

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 25, 2022**

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Keone Ball, Chair, at approximately 1:00 p.m., Friday, February 25, 2022, online via BlueJeans Meeting ID: 878 183 393.

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

Mr. Keone Ball: Okay. Well, welcome everyone. We'll call the meeting to order of our February 25th meeting, 2022. And we have a few agenda items here, so we will go through that. Before we get in to those, if anyone would like to testify they may do so at this time. You have three minutes. If you would like to wait till the agenda item comes up, you may do so as well. You cannot do both, but you may testify during the agenda item also. So, with that, is there anyone that would like to testify at this time? Please make yourself known.

B. PUBLIC TESTIMONY

Mr. Ball: Okay. Seeing none, we'll move to item C, new business, Department of Management in partnership with Kauahea Inc and Ferraro Choi Architects will present an overview of the Halau of Oihi Art concept proposed for the County owned parcel at the corner of Church and Vineyard in Wailuku. Project purpose, proposed uses, and initial design concept will be discussed. The board will provide input. So, let's take that away. Who wants to lead on that? You want to do an introduction Erin?

C. NEW BUSINESS

1. **The Department of Management in partnership with Kauahea, Inc and Ferraro Choi architects will present an overview of the "Hālau of 'Ōihi Art," concept proposed for the County owned parcel at the corner of Church Street and Vineyard Street in Wailuku (TMK (2) 3-4-013:060 and por 057). Project purpose, purposed uses and initial design concepts will be discussed. The board may provide input. There is no permit or formal proposal at this time. Additional information and preliminary community input may be made at <https://www.wailukulive.com/hoa-wailuku>**

Ms. Erin Wade: I'm going to pass it to Keanu Lau Hee who is project managing.

Ms. Keanu Lau Hee: Hi, good morning or good afternoon, rather. I hope you can hear me clearly. I'm calling in from the Big Island of Hawaii. So we're really --

Mr. Ball: Loud and clear.

Ms. Lau Hee: Okay great. So as Erin said, I'm a planner with the Department of Management, working on this exciting project that we're looking to bring to the County of Maui, Wailuku specifically. Working in close partnership with Kauahea Inc, along with very esteemed kumu hula who have helped guide our project and our partners at Ferraro Choi. Without spoiling too much, I'll let you Hokulani Holt tell you from her words more about the project. And then Ferraro Choi will talk about some of the conceptual design we have put together for this, this exciting opportunity.

Ms. Hokulani Holt: Aloha mai ka kou.

Mr. Ball: Aloha.

Ms. Holt: I'm Hokulani Holt, president, of Kauahea Inc and Kumu Hula of Pu'u O Hi'iaka. There is an olelo noeau that says makahana ke ike. This means through doing, one learns. This reflects the current educational term known as an experiential learning. But our kupuna knew its value upon generations upon generations. It teaches us to be attentive. It values persistence, and it takes time. It requires that we push through when we are tired or just want to give up. It is not easy. We must use all of our senses and engage as we learn to listen, watch, and try.

The Halau of Oihi Art will support this ideology and many more olelo noeau like this. While it will focus on hula, hula encompasses a myriad of cultural practices and thus learning experiences. If we think about our own family and friends. Yeah, why don't you think about that for a second? I think you will agree that, you know, someone that learns hula. Hula is about community. Hula is about extended family. Hula is about environment. Hula is about our home. And hula is for everyone. Having the Halau of Oihi Art on Maui and in Wailuku will ensure that we are cultivating and growing authentic Hawaiian culture in our community. I believe it will be the first of its kind in Hawaii, and it can be a shining example to others of what a community can do together. The Halau of Oihi Art will offer spaces for hula, language and culture learning, hands on native art, and overall community gathering spaces. It will be a place where small businesses that further the cultural arts as well as Maui community are welcome and can flourish. It will once again encourage the community and visitors to our community to come to Wailuku. Mahalo.

Mr. William Brooks: Mahalo. Thank you so much Hokulani. Kapua, have you determine how to share the screen? And I'll go ahead and give everybody just sort of an overview of the, of the physical facility that we are in the very, very preliminary stand, preliminary stages of developing. And I just wanted to lead you through how we are thinking about the project because we've been given the opportunity to look at this with a fresh slate. Because now we have a specific stakeholder group that will really bring life to the facility. But on the other hand, we didn't want to disregard a lot of the important features of the originally planned facility. So I wanted to lead you through some of those diagrams just to kind of show you

what I'm talking about. And then Kapua will come in when we get to the point of looking at the block outs on the floor plans and give you a little better feeling for which spaces are intended to go where. But in very rudimentary block out form these aren't, you know, official concept plans. Because, as I say, we are very much in the beginning stages.

This slide simply shows the overall site and the white object sort of the middle is the parking structure that is currently under construction. And then the dotted streets are, of course, Market Street on the makai side. We have a Vineyard on the right. And then on the mauka side is Church Street. So just to get you oriented. The dark brown pathways are pedestrian pathways that have been part of the project since its inception. And the light-brown bars reflect roadways, which have also been part of the project since its inception. So we have a small road coming up or, you know, small access coming up on Pili Street. And then we have a fire lane that originates over on Vineyard. These have always been part of the project and will remain. And we wanted to make sure that we put those things into account. Okay, Kapua, next slide.

This is just a diagrammatic indication of the existing retail outlets on Market, Vineyard and Church, and the proposed retail that was part of the original design. So the, the lighter blue squares are the all of the existing retail. As you can see they're closely along aligned and along the street front. And then the darker blue area was the retail portion of the original design. As you can see, it was a little bit further inward and a little bit different in terms of concept. And then we've shown a dashed area there. This is a, what we'll call an area of opportunity. We're considering sort of replacing some of the retail that was shown in the original design. And then, of course, here's a photo to kind of let you know what it sort of looks like today. Okay, Kapua.

In this slide what we started looking at was the idea of a different building form. And the building form is characterized by, you know, its primary elements. So the very dark brown bar on the left is all of the, all of the support space. So you'll see, you know, the elevators that come over from the parking structure, the back of house, the loading storage. Those are the kinds of things that would, would happen inward of the site, you know, away from view for the most part. And then you can barely see it, but there's a dark grey square in the middle of the original retail area. This is what we're looking at as a opportunity when we start to change the building form from what was originally a sort of a square to more of an elongated form that you might consider more of a sort of an H or K formation. And again, the opportunity for retail shown in the green space. Next place, next slide please.

So here's what we started thinking about doing with our retail. Instead of having it so much of it on the inward portion of the site, we're thinking now this dark blue area could be the retail so that it better represents the feeling, I guess you could say, that it currently exists on Vineyard. And also the slender form of this blue and the purple start to give us opportunities that would allow us to use more traditional roof forms, like hip roofs and so on, that would

also, we believe, better fit with the scale and the, the history of Wailuku. And then the next slide.

And then this is sort of, I think, the final diagram before, before Kapua is going to talk. But so here you've seen what we, what this new building form allows us to do is it spreads the building out a little bit more on the overall site instead of consolidating it in the Vineyard Church Street corner. And by doing that and elongating the building form, we now have two green space opportunities. The larger one remains the community events center which has always been part of the project. And then we have a smaller green area, which is in essence a courtyard that would function more specifically to the, to the purposes that are within the building itself. We still maintain that strong pedestrian connection between the parking structure and Vineyard Street. So we pierce through the building at that point and then we're still retaining all of the other pedestrians spines et cetera. Part of the project also, by the way, is the hope that we will eventually have a photovoltaic array on top of a portion of the parking structure. So that array is shown as a green grid on the white parking structure shape.

So this is the general layout that we started looking at, to test it, to see how it would work out and fit the newer, more focused functions of the kumu hula. And I would like to let Kapua kind of walk you through where we went from this point.

Ms. Kapua Pimentel: Thanks, Bill. Hi everybody. My name is Kapua Pimentel. So the next portion that we looked at in conversation and with the kumu hula that we mentioned beforehand was looking at how this space is going to function, what activities want to go on here, and the spaces that are needed to support the mission and goals of the kumu and for the community as well. So we're in this diagram looking at, you know, areas in terms of access. So the areas that are more private and more public and kind of organizing them. That way, so you'll see some of the most private being kuahu is used in traditional hula ceremony, which would function in the building. And then moving more out to semipublic areas like the courtyard that Bill mentioned that might have some public access, but kind of a controlled access to that area. Other areas like classrooms, bathrooms, and the dance studios as well, would kind of be in that semi-public. And then going all the way out to the most public spaces, which would be that outdoor plaza that you saw in the green area. It's the retail, of course, and then larger public gathering spaces that you'll see in just a little bit.

