

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 22, 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, April 22, 2022, online via BlueJeans Meeting ID No.: 195 157 511, and at the Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Hawaii 96793.

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

Mr. Keone Ball: Thank you. I'll call the meeting of the Maui Redevelopment Agency, April 22nd, 2022, to order.

B. PUBLIC TESTIMONY

Mr. Ball: Let's see, at this point, I don't know, do we have anybody on? If anybody would like to speak public testimony at this time, you may do so. You have three minutes. We'll let you know when that time is up. If you want to wait till the item comes up, you may do so also. You just can't do it twice. You can't speak twice. So is there anyone that wants to provide public testimony at this time? Seeing none, we will close public testimony and move on.

If there's no objections from the members, we'll move Item C to the end in case Gwen can join us. Seeing no objections, let's do that.

C. RESOLUTION THANKING OUTGOING COMMISSIONER – GWEN OHASHI HIRAGA

Ms. Erin Wade: Chair, Gwen just joined.

Ms. Gwen Ohashi Hiraga: Hi.

Mr. Ball: Perfect timing. Okay, Item C, resolution thank outgoing Commissioner Gwen Ohashi Hiraga. And we have the resolution. Erin, do you want to read the resolution?

Ms. Wade: That would be my pleasure.

The MRA was established in 1964 and whereas Ms. Gwen Hiraga has served the County of Maui since June 2017 as a member of the MRA,

Whereas Ms. Hiraga has served the MRA with dedication and provided valuable guidance in serving the needs of the people of Maui County.

And whereas Ms. Hiraga's term on the MRA is completed effective March 31st.

Now, therefore, be it resolved that the Maui Redevelopment Agency hereby expresses its deepest gratitude appreciation to Ms. Hiraga for her service for the past five years, and does hereby extend best wishes in her future endeavors.

And be it further resolved that copies of this resolution will be transmitted to the Honorable Mayor Victorino and Honorable Chair Alice Lee of the Maui County Council.

Mr. Ball: Awesome. Well, thank you, Gwen, for all your dedication to the redevelopment agency and of course, the County in general. We appreciate all your input and your volunteerism in . . . (inaudible) . . . I'm sure you'll move on to a new one.

Ms. Gwen Hiraga: Yeah, thank you, everyone. It was a pleasure serving with all of you and, you know, being involved with Wailuku, the parking structure, and all of the wonderful projects and ideas that you know will come with the redevelopment. So thank you. Keep up the good work.

Ms. Wade: Gwen, if I may, Chair --

Mr. Ball: Yes.

Ms. Wade: -- I just wanted to say how invaluable your help and contributions and thought process and, you know, just taking us through in so many challenging conversations with grace, with a lot of expertise behind it, it's just been such an honor to be on the board and giving us so much time and assistance.

Ms. Hiraga: You're welcome.

Mr. Ball: I concur.

Ms. Hiraga: Okay, so thank you.

Ms. Jo-Ann Ridao: Thanks Gwen.

Mr. Ball: Thanks Gwen.

Ms. Wade: Thank you.

Mr. George Kaho'ohanohano: Thanks Gwen.

Ms. Hiraga: Bye.

Ms. Ridao: Bu-bye.

D. NEW BUSINESS

1. Discussion of updated requirements relating to the Sunshine Law and Public Meetings for Boards and Commissions.

Mr. Ball: Okay, let's move on to item number D.1., discussion of updated requirements relating to the Sunshine Law and public means for the boards and commissions. What do we got?

Ms. Wade: Mike Hopper, is this you, that's going to give this update?

Mr. Michael Hopper: I think maybe you could cover the part where, like, the physical location and what the plan is for that, but I can go over the, the new requirements for the law, if you'd like. Want me to do that first?

Ms. Wade: Yes. That would be great.

Mr. Hopper: Okay. So, so as you probably know the Sunshine Law was suspended for a pretty long time during the pandemic, and it allowed boards and commissions to meet using what they call interactive conference technology. So the Sunshine Law was suspended and people were allowed to meet using Zoom or what we're using now BlueJeans or other ways to connect other than being physically present in a location. At the time before that, the requirements were suspended, the Sunshine Law required -- that they did allow audiovisual attendance by members. But what they required was that the member had to list their physical location and allow members of the public to access that location and provide testimony at that location. Well, that obviously didn't work for purposes of a pandemic because that was sort of, you know, against that whole intention. And so that was suspended. In the interim, there were some changes made to the Sunshine Law to sort of allow what we're doing now, meeting by interactive tech, conference technology to, to be a permanent part of the law with some caveats.

One of the caveats is that the board or commission has to provide at least one physical location for people to come and provide testimony. I think that was, the idea behind that was they didn't want to disenfranchise people that maybe had poor internet access or, or otherwise were unable to connect with a with a computer. So that, that was that's a requirement.

Another requirement is that they did do away with the requirement for members to, to publish their meeting location and allow members of the public to come to their location. However, it does require you to state who is physically present with you at your location. You don't actually have to state your location, or at least you don't have to state the address from, from where you're testifying. But at the outset of the meeting, and we can maybe do that now, you would need to say that you are you're participating remotely and state -- and

this is for members only. It's not for staff or testifiers, but for members only -- state who is with you in the room. And if someone, you know, gets comes in the room, in the meantime, you should state that. I think that the, I think the Sunshine Law wants the public generally to know who is with you. So that's, that's a requirement of the law.

