

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
AUGUST 26, 2022**

A. PUBLIC TESTIMONY

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Keone Ball, Chair, at approximately 1:02 p.m., Friday, August 26, 2022, online via BlueJeans Meeting ID No.: **584001404**, 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: Ah, welcome everybody to the August 26th, 2022 Maui Redevelopment Agency meeting. We'll call this meeting to order. We'll take public testimony at this time. If anybody is here to give public testimony, you may do so now. You have three minutes to do so on the related items. If you would like to --. Sorry, Mike, you got something?

B. PUBLIC TESTIMONY

Mr. Michael Hopper: Yes Chair. There's been changes to the Sunshine Law. We would also, we would need to take testimony when each item comes up.

Mr. Ball: Okay. I was going to finish.

Mr. Hopper: Okay.

Mr. Ball: Thank you. I was going to finish with that. And if you would like to wait and testify at the item, you may do so. And so if anybody would like to testify at this time, please make yourself known. Seeing none. I'm assuming that if anybody wants to, they'll wait for the item to come up. Remember, please do not use the chat for dialogue. That is not the proper venue for that. Wait for your time to give public testimony.

Okay, so let's move on to Item C, new business. Planning Department requesting design review for Lokahi Pacific's proposed roof replacement and solar, solar panel additions on building located at 1935 Main Street, Wailuku. I won't go over the TMK. Okay, who's here to present?

Ms. Susie Theiman: Does, does Scott have to present something first?

Mr. Ball: Yeah, he usually gives us a little overview and then, or you guys team up on that so.

Ms. Erin Wade: Is Scott on the call Leilani? Can you see?

Ms. Leilani Ramoran-Quemado: I'll give him a call.

Mr. Ball: Okay, while we're waiting for Scott, we can defer that and move to item D, Old Business, if Kelly is available and ready to go.

D. OLD BUSINESS

- 1. Ms. Kelly McHugh White to present an update on the Wailuku Arts District and recent survey. (No action)**

[Documents Received After Posting](#)

Ms. Kelly McHugh-White: Sounds good to me. I'm going to share my screen. I can see mines. Yes. Please let me know and you can see my PDF document.

Mr. Ball: Yeah. It's good to go.

Ms. McHugh-White: Okay, I'll try to keep this brief for everyone. So this is just an update on where we're at with the Wailuku Arts District Management Plan, with this being funded in part through the National Endowment for the Arts (NEA) through a two-year grant that ends December 31st, 2023. Today's presentation just covers these four items: the project timeline where we're at in; a review of our goals; the accomplishments we've made to date; and our immediate next steps.

This is a very bare bones timeline for the, the project of putting together the management plan. The NEA announced our great, our grant funds at the end of 2021, but we didn't get a notice to proceed until almost April of this year. We spent the much of quarter one recruiting a plan advisory committee -- and you'll see who that is in just a bit -- and identifying a collective objective amongst everyone within that advisory committee. We spent all of quarter two creating a community driven situational analysis and related activities. Right now, we're in the process of applying all of that community feedback through workshops and revisions. That's where that big arrow is. That's where we're at. Next quarter, we'll be delivering a draft for MRA review. So by the end of this year, we'll be delivering that draft.

Looking at first quarter, next year, we'll make adjustments, any needed adjustments, and address outstanding items to the plan. Into quarter two, we're going to create affiliate programs and adopt policies for the management plan. Then we'll move into ideally identifying the district management volunteer workforce committees. Quarter four next year, ideally we're releasing a pilot website and marketing plan for the arts districts.

And then moving into quarter one in 2024, we'll be doing some pilot district programming expansion and coordination. And then our report back to the National Endowment for the Arts is due April 29th, 2024. So it's a long term project here.

The goals that the management plan committees identified is really, they're really focused on programming, networking, promotions, and clean and safe, maintaining a clean and safe district within the Wailuku Arts District. The collective objective that we talked about, this is one of our big accomplishments, is to create an interconnected destination that maximizes the public's opportunities to experience, learn, and celebrate the arts.