So taking all of this and this arrangement we started to very conceptually layout based on what Bill walked you through earlier where some of these spaces could go. So you'll see on this site is right now our conceptual first floor where you'll see the green spaces carry through the courtyard here. Right now in these diagrams, purple is representing hula space. So they can be very flexible right now. Maybe they're studios for dancing, more classrooms for, for teaching or crafting, artisans and those sorts of workshops as well. We've got the blue mentioned here, which was retail. And then you'll notice here that this, this blue is kind of in between purple and blue. And this is the thought that, again, this might house

businesses that kind of have an overlap with hula and the arts that would be housed here and have a relationship with that programming as well. Orange and yellow are the support spaces that you saw. And then this larger space here, number ten, is the large performance, community gathering space auditorium for the larger audiences and performances there.

Mr. Brooks: Kapua, I could also mention on that previous slide, on this level too you'll see some sort of tan areas. Those are open lanais that offer views towards Haleakala. And on the mauka side, of course, up towards the Iao Needle. And one other point that I forgot to make but it's important is that the original scheme considered a three-story building. And by stretching the building out a bit on the site and going to a more traditional building forms, this is actually a two-story scheme. So we also feel that that will be helpful and perhaps more in keeping with the scale of some of the older buildings in Wailuku. I just want to point that out.

Ms. Pimentel: Thanks, Bill. These are just some inspiration images that we've looked at. A lot of some of the ideas and thoughts that we've had in talking with the kumu are about growing, you know, plant materials that would be used in hula. So the courtyard might be an opportunity for that. Looking at different ways the courtyards can bring in light, bring in natural ventilation make the buildings generally more comfortable, also more sustainable. So you'll see those here. And also with these areas, you know, we're bringing in light into a gathering space here.

This image would be of the dance studios themselves. They may, you know, may not look exactly like this, but generally we'll have, you know, these views that were very important to maintain to the surrounding areas, mirrors for functioning purposes. But also, again, talking about flexibility and other ways that these rooms could be used by the community in the meantime when there isn't hula happening in there. And then some local examples that Bill kind of mention going back to more traditional roof shapes rather than maybe more modern, and not as contextual architecture that was previously thought about.

Mr. Brooks: And as, you know, as we discussed, we're really, really in the very preliminary stages. So we are starting to test three dimensional views and that type of thing. But we didn't feel that they were sufficiently developed to get people too excited at this point. So we felt it would be better to stay with sort of the block plan layouts. But I think you can get the feel that the, the building would take on quite, quite a nice type of ambience, and really be, from our view, maybe more in keeping with what the community would accept. But I think that's part of it. Were there any questions on sort of the block plans or the inspiration images before I get into a little bit about the schedule?

Mr. Ball: We'll ask the questions at the end, Bill, so you can continue. Yeah. Thank you.

Mr. Brooks: All right. Kapua, if you could blow the schedule up just a little bit so that people can see it maybe a little bit better.

Mr. Ball: That's very helpful. Thank you.

Mr. Brooks: Yeah. You know, again, this is an extremely conceptual schedule that only deals with the big blocks of tasking. And obviously, as we go forward, it'll get more definitive. But, you know, generally speaking, we're looking at about a three or four year project. And so we are in that first red bar is we are here at the end of February and March of 2022. We are already moving forward on some early planning and some very focused community outreach including a new environmental assessment. So that's work that's going to be happening up through the summer and then a little bit beyond. We are anticipating that we may have our County funding, which is, I think, are already been requested by Erin. So if we're successful at that, that County funding, funding would become available around the end of July, early part of August. And that would kick off the design phase, which would run for about 11 months or so into the middle of 2023. At that point, we would submit for our building permits, which we are allowing -- if you can scroll to the right a little bit, Kapua -- we're allowing roughly a year, which may be optimistic, but we're hoping, hoping that that would be adequate time. And then towards the end of that building permit, that phase, the County would proceed with soliciting bids and contract contracts. So that by the time that the building permit was in hand, we would be in position to start construction roughly in the middle of 2024. And then we're thinking that this is probably about a 20 month construction project, which would make it come to completion in the early part of 2026 with occupancy immediately to follow. And I think one of the big points about this schedule just so that everybody knows is that this presumes a single phase schedule. In other words, everything would be built in a single phase. Obviously if that were multiple phases it would look quite different and it would have an impact on cost as well. But so just to, wanted to let you know that this is the idea that it's a single, single phase project.

And that's as much information as I had to give to you today. We would be more than happy to field any initial questions that you may have.

Mr. Ball: Okay. Commissioners question? Gwen?

Ms. Gwen Hiraga: My apologies. I was on mute. So and this is more a question for Erin, I guess, in terms of funding. So will -- it's going to be included in the Mayor's budget that he sends down in March to Council? And what amount and what does it cover?

Ms. Wade: Keanu, are you still on? Did you want to answer that?

Ms. Lau Hee: Sure. Yes, Mayor is requesting \$22.5 million dollars in the FY23 budget that will be sent to Council in March. The, the cost covers design, permitting, and some of the construction costs for --. We scoped out one phase for the first phase is what it would cover.

Ms. Hiraga: And William made a comment about a new EA. So that's all part of this, the budget?

Ms. Lau Hee: That's correct.

Ms. Hiraga: That's all I have. I just, I just want to make sure that they can get the funding.

Mr. Ball: Yeah. And total project amount was what? Did he say?

Ms. Lau Hee: We don't have --. We have very preliminary cost estimates, so we're not really comfortable --

Mr. Ball: Okay.

Ms. Lau Hee: -- putting that number out there. Yeah, yeah.

Mr. Ball: Yeah. All good. George, do you have anything?

Mr. George Kaho'ohanohano: I have just one thing and I like the concept of what's going on. But I'm just wondering have the County really said that they don't need any more space? What about a meeting room? Conference room? They now go out --. I believe the County goes out to the set up for meetings and cost factor. So I was just wondering have we gone away from that totally?

Ms. Lau Hee: I think Bill folks can add on, but there is proposed meeting spaces in the site. So that, that would potentially be available for the County to be able to leverage should we need it.

Mr. Brooks: Yes, that's, that's correct. And Erin you can certainly jump in here, but the reference may be to the original design, which had a, a fair amount of offices that were dedicated for County use. And I think the current approach in part to be financially responsible and to recognize the value of flexible space is actually about 20 percent smaller, smaller in overall footprint than the original design. And so that's, that's going to help us get to where we need to be with the, you know, the funding challenges ahead and that type of thing. And I think the idea was that we would not focus on the County offices as a designated portion of this new idea. Erin, did I, I state that accurately?

Ms. Hiraga: A related, related question is so, and following up with what George asked, you know, when we, when the MRA looked at the initial plans or the original plan, I think there was a strong need for a meeting space, you know, a full meeting space like the commission meeting room, that type, for both groups and County to use. But if you, Kapua, you mentioned -- oh no it was Kunea -- mentioned about meeting spaces will be available. I

mean, what size? And can a board or commission have a meeting there? Would number ten be used? Is it available for public use by anybody or can we have big meetings there?

Mr. Brooks: I think the answer is definitely. In fact, that's the kind of input that we're seeking so that we make sure that all these concerns are eventually addressed. But the studio, the hula studios on the top of the mauka end here -- four or five through seven. We're looking at a great deal of flexibility there. In other words, some of these rooms would be separated by removable or mobile acoustical partitions so they could open up into a larger space. And then certainly the area that you zeroed in on, number ten, which is our sort of our performance hall, we wouldn't want it to sit idle. So it would also be available for these types of large meetings and events for that matter. And that's, that's one of the reasons why we've kept the lanai because it would make a beautiful venue, let's say, in the evening and so on. So people can move outdoors from the indoors. So, yes, I think those large meetings, which --. And I'm not sure how frequently they occur, but they could definitely be accommodated.

Mr. Ball: Yeah, I would hope that those, those multiple units side by side would have that flexibility of one large. I mean, they make, they make those so well now, right? The partition, I mean, because they cut out sounds. You could have multiple meetings at one time, or one large meeting out of the bunch there.