There are, there are issues that if you, if we lose audio visual connection, there's a lot of rules detailing what happens there. I don't want to go over all of those, but you know, we need to at least maintain a quorum of members who are audio and visual connected. So if we lose some members, that's not a big deal, but we have to at least have a quorum. So for this board, that's going to be three members are going to need to be audio visual connected at all times. But and members can -- and the Board could at some point if it wants to just have regular in person meetings too. There's nothing preventing you from just having in person meetings, although, I mean, there's still issues with the pandemic, and I don't know how comfortable staff and everybody else is. And you know, also, I think some boards and commissions like the fact that people can testify through, you know, through BlueJeans and other methods, and they don't have to physically drive to Wailuku Town or wherever the meeting is to testify.

So but the law again requires a physical location so Erin can maybe go over the plans. I assume they're going to use the, the Planning Conference Room for those meetings. And that has to be published on the agenda. There can be issues if that meeting room fills up. There may be times where you may even have to cancel meetings if it's, if it's so bad and you can't, you know, social distance or have other requirements that might be in place. You can post two locations if you want, but I don't know what the resources are of the staff to actually have two locations posted for every single meeting, and open for every single meeting. And MRA, I don't think we'll generally have problems with filling up the planning conference room frequently. Maybe for some items, but not necessarily as frequently as maybe the Planning Commission or some other boards and commissions we have.

So that those are sort of the updated requirements. And, you know, so at the outset of the meeting, you know, I don't think we announced who is present. You can, you can announce where you're at. You don't have to say the address or anything. But if you want to say I'm at home, I'm in the office, and then who's there with you, if anybody. That's, that's a requirement now of the law that is in place. So we should do that at the outset of every meeting and so if that hasn't been done, I think we should do that now. You would announce each member --.

Oh, and another thing, I think you should take votes by roll call, meaning that Erin or whoever staff is, should poll each member individually just so, you know, maybe you may have a lot of people on screen, so you may not be able to see all of the members. So I think that it's important to have a roll call vote for every vote just so you record each member's vote and people can see that on screen. So those are the requirements. My suggestion is to maybe go to each member and you can say where you're broadcasting from, if you'd like,

and then you do have to reveal if anybody's there with you right now. So I think that's, that's the requirement. You can go over that now.

Mr. Ball: Erin, did you have something to add on to that? Are you going to cover something?

Ms. Wade: We're broadcasting from 250 South High Street and it is where the public can come and testify. Leilani and I are both here.

Mr. Ball: Okay. I'm at my office in Kahului. I'm by myself in my closet of an office. Jo Ann, where you stay?

Ms. Jo Ann Ridao: I'm at home, and I'm at home by myself.

Mr. Ball: And George?

Mr. George Kaho'ohanohano: I'm at my office in Wailuku and I'm by myself.

- 2. Kelly McHugh White of Small Town * Big Art to present and discuss the Wailuku Arts District Management Plan process. Presentation will touch upon the goals of the plan to coordinate facility and public space planning, management, maintenance and collaborative programming. Ms. White will explain the community outreach process and expected outcomes. Members may discuss and provide additional feedback. This is not an action item.**

Mr. Ball: All right. Solved that one. Okay, let's move on to Kelly, Item two, Kelly McHugh White, of Small Town Big Art, to present and discuss Wailuku Art District Management Plan process. Presentation will touch upon the goals of the plan to coordinate facilities and public space planning, management, maintenance and collaborative programming. Ms. White will explain the community outreach process and expected outcomes. Members may discuss and provide additional feedback. It is not an action item. Take it away.

Ms. Kelly McHugh White: Keone, that was awesome. Thank you. Hello. Good afternoon everybody. I will try to keep this short. I've got a couple of bullets that I'll share with you. I'm going to share some bits of a project website with you all.

One objectives of the original Small Town Big Art proposal to the National Endowment for the Arts (NEA) 2017 was to engage in research and development and a training process to determine the community's capacity for an arts district. We applied for a follow up NEA grant in February of 2021 and we received an offer letter at the end of calendar year 2021 to fund three different deliverables. One, to expand pilot programming and up to three new county neighborhoods outside of Wailuku. Two, to maintain Small Town Big Art within Wailuku. And three, to deliver a public art master plan for the County of Maui, which will include an arts district management plan for the town of Wailuku.

So preliminary discussions began right at the start of this calendar year, and those were with the Small Town Big Art partners, which are the County of Maui and Hale Ho'ike'ike, the Bailey House, Maui Historical Society, as well as Wailuku Community Association, and Wailuku Performing Arts Alliance. And those preliminary meetings resulted in the identification of a Wailuku Arts District Management Plan Advisory Committee, as well as a developing team of additional support. And the distinction there is that the committee is a roll up your sleeves working group, whereas the support network might not have the capacity to meet every single month and shoulder a new immersive project. But they do want to be part of surveying, maybe hosting focus groups and helping us collect the data that will strengthen the overall business plan for the Wailuku Arts District Management Plan.

We've identified four needs as our kind of guiding stars as we begin this process, and those are, one, to promote and market the district. Two, to coordinate and expand district programming. Three, to provide liaison coordination with government and other Maui arts organizations. And four to orchestrate and maintain a clean and safe district. The overall result that we are aiming for is an interconnected destination that maximizes the public's opportunities to experience, learn and celebrate the arts.

So I can show you now if I can do screen share. Please let me know if you see something that says art lives here.