Our Plan Advisory Committee consists of the recipients of the NEA grant, which is County of Maui, Hale Hoikeike, the Bailey House, Maui Historical Society, and Maui Public Art Corp. In addition to, we've got a for-profit in there, Paradise Now. Jackie Sabado-Eitel owns that shop, and she told me yesterday that she works with 80 local Maui County artists and 30 statewide in addition to those 80. So she's got a nice handle on the for-profit piece of the District Arts, the arts district. The Halau of Oiwi Arts and Kaehu, Maui Academy of Performing Arts, and Maui Chamber Orchestra. And I should say that Halau of Oiwi Arts, I know that Hokulani Holt handpicked the representative for our, for our committee. And I address the entire Wailuku Performing Arts Alliance, and they handpicked these two, MAPA and Maui Chamber Orchestra, to be representatives from their larger association.

Another accomplishment, we've got a project website. It's not pretty, but it's there for all of us to keep track and tabs on agendas, notes, quick links, data. We've done a huge survey, so all of that data lives there. Our meeting recordings live there. A time timeline, district map, and all of the assets that we've collected to date.

Another accomplishment is our regular convening, so our committees come together from every month, from February until August. We just had our most recent meeting yesterday. We've done open houses and . . . (inaudible) . . . with many members that lead the arts and arts businesses within Wailuku, and several focus groups led independently, led independently by our committee members. And all of this is geared really to understand what the community wants and needs, and doesn't want and doesn't need out of the Wailuku arts districts.

That led us to this comprehensive community driven situational analysis. And these are all of the different ways that we either collected information or attempted to collect information. So lots of boots on the ground. You know, hosted an open house, published a podcast or produced a podcast. We had two separate surveys which resulted in 500 participants. Tons of social media, and PRs, and E-newsletters to get people to know that they could be a part of that dialogue. And again, just board meetings and focus groups with the various committee members to make sure that we were getting as much information from the folks within Wailuku and that, you know, utilize the services within Wailuku as possible.

This is a real basic summary of the data and feedback that we heard. Wailuku has a strong sense of identity, community, and collaboration. It celebrates diversity both within our community and through the range of arts offerings. Parking is a big deterrent, which is luckily being addressed. There's a clear community demand for safe, affordable, locally

driven events, and spaces, and support for local artists. Wailuku presents opportunities to honor and preserve culture and history, and there is community demand to uplift and support culturally significant art forms. Threats include gentrification, commercialization, costs and safety needs, cultural exploitation or insensitivity, competition for limited space and exclusivity. So these are all major talking points within the committee right now. Respondents really want to see events coordinated with local businesses, which would be a big part of the arts district coordinator or manager's day-to-day day job functionality.

These are just a couple of slides, and I can make the entire analysis linkable. It's actually linkable on the project website, so I can send that to anyone that's interested in seeing it. These are just some key slides that show the types of opportunities that people envision for Wailuku Town as an arts district. So you'll see lots of kind of cross-pollination. So none of these bullets is something that a single entity can really handle. So it really does help to highlight the need right for someone to come in and help with that, with that networking and promotion and cross-pollination amongst arts entities and cross-sector collaborations as well. So cultural events, live events, arts fairs, exhibits, engaging the public with the history of Wailuku, opportunities for evening programming, local job creation, community, community, community.

How would a locally driven culturally rooted arts district impact you as a member of the public, business owner, or arts organization? We saw things like feeling connected, network, community engagement, maintaining community love and pride, increase participation in the arts, increase visits to Wailuku Town. These were all the major themes from those 500 respondents.

Where are the most valuable objectives? What are the most valuable objectives the Wailuku Arts District could have? Lucky for us, a lot of these were already parts of our own internal SWOT analysis. So this just really reiterated a lot of the work that's been exhibited by the folks that have been the artistic kind of leaders and cultural leaders of Wailuku for many years. So events coordinated with local businesses, maintaining clean and safe, parking, shuttle coordination, collaborative programming, better facility planning and maintenance, and programming that's really geared toward the demographic of the neighborhood.