Mr. Brooks: Yeah, Kapua if you would, if you could scroll back to the inspiration slides.

Ms. Holt: Well, the one the one thing to answer this question is hula, hula classes normally happen in the evening. Very rarely do we have hula classes during the daytime. So much of the spaces would be available, especially during the daytime. And then, you know, with, with use arrangements. Of course, if you have nighttime commission meetings or gatherings, of course, those would be possible. Again, preliminarily, much of the smaller spaces are maybe about a thousand square feet. So, you know, that is plenty enough room for more general meetings. And then, of course, if you have large community meetings as William spoke of, the number ten is, is probably the most usable space for that. But hula normally is in the evenings after four or five o'clock, and then on to maybe nine, ten o'clock. So lots of room for, for shared use.

Mr. Ball: Go ahead Gwen.

Ms. Hiraga: Okay, follow up question. Thank you, Hoku. I appreciate that explanation. So with regard -- and I don't, I'm sorry, I don't know the details of the partnership agreement that you have with the County. So with the, would Kauahea control the facility itself in its entirety? Control management?

Ms. Holt: Okay. Yeah because I wasn't clear what control means. That's why I was pausing. Management, yes. Kauahea is a long time non-profit organization. The Maui kumu hula are also organizing into a non-profit and we estimate further on down the line once the building

gets up and things like that, that perhaps the non-profit that is part of the Maui kumu hula would also take over management etcetera. So, so, yes, Kauahea at this current time would be the, the management and use overseer. Yeah.

Ms. Hiraga: Okay.

Mr. Ball: Okay. That answers one of my questions too.

Mr. Kaho'ohanohano: Keone?

Mr. Ball: Go ahead George.

Mr. Kaho'ohanohano: Yeah, Hokulani, please excuse but I'm more or less on the line that the building was originally put together for the County's use. Now all of a sudden it's going to be a privately run. And I'm, I'm, I'm interested to see as to how much accessibility the County will get to certain meeting rooms. Because from past experience we've had night meetings and that, you know, it --. Again, I'm going back to the original phases that, you know, it's County now it's going private. So I just want to make sure we have an amicable supply of working to get the County the advantage to use that also.

Ms. Holt: I, I, I estimate that that would be absolutely, absolutely possible. And again, I forget who said number ten but, you know, the number, the number ten space is quite large. And it will be set up to welcome, you know, a couple hundred people, if I remember right into this large space, if that's what is needed. Now if night time, date, night time, small meeting spaces are required, I think it would be mostly like any other County building that would have been you go and you request. Okay, on this date, we need to have that. And it's like, okay, that's possible. But I, I have a hard time conceptualizing how often, when, those kinds of questions that I can give you a definitive answer.

Mr. Ball: And I guess it would be written in the contract between Oiwi, right, and the County on --

Ms. Holt: I would, I would imagine.

Mr. Ball: Yeah. Yeah.

Ms. Holt: I would imagine.

Ms. Lau Hee: Yeah, if I can just --

Ms. Holt: I just need to clarify that we planned for this to be for the community, yeah. And, and so we hope that all of that can be or we anticipate all of that can be worked out as any building as --. I mean when you want to, when you want to use the Kahului Community

Center even for County meetings, there is that arrangement that that has to be made. So I would anticipate it's much the same as that. Was that helpful?

Mr. Ball: Yes, very much. Gwen?

Ms. Hiraga: Yeah. And thank you for that. So now to my next question is because it can possibly or most likely be used as like any other County facility. And I know this is so preliminary, but I was just wondering about a rate structure or fee structure for, for charging use by the public. And I would assume the government agencies might be exempted.

Ms. Holt: I cannot give you that kind of information right now.

Ms. Hiraga: Too early, yeah?

Ms. Holt: I'm sorry.

Ms. Hiraga: But I think those are things that should be thought about, yeah? That's not directed to you. I'm directing it to Erin.

Ms. Lau Hee: Well, and if I can just jump in. The County is working in partnership with Kauahea to work on our fiscal sustainability plan that would help scope out some of those rates and fees. And when we do execute a lease for either majority of the facility or a portion thereof, it will include looking at rates for the County use.

Ms. Hiraga: Thank you.

Mr. Ball: Okay. Do we have any other questions? I got a couple of more too. The infrastructure, right, that we already have on there. But it's going to require another EA? I thought we were ready --.

Ms. Lau Hee: Yes. So when we looked at -- and we got feedback on the cultural impact assessment -- it, the feedback was that was it sufficient. So to honor the building, we decided to go ahead and redo that just to honor some of the feedback we heard the first time.

Mr. Ball: Okay. And then the infrastructure is already done, right. I mean it will be done when the structure, the parking structure is done. Is that correct? Does that help the speed of the construction of this?

Ms. Wade: I can speak to that. Yes. So the stub outs for the building utility and the access to the parking structure, we just asked, you know, Ferraro Choi took this fresh look that it not be totally fresh because we already planned all these stub out and access locations. So those are all plans to be, and going in with this, phase 1B the parking structure and roads.

Mr. Ball: Okay. Anyone else have anything? Okay, at this time -- I kind of did that a little bit backwards -- but we'll open it up for public testimony at this time. And so if anyone would like to testify, you have three minutes, and you can make yourself known. Okay, seeing none. Any other questions? Do you have any other questions?

Ms. Wade: Chair, I think Susan just asked to testify in the chat.

Mr. Ball: Oh, thanks, Susan. I'm sorry I can't see you because that other screens up, but go ahead. And you know the drill. You can identify yourself and then proceed.

Ms. Wade: Susan, are you there?

Mr. Ball: Can we unmute her for her?

Ms. Leilani Ramoran-Quemado: Susan would have to unmuted herself. I have no access.

Mr. Ball: Okay. Susan, if you can hear me, go up to the top and the mic part will drop down off the top menu. It kind of disappears up there.

Ms. Wade: Susan, did you want to type some comments in the chat if you're unable to, to unmute?

Mr. Ball: Yeah, you can do that way.

Ms. Wade: She does have a couple questions stated in the chat currently, Chair. She does state what is a new EA? And I think, Keanu --

Mr. Ball: We kind of covered that, yeah.

Ms. Wade: What happens if the Mayor is not re-elected? And what other Kumu and halau were invited. And I can take that first question if you'd like me to, Chair.

Mr. Ball: Yeah, go ahead.

Ms. Wade: So while, you know, the Mayor Victorino is proposing this as part of his budget that he submits to Council. Ultimately it's Councils, the County Council's decision whether or not the project gets funded. And so it's -- the project certainly isn't intended to be the project of one single elected official. It's intended to be a community project and to be largely supported if that's the intention of the Council. So once the Mayor submits his budget, Council will be discussing throughout the month of April and into May. And certainly, you know, any feedback can be received there at that time. And I'll let Hokulani Holt respond to the Kumu question.

Ms. Holt: Sure. Mahalo. We have a contact list of approximately 24 Maui Kumu Hula that we keep in touch with. And there have been 14 that have been actively engaged in the initial discussions about the Halau of Oiwi Art. And if we recall the photo that was part of the news release to the community about the Halau of Oiwi Art, there were approximately eight or so kumu there. Among them was Pueo Pata, Kahulu Maluo-Pearson, Kamaka Kukona, Kaponu'ai Molitau, Haunani and – I keep saying Brandon – Iliahi Paredes, Moani Whittle-Wagner, Aunty Mopsy Aarona, Sissy, Sissy --

Ms. Wade: Sissy Lake-Farm.

Ms. Holt: Sissy Lake-Farm. So these are -- the names I'm giving are active participants in, in the discussions that we have been having, not only with, with the planners but also separately as Maui kumu hula meet together and discuss this. So there were like I said we have 25 on our contact lists, 14 are actively engaged in these discussions. And then those that were in photo they come regularly to the meetings that we have with the County and Ferraro Choi.

Mr. Ball: Okay. And the question may have been from Susan, I don't know, is how was Halau Oiwi chosen? I don't know if Erin wants to answer that.

