanohano: No, I don't have.

5. Upcoming agenda items

Mr. Ball: Okay, upcoming agenda item, Item E.5, then.

Ms. Wade: I don't know --. I'm going to stop sharing. Scott, are you still on the line? Do you know if you have any projects coming?

Mr. Forsythe: Yes, I'm still here, and I'm not aware of anything at this point in time, no.

Ms. Wade: Okay. I did talk to Mental Health Kokua this morning about a door installation they have and they may be applying for a variance to the design guidelines. So if that comes up, it won't be next month because it will need a notice requirement. But, that's a possibility.

Other than that, you know, our next step for phase two is to start talking about what should be happening at the Vineyard frontage. We had the conversation about opportunity zones, what the potential could be there. And then I'll tell you we ran into -- we've now encountered two sets of human remains. And the dialogue and conversation that I've been having with a

whole new set of community members that didn't participate in the original conversations. There's really a lot of excitement and interest in incorporating cultural story in the long term project in both the art work that gets installed, in the parking facility, and if there's community space that gets developed, and then potentially other space. So, I think in a way this has been an opportunity to engage another -- a whole new set of stakeholders that is very connected to Wailuku. So I do have now a staff planner, Keanu Lau Hee, who we are looking right now at a potential. Because the last conversation we had was let's start fresh. So we're looking at what that process. She's trying to map out right now what does that process look like and how do we engage previous and new stakeholder group and the planning for that spot and space.

Mr. Ball: Gwen, go ahead.

Ms. Hiraga: I had a question for Erin. So you have a planner within the Department of Management that's working with you, Keanu?

Ms. Wade: I do. Yes.

Ms. Hiraga: That's good.

Ms. Wade: It's very good. I'm so excited.

F. NEXT MEETING: July 23, 2021

G. ADJOURNMENT

Mr. Ball: Okay, if nothing else. So I guess we'll put our July 23^d meeting on the calendar. And then if we got to move that because we have nothing to talk about then we'll move it to a different date.

Ms. Hiraga: Sounds good.

Mr. Ball: Okay, thanks everyone.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:21 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Keone Ball, Vice-Chair
Gwen Hiraga
George Kaho'ohanohano

EXCUSED:

Jo-Ann Ridao

OTHERS:

Erin Wade, Chief of Planning and Development, Department of Management
Scott Forsythe, Staff Planner, Planning Department
Keola Whittaker, Deputy Corporation Counsel
Michael Hopper, Deputy Corporation Counsel