Mr. Ball: Yeah, we got it.

Ms. Ridao: Yeah.

Ms. McHugh White: So you'll see just on the, the home page is this project website, total work in progress for myself and the committee members. Just the overall goal right here, talking about the interconnected destination, maximizing public opportunity. I've got a timetable on the website which talks about starting from the bottom and working its way to the top. The deliverables that we're looking at from the beginning of this process. So upon receipt of the grant from the NEA all the way through final delivery to the County of Maui. So this includes meetings that we've had to date. Anything in black is either, either has happened or is already scheduled. Anything in gray is projected to happen as we move into the future. So really, what you're going to see here is conduct a SWOT analysis, identify a management entity and structure, filling in pukas with budget production, projections and recommendations, and submit for draft review by the end of this calendar year. And then use calendar year 2023 to make any necessary changes or improvements to the plan. And like I said, our NEA grant is a calendar year, 2022 and 2023 grant, so we have that wiggle room if we need an extra year.

Also on this website, you'll find the team. So this is where you'll find our core committee members, which includes --. And this is all based on best practices and lessons learned from other small towns throughout the nation who have done this work. You've got arts and

municipal government representation, you've got business representation, and you've got local community representation. You'll see folks that have offered their additional supports. And in the bottom section, you'll see all of kind of my national contacts that are helping me with other parts of the public art plan right now. And I imagine that the additional support section will get very big over the next nine months or so, but that helps you understand who's on the team.

We put together a history and map of the arts district, quote unquote, as it stands today. So beginning with the MRA institution in 1964. And then taking you through the purchase of Iao Theater by the County. Um, the establishment of these various different visual and performing arts organizations and businesses within Wailuku Town all the way through where we are today, right? So we have the Wailuku Performing Arts Alliance coming together. The Small Town Big Art pilot program. Wailuku Town Improvement Projects. Hālau of 'Ōiwi Art, all the way through Wailuku Arts District Management Plan. So the idea here is not to include every single piece of every single arts event that's happened in Wailuku over the time that we've that we're tracking the arts district history. It's meant to be kind of a one-page snapshot, a history of the arts district at a distance.

Down here, our friends at Wailuku Live were kind enough to create a map of all of the stakeholders that we see right now. And we're working as a committee that, again, fill in any pukas that we see here or add any additional partners. Other parts of this site are the main components of the business plan. So that will be our situation . . . (inaudible) . . . this goals and objectives and the structure and budget of the overall Wailuku Arts District management entity. So we had a committee meeting recently and identified strengths, weaknesses, opportunities, and threats (SWOT). Those will all be inserted into the main components of the actual business plan, and we're working with our committee members to take what we've identified within the SWOT analysis and ensure that there is robust community outreach to ensure that we're making a case that this is something that will be utilized by the community. So these are the professionals or the directors or the main stakeholders within Wailuku that are identifying the needs and opportunities. And now they'll go to their constituents or donors or patrons and see if we can find trends in that data that supports each of those needs and opportunities. And like I said, we'll be meeting monthly for the next year. The rest of this is fleshed out. It's a lot of TBD because we're still early in our process, but that is where we're at. Any questions?

Mr. Ball: Questions from the members? I have a question, Kelly. You know, I think we talked about this before, but at some point, will you guys have like an app or something? Like, it would be cool, right, if you had like an app and then you could go to the art and stand in front of it, right, and then you can hear the story of it right, and what it means and all that kind of stuff, right? Is that something that you guys are thinking about doing eventually or --?

Ms. McHugh White: That is done, Keone.

Mr. Ball: All right. There's an app?

Ms. McHugh White: Yeah, the app is call Ho'okama'aina which is the act of becoming a kama'aina, right, to become familiar with. And that was named Sissy Lake Farm and Hokuao Pellegrino. And there's three tours actually. It's not just public art. It's history, culture and public art walking tours throughout Wailuku.

Mr. Ball: Awesome.

Ms. McHugh White: Yeah.

Mr. Ball: Cool.

Ms. McHugh White: Great idea.

Mr. Ball: That was such a great idea. I know, right? Anyone else have questions?

Ms. Ridao: My only -- this is more for clarification I guess. This will include all of the arts. Not only, you know, murals and stuff like that. It would be dancing and hula and all of the arts.

Ms. McHugh White: Yeah. Oh yeah. That's why on the committee, we have members of the Wailuku Performing Arts Alliance and Hālau of 'Ōiwi Art. We want to make sure that we have all of those different markets represented fairly. Yeah.

Ms. Ridao: Thank you.

Mr. Ball: George, anything?

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

Mr. Ball: I was trying to look on my phone on that app. I couldn't find it.

Ms. McHugh White: I can send you. Do you want me to put it in the chat?

Mr. Ball: Sure. Okay, if there's nothing else for Kelly, then thank you for that. And that's awesome. I love seeing art. It keeps popping up around town and I'm so happy with that app thing. But anyway. Okay, let's move on to old business. Keanu Lau is here, with the Department of Management, to follow up on MRA members' comments provided at the February meeting regarding the Hālau of 'Ōiwi Art.

Ms. Wade: Chair? Sorry. Sorry, I have to put this right up to my face. I'm sorry. Can you please allow for public testimony on the last item?

Mr. Ball: Oh, sorry. Thank you for that. Was there anybody that would want to testify under Item D.2. under new business on the Wailuku Arts District Management? Seeing none, public testimony is now closed on that. Thank you, Erin, for reminding me.