Ms. Wade: I mean I can just speak to sort of how it dropped out of the sky if you want. You know, we had asked you folks in the summer about MRA what did you want to do with the site? How did you want to think about phase two? And the response you gave was, we kind of need to start over. We should start from scratch. And Keanu and I were sitting in our offices and said, you know what? This has to be a community driven initiative. Whatever is going to come at this location has to come to us from the community. And then about two weeks later, the, the declaration came out about hula and the perpetuation of cultural practice relating to hula. And in it was described the need for facilities. And so that was forwarded to us from the Deputy Managing Director asking if there was anything and pieces of that that could possibly work. And so when we looked at the some of the needs and asked a little bit more in depth, Hoku and Pueo Pata who are kind of leading the initiative, we realized, wow, there's really a lot of overlap with what had already been discussed, and the things that the community had supported in particular. You know, just admittedly, the community was never really thrilled with 14,000 square feet of county office space right there. It did put a lot of pressure on the neighborhood in terms of parking. You know, we're only building so much parking, and so that was a concern. So having a more focused night time use started to fall better in line with the community's needs. So we just initiated the conversation with the Kumu to find out would they be interested in the location. And so that's why we're back to you folks now, you know, because you said clean slate. And then this kind of came to us.

Mr. Ball: We didn't, we didn't -- we weren't required to do any procurement for that at all were we?

Ms. Wade: Correct. No, so, you know, we have a contract with Ferraro Choi for consultation services for phase two. And so we're still within that existing contract at this point. There's been no additional procurement related to it at this point. However, I did ask Council for some additional funds for the cultural impact assessment and the cultural plan for the neighborhood, which truly, given how we have learned it's insufficient. We felt the right thing to do is whether or not a facility moves forward is to do it correctly, given that we have the opportunity to do that now. So Council heard that request last week and passed that on first reading. So that will be the only additional funds spent before this FY23 request.

Mr. Ball: Sorry, how much was that, Erin?

Ms. Wade: In FY23, the request is the 22.5 million.

Mr. Ball: Okay. Susan, has a couple more questions. Has the public part of that been sent out yet as far as that kind concept? Or was that the concept, then we go to the public, and then they go, okay, how about this and that? Is that how we're working this?

Ms. Wade: Good question. So typically when you have a project in mind, the first thing you do is you ask for design and, and permitting moneys. Because we already had an existing contract for design and permitting for the site itself, we were able to do some of this conceptual stuff to come back and get to the point of determining could this work. That's really where we're at right now is the, could this maybe work. And then the money that we're going back in for is money asking, okay, well, if now that we think it could work, does the Council and the community support this project to move forward? Then we'll actually move into EA. We'll move into construction plans and that will have the larger community input process to receive to do the community outreach and discussion about what else could be needed. How can this facility be leveraged to meet multiple needs within the area, that kind of thing.

Mr. Ball: Okay. She, she said she wasn't against hula but what else is considered. But I think we're open to all people, right? It's not just halau that will be allowed here. It's any community group, really, right. It's a community space. So I'm thinking we even count some Council meetings could probably be held in there because of that auditorium, right. When they have those large issues. Okay. Anything else?

Ms. Wade: So Chair just to clarify, too, we really appreciate the questions. And we did want to use this time with you folks as an opportunity to hear, kind of like Gwen brought up, like, what does it look like to manage this? Have you thought about rates and fees? Are there other things that are kind of in the back of your mind that you think as we get into the next stage you know. And we're hoping, you know, if you feel like, yes, this is, this feels like a

decent fit. What are, what are the questions, outstanding questions you might have in your minds as we move forward that you'd like us to do some more research on?

Mr. Kaho'ohanohano: Keone, if I may. Please, please everyone don't take me wrong, but my biggest concern is the public lack of knowledge of this. This might be a big factor. Because to be honest I knew the Mayor had his proposal out. I didn't know where the building was because he didn't elaborate. So we went from multi office County buildings to this. And the transition wasn't put out to the people who would know about it. And that's kind of concerning to me because I sit on the board and I knew the Mayor had his proposal. I didn't know it was for that particular building. And that's my concern.

Ms. Wade: Yeah. Thank you, George. Of course, this is, you folks are the very first really public format that this discussion has been brought forward. And the reality was we didn't want to have to make this really cool, kind of exciting announcement for the community cultural facility only to learn, oh yeah, we can't do, there's a bunch of stuff we can't do so it's not going to work. But we did just need to get to the point of being able to say, yeah, we actually think this could be possible before we brought it to you. And, you know, now that we're there, really while Ferraro Choi has taken the time to lay out some spaces, all of that is still very flexible. And all of the arrangement of the space is still under discussion. And frankly, the management of the space and how we're able to make sure that everybody is meeting the needs. The real issue has been from the beginning that there is no facility that the County of Maui owns that has been purposed built for hula. There's skate parks. There's tennis courts. There's all kinds of other activities, but there is no purpose built facility for hula. And so looking at when we're coming into this, not only can we design it for the purposes of the hula, but as you've seen, there's a whole lot about the facility that is multifunctional. And so if it does need to be multifunctional, what are those other needs that we need to consider through this process? So this is, this is that okay we know we can meet hula's needs, now what else do we need to, you know, kind of bring into the tentative discussion?

Mr. Ball: And so are we going to do things like we did during the parking structure phase, right? Where we have the community groups and they come in and we have those little town halls and talk story about what the people around the area like, right, and the people that frequent Wailuku a lot want to see there. Or, I'm thinking a lot of them will be mostly residents, right, as far as the spaces go, right. I have a, you know, a hobby group that I want to have a meeting space with. And those guys might say something, right. They need certain outlets or certain power usage or high speed internet or whatever, right, for those sort of things. So I think those are the things that we're now thinking about as far as that, right. Maybe some of the spaces we want to have already speaker, right. So we can just plug in our music devices or Bluetooth it to it so that the music comes right through, right. You don't have to set up this big old antiquated thing or whatever, right. Things like that to make it a facility that is state of the art, right. You know, if we're going to spend 20 million dollars on this or more actually; that's just the design phase, right. So I think things like that.

And then I think as we go along, right, it will come to, okay, what are these spaces going to cost, right, and that sort of thing.

But I think the public input on the usage, because there's stuff that we're not even thinking about I'm sure that they would like to see, right, as far as --. I mean, we're thinking of a just an empty room, but there might be things behind the walls that they might need, right. If it's that we can do now for the future, right, kind of thing. So, yeah.

Ms. Holt: May I say a little something to, to, to needs? Yeah, you know, this is a total aside and I'm sorry if I'm talking the wrong place or the wrong time, but . . . (inaudible) . . . But the, a new thing that has happened to kumu hula that never happened to us before is that during COVID we had to teach by Zoom. And we had to teach through distance. And we had to keep contact with our students outside of our normal face to face hula class which most of us think about today when you think about hula. We have all had to adjust to COVID and how to teach when we cannot be face to face. So, so Keone, that was part of our, our talk story too because we may still need to continue to do that. So we need enough technology like, like any other community meeting needs enough technology to reach beyond the walls. And so thank you. Those are, those are the kinds of things we have to remember, is that a meeting is not only within or gathering is not only within the four walls, but must extend beyond the walls. And so, so, yes, that's a good mana'o.

Mr. Ball: George or Gwen, you guys got anything else?

Mr. Kaho'ohanohano: I really got to say, though, to me, Hokulani, to me hula is still part of a gathering. Especially if you doing it by group you need that closeness that working together to see one another as a group. So I see what you're saying, and I like the idea. It's just that me being blunt I just got caught by surprise that we went from building and office space knowing that they're moving to all of a sudden we have this. And like Keone said I really think we need public input so that we don't run into stumbling blocks down the road.

Mr. Ball: It will create a better space too, you know. Gwen?

Ms. Hiraga: Yeah, I agree with George. There is a need for public input. This is the first time we're hearing it other than what came out in the newspapers unfortunately. And, you know, but, but I think we can work through it, you know. I don't really see a problem. You know, if we had First Fridays going on, there could have been like pop up tables and, you know, but unfortunately, we don't have that. But that would have been a good opportunity and venue to solicit input. But, you know, I, and I do understand what George is saying. You know, it was really for County facilities, yeah, offices. We had supposedly one of our County divisions moving in there at that time. But things change, you know, and we always acknowledge that we need to be flexible. And Erin is right. You know, we did say that we need to take a look again at the area. It may not have happened in the right order

necessarily, but, you know, we, we know what we have to do or what the County has to do together with Hoku and her group.

Mr. Ball: Yeah. And I think you're right, Gwen. We can work through this, right. And it's a lot easier when we have something like this in front of us, right. Instead of throwing out all these ideas, right. You got to start with some kind of foundation, right.

Ms. Hiraga: Right.

