

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
NOVEMBER 19, 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 1:02 p.m., Friday, November 19, 2021, online via BlueJeans Meeting ID: 110 373 920.

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

Mr. Keone Ball: We will call the meeting to order. It is 1:02 p.m., November 19<sup>th</sup>, 2021.

Let's see -- let's open up with public testimony. If anybody's here and would like to testify now, they may do so. If not, you can testify on the agenda items also. So if anybody would like to testify now, you got three minutes to testify on any of the items. Are there any guests that would like to testify? I don't see any guests here. Seeing none, we'll close public testimony.

Right now, let's go to old business, Item C, discussion on additional recommendation, recommended changes to the Wailuku Redevelopment Area Zoning and Development Code for future Title 19 updates. Erin.

**B. PUBLIC TESTIMONY**

**No public testimony.**

**C. OLD BUSINESS**

- 1. Discussion on additional recommended changes to the Wailuku Redevelopment Area Zoning and Development Code, for future Title 19 updates.**

Ms. Erin Wade: Okay, thank you. So last month we had a conversation about the changes that Council proposed. And then there were a handful of things that got mentioned during the discussion. And the one that I brought up was the issue of design related variances. And I kind of expect this to become a challenge for administration once this starts to happen. I'm sorry, I'm trying to pull this up.

The design related variances were all handled the same way as other variances are handled previously at the MRA. But now that it all has to go -- now there's a majority of variances to, whether it's a use or a development standard -- is going to be going to zoning board of appeals. That leaves the question is that how design variance or waivers of the design guidelines should be? So in doing a little bit of research, I looked up country town business districts, which are the other area that deals with design guidelines. So that's 19.510.12 . . . (inaudible) . . . the property and --

Mr. Ball: I think you went away. Your volume went away, Erin.

Ms. Jo-Ann Ridaio: Yeah, we cannot hear you.

Ms. Wade: You can't hear me?

Mr. Ball: Now we can.

Ms. Gwen Hiraga: Now –

Ms. Wade: Sorry. It is --. The tech is not on my side right now. Let me try to . . . (inaudible) . . . 19.510. Even the Municode doesn't want to cooperate with me right now.

Mr. Ball: So while you're looking that up, I mean, I think we would want to comment that we would want to keep that aspect, right. I mean, that's, that's not approving, let's say, a hotel that's saying, hey, this is the design that should fit this area that we're, quote unquote, experts in, right. We concentrate on this area. We should be keeping the design portion of it because variance in appeals, I mean, that's everything and everywhere. And, you know, they don't have the time to do that. They might say, well, why don't we give it to the MRA to comment on this, right?

Ms. Wade: Right.

Mr. Ball: So, anyway, so you know, and it starts with us, right. And then it would go to, let's say, planning, right, on their, in their planning proposals. So for me, I think that's a comment that we want to make that, you know, it's, it's backwards, right. That it would go to them and then they would probably ask us, like, you know, for comment. So why don't we start with our comments, we can give it to them and they can do whatever they want with it. But –

I think the thing I was wondering was because it hasn't been specifically called out, this might be, this might be a good opportunity to carve this out specifically for the MRA. And frankly, just having worked in Planning and I know all the stuff that the BVA has to deal with is much bigger, requires a whole lot more . . . (inaudible) . . . You know, they're basically building cases at the the BVA, where the kind of design noncompliance that comes through is stuff like requesting a metal door instead of a wooden door, you know. So when Scott gets the application coming in for renovations to a building and they're requesting to put in windows that don't meet the design guidelines, that kicks it up to MRA, right now, or previously before this Title 19 change. Now, just something that simple, and maybe, Mike, Mike Hopper is also on the line . . . (inaudible) . . . I don't think it's been clarified, but without the clarification, I think that bumps it all the way up to BVA. Mike, I don't know if you have any thoughts on that.