So for our next steps, and we still have a year and a half of next steps, we really need to continue team building with activities within the, the district. At the end of September, we're going to be focusing on property owners to ensure that they are all aware of the community needs sentiments and concerns. So over the summer, like I said, we got 20 arts business and arts leaders on the bee for an entire day of team building activities. And we're going to do the same kind of idea for property owners next month.

The situational analysis has been transformed into a set of goals and objectives, so we now have to translate those into action steps and budget line items. And then we're going to

come up with a plan for the actual structure and budget options for the arts district entity. And like I said, we'll have a first draft submitted by the end of the calendar year. So, that is my update.

Mr. Ball: Awesome. Thank you for that, Kelly. Do we have any public testimony on this item? Seeing none. Any questions from the commissioners?

Mr. George Kaho'ohanahana: None from me.

Ms. JoAnn Ridao: I just had one comment. I don't know if it's even appropriate in this text, but I've been noticing or hearing more complaints about the homeless in Wailuku town. And one of my concerns was, I see you guys working so hard on doing these wall murals, and I'm worried that, you know, I mean, these are sick people, and I'm just worried that they might, you know, take away all your hard work. So I just thought you guys could maybe add that as one of your, some discussion anyway.

Mr. Ball: Michael had --. Sorry, sorry to interrupt. Michael has his hand up.

Mr. Michael Hopper: Just a reminder to ask for public testimony on this specific item. I don't think you'd ask for it yet, after the presentation.

Mr. Ball: Yeah, we just did.

Mr. Hopper: Oh, sorry.

Ms. Ridao: Yeah, we did.

Mr. Ball: Yeah, no worries.

Ms. McHugh-White: Thank you. Yes, you're talking about maybe vandalism mitigation plans or efforts to include.

Ms. Ridao: Yeah, yeah.

Ms. McHugh-White: Yeah, yeah, yeah. I'm --

Ms. Ridao: I have no resolution or any way of how you deal with that kind of stuff. It's just that they're so beautiful, and then I'm thinking, oh one morning we're going to wake up and it's going to be all gone, you know, or destroyed. So that would be one of my concerns to discuss.

Ms. McHugh-White: Thank you.

Ms. Ridao: Maybe more lighting in the area. I don't know, you know?

Ms. McHugh-White: Yeah, yeah.

Ms. Ridao: That's all I have.

Ms. McHugh-White: Thank you.

Mr. Ball: Thank you. Erin?

Ms. Wade: Keone, I just wanted to ask Kelly if there's anything happening with the County Council that the MRA should know about.

Ms. McHugh-White: Oh, Erin, what an interesting question. Yes. On Monday, on Monday, August 29th at 1:30 pm, the Human Concerns and Parks Committee will be introducing a resolution to designate Wailuku Town as an Arts District. And so that's really exciting because it really supports the effort of the committee and all of these hundreds of people that have been giving us their feedback, and kind of lets us know we're on the right path, right, to move forward with our plan so that we feel supported in that. Yeah, it just gives us a real boost of confidence, like I said that we're doing the right thing for the community. So we're hopeful that that will pass and we're asking folks to write, to submit written testimony in support of that resolution.

Mr. Ball: Okay, anyone else? Thank you for the reminder, Michael. You can go back to your fantasy football lineup. I assume you were doing that. Anyway. Okay, thank you, Kelly, for all that information. That's exciting for Wailuku Town, for sure. As you can see, all the murals are slowly coming up around town, which is pretty cool. So we appreciate all your effort in that side of it.

C. NEW BUSINESS

- 1. DEPARTMENT OF PLANNING requesting design review for Lokahi Pacific's proposed roof replacement and solar panel additions on the building located at 1935 Main Street, Wailuku, Hawaii. TMK (2) 3-4-011:012 (MRAD 2022-00001) (S. Forsythe)**

Mr. Ball: Okay, let's go back to Item C then because I think I saw --.

Ms. Wade: Scott is on, Chair.