Mr. Ball: And we work through the, through the rest of it, right. Bringing in the community to talk about it, making sure --. I mean, this is just conceptual right now. We, we can do a lot of different things here. But I would like it as a community space rather than a County office to tell you the truth. You know, to build it in that area for just some County offices that are empty, you know, at night or whatever, on the weekend, right. It doesn't serve the area. It's just, I mean, so I'm, I'm happy with the way we're going with this. We'll open it to the public and they'll tell me I'm wrong, so, so be it. Maybe they want to see a County, a County office building there. I don't know. But --

Ms. Hiraga: And I --. Oh, can I say something?

Mr. Ball: Yeah, go ahead Gwen.

Ms. Hiraga: And I, and I also feel -- I truly feel that it will help with revitalization efforts of Wailuku, you know.

D. OLD BUSINESS

- 1. 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.**

Mr. Ball: Yeah, I agree. Okay. We all good? Okay, we have nothing to vote on so we'll move on to old business. You know what, sorry, I think I didn't close public testimony in that last one. I've been on vacation for a few days, so just coming back. Um, so we'll move on. Close public testimony on item C and we will move on to old business, item D, number one. And I guess we're done with item C.1, right. So you guys don't need to hang out. But we appreciate you guys' input.

Ms. Hiraga: Thank you very much.

Mr. Kaho'ohanohano: Thank you. I appreciate it.

Mr. Brooks: Thank you so much everyone. We'll talk to you later.

Ms. Lau Hee: Thank you.

Mr. Ball: Aloha.

Ms. Lau Hee: Aloha.

Mr. Ball: Okay. So old business, D, number one, discussion regarding the roles and responsibilities of the MRA, status of the Wailuku Redevelopment Plan, and the changes and ongoing needs of the district. Discussion with members intended to open a dialog about the MRA and its current form with the ability to provide a recommendation to the Department regarding the future of the board. We do have in your packet the SWOT analysis. And there it is.

Ms. Wade: Are you able to see my screen?

Mr. Ball: Yeah.

Ms. Wade: Awesome. Thank you, guys. I don't know if I can make this larger. So --

Mr. Ball: Your little slider at the bottom, I think, will work there.

Ms. Wade: Oh yeah. Awesome. Thank you. Technology. Okay, here we go. So I'm going to hop back just for a second to this. This fall we went through this. So basically we walked through just as a quick refresher, one minute. We walked to the redevelopment plan. We talked about what is it say? We talked about what the vision says and how you folks felt about the existing vision and whether it was still valid. We talked about if there were things that struck a chord with you that you wanted to make sure that we addressed. We talked about what's fresh. If it still felt fresher, if there was things that needed to change. We went through the task list in the redevelopment plan and talked about how everything has been completed, is underway, or is an ongoing function if it hasn't been reconsidered. There are a couple of tasks that did get reconsidered. But pretty much this last thing, which is the project that fronts Vineyard Street is the last remaining task in the redevelopment plan to complete. And then that's a wrap. In theory, we're redeveloped, right. So the question is, becomes then, does that feel true? Does that feel correct that there's no additional reason for discussion on redevelopment? And just to remind you this is the redevelopment area. So this is Main. This is Market. And then technically there's two, there's two sub areas, the main area which the neighborhood calls uptown here on the hill. Then you go down the hill into Happy Valley. The kind of commercial area in Happy Valley. It's technically in the redevelopment area as well. So just as a refresher, we talked through all those things. And

your feedback for the most part was the vision is still the same, and a lot of the infrastructure is still left to be improved. There's still some challenges, which is what led me to think maybe what we need to do is a bit of a SWOT analysis and talk through what are the strengths, weaknesses and opportunities. So we can zoom in on is there still a problem to be addressed? And if there is, what do you folks want to do about it? That's the, that's currently what the Wailuku responsibility would be.

Mr. Ball: Well, and that's difficult, right? Because the project we're working right now is on County land, right.

Mr. Wade: Correct.

Mr. Ball: So we have some control over that. But a lot of those other areas that is on that map are privately owned, right. So the only --. I mean, the real thing that we could probably do is encourage those landowners, right, with, with the redevelopment area incentives, right, and educate them on, on doing something different, whatever they might want to do. Because we can't --

Ms. Wade: That's a good point. So in the past, there was tax credits offered or incentives provided for encouraging redevelopment. But like, you know, with anyone's family, like I was thinking about this analogy with my own family when we built our house, we wanted like a grassy area and a spot for, like a little kiddie pool because that was the age of our kids. And now they're asking me, Mom, can we have a basketball hoop? And, you know, like it's a whole different need. And that's kind of where we are with Wailuku, too. It's a, it's the arts organizations are growing up. They're needing different things. Now we're going to have this parking structure and that's been the driving need for so long, has been the parking structure. But once we solve that, are we creating new problems?

Mr. Ball: Well, it may not be problems, but opportunities, right. Because you figure as if in our concept of that community building, right, we'll say, it opens up opportunities as it gets more used, right. Things at night, right. They might go and they have a couple more restaurants now because of it, right.

Ms. Wade: Right.

Mr. Ball: Or after a long County meeting, you might have a couple more places to have a drink, right. You know --

Ms. Wade: What should we drink after a County meeting?

Mr. Ball: You know, and so those all starts spurring up, right, or popping up --

Ms. Wade: Yeah.

Mr. Ball: -- and more people come to that area at different times, day or night. But then those, those buildings that maybe either are vacant or their uses are different, they might want to change that, right. Now does that, does that allow for that, you know, quicker, right. Because everybody knows the zone, you know, community plans change, zoning change is very timely and expensive, right. It's a major deterrent for doing a lot of those things. But if they're in that area, they, you know, and I'm thinking also like if they're doing restaurants, that the, the infrastructure for restaurants, right, is going to, is going to be something too. And a lot of those lots are really small. They might not have the land for grease traps and things like that, right. But it might afford opportunity for things like that. I just don't know what the, the incentives that we give for that area right now, right, or those properties, those privately owned properties.

Ms. Wade: Yes. Yes. And so you're absolutely right. Privately held properties typically the redevelopment area, redevelopment agencies responsibility was policy relating to zoning and land use and also proposing financial incentives. So there could potentially still be need for that. And it might be different than it was 20 years ago. And then again, infrastructure, is there still infrastructure potentially to be worked on or . . . (inaudible) . . . And in the area that I would kind of like to focus some attention is on public space management, because I've gotten -- I gave a hole in the bag. I've got a lot of public space management right now, and not a whole lot of organizational support for that within the County itself. So anyway.

If we could just wanted to walk you. These are the things that I heard you say throughout our discussion, the visioning session. That the strength folks really like that it's local appeal, that it's locally centric offerings, that there's a tradition of arts and growing arts in the district. And this just as a quick note because it was really interesting in one of our kumu conversations, and I hope to record this with Auntie Hoku at some point. But she said because Kahikili's compound was right here up at High Street, that sort of like in concentric circles around the, the chief's compound would have been people supporting the chief. And it would have been all of the best artisans and crafters, you know, to support the chief's needs in this immediate vicinity. And I thought, wow, what an incredible legacy of arts like from, from the moment of human occupation of these islands, this was like an arts district.

Mr. Ball: Come full circle, right?

Ms. Wade: Right. Pretty much --

Mr. Ball: They modernized it. Whatever, yeah.

Ms. Wade: Yeah, kind of neat. So we'll get her on, on record at some point saying that. That one of the strengths is that we have government and medical as industries here. That there's historic buildings and eclectic architecture. That it's currently an affordable place for business incubation. It's definitely one of the most the least expensive spots for retail on the

island. That there's a lot -- it's by and large property owned by the local community members. And it's a compact, walkable neighborhood. Those are the things that I've heard you say. And so I'd like to give you folks a chance. Tell me if any of this was incorrect or if there's more that I should add to this.

Mr. Ball: Well, and some that we want to keep it that way, right?

Ms. Wade: Right.

Mr. Ball: We want to keep local property owners. We want to keep it walkable, right.

Ms. Wade: Right. So by listing it as a strength, it's a strength currently and that's something you would hope to support in the future.

Mr. Ball: Keep it going, yeah. Like affordability, right. You'd want to keep that too because you wouldn't want to price the businesses are there right out of it, you know what I'm saying? Yeah, I like the strengths.

Ms. Wade: Gwen or George, is there anything to add or edit here?