E. OLD BUSINESS

- 1. Keanu Lau Hee of the Department of Management to follow-up with MRA members on comments provided at the February meeting regarding Hālau of 'Ōiwi Art. Members may discuss and provide additional feedback. This is not an action item.**

Mr. Ball: Okay, so now let's move on to Item E.1., Keanu Lau Hee is here to follow up on our questions that we had from the February meeting regarding the Hālau of 'Ōiwi Art. And we will discuss that.

Ms. Keanu Lau Hee: Hi. Good afternoon, members. I'm Keanu Lau Hee. I'm a planner with the Department of Management. Just here to share a little bit more information on the proposed facility, the Hālau of 'Ōiwi Art. So we've prepared some slides for you folks so I'll go ahead and share my screen. Okay, can you folks see that clearly?

Mr. Ball: M-huh.

Ms. Lau Hee: Great. So I thought we'd start off with introducing a little bit more of the project. So the Hālau of 'Ōiwi Art will be dedicated to the study, practice, celebration, and perpetuation of hula and various 'Ōiwi or native Hawaiian arts connected to hula. The facility's goal, or the goal of the facility, is to create a center for the community through the mana'o of our islands kumu and halau hula that will advance the cultural, social, and historical impacts of Native Hawaiian 'Ōiwi art and practices. Through these efforts, we can empower all people in Hawai'i and the world to keep these traditions alive for future generations.

So, many people have asked why Wailuku, and so we, we extracted from the PUMA Market, 2017 market profile for the Wailuku Redevelopment Area. What was identified was a demand to expand the art and cultural offerings, and you know, Kelly gave a great presentation on how that's sort of coming together. And within that report, they identified that since 2010, Wailuku Town has seen growth in the arts and culture cluster, and is projected to continue to grow. In addition to that, I believe a few months ago you did see MAPA's plans to construct a new black box theater in Wailuku Town, and they also identified the demand for additional offerings to continue to grow this niche, niche market that will serve both locals and visitors.

In addition to that, the Wailuku Redevelopment Plan, published in February of 2000, identifies on pages 20 and 21, identifies the vision of Wailuku Town and just an excerpt to refresh your memory:

“Wailuku is commercial core will have an abundance of life, color and variety that reflect the town's history and culture. The town will be alive with local music, hula, arts and crafts.”

And that's precisely what the Hālau of 'Ōiwi Art is going to achieve. So, here are some project highlights for you. This facility, or the proposed facility, is a two level facility of approximately 47,000 square feet with commercial spaces on the ground floor. It will have four dance studios, which you'll see in future slides, a learning and event space centered around education and 'Ōiwi art. It'll also be a flexible space because a number of these spaces within the facility won't be just for hula. Obviously, it will be able to be used by the community at large for other types of activities. But most importantly, we always look at trying to build resiliency and capacity within our islands, and the facility will be not only an event facility, but also serve as a hardened shelter space and a recovery center in the hopefully unlikely event we are impacted by natural hazards.

So this image here shows you a conceptual site plan. Just for your orientation going makai to mauka, this is Vineyard Street and Church Street here. This is the current parking garage under construction. So here is a rendering of the proposed facility. So in the box here, you can see what was previously proposed for phase two, and you'll see a lot of design changes here. What you see going makai to mauka are four, the four retail spaces down here along Vineyard Street. On the second floor is a proposed event facility here with a lanai looking makai into Kahului Harbor. There will be these four spaces on the second floor here and you'll see it in the later slide are the hula facility or hula studios or regular dance studios. And down below a vestibule, and you can see right here it's connecting from the second floor to the parking garage, which will be really nice in the event, there's large events that you're able to take advantage. And you'll see, you can kind of get a sneak peek, there is a courtyard here that's proposed. So as you can see it looks remarkably different from the design.

From this vantage point, again, this is Vineyard and Church, you can see the parking garage in the background and how the proposed building will shield that parking garage from the streetscape. You'll also see here we kept the loading dock. And down below on this side of Church Street are a wet arts studio slash office. Wet arts basically you can do kappa dyeing, lauhala weaving. It's, it's like a workshop art space. And on the second floor, these, again, are the dance studios along --. This is the proposed second floor kitchen that will help support the event space.

So what you see before you is a design of the spaces within the facility. So again, this is for your orientation. This is Vineyard and Church going this way across. What you see in the hatched spaces are the hardened enhanced hurricane protection spaces within this center. So it will add capacity for the aging, you know, neighborhood in this area to be able to have a safe place to shelter during hurricane events. So again, you'll see a nice entrance vestibule here with an open courtyard, and the office slash workshop spaces, commercial

spaces along Vineyard Street. And then on the second floor, it's showing you your event space here with a nice lanai to look out makai. Some learning spaces which can also flex into meeting rooms, as well as studios along that mauka portion of the building.

I neglected to mention -- I apologize -- that the design team built in this breezeway to connect the pedestrian access from Wailuku Town, from Vineyard Street, to the parking garage. So again, we're looking at a total of 47,000 square feet for this entire facility.

So now that you've seen that, you might think well, this is great. How can the rest of the community take advantage of this facility? So we did do a survey of the kumu and the stakeholder groups to identify when their needs of the facility are. And we quickly identified that a -- the facility will be available for the general public to use generally during business hours, 7:30 to about 3:00 in the afternoon -- 3:00, 3:30 in the afternoon. As well as portions of the facility will be available on the weekends, so there will be a lot of access for the community to this site. And what you see on the left here are inspiration images that the design team has pulled out for this facility. So this the inspiration image for the meeting room. This is the inspiration image for the courtyard. And obviously this is an inspiration for the dance studio.