Mr. Michael Hopper: Yeah, generally under the Charter, if something's in Title 19, and you need a variance or appeal – either an appeal from a decision saying basically the decision is wrong or a variance saying that the decision might be right but you want an exception, under the charter, if it's under Title 19, generally that has to go to the BVA. It looks like a couple times, like you said, with the design guidelines that's been sort of given to the planning commission because they used different language. I think they talk about it as an appeal, but it's really more of a variance related thing dealing with a country town design guidelines specifically. These are a little different than those. These aren't actually country town design guidelines because those have to be in the BCT zoned areas and adopted through specific process whereby the Council adopts them by resolution. So it is a little different. I'm thinking Erin's looking maybe for this guidance on --. This is probably not the first item that you'd be -- probably not the only item you'd be looking at. But in addition to sort of the quick fix of putting the current zoning and development code in to Title 19, there's the long term issues of, you know, what should, what should the regulations be ultimately? Is it, is it time to update what's there? You know, whether it's in the County Code or part of your design guidelines, is that something to be updated? And is that a process that you would update? So I think the question would be what would you like to see as far as the design guideline variances, and then communicate that to the County Council for potential amendments to the to the Title 19 provisions in the future.

Now, to make, make recommendations like that, I think you'd want to have a proposed bill and notice it and things like that. And any change like that would stop to the Planning Commission. I think they're sort of talking about the initial basic stages now, like, like, you know, what you'd like to see. You know, it's not something you can take action on I don't think today. But that's, that's, I think, the background.

Ms. Wade: Right. Yeah. So more or less today, my goal was to find out, does this make anybody else nervous? And if it does, should I take the time to put together some draft language that we could review? And maybe I think it's a good point what Mike says, maybe we want to just mimic what country town has done. And I can talk with you about this too Mike and incorporate the design guidelines so that those have also been adopted by Council, which I don't think that the WRA ones have. There might be --. This could be pulling essentially everything into the level of compliance that it needs to be in order to follow the path that zoning too follows.

Mr. Ball: Okay.

Ms. Hiraga: That sounds good.

Ms. Ridao: Yeah, I agree. I think we should go down that path.

Mr. George Kaho'ohanohano: Yeah, you know, I agree also. But, the, the -- I had kind of grasp this idea, where did they come up with this idea without running it past the different county entities, to just take this in one lump sum?

Ms. Wade: So, I mean, are you talking about moving the zoning and development code into Title 19, George?

Mr. Kaho'ohanohano: Yeah. Moving it in there is no problem. But when it affect different groups, different agencies, you should get input from those agencies how they're going to be affected. Not just drop it in and say, here, go look for it. I don't think that's the proper way of doing things.

Ms. Wade: Yeah. I mean, the review process made the rounds that it's supposed to make. It's just -- and this happens all the time as you go through code updates where when you start frankly applying it to projects is when you realize, oh, shoot, we missed this. When you start reviewing an application and then you see, oh gosh, now they need -- they want to install something different than what the design guidelines say. And you go back and you realize the path for how to go about this isn't exactly clear. It seemed like if we just cut and paste, it would be workable. But I think now there's some nuance here that we hadn't anticipate. Am I hearing anybody talking or is that just background?

Mr. Ball: It's just background, I think. Any other comments?

Mr. Kaho'ohanohano: I don't think we should be going down that avenue. At least getting some viable responses to that. You know, from my point of view, it seems like they taking part of the other development agencies, whether it's the Wailuku or upcountry, and taking a lot of stuff in putting it on them, they're creating additional burden for them.

Ms. Wade: So Chair, if I can. The, the country town business districts are actually just reviewed by the planning commission. So MRA is the only -- you folks are the only body that also reviews development applications other than the Planning Commission. So -- and they did get their chance to review and made their comments. But, you know, for this and now that this is in Title 19, it really, if this, if this proposal is coming forward, it should be coming from the Planning Department. So I'll coordinate with them because ultimately it is going to be in Title 19. But what we might want to do is I can just write up that you folks recommended a further look at this -- if that's the direction it sounds like it's heading -- you folks recommend more in-depth look at how to determine design related variations from the design guidelines as, and the use and development standards variances.

Mr. Ball: I forgot. Did we have a -- when this got changed, right, I think some of it was from, the from lawsuit issue, right. And some of it was Council's personal opinion, I think on, on this group, and its, its legislative power, right. But do we ever get a -- I don't know what it's called -- you know a white paper on why they want, they want to change it? You know, I

heard that rumor, right, but never heard the, the actual justification for it, right? I mean, it was all just, you know, rumors stuff.

Ms. Wade: Right. Yeah. No, they haven't sent anything down in terms of their thought process. And some of it didn't even make it on the record. So I can provide you folks with the minutes from their meetings where this was discussed . . . (inaudible) . . .

Mr. Ball: Is it too bold, or too late, or too whatever to ask them for such a document justifying their request? Gwen?