Ms. Hiraga: No, I like it.

Mr. Kaho'ohanohano: I like it. It's just that I have and, you know, excuse me, but I haven't read up on the County ordinance. But I believe there's a County ordinance that specifically said that you cannot reside in a business building.

Ms. Wade: In other locations there is. Both in MRA and country town business district you can have a residential unit. But that it's unique. It's very unique to Wailuku and like Paia, Lahaina and . . . (inaudible) . . .

Mr. Kaho'ohanohano: Because if you, if you read the County ordinance it doesn't specifically said to county style businesses, or establishments, or buildings. It basically says a business. And I'm just wondering how we can get around that because I was never in favor of that. But it's still now it's become a sticking point when we start looking at Wailuku. And start looking at Paia and all these other areas.

Ms. Wade: Yeah, so for Wailuku, we have the commercial mixed-use district, which does allow for residential occupancy within the same structure as the commercial use. But it is -- it's unique to Wailuku. You're right about B-1, B-2, B-3, a lot of those business districts, it's, it's a real pain to try to get residential occupancy in there. It does, though, and this, this leads to one of our, our weaknesses, so I'll just talk to that. It does no matter what for building code purposes require occupancy separation. So for building code, you have to have fire ratings between your uses, between your retail and your residential use. And that

can be really hard in these old buildings. It can be hard to get fire sprinkler in here. It can be hard to get the occupancy separation firewalls that are needed in here. So that's, that's one of the weaknesses. You know, it's great to have your historic architecture. It's really complicated to renovate in some cases. So that speaks to the aging properties.

The lack of capital to invest in building rehab. We have a lot of folks that they're, you know, they're local owners, their property is valuable, but it's very -- unless you have a lot of money to sink into it, it makes these renovations hard. The lot sizes are tiny even in -- even though we have a code specific to Wailuku, there's a fair percentage, about 20 percent of the lots still are undersized and would need variances. Because they're less than 3,000 square feet, some of them. There is limited opportunity for residential infill. For the very reason you say, George, because of the complication of putting residential with commercial. And there's not, there's not any vacant land. We found that when we tried to make the temporary parking area. There's nowhere to do temporary parking. And so there's nowhere to do just exclusively residential project either. And then the aging roads and infrastructure continues to be an issue in some locations.

Mr. Ball: I think we should also put security in there, like Susan mentioned, because it is true.

Ms. Wade: Be, be specific for me.

Mr. Ball: Well, that night, Wailuku turns into a little bit place especially the later at night I guess. And it's not a secure feeling, I guess when you walk around there later in the night in certain areas, one would argue. And that might, you know, the more quote unquote development could stop that, right. Because more people around you feel more secure. But it's something to look at, right? We got to look at more lighting? We got to look at actual people's security, right. Whatever those kind of remedies are.

Ms. Wade: Good one. Thank you. Anything else to add or edit?

Mr. Kaho'ohanohano: Yeah, on the weaknesses, Erin, you know, I seen the other part about the, the parking, you know, the infrastructure and roads. When we, when we did the renovation to Market Street, we took away a lot of parking.

Ms. Hiraga: Yeah.

Mr. Kaho'ohanohano: Now I realize this is in the past and again, but I don't want to see something like that happen again. We sent -- in certain area where parking is restricted we shouldn't just eliminate parking for park for --. I'm telling you, it's kind of ridiculous, but eliminate parking for beauty sake. I mean those trees that are going on Market Street, I don't know how long they going live.

Ms. Wade: Right, they're already in the wires on Market Street, right. Yeah.

Mr. Kaho'ohanohano: So, and you know, one of the concerns that I had is, is we start to lose all these parking we going overburden the parking structure and we not going have any parking.

Mr. Ball: That was kind of the Front Street problem, too. When they redid the Front Street, they took all those parking spots out, right.

Mr. Kaho'ohanohano: Yeah.

Mr. Ball: Yeah. I agree with George. And that safety and security maybe just leave it as that and not in the evening.

Ms. Hiraga: Yeah, just leave it.

Mr. Ball: At all times.

Ms. Hiraga: At all times.

Ms. Wade: Yeah.

Mr. Ball: And, you know, we're putting this together. Where does this go? What happens to this?

Ms. Wade: Okay, excellent. So you'll see in just a minute that what I want to do with this is put together our -- for a new plan. But to do that, what I need to know is like where are we headed? Because I need to know are there studies that I need to ask for as a part of this? Is there additional background that I'm going to need to ask to be done to collect, you know, to inform the decisions that, that you would make and how we would guide this? And I'm doing this because if we got to the end and we didn't feel like there were major enough threats to, to warrant a new plan or challenges big enough to warrant additional coordination, we can all go home. We can just say, okay, there's no need for a redevelopment agency anymore. We've completed our job, you know, the task is done. But if the, if there continue to be issues or if there's new issues, maybe there were previous issues that have been solved, but now there's new issues, do we need to address those? So that's kind of where I'm heading with this and, and getting consensus. And then once, once we have the RFP to work on a plan, the whole community gets involved and we have conversations about where to head. But I don't want to, I don't want to take the time for myself to write this RFP if I'm, if I'm mentally heading in a different direction than you folks are on this.

Mr. Kaho'ohanohano: You're right. Erin, I agree with you. The looming question that comes to my mind all the time is what did the Court settlement say the MRA can and cannot do?

So we kind of blocked ourselves in. We cannot go either way because we don't know what our function is because they have specifically stated it. And that's a big concern of mine because all these plans that we are coming up with and we are dealing with is great. But if we have no foundation to do anything, we might not even be able to recommend anything. And that's why I keep on asking for our Corp Counsel to come back and say where are we with this position because it's sitting idle. In the meantime, any decision we make might be shortchanged.

Ms. Wade: George, are you referring back to the Court case regarding the, or the lawsuit relating to the zoning?

Mr. Kaho'ohanohano: Well, my, my, my thinking of the lawsuit wasn't so much for the zoning is what the MRA can and cannot do. Zoning was a part of it.

Ms. Wade: Mike, did you want to provide any info on that?

Mr. Michael Hopper: Yeah, the, the only thing that happened with the lawsuit was that the zoning and development code was adopted as part of the Maui County Code. So the zoning and development code would no longer be the Zoning Code. It would be part of the Maui County Code. So you don't have the power to do, to adopt zoning ordinances basically. You'd be making recommendations to the County Council. That that would be your role at that point.

Ms. Wade: And I think part of the question too Mike was, was there a challenge to the, or any settlement related to the function, other functionalities of the MRA?

Mr. Hopper: I can check with litigator assigned to it, but my understanding was that that by putting the zoning and development code as part of the County Code, so now it's zoned like everywhere else, that that there were just no nothing else with the lawsuit. So the other functions, again, a lot of the functions that you do as far as approving permits, that's the zoning and development code would authorize that. So your design reviews, all of those things, they're in the zoning and development code. That's where your authority came from. And I don't remember, I don't know if there's any cases where the County Council when they adopted the ordinance left much, if anything, for the MRA to actually do as far as approval. I think they took most of the things. I think there's still things that get either administrative review. But a lot of the items they put on a conditional permit, so you'd have to go to the County Council to get those approvals. So the Code that's been adopted in the County Code took away a significant amount of the, the role of the, of what the MRA did. And again, that was, you know, that was, that draft code, which was changed substantially by the Council when it got up there, that was sort of the intent to do it. Now, the original draft had the MRA still hearing a lot of the approvals under it. The County Council, I think, decided to say, no, we'd rather have somebody else decide that. And again, that was basically the Council's decision with, with most of those. Erin, I don't know if I'm recalling

correctly, but I don't think there was much left through the zoning and development code where the MRA had actual approval authority over as far as items. There might be some. Maybe, maybe design review with design guidelines and things like that. But I thought that the Council put a lot of that to themselves to look at.

Ms. Wade: Most of the MRA use permits are still with the MRA.

Mr. Hopper: Okay, good.

Ms. Wade: Everything related to vacation rentals, hotels, etcetera, got move to County Council. But like the one that you folks see all the time, the telecommunications they left with us. I wished they would have taken that one. But, no, that, that's still with the MRA. And of course, the design review, and the, the variance. So the variances and then kind of transient accommodations are what really shifted to the Council's purview.