So who's going to run this facility? The County of Maui is considering a lease of the entire facility to a nonprofit partner representing the Kumu Hula, just like Lao Theater does have a lease. So this partner would be responsible for the entire facility's overall operations and programming, including ground floor commercial spaces intended as a local, locally grown business incubator.

So what goes into that? We're working with the stakeholder group to develop an operations support plan. As you can imagine, a facility of this complexity size requires a lot of support. So we've broken it down into these categories of finance, you know, maintenance, everyday maintenance, programming, security and event management support. We, our discussions with the stakeholder group have identified that many of these services will need to be contracted out, but you know, for the purpose of discussion, it's important to identify that there is a big support need that will go on with this facility.

So when could we move in or when can we see activity? So that this is a preliminary project timeline. So in in this current calendar year, we have we have started on the Environmental Assessment and planning. It's approximately, the EA is approximately 80 percent complete because the site has not changed, right? The facility design will change but the site has really not changed. Starting that community engagement discussion through, you know, this body, as well as through the EA. Council engagement is going on right now. The Council did hear the budget proposal for the facility and it's still in deliberations to fund it. And if we do receive full funding for this facility, we will start to engage heavily with this body on the design.

Moving into 2023, once the facility has been designed, we will submit for permitting and shortly thereafter open for bidding and be in contract by the end of 2023. So in the following calendar year, 2024, we if we everything goes, you know, to plan, we consider, we will be under construction in 2024. And starting that execution of a grant slash lease agreement very similar to Iao Theater with the stakeholder group. And hopefully be complete with the facility in the beginning of the year 2026. So we again, we're at, here we are with Maui County Council asking for the funding for the facility. And we'll go back to the Maui County Council in the Summer of 2025 to talk about facility management, execution of grant lease agreements. This body will be actively, if we do receive full funding, will actively participate in the facility design starting in July of 2022, which is in a few months, as well as hosting the Environmental Assessment, Public Hearing. So how can you stay informed? There is a website that we've stood up hoamaui dot com, or you can find the project on Facebook at hoamaui, and Instagram. So, mahalo and I will take questions.

Mr. Ball: Thank you, Keanu. Members, do you have questions?

Mr. Kaho'ohanohano: Yeah, I do.

Mr. Ball: Go ahead George.

Mr. Kaho'ohanohano: Keanu, my biggest question is -- and please excuse if I come out pretty strong -- how is it that me, as a member of the Board, only got the information about the halau through the Mayor making an announcement on TV? It went from all of a sudden, the parking lot and office building, office space, to halau rental sort of speak. And I only find out through the news. How do we get into the planning stages or get to discuss the matter if we don't know about it?

Ms. Lau Hee: Yeah, I, you know, I think the plan for the facility is very rough at this point and, you know, I apologize if you weren't engaged earlier. So this is, you know, the opportunity to be able to start engaging in those discussions. You know, nothing's been finalized. Obviously, we're still seeking input from this body. But, I don't believe that we had an opportunity to provide that reach back out to this body before we had the go ahead from our Mayor to continue with the project.

Mr. Kaho'ohanohano: I mean, I'm, I'm not against this. I like, I like the idea. But it kind of put us against somebody else who want to take part in that facility all of sudden being shut out. And I don't want to put out the community against one another. That's what I'm getting at.

Ms. Lau Hee: Right. And we don't want that either, so, you know, we're trying to make up and be sure engage with people on a more regular basis and outline how we will continue to do that through the process.

Mr. Kaho'ohanohano: And again, I think there's so many questions and I know we at the beginning stages. But if you're using some place for a hula halau, how is it conducive for somebody else to use, let's say for martial arts?

Ms. Lau Hee: Yeah, you know, the facility, while it, I think you saw, you know, it's a room. Those studios are rooms with mirrors, right? And the initial discussion, we can continue to talk about it, is they have plans to perhaps to put in a -- they have solutions to make it not look like a dance studio which is curtaining the mirrors and things like that. So it's certainly possible you could use the facility for martial arts.

Mr. Kaho'ohanohano: Again, again, don't get me wrong, but I've got gotten people talk to me about how come we didn't get the chance to participate into discussing this matter? And all of a sudden, the Mayor comes across to make this announcement. It seems like it is all geared to one look, one group. That's what it seems like.

Ms. Lau Hee: Sure. And I think the facility is intended to be built for to support hula and the 'Ōiwi arts. But you know, there is, will be a portion of the facility that during hours that are available to the public for their use.

Mr. Ball: Further questions?

Ms. Ridao: I just wanted to say that like my prior question about the arts, all of the arts being included. I think we want to make sure that that happens here also that not only a specific group is, has exclusive use, but that everyone in the community through an application process or whatever is able to use the facilities also.

Mr. Ball: Yeah, I think I feel the same way of that is if you have a hula outfit managing the complex, you know, it might have a conflict of interest there, right, booking more hula. I mean, the exclusivity of after-hours for hula only might be a little concern, right? It could be, might be able to open up like George said maybe the martial arts or, you know, not hula dance, but modern dance or whatever. You know, whatever it is, or an AA meeting or whatever. You know, just, just, it would be a -- it would have that that scheduling would have to be something where, I think, it wouldn't be like set in stone, right? It'd be more of a signing up for it, and then so everybody has an opportunity for the spaces, right?