Ms. Hiraga: Yeah, I, I think, it's good information and but the bill is up for second reading already today. So, so it would be like for future consideration possibly?

Ms. Wade: Right.

Ms. Hiraga: You know once we find out the reasoning.

Mr. Ball: I mean, I think it'd be an inquiry, though, right, because they still got the final, right?

Ms. Hiraga: Yes, today is final reading.

Mr. Ball: Okay. It's already in Committee or Full Council?

Ms. Hiraga: Full Council.

Mr. Ball: Okay. So yeah. We're a little bit behind unfortunately, but I mean I don't know, I think it's still worth it.

Ms. Hiraga: I think so too. Just for information.

Mr. Ball: Yeah.

Ms. Ridao: Yeah. And for them to be kind of --. For them to know that we're, you know, aware of what's going on and we want to be included in any future, you know, decisions like this, that they make.

Ms. Wade: Do you guys want to put those things in a motion of some kind? What would you recommend, Mike?

Mr. Hopper: Let me double check the agenda. Because we, we do need to be clear we're taking action consistent with the --

Ms. Hiraga: I think it's up for first reading to the reading today. But it's up for first reading.

Mr. Ball: So we might have --

Ms. Hiraga: You know, I was just looking at the agenda. It is up for second reading. It's Bill number 134, today.

Mr. Hopper: I suppose that --. In talking about the agenda, I was talking about your agenda to make sure something like that. I think that could be within the scope of additional recommended changes to Title 19 if you wanted to send a letter to Council. I think there's a couple of different things based on the discussion. I think the idea of, of having that put under the Title 19 was, was pushed by the lawsuit. But I think kind of stems from the Council. When the Council granted the MRA the, you know, the -- through its redevelopment plan had a bunch of items in there for the MRA to do, such as create a zoning and development code. I think the Council would also have the authority to say we no longer want you to do that, since it was their decision under the redevelopment plan that sparked that. But something that happened was the -- when that bill went through, the draft bill went through the MRA and the planning commission, it was to, it was to adopt basically the design guidelines -- well, not the design guidelines -- the zoning and development code as, as it existed. And at the Council level, however, there were a significant number of changes to that. So I think that's something --. So I'm not sure from Council you would want to go over all the changes they made to that which would change existing law and how that applies to, to properties there immediately. Or, just the idea of why is it going to be in Title 19, which I imagine the answer to that would be because it's zoning and that's where all other zoning within the County of Maui takes place in Title 19. But I mean, there's a few different questions. I mean, part of it is why is it in Title 19? The other part could be reasoning for the specific changes that were made, such as requiring conditional permits for things where previously MRA review permits were required, you know, things like that. So I suppose you could encompass that under C.1., discussion on additional recommended changes, requesting that for your own background for you to consider asking Council if there's additional changes you're going to make. I think the planning department would probably be a good agency to have involved in that because as I understand it, you're looking to have the -- well not, no longer the zoning the development code, but what is now part of the County Code, looked at as part of their comprehensive update to see if there's changes that are needed there. The department may be correct me if I'm wrong on that, but I think that that would be an ongoing project. So you could also maybe contact the department about, about some of those issues as well for your information.

Mr. Ball: Okay.

Ms. Wade: Okay, so I heard you say that a letter to County Council requesting clarification as the rationale and background regarding changes to the zoning and development code impacting existing, impacting the existing law as it applies to properties, use, and development rights. And then a copy to the planning department. That's what you would be

asking staff to do. And then in addition to that, to coordinate with the Planning Department regarding additional changes, in particular those relating to the design guidelines.

Mr. Ball: Yeah.

Mr. Kaho'ohanohano: Yeah.

Ms. Ridao: So, I so move what you just said.

Mr. Ball: Is there a second?

Mr. Kaho'ohanohano: Second.

Mr. Ball: Second by George. Any for the discussion? All in favor, say aye.

Ms. Hiraga: Aye.

Ms. Ridao: Aye.

Mr. Kaho'ohanohano: Aye.

Mr. Ball: Motion carries unanimously. Alright, let's see, shall we move on to C.2 then.