Mr. Hopper: Yeah, the variances was a big part of that. And that was, that was in the draft ordinance from the beginning, I think, was that the variances were going to go to the Board of Variances in Appeals instead of the MRA. And I think that was the big, probably the most significant thing that you would do normally that was transferred.

Ms. Wade: Right. And then, you know, George, the other source of direction of course is Chapter 53 of Hawaii Revised Statutes, which was adopted to express what the capabilities of the MRA could be. And you're one hundred percent right. I think this, the board, the way that it functions now only uses a fraction of those tools, and hasn't really leaned in too much of those capabilities. As we talked about last time, that ordinance is outdated. We have been talking with the Office of Planning relating to Opportunity Zones about updating that section of the Code to modernize what, what does a modern redevelopment agency or redevelopment group actually look like? Is it an opportunity zone organization, you know, that's supporting and helping to further a community vision instead? So what I really needed too give Office of Planning some input there is to find out, you know, what are the things that are still on our radar in terms of needs to address? Because there's no sense in us coming up with an organization if we don't have a problem to solve, you know? So that's, that's my goal here as I'm trying to lean into what, what problems are we trying to solve? And then we can discuss organizational structure. We can discuss do we need more members? Do we need to change some State law? Do we need to set up a different board? You know, all of that could be on the table potentially, especially if it better serves Wailuku, if that's what we're, if that's what our goal is here. Does that makes sense? Great.

I'll move to opportunities. So we had talked about residential expansion above shops and offices as a possibility to get that that eyes on the street at night. The right of way improvements on Lower Vineyard and Central George had mentioned we should really make sure those, those areas get addressed. I think it was supposed to be arts and dining district maturity. So as, as this starts to develop and fill out that there's a lot of possibility.

The Wells Park master plan hasn't been started because we've, we had our temporary parking there all of this time. But once they do, you know, renovate those fields, change the restroom location, redo the pool area, there is, that's going to be an amazing neighborhood park facility. And then the County and State campuses continue to be invested in.

Can't remember if I told you folks, but the State withdrew their request for the office building at the Court, or at the old post office site. And they came back and said, yeah, you're right. You guys need more support for the Court functions in that neighborhood. So they are also going back to the drawing board with that concept. Good job, you guys, on your comments for that.

Mr. Ball: But another opportunity might be trying to find the funding, right, for local landowners to develop their properties.

Ms. Wade: Okay.

Mr. Ball: I don't know if that's a function of ours, but it might, you know, might be.

Ms. Hiraga: Yes.

Mr. Ball: If there's, if there's desire, right. If they're like, I don't know where to go get five million dollars to create housing above my store, right.

Ms. Wade: Yeah.

Mr. Ball: Maybe we, it can be a function of . . . (inaudible) . . .

Ms. Wade: Whether it's HUD or Opportunity Zone kind of stuff?

Ms. Hiraga: Yeah.

Mr. Ball: Or market stuff even, right, I mean.

Ms. Wade: Right.

Mr. Kaho'ohanohano: Yeah, yeah, right. I agree with Keone because I think we all know that most of the property owners come from longtime families there.

Ms. Wade: Yeah.

Mr. Kaho'ohanohano: And one that pops into my head who's that there now was Emura Jewelers.

Mr. Hiraga: Yeah.

Mr. Kaho'ohanohano: And now he's Lower Main by, by Norman's Mortuary, really. That's where he moved. So you lost a tenant that was there for quite a while because I don't know if he had to give her the funds or because was costing too much money to keep it. But we need to try and see if we can keep some of these old buildings safe but usable. And I do know that some of these buildings are old. I believe some of them might be even in 1910, 1920 built.

Ms. Wade: Yeah, very true. How about historic preservation and reuse?

Mr. Ball: And and I don't know if here is where we would want to maybe increase our size from five to seven. I mean, right now it's the three of us, right? With Jo-Ann, it's four of us. It's a pretty small group.

Ms. Wade: It is.

Mr. Ball: But, you know, is seeing people that are the shop owners, right, like Leslie and Lacy, right, of the cut market, you know, anybody that has a business there that's been there a while or, you know, lao Theater, right. People might have insight that we don't have because they're there lots of nights, right, and things like that. So getting, getting those I think would be very helpful for us.

Ms. Wade: So, expand the board to include more stakeholders. Is that . . . (inaudible) . . .

Mr. Ball: Yeah, yeah.

Ms. Wade: Threats, you know, it's been brought up repeatedly the concern about gentrification and potentially displacing folks that live there now. Because it's so affordable, it's a huge benefit to the local community now. So that's the, the challenge is a potential loss of affordability. A concern for opportunity zone investment from the outside that, you know, the, the, you know, inter, national or international market will see Wailuku as an investment opportunity and just throw money at it without any discretion for the sense of place.

A lack of effective district management and coordination, for me, this is the big thing. I see Luana is on the call from Maui on Stage. So, you know, we're constantly dealing the dumpster behind her property, and the clean and safe, the banners, the lights. There's all kinds of facilities in the Wailuku town district, clean and safe, the plaza next to lao that need a management structure that doesn't exist. It needs constant oversight. It really needs a district manager of some kind. And that isn't happening. And so poor Luana has to text me multiple times about messes in the dumpster area for us to get that coordinated.

Mr. Ball: Yeah. And I think that we would be, would be good, too. I mean, it would be just like the Lahaina Historic Preservation Society type of thing, right, yeah.

Ms. Wade: Right. And then just lack of capacity of businesses and owners both to invest. And I mean, I guess I should also say time because part of, part of the reason we don't have a merchants association is because they're mom and pops. So, you know, they're at the cash register. They are in the building running the store. They don't have the excess time to be going to meetings and representing their business at one o'clock in the afternoon because they are running their shops. So it's, and it's absolutely that's the reason that everybody loves the business the way that it is because it's so authentic and genuine. But it can cause problems. It is a threat because it's very difficult to organize a group that doesn't actually have the time or capacity to organize themselves. Are there other --?

Mr. Ball: And that actually goes back to that opportunity, right? If you have somebody on the board, that's one of those they stop by and talk story, right. And that's, that's their voice, right.

Ms. Wade: Yes.

Ms. Hiraga: I have a --

Ms. Wade: Go ahead.

Ms. Hiraga: I have a question. Do you know the percentage of owner occupied businesses on Market?

Ms. Wade: I can't think of a business that's not owner occupied. Okay, well, I should say, if -
- do you mean where the building owner and the business owner?

Ms. Hiraga: Yeah.

Ms. Wade: Okay. I don't know of any. I think they're all --

Ms. Hiraga: So all of the business own the property? Own their property?

Ms. Wade: Correct. They do not own their property. They're all tenants leasing.

Ms. Hiraga: Yeah. So that was my question, you know.

Mr. Ball: Yeah. So that might be somewhere we should address, right? The land owners versus the tenants, right. It sounds bad, but I think you know what I mean, right. We don't want to just talk to tenants. We want to try to get landowners involved with this whole thing too, right.

Ms. Wade: Yeah. They're -- it's a very different. The two groups are very different, you know.

Mr. Ball: Yeah.

Ms. Wade: There's a lot of social service organization property owners. And then there's some family trust property owners. And, you know, then some one-offs where they own one or two buildings. But the social services are really the only ones that are both owners and tenants.

Ms. Hiraga: Yeah. Okay.

Mr. Ball: Richard Dan owns a couple too, right?

Ms. Wade: Oh, he owns the corner. He owns the corner of Church or Vineyard and Market, yeah.

Mr. Kaho'ohanohano: That would be the building, the old O'oka Sporting Goods.

Ms. Wade: Right. Where Maui's Sporting Goods is, is right now?

Mr. Kaho'ohanohano: Yeah.

Ms. Wade: Split in half. Half is Richard Dan occupies and half is Maui's Sporting Goods.

Mr. Kaho'ohanohano: Right.

Ms. Wade: Any other threats you'd like me to list or rephrase?

Mr. Ball: I think those are good.