But my other concern is that management of that facility is huge because you're going to manage the, the retail side too as a bid. So, I mean, that's, that's quite an undertaking for somebody to do. And then would they set --? I mean, because they would have to hire? I mean, they'd have to pay people right to manage that. So I don't even know what that looks. I mean, that's contracts, I think, right? But I guess there's just a lot more questions. I mean, a lot more questions as we go along, right? If funding happens, then I guess we get into all this stuff that we're talking about now and, and the rest of the vision, right? I mean, I know that we're presenting that to the Council so they can have a vision, right? We don't just say, hey, we want 40 million bucks for something that we might, you know, they've got to have some idea, right, some kind of vision. So I understand that side of it, but I think we have a lot, a lot more questions as we develop, right, even, even going inside the structure, right? What kind of materials and how we're going to break it out, how the rooms get broken up,

right? So we're going to have big room, small rooms, whatever, right? Those kind of things. But I guess we're at the beginning, so we'll have time to do that as we go through.

Mr. Ridao: You know, and I also want to say that you might want to include or get input from Lokahi Pacific because I was involved in the construction of 62 Market Street. That was intended to be a small business incubator where you would have small shops on the bottom, and you would have a community kitchen in the back, commercial kitchen, and then on, I think it's the second or third floor, there's business incubator where you have small offices and a, I think, there's a conference room where you can have classes and stuff like that. So I think their input would be great because it was a struggle at the beginning, like, for the use of the commercial kitchen and all the rules and regulations involved in that, and how you rent space and all of that stuff, I think they can have some really good input for you folks. Yeah.

Mr. Ball: Yeah.

Ms. Lau Hee: Thank you both. We'll reach out to them. Thank you.

Mr. Ball: Uhm, I can't remember the questions that we asked before, but, you know, I guess Keanu maybe --? I don't know. Do you have a list? Our item, right, is going back to comments that we had on the previous one. I'm not quite sure if those were answered. Maybe they were during the presentation. I don't know if we have that list, Erin, or --?

Ms. Wade: Yes, Chair, thanks. I got to hold this. You know, one of the questions was about the management. Another question was why, why are you hearing about this? The same question George asked; why is this the first time you're hearing the information? And the reality is the sketches that you're seeing are feasibility studies sketches. They're not anywhere close to the actual planning and design sketches. We've got really a long time to go. And the conversation about design with the last process we had a steering committee that assisted. It was both community members and a couple of members of the MRA Board that participated in the design process. So given that the responsibility of the MRA is going to be the design review permit, we were wondering as well if it would be appropriate for you folks to appoint someone from the MRA to participate in the design process. So if we did that again, similar to the last time, we would say put it on a future agenda to appoint someone from the MRA, to represent the design guidelines, the redevelopment area design guidelines throughout the process so that when the project comes back to you, we know it's in compliance and consistent.

Mr. Ball: Mm-Hmm. All right. Any other questions? Thank you, Keanu, for your presentation and we'll see you again soon I'm sure. Maybe every meeting, right?

Ms. Lau Hee: Aloha.

Mr. Ball: Is there any public testimony for this item that would like to testify at this time please make yourself known? As a reminder to the public, we don't — the chat box is not for comments and questions. It's just for . . . nothing.

Ms. Wade: The chatbox can be used to request to testify, Chair.

Mr. Ball: Okay. Just a request for testimony, to testify, not deliberations or comments please. Seeing no public testimony on this item we will close public testimony and move on to F, Department Updates, Church and Vineyard Street improvement project status, Erin.

Ms. Wade: Thank you, Chair.

F. DEPARTMENT UPDATES

1. Church and Vineyard Street Improvement Project Status

Mr. Ball: And then you can go to the next one.

Ms. Wade: Yes. So the upper Vineyard Street construction is fully underway at this point. We're anticipating two and a half additional months of work on Upper Vineyard Street. The tower and cable is going underground right now on Church and Vineyard. And we expect the traffic signal to be activated at the intersection of Church and Vineyard at the time that we reopen Upper Vineyard. So again, about two and a half months.

If you noticed, I know one of the comments that was brought up previously was the condition of the street at Main and Church. There was still like a lot of patchwork there, I think, the last time we talked about that. But that has since been smoothed over. There will be yet another final coat that goes in there once the power pole comes out at that intersection. So then it will be nice and smooth and complete. So that's the Church and Vineyard.

Mr. Ball: Did we --? I forgot it, and maybe we didn't even talk about it. But is there plans to curb, sidewalk curb the lower, like, below Market Street on Vineyard?

Ms. Wade: That's outside the project's scope at this --

Mr. Ball: Okay.

Ms. Wade: And I mean, I have to --. One of the comments that I think George made and then JoAnn agreed, or maybe it was Gwen agreed, was the concern that on-street parking was taken away in the process of doing curb and gutter and sidewalk. So I think as we, especially as we start to move lower, there's less and less off-street parking resources. So it is something, you know, to consider and weigh. That won't be an easy project if we do head

in that direction. So that again, probably be a multiyear discussion and some off-street parking locations would need to be identified if we do look at doing something like that.

2. Wailuku Parking Structure Update

Mr. Ball: Okay. Wailuku Parking Structure update.