**It was moved by Ms. Jo-Ann Ridao, seconded by Mr. George Kaho'ohanohano, then unanimously**

**VOTED: To submit a letter to County Council, with a copy to Planning Department, requesting clarification as to rationale and background regarding changes to the zoning and development code impacting the existing law as it applies to properties, use, and development right. And also coordinate with the Planning Department regarding additional changes, in particular those relating to the design guidelines.**

- 2. Discussion regarding the roles and responsibilities of the MRA, the status of the Wailuku Redevelopment Plan, and the changing and on-going needs of the district. Discussion with members intended to open a dialog about the MRA in its current form, with the ability to provide a recommendation to the Department regarding the future of the board.**

Ms. Wade: We should. However without the power point I'm kind of struggling. So what I kind of wanted to do with you folks was a brief spot analysis to just talk through what you folks were seeing as strengths, weaknesses, threats and opportunities that's within the district. I'm not sure how I can catalogue that without my power point cooperating with me.

Mr. Ball: Do you want us to skip forward and we can work on that?

Ms. Ridao: I think Gwen wanted to say something.

Mr. Ball: Sorry, go ahead Gwen.

Ms. Hiraga: Yeah. Do we want to defer until the next meeting just this item then? And in the meantime, Erin, if you don't mind sending us your power point so at least we know what you are going to do --. So when we meet next time we will be ready to fully discuss.

Ms. Wade: That would be great for me if you don't mind up.

Mr. Ball: Okay. With no objections we'll move Old Business, item C.2. to our future meeting December 17th. No objections, okay, we'll move that. Okay, let's move to item D, new business, information on the new Park Maui program and upcoming community outreach efforts.

**Without objections by the MRA Members, agenda Item C.2. was deferred and will be discussed at the next MRA meeting.**

## **D. NEW BUSINESS**

### **1. Information on the new PARK MAUI program and upcoming community outreach efforts.**

Ms. Wade: So, again, unfortunately my power point isn't working, but I will --. I have a really nice power point for this one. This is relatively self-explanatory actually. So I'll send that. I also made this exact same presentation to Council Member Sugimura's committee, the IT, the Infrastructure and Transportation Committee, to share what's happening.

So just by way of brief update, Park Maui is the parking management program we're moving through right now. And you folks are aware of it when we first started working with Public Works and Maui Redevelopment Agency kind of teamed up to work on parking management in Lahaina and Wailuku. And through that effort in 2018 we developed a parking action plan. So I'll also include a link to the parking action plan to refresh your memories. But because parking management has become a really hot button issue, the Council and others are interested in expanding that program to lots of areas, all of the public works municipal parking lots. So that would be Paia, Lahaina, potentially Makawao, and as well as beach park facilities. So more or less any publicly County owned parking lot that has high demand, that's in high demand, or in a sensitive natural resource area they're, you know, essentially we're wanting to protect access.



So Julie Dixon from Dixon Resources Unlimited, who you folks have met in the past has stepped in, and has been working with us even this last week, Wednesday and Thursday. We're at two different Council Committees. We were at Budget and Finance, and we were at Council Member Kama's Committee on Parks, Human Concerns and Parks, and shared some of the things that we've been working towards parking.

We've also been working internally to develop a workflow process. So what department is going to oversee the whole thing, what departments are involved, and what are all their roles? And it's complex. Ultimately, Department of Transportation is going to be the lead. You look at the charter document, it essentially says anything transportation related falls under Department of Transportation. So parking will be in their wheelhouse and it will ultimately be a series of contracts. So contracts for pay stations, contracts for management and oversight, contracts for enforcement, contracts for the online platform where you can pay, buy a permit to reserve a parking stall, any of those things online. And Department of Transportation is very well-suited for this because that's how they run the bus system as well. That's all by contract as well. Those aren't County employees as bus drivers.

And so there's going to be a series of code updates going through. Title 10 is where we're establishing the ability to charge for parking in county lots, as well as who's responsible for what. And George knows well that MPD has two employees assigned to exclusively a parking enforcement; one in Lahaina and one in Wailuku. So enforcement is going to be coordinated through MPD and those positions as it pertains to public works lots. As it pertains to parks, lots, it will fall under parks enforcement. And of course, whenever there's a criminal issue, MPD, it bumps up to MPD anyway.

So going through those chain of command workflows is kind of where we're at right now. But ultimately, how this applies to Wailuku is we did our community outreach way back in 2018. And now we're at the point where we're about a year out, little less than a year out from being able to open the garage. We fully expected that the garage is going to require you to pull a ticket and maybe you've got two hours free, and then after that there's a charge. Maybe we have an employee permit. So you pay a nominal fee and then you can park all month without paying again. So anyway, and we built the technology into the garage for that purpose. But what we wanted to ensure is no matter what, we're directing people ideally into the garage. So if you're going to be parking all day, we really want you in that structure and not parked out on the street and taking up prime parking.