Ms. Wade: Okay. Okay, so typically then what we would do is I'll, I'll look at these and we'll identify --. It looks like there's still some work to do here. It looks like gentrification is a real and concerning possibility. It looks like a lack of affordability could be a real problem. We talked previously and this is kind of where this is headed as well. And I'll pull this up real quick. I shared this with you folks in the past. This LISC, local, initiatives, something, council. I can't remember. But it has a playbook for opportunity zones. And it talks about -- I emailed this to you folks in the past -- this navigating opportunity zones. The reason I really like this book is because it talks whether there's opportunity zones lost, stays, or goes. It talks about neighborhoods that are up and coming, and how you keep the local community in the driver's seat in terms of the type of investment that happens. Because, you know, all of the communities that were -- we're at like at that, that moment right now where we went

from blighted and in total disrepair, and now we're in that phase kind of the edgy, cool area. And it kind of really quickly turned into the hot market and the, you know, the high priced zone. If you aren't careful about --. And frankly, it can still go that way. And there's not a whole lot of control that we can have over it. But if a plan is done like this, it can help the local community to stay better in control. And it might do some things like, you know, using the parking revenue to offset rent increases, or to build affordable rental units. Those kind of things that help us decide. And so this, this, where it says this call to action, it says the, it requires the kind, the right kind of management, community engagement, partnership, building and oversight to establish projects. So if you --

Ms. Hiraga: Erin, are you showing something on screen because I just see gray.

Mr. Ball: Yeah, I'm just gray also.

Ms. Wade: Really? Oh shucks.

Ms. Hiraga: So I wasn't quite following.

Ms. Wade: Oh I know why. I hang on. Let me try this. Pause. Stop sharing. Then I have to re-share to Google Chrome.

Mr. Ball: There we go.

Ms. Wade: You see this now.

Ms. Hiraga: Yeah. We can see it now.

Ms. Wade: Okay. So this is that navigating opportunity zones by LISC, and creating community partners. I don't know why my camera keep sliding. But anyway. So it's page seven, page eight, it has this call to action and that's what I was reading, that it requires the right kind of management, community engagement and partnership building to establish projects. And then it really walks you through. This document walks you through what you need to include in a plan. And so -- and this is, this is really a lot about gentrification and affordability. But it can also be about district management and about supporting the vision. That has been pretty clearly already defined in the redevelopment plan. You folks were saying the goal is not really to change a whole lot of, of the direction that we are going. It's to prevent us from getting pulled off of that course, I think is now what the plan is more about than, than about heading in, you know, pushing it in a different direction.

So my thoughts were what I would do is work on a scope, scope of work for a new plan for the redevelopment area. And since you've identified an opportunity for maybe new stakeholders, a bigger board, I'll include a discussion about the organization itself. You know, so not just a plan, but an organization plan for the board, for a potential staff,

because it certainly says in HRS 53 you can have staff that reports directly to the board. That would look like --

Mr. Ball: You, can you send that, that document you just put up to us --

Ms. Wade: Yes.

Mr. Ball: -- again?

Ms. Wade: Yes, I will do that.

Mr. Ball: Just email it to us. Yeah.

Ms. Hiraga: I'd like to read it.

Ms. Wade: Actually, Leilani, can I send you the link as well so that anybody who's listening in can also, it can be available on the MRA web page?

Ms. Ramoran-Quemado: Yes, I'll put it on the website.

Ms. Wade: Great. For today, that's kind of the extent of the work I felt like we should do. Because I just wanted to make sure again that I was headed in the right direction with this and that I had heard you correctly the last time. But the next time that we bring this up it will be for you to review a scope of work for our intention to start reviewing. What it would be then I think is reviewing HRS 53 to find out if it still meets the needs of solving the problems that need to be solved. Discussion of the right board and staffing to accomplish these goals. Community outreach and partnership building to accomplish the, you know, to address these items. And then a plan. With again, I have to say, I got to give credit to the authors of the original plan because having the tasks the way that they were listed, you know, I haven't read -- none of the County of Maui's documents have an easy to check off checklist of tasks as the redevelopment plan has. It's easy to say, yep, we did that with all of these. And I think that's been really constructive. I'd love to see that for the next round as well. Those are my thoughts. Did you folks have anything else that you wanted me to address either in an RFP or in general? Is there other research that should be done?

Mr. Kaho'ohanohano: I have nothing.

Mr. Michael Hopper: Chair, did we --. I just want a reminder, did we take public testimony or ask for testimony on this item? . . .

Mr. Ball: I was going to do that now.

Mr. Hopper: I just want to double check because I know we did for the last one. Thank you.

Mr. Ball: Thanks, Mike. Seeing none, let's open it up for public testimony. Anyone would like to testify on this item you may do so.

Ms. Wade: Stop sharing.

E. DEPARTMENT UPDATES

1. Church and Vineyard Street Improvement Project Status

Mr. Ball: None. I don't see anybody. Okay, public testimony is now closed. We can move on to Item E. Do you just want to take one through six?

Ms. Wade: Yes. Let me get my agenda.

Mr. Ball: Church in Vineyard Street Improvement Project status.

Ms. Wade: Okay. Great. So we have the work to perform permit for upper Vineyard now, and the utility companies except for Hawaiian Tel have all submitted their schedules for undergrounding the power and above ground lines. So they're working on the traffic routing plan right now. But work on Upper Vineyard will be starting again in the next week. The work is going to start again. So we'll have, you'll see a press release about that. There will be intermittent lane closures on upper Vineyard for that, for that work.

2. Wailuku Parking Structure Update

Ms. Wade: The parking structure, we still are in some redesign for burials to and for, trying to accommodate preservation in place for those, too. In the meantime, the area closest to Main is, has been able to proceed pretty easily. So the, the decking is going up there. I don't know if you wanted me to pull up the webcam. You guys, you know, we're –

Mr. Ball: Sure.

Ms. Wade: Okay. Wailuku live dot com has, you know, the web footage. So the decks are going up. I think they're on the second level right now, level two. And the access, so the businesses that front or back up to the parking lot, there's three businesses that have only have access from the parking lot, those continue to be impacted until we're able to finalize the design around the burials. So that has been a bit of a challenge. But we do continue to provide mitigation. We do continue to provide rental assistance and mitigation funds for those. I think it's trying to load.

Mr. Ball: No worries.

Ms. Wade: No, I got it. I got it. Here. Are you able to see the image?

Mr. Ball: M-huh.

Ms. Wade: Oh, okay, here we go. Yeah, so this is the, this is the second floor. So the camera is located in the construction management office, looking out, in the Executive Center, looking out. So you can see the columns are going up on this side, and the decking is, is going up. Both elevator shafts are complete at this point. It's going forward. It's going vertical.

Mr. Ball: Yeah. Progress.

3. Business Interruption/Rental Assistance

Ms. Wade: Yeah. So the business interruption, I went back to Council and asked for more money for the business interruption due to delays. They did pass that on First Reading. We have additional funds available in Department of Management for unfilled positions so that was reallocated to the, the rental assistance.

4. Small Town Big Art updates

Ms. Wade: Small Town Big Art we've got a project coming up at Stephanie Ohigashi's building. And so that's on Main Street, and the adjoining Courthouse will be the next small town big art. I don't think I --. I hope you folks are either following on social media or on the, the LISC serv to get the notifications for small town big art. If you're not, I can add your email addresses to that. But it shares whenever there's news, storytelling, interview that comes up, you, you can get notified on those kind of things or performances.

5. Status of MRA member vacancy

Ms. Wade: I inquired with Ipo this morning and haven't heard back about the seat being filled. I apologize. I'll email you folks about whether the vacant seat has been filled yet.

6. Upcoming agenda items

Ms. Wade: So the only upcoming agenda item I have at this point would be RFP or a scope of work. I won't make it an RFP at this point. It will just be scope of work for next 20 years of planning activity.

Mr. Ball: Okay.

Ms. Wade: I think Scott's on the --

Mr. Ball: Any questions?

Mr. Kaho'ohanohano: No, not for me.

F. NEXT MEETING: March 18, 2022 (3rd Friday)

G. ADJOURNMENT

Mr. Ball: Okay. Our next meeting will be March 18th, the third Friday. If nothing else, thank you all for coming and have a good day.

Mr. Kaho'ohanohano: Yeah, before we go, Keone.

Mr. Ball: Yeah?

Mr. Kaho'ohanohano: Erin, thank you for all the work you're doing. It's been, it's been, it's been hard for you right now. Thank you.

Ms. Wade: Oh. I appreciate that. Thank you guys for continuing to show up. I really appreciate your input and comments.

Mr. Ball: Yeah. Thanks for everybody's good input. Good discussions.

Ms. Wade: Have a great weekend.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:48 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, Maui Redevelopment Program Planner, Department of Management
Keanu Lau Hee, Planner, Department of Management
Michael Hopper, Deputy Corporation Counsel