Ms. Wade: Parking structure update. The parking structure is going vertical at this point. We do have concurrence from all of the consulting descendants about the solutions related to the burials. So they will be preserved in place. And we have identified planter solutions, essentially, with rock around the burials that will allow the burials to be preserved in place and be acknowledged respectfully without having to relocate any. So that has been the approach that was taken. We do only have one cultural descendant identified and she is, is fine with our solution. And then we do have several consulting members of the community that participated in that process as well. So they are headed to final design for that, and then the garage will continue too. Right now, they're doing the decking levels away from those burials, and then moving forward once the preservation plans are finalized, we'll be able to do all of the finished site work around the, around the perimeter of the project.

So, you know, just to be clear too, we're about nine months behind schedule. And I just want to reiterate the rationale for that is and there was a budget item. We had to request an additional one point two million from the County Council. The reason for this was because of what's called the controlled excavation. So upon the finding of the burial on Church Street, the State Historic Preservation Division required controlled excavation throughout the site. And what that means is they're only doing three-inch soil pulls essentially at a time. So for that whole site, that was the, that was the approach that had to be taken. As a result, though, the burials were not impacted. So even more so, finding a solution to preserve in place was positive.

Mr. Ball: Is, is the -- will the contractor be able to pick up some of that pace once they start, you know, getting away from the ground?

Ms. Wade: Yes. So throughout the process, even while excavation, you know, was ongoing, they were pouring the decking off site and that's being brought in on trucks. So if you, if you've been to the site recently and in fact, if you were ever interested in wanted to do a site visit, I've got hardhats in my office and we could, you know, you could check it out in person if you're interested.

Mr. Ball: Field trip.

Ms. Wade: Field trip. But yeah, the decking is basically stacked up and arranged on the site so that they can crane, use the giant crane that you see there at the project site, hauls those decks up and then they do the pour in between the segments and connect it kind of like a Lego system, you know, but more sophisticated, of course.

Mr. Ball: Let's hope.

3. Status of MRA member vacancy

Ms. Wade: Are there any other questions on the parking structure? Next is the status of the MRA vacancy. The Mayor has appointed Patrick Ihu to the MRA. He is -- he has not been confirmed by Council yet, so we're just waiting for his confirmation.

Mr. Ball: Do we know when his hearing is?

Ms. Wade: Not till after budget, so I think that'll be the first week of May.

Mr. Ball: Oh, okay. That'd be good, a good addition. Um, okay, upcoming agenda item.

4. Upcoming agenda items

Ms. Wade: Okay. So for that, I am curious if you folks would be interested in the, the identifying someone from the MRA to participate in the Steering Committee meetings for the design of -- if, if funding is given by the County Council -- if someone would like to participate. Or if you'd like us to put it on an agenda for the discussion for someone to participate in the design process from the MRA.

Mr. Ball: Does anybody have the burning desire to --? Yeah, what's the time commitment on that? When are they going to meet?

Ms. Wade: Probably twice a month, yeah.

Mr. Ball: JoAnn or George? You're on mute, Jo. George, any desire?

Mr. Kaho'ohanohano: You know, I'd like to, but I need to get a little bit information as to what they are looking for and the meeting times.

Ms. Wade: Yes.

Mr. Kaho'ohanohano: Because --

Ms. Wade: Go ahead.

Mr. Kaho'ohanohano: It's something I have to look at it and see what kind of time frame we're looking at.

Ms. Wade: Absolutely. I think what would be best is if I put it on the next agenda for discussion, and I have it a little bit more flushed out. You know right now, like I said, we only

have a feasibility plan and the space plan to see what our questions, how do we answer whether this facility can work here in order to get a budget number to -- in this Council budget. But moving forward for next month if we should have a better sense of whether or not Council intends to fund, and then we can put on the agenda to say, okay, here's how we expect to move forward through the design process.

Mr. Ball: Sounds good. Okay. Nothing else?

Ms. Wade: That's all I have, Chair.

G. NEXT MEETING: May 27, 2022

H. ADJOURNMENT

Mr. Ball: Go ahead George.

Mr. Kaho'ohanohano: You know, I hate to keep on harping on it, but I'm still a little bit concerned about the hula halau facility, the way it came about. Not what they what they are looking to do, the way they came about. And I don't know about you, but a couple of the people that I ran, I walk into and I talk to, they are concerned. And I keep telling them, you know, let me get to the meeting to find out what's going on. But it is concerning to me that we kind of -- and Erin correct me if I'm wrong -- but we kind of stumbled into this from the beginning, working into it with the parking facility. Then all of a sudden, this hula halau came out from left field someplace. I think we should be brought in and more informed. I don't know about you guys, but I don't really like being confronted out in the streets and say, what's going on? And I can't answer anything.

Ms. Wade: Chair, would you like me to respond?

Mr. Ball: Sure.

Ms. Wade: Just by way of background, and we've talked about doing sort of a narrative online as well to discuss how, how this use in particular came about. You know, we had been discussing back in the summer, what's the right thing? We were looking at housing options. We were looking at maybe an environmental sustainability center. We were trying to decide what would fit the best and the, we kind of concluded none of this is great, we probably need to start a different process and look for a community partner that's going to help move the facility forward. Almost immediately after that happened, the Huamakahikina Declaration came out from the kumu hula stating their needs for a facility, stating their needs for a space to support the ongoing activities related the hula, and really comparing and saying all of these arts and recreation spaces have received government funding before and nothing like that exists for hula.