Mr. Ball: And I think that will be by that -- I'm assuming that they're going to keep the two-hour limit or maybe even bring that one-hour limit to the current street park.

Ms. Wade: Correct. Yes.

Mr. Ball: . . . (inaudible) . . . go over there and, you know, the county building and that whole thing, right.

Ms. Wade: So if the first two hours are free, which seems reasonable for most people. Because most people, if they're coming to just get business done that's doable within that two hour period. And if you're going to stay longer, you're going to end paying whatever we end up setting. And it sounds like it's going to be much lower for Wailuku than Lahaina because it's typically locals using the neighborhood in Wailuku as opposed to Lahaina where it's predominantly tourists, you know. They're charging easily five dollars an hour in Lahaina. We had talked about Wailuku being --. Initially when we talked about it we talked about it being fifty cents. So that's how you can see the dramatic differentiation. We're not to rates yet. That's kind of the last. The final, the final question becomes what is the rate, and what are the rates look like?

Mr. Ball: And who sets the rates? Do we?

Ms. Wade: Ultimately, it's the County Council through their rates and fees.

Mr. Ball: So we would give them suggestions then or are we involved in that at all?

Ms. Wade: Yeah. So that's kind of what I wanted to ask is how you folks would like to see the MRA? What role the MRA would like to play in the conversations about parking management moving forward?

Mr. Ball: I mean, as far as the fee structure, I would kind of want to get the input of the people that work every day, right. The County, the Courthouse, all the buildings surrounding, right. Is \$15 a month too high? Is \$7 a month reasonable? And then what -- I mean, I guess the idea of the parking structure is not to -- we're not trying to pay it off or anything within a year or two years or something like that. It's more of a community facility that just will get paid off at some point, right. And so we don't want it, one, cost prohibitive, right. Because now we've created this thing that's worthless because now everybody just going to go and park on the street, move their car every two hours like they were doing in that lot, right? So it has to be economical. But I don't know what people --. I don't know how much people are making or what the salaries are there, and, and that whole thing. Because it will add another cost when before it was free, but it's not. It's a pain in the butt because they have to go out there and worry, and move them around and that kind of stuff. So there's some luxury built, luxury costs I would say. Luxury, I use that term loosely, built into that cost, right. You don't have to worry about moving your car around and stuff. So, but I mean, if that is possible, I mean, I'd like to try to reach out to the surrounding community and kind of see what they think. I think the two hours at beginning is free is a good idea because like you said, right. People are just running in and running out. It might have a little bit more business with when they feel like they were like nickel and dime, right, to park in there. I don't know, fifty cents is too low for me. I just have no idea. I mean, we want to earn some kind of income, I guess, off of it, off of it, right, to help repay it, if you will.

Ms. Wade: Yeah. And Julie will be able to come back and help. She's actually going to be here in December. We're going to, we're going to do some site visits, a lot of the beach lots to see how those can easily get converted. But she's going to cruise the neighborhood again. And I think at the December meeting, she would be able to come back and provide, provide recommendations for fee and then also start rolling out what outreach could look like. I mean, I wanted to put this on the agenda today, because if you folks were like, nah, we don't need to see this, then I would just keep rolling along. But ultimately, I think it's a great idea for you folks to be an additional venue, an opportunity for people to weigh in.

We will be --. Actually, Linn Nishikawa, who's done our Wailuku Live website is also doing the Park Maui website, and will have community opinions surveys on there. We'll have lots of public information about anything you wanted to know about parking, as well as all of these power points that I'm going to send you folks links.

Mr. Ball: And this goes back to item C.1., right? Like, this is what we're set up for, right? Like Council doesn't want to deal with the stuff. They want, they want us to deal with this stuff, right? And then we give them a recommendation because we did the outreach, and we did the research on other venue. You know, all that stuff, right. And we go, here's the nice little package, right. I mean, it's a perfect example of why we want to keep some stuff here, that --

Ms. Hiraga: Yeah.

Mr. Ball: -- you know, is not controversial, right. We can take . . . (inaudible) . . . even, you know, kind of thing.

Ms. Wade: Actually, that the goal is to make it work for the neighborhood so that the program itself furthers the goals and objectives of the neighborhood.

Mr. Ball: Yes.

Ms. Hiraga: Keone?

Mr. Ball: Yeah, Gwen. Sorry. Go ahead.

Ms. Hiraga: You know, it was my understanding prior to the lawsuit that the MRA would take a look at what those parking fees would be. And, you know, I do understand that at the end it's going to be County Council because it has to be part of the budget. But I was always under the, you know, unless it changed because of the lawsuit. But I don't see why we shouldn't take a look and come up with our own recommendations, get the information from Julie.

Ms. Wade: Yeah, very good. She also has -- and of course, because this went all the way back to 2018 -- she has these workbooks that were developed for both Lahaina and Wailuku that shows the cost throughout the first year, throughout the first five years and revenue generation projections. Wailuku because we're charging so little and because the majority of what's getting sold is probably going to be employee parking permits is a low cost. You know, it's a, it's a low cost sales item. Where Lahaina is a high turnover, higher rate. So Lahaina is in the black within the first few months of setting up this operation. Wailuku is going to take some time. And so you'll see that our next step is talking about the revolving fund. So we'll be creating a parking revenue revolving fund that will live in the County. And then all of the revenue collected from all of the facilities goes into the pot, the revolving fund pot, and first and foremost pays for operations and maintenance of all of the facilities. And beyond that, that revenue can be used for other things. And so some of the stuff, Julie has shared in the past is programs like Clean and Safe in other communities get paid for with parking revenue. Improvements of lighting, the banners that we do, all that kind of thing has been paid for, in the past in other communities, with parking revenue.

In our case, we're expecting once the program reaches full rollout, the majority of the revenue is going to be coming out of beach parks because it will be higher rates. They'll be mostly tourists. And the discussion at Council, just for your information, has utilized the beach parks just like the State is doing. So whether you to lao or you go to Makena Beach now, residents are exempt and don't have to pay, visitors do pay. They pay the entry fee and a parking fee at lao. So, that's the way that they're talking about having the beach parks work as well. So residents would be exempt, only visitors would be paying in those facilities. Still those numbers show the County is getting into the black very early, even with residents being free in those parking lots. So we do expect quite a bit of revenue. And I am, frankly, just for your folk's information, our expectation is a lot of the discussion is not going to be about should we do this and how, it's going to be, what do we do with the money? So at this point, I think most people expect to pay. In fact, when Julie was here and even David Goode used to say this, we would observe people getting out of their cars in Lahaina and then spending like ten minutes looking for the parking meter to feed when it doesn't exist today. People expect in a situation like that to be paying for parking if you're not from --. So there's probably a lot of revenue we've been leaving on the table all this time.

Mr. Ball: True. Especially because those lots, those parking your prime, right. Like, you get the front . . . (inaudible) . . . Yeah, and we probably want to do some sort of like introductory thing like free, right, for the first, you know, three, six months that we're open, right, to just get people used to it and, and that sort of thing.

Ms. Wade: Yeah, that's a good point.

Mr. Ball: As a thank you for the neighborhood, you know, for putting up with the construction, right, that kind of stuff.

Ms. Wade: That's a great idea. It also gives us more time to dial in things like signage. You know, in the garage we do have indicator signage at the entry points that tells you if there's available parking or not. All of the -- that's the stuff that makes me nervous because it's data dependent. It's electronic tech, like my power point issue, right.

Mr. Ball: That goes in and out, right.

Mr. Kaho'ohanohano: Keone, I have a, I have a question.

Mr. Ball: Okay. Go ahead George.

Mr. Kaho'ohanohano: You know, since I came onboard, we talked about the parking, and we talked about the fees, and they kept on saying that the fees will be up taking care of some of the cost for a parking structure. How does with this new plan of everybody getting involved, going to one park, how this going to affect that?

Ms. Wade: Yeah, good question. So we had never talked about the parking revenue paying towards the bond repayments. So the capital cost of the parking structure construction was always going to be general fund revenue bond service. The cost of operating and maintaining the garage, however, we were to pay for with the parking revenue. So that would still happen. So the revolving fund that we're talking about would end up living with Department of Transportation and they would have all these operator contracts. So all the revenue for the revolving fund would go to pay all these operations and first and foremost. And then whatever is above and beyond that can go towards additional.

And I mean, in a sense, the beach parks will help pay for operations and maintenance in Wailuku. And Wailuku will help pay for our operations fees in Lahaina, you know. So that being a shared pot makes sure that we can cover the cost of operations County wide, and nobody is generating --. You know, just because Lahaina is going to generate so much more revenue doesn't mean that the, the level of quality and service won't be the same. And to make sure level of quality of service is consistent throughout the community.