And so once the Huamakahikina Declaration came out, it came to Mayor's attention and it also went to the Maui County Council simultaneously. And that was when it kind of got flagged, like, oh, there's this facility, ask the planning and development division if we have a space that makes sense. And that's, you know, that's us, that's Department of Management. And looking at the space needs, it was very similar. Their space needs were very similar to what we'd already discussed in terms of community open space or community meeting space, rentable facilities, kitchen, shelter, all of those kinds of things was really, really similar. So it was kind of --. It was Mayor's thought process. Okay, well, this looks a lot like what we've already planned and done an EA for and had a lot of discussions about. How would it look? Is it feasible to convert this, to convert what we, what's already been thought of to something that's really focused on hula? And so we, you know, without encumbering any additional funds just with our existing contract, we were able to just take a look and figure out what's the feasibility of something like that. And that's really where we are now. You know, we got a, we got a cost per square foot cost estimate, honestly. So I mean, it's not like the detailed . . . (inaudible) . . . cost estimate. We just have a cost per square foot estimate at this point for what a 40,000 square foot facility looks like in terms of the costing.

Mr. Ball: And so is that tied to this then or is it, or are we still open to do something different?

Ms. Wade: Well, the requests to Council is for a facility that would focus on hula. It's primary focus and functionality is on hula. But again, as Keanu was stating, there's lots of -- there is lots of space that would be utilized and available for rent throughout the day and potentially evenings and weekends as well.

Mr. Ball: You're on mute, JoAnn.

Ms. Wade: JoAnn, you're muted.

Ms. Ridao: Sorry about that. Can you hear me now?

Mr. Ball: Yeah.

Ms. Ridao: Okay. I just wanted to share that I'm sorry that George heard about this so late because I was hearing undercurrents about this prior to kind of the announcement. And I was myself getting very excited because I thought, you know what, there is no place on Maui that is focusing on the hula and our culture, and what an opportunity for this facility to kind of be the focus point of that. And, but I don't in my mind, I mean, I see the focus point being on the hula, and we're so lucky about that. But in my mind, I see it more as a multi-use facility for all of -- that's why I said -- all of the arts, all of the, you know, all of the, the things that you know what the kids go for dance lessons and karate lessons and whatever. So I think that we're really lucky that this is happening. It's going to be a big challenge. Like I said, because I know with starting up of the Lokahi facilities, 62 Market project, there were a

lot of challenges. And I think, you know, there may still even be some challenges ongoing. So I, I would like to see us, to see it more fleshed out for us and for the community so they know exactly what's going to happen there. Thank you.

Mr. Kaho'ohanohano: You know, my, my biggest take on this is I'm for the arts. But at the same time, I don't want us to be stuck in a, in a battle for different people to use the facility. Because, correct me if I'm wrong, a lot of the things that has been coming across this is a hula facility, this is a hula facility. Only recently it had been coming out for, I think, additional uses. So we got to be careful of how we word ourselves and we put ourselves out there because from the people I talk to they have, they have concerns.

Ms. Ridao: George, please direct them to come testify to us so we can hear their concerns. Ask them, you know.

Mr. Kaho'ohanohano: That's why, but, you know, talking to one, talking me or talking to you, it's much easier talking to us versus everybody.

Ms. Ridao: Yeah. And it's, it's an education process. You know, you got to kind of hold their hand to come and do it.

Mr. Kaho'ohanohano: But I agree, you know, the hula has been lacking. But I just don't want to --. I just don't want the County to be caught in to something that they didn't have to get caught in.

Ms. Ridao: Mm-Hmm. Of course.

Mr. Ball: Yeah, that the contract will be the most interesting one, I think. You know, the facility contract will be the one that kind of dictates all that, right, so that'll be . . . (inaudible) . . .

Ms. Wade: That's right. And we're definitely not there. I mean, it could end up that we designed this facility and we realize, you know, maybe there's another path that we, we can go about. Maybe it's not a whole lease of the entire facility. We're not, we're not there yet. Right now, it looks like, okay, just like we've done for Maui on Stage, just like we've done for a number of other organizations that really take on the responsibility of managing the space, frankly, at lower cost than it takes the County to manage a facility. Potentially, that's a good option. But there might be other alternatives to that as we as we start working with the entire community about how does this serve the needs of Wailuku as well.

Mr. Ball: Okay, if nothing else, May 27th. Okay, so are we meeting in person or are we not . . . (inaudible) . . . ? Can we --? Do we have --? Are you guys comfortable meeting in person or --?

Mr. Kaho'ohanohano: For me, I'll be very honest, Keone, I'd like to meet in person, but I need some time, ahead of time, not, not the week before telling me we going meet in person, then I got to adjust my schedule. I'd like to set my schedule before we do it.

Ms. Ridao: Right.

Mr. Ball: Yeah, I mean, it's super convenient online, I think. But you know, the duty to the public, I guess we have to, you know, we should try to meet in person. So if you guys don't mind, let's try to do the May one in person, and unless something happens where we can't, I guess. Does that sound good?

Ms. Ridao: Yeah, I can do that.

Mr. Kaho'ohanohano: Sounds good to me.

Mr. Ball: Okay. Let's go in person, then, next month on the 27th at one o'clock, and then we'll see you guys later. Yeah, thank you all.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:07 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Keone Ball, Chair
George Kaho'ohanohano
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