Mr. Kaho'ohanohano: But again, the reason I brought that up is that my understanding of the parking garage going have camera system and all these other stuff. I don't see some of the other parks having that type of cost factors involved.

Ms. Wade: Absolutely true. Which is why if Wailuku had to stand on its own, it takes a whole lot longer to get Wailuku in the black.

Mr. Ball: Right.

Ms. Wade: So the Countywide system kind of like to spread that cost across the whole program.

Mr. Ball: Okay. Anything, excuse me, anything further?

Ms. Wade: I'll share, though, I'll share the links with you and I'll actually send you guys the links to the two Council Members where it would be interesting for you folks to just hear the questions that Council is asking, even if you, if you just felt like in your spare time you wanted to hear that. And then frankly, the incredible resource that Julie did because if it has, touches parking in any way, she's seen it, dealt with it, and talked about it quite a bit.

Mr. Ball: Yeah.

Ms. Hiraga: Yeah, that would be good. Thank you.

## **E. DEPARTMENT UPDATES**

### **1. Church and Vineyard Street Improvement Project Status**

Ms. Wade: Keone, would you like me to move through department updates?

Mr. Ball: Yes. Let's do that. Section E, number one, go ahead. You can just go to the next one, and the next one.

Ms. Wade: Will do. Church and Vineyard Street, we finally have the upper Vineyard permits. I shared with you folks how when we did the potholes on Upper Vineyard we realized the water line was nowhere near on the at built plans. So they had to do some redesign, kind of building the airplane while you're flying, unfortunately. Redesign had to be done and now those plans are in and have been signed off. We're just waiting for the sewer bypass plan for the Upper Vineyard to be able to move forward on that section.

As I said at the last minute, but just to reiterate, the traffic signal at the intersection of Church and Main will not be activated until the entire road work is done.

Ms. Hiraga: Yeah.

Ms. Wade: That is just going to sit there covered until we finish Upper Vineyard. Because what happens when we activate that is Church starts going two-ways and with Vineyard partially closed talking about MPD, that it's just too much confusion for people at one time. So we'll just stick with the way it is until we're ready to open everything back up.

### **2. Wailuku Parking Structure Update**

Ms. Wade: The parking structure, so I think I shared with you also last time we had, we now have three iwi kupuna burials at on site. The direction has been to preserve in place for all three. The request of the cultural descendants was to preserve in place. We have been able to accommodate that through some design changes. I don't have a stall count impact for you yet, but it's over 20 stalls. I know already, so I can tell you. It will, it will result in the loss of at least 20 stalls, so --. It in some ways I think, though, the Church Street side actually makes the building look nicer, and makes it, creates a better line of sight. It basically pulls the edge of that building away from Church Street a little bit. The one -- there's a second one that essentially opens up the area around the stairwell and it creates a larger planter area. But right now, we're in structural redesign to determine exactly what that's going to look like. So as soon as I have that, you know, whatever I'm able to share with Burial Council at our next meeting for that, I'll share with you folks in December as well.

Other than that, the project is moving forward and just lots of appreciation to our construction management team at Dowling and Associates. They have been so flexible, and so willing and able to jump in and find the path to a solution that that's what's kept us moving forward.

### **3. Business Interruption/Rental Assistance**

Ms. Wade: The business interruption rental assistance, so, you know, way back when we were talking about how do we make sure that the businesses survive this construction that a number of scenarios for how to support the businesses. And then Covid hit and it wasn't clear who needed what for a while because people have variations of who was able to be open and who wasn't, and what their level of impact was. Ultimately, rental assistance became, it became really clear that folks just needed help paying rent that those that were directly impacted. And by that I mean the access to their business had been blocked off. That's the case for seven businesses currently. So we've had seven businesses with direct impacts of access during business operating hours.

So we have been able to develop the program. We developed this program from scratch, too, by the way. So you know how government works. It wasn't, it wasn't a quick turnaround. But now all of the businesses have received at least one payment except for one. So there's one that's just the most recent one came on board. They've all received at least one payment and the payment went from the start of construction till February of 2020, August of 2021. So any impact throughout those months they have had no compensation for and signed a waiver agreement. And then moving forward, that's basically how it works. So every two months we provide the business an offer letter for rental assistance, and then we provide them a waiver agreement that says, we didn't have to do this, but we did because we understand you've been impacted. When they sign off on that, you submit the request for payments, and they get mailed the check for the rental assistance.

I wanted you folks to know that that's up an in operation. So if you do see posts on social media, the construction is impacting the -- most of those folks are getting assistance. Whether they, whether they, whether it's, it's helping their business or not, because it's very hard with some of these during Covid and the limited operating capacity that they're allowed to have. That's not construction related. So it's not something we can compensate for or we'd have to compensate everybody who's impacted by Covid. So we had to keep it really specific to construction impact. Anyway, I wanted you to know that that assistance is happening.

#### **4. Small Town Big Art updates**

Ms. Wade: Small Town Big Art, I don't know who's on the call, but whoever is, you're going to get a sneak preview. So we applied for another National Endowment of the Arts (NEA) grant and got it. So this is a --

Ms. Ridao: Congratulations.

Ms. Wade: Thank you. Are super excited to be able to provide another year of small town big art and hopefully be able --. And the other thing we asked to do is create a template for other communities throughout the County of Maui that had interest in doing public art and how to assist them in doing so at public facilities. The grant will partially cover that as well. That will be moving forward. There is a call to artists out now. You might have seen that on social media as well. But you should be seeing a press release shortly about the NEA.

Ms. Ridao: So, Erin, if an artist were interested, where would they go to look for this information?

Ms. Wade: Yes. So they can go to small, town, big, dot org. Small town big dot org.

Ms. Ridao: Small towns, big, dot org.

Ms. Wade: Small towns, big, dot org. Yeah. Right on the very front . . . (inaudible) . . . page there's a big blue box that says call to artists.

Ms. Ridao: Okay.

Ms. Wade: This one's, this call is really neat. If you have the time, again, a whole bunch of story stories were recorded with kupuna throughout the community over the last six months. And this call to artists asks for artworks inspired by those stories. So it asks artists to listen to the story and then make a proposal for an artwork that was inspired by one of the stories they . . . (inaudible) . . .



Mr. Ball: Cool.

Ms. Wade: That's it for me.

Ms. Ridao: This is kind of a little late. I should have asked it at the first, the first . . . (inaudible) . . . You know when Vineyard Street is completely done, will there be parking on Vineyard Street?

Ms. Wade: Only in front of Ralph Kato's building where the old Nissan was. Kind of right at the corner of Church and Vineyard on the mauka side of the street --

Ms. Ridao: Okay.

Ms. Wade: The river and the mauka side. So those three stalls are staying. Everything else is --. And because those are the only three stalls on that side. The other side is essentially being converted to the public sidewalk.

Ms. Ridao: Okay.

## **5. Upcoming agenda items**

Mr. Ball: Okay. Did you want to cover the agenda, upcoming agenda items or we just have that one?

Ms. Wade: Scott, are you still on the line? Do you have any agenda items?

Mr. Ball: . . . (inaudible) . . . Scott?

Ms. Wade: Scott Forsythe?

Mr. Ball: Yeah, he's still there.

Mr. Scott Forsythe: Can you hear me?

Mr. Ball: Yeah.

Mr. Forsythe: Alright. Hi, Erin. Good afternoon everyone. I had the wrong mute button pushed here. So I do I have one item to bring in December and that is for a design review for 2027 Main Street which is the MAPA Performing Arts Building, formerly the Dollar Store. And so there's some exterior improvements and sidewalk improvements that you guys should be taking a look at.

Mr. Ball: that sounds good.

Ms. Wade: Hopefully they don't need a variance. Okay, great. So we'll have that at the next meeting. And then if we get response from Council or if Planning has additional information for on this topic, design guidelines variances, we'll bring that back. And then finally I'll have Julie Dixon at the next meeting to talk to you folks about . . . (inaudible) . . .

**F. NEXT MEETING: December 17, 2021 (3<sup>rd</sup> Friday)**

**G. ADJOURNMENT**

Mr. Ball: Anything else from anybody? Seeing none, our next meeting will be December 17<sup>th</sup> at one o'clock.

There being no further discussion brought before the Agency, the meeting was adjourned at 1:57 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  
Jo-Ann Ridao

**OTHERS:**

Erin Wade, Maui Redevelopment Program Planner, Department of Management  
Scott Forsythe, Small Town Planner, Planning Department  
Michael Hopper, Deputy Corporation Counsel