Mr. Ball: Okay. Perfect. Okay, so let's go back to Item C, new business Department of Planning request design review for Lokahi Pacific's proposed roof replacement, solar panel additions. Scott, you want to lead us in that?

Mr. Scott Forsythe: Sure. Good afternoon Chair Ball and Board Members. Scott Forsythe with the Planning Department. And the item before you is in regards to the --. Well the project applicant, Susie Theiman -- I'm sorry, Susie, if I say your last name incorrect -- but the applicant is also present. She's the only one inside the board room today. But, hello Susie, and she has a presentation to provide, but I'll go over the department's staff summary. So let me do that first.

The applicant is requesting to remove the existing tile roof on the building at 1935 Main Street and replace it with a composition shingle roof. 1935 Main Street is just pretty much right across the street from Mini-Mart at Central Avenue. In addition to putting on a new composition roof, the applicant proposes to install solar panels or photovoltaic system, which are allowed by Code within the commercial mixed use district.

So there are two things here. There's, one, there's the design review for the roof, and then there is the design review for the solar panels, which are allowed by Code. It's just that the roofing material, the Department's assessment of the application determined that the roofing material, a composition shingle roof, is not appropriate for a commercial building within this location. And also, too, that the proposed solar panels, rooftop solar panels are visible from the street and sidewalk. And pursuant to the guidance of the design guidelines, the solar panels must not be visible from the street or sidewalk. The Department has the discretion to approve or deny this application independently. However, in conferring with Susie, Susie opted to not change the materials or the solar panel installation location, and to present this to the MRA Board for your review and recommendations to the Department.

The staff report, and if I could direct to page-10 of the staff report that begins the analysis portion of the Department's report. And essentially it's just saying that within this location, a commercial building is not appropriate for a commercial building to have a composition shingle roof. And the Department had recommended to either replace in-kind with a tile roof or a metal roof. Along Main Street --. Well, let me back up. The location is highly visible from three directions. One coming up towards Iao, and also going down towards Kahului, and also coming in from Happy Valley towards Main Street. So there's high visibility there. Along Main Street, there are, I counted two -- I think the report states one -- two other composition roofs. One at the Good Shepherd Church and one almost right across the street next to that MAPA building, there's a one-story, small building with, with a composition shingle roof that has it on as well. However, most buildings along Main Street corridor have a false front and the roofs are hidden and behind the false fronts, the parapets there are mostly just . . . (inaudible) . . . roofs. Or, there are visible roofs that are metal or are tile. So that's kind of the overall picture of this building location and what's around it.

The design guidelines indicate that projects need to be assessed not just by the project itself, but in regards to Wailuku Town as a whole. And therefore, the Department recommended that the applicant reconsider the situation of the solar panels, as well as using a different type of roofing material.

I kind of went over that fairly quick. I think this is straightforward as far as the talks go, or the issues go. If you have any questions, please feel free to let me know. And in just a moment I'll turn it over to Susie, and she may have her contract online here, as well, who has a presentation. We are, the Department is looking for the, your board's comments, recommendations or alternatives, or what you do or do not support. And with that, I'll turn it over to Susie unless there are other questions.

Ms. Theiman: Thank you, Scott.

Mr. Ball: Go ahead, Susie.

Ms. Theiman: Thank you. Chair Keone. I appreciate the fact that you all have allowed us to come today to present the case for our position on what we've presented. I just want to give a little detail as to how we got to where we are. I truly want to tell you that Lokahi Pacific is proud to be part of Wailuku Town. And I think that we've shown that over the past 40 years by building six of our eight properties right here in Wailuku. Most recently, I call your attention to the detail work we did on our 62 Market Street property. We rebuilt the old Blue Hawaiian Building, and I think you'll find that that's one of the finest reconstructed, older looking buildings in the area.

My concern is that it really affects me because every day, as I sit at my desk, from time to time, I look up to see what's going on or to just take my mind off of what I'm reading or doing, I look out the window and I see this building across the way that has asphalt shingles and many, many solar panels. I get very frustrated dreaming about how much better and transparent the work we plan to do will protect and enhance the value of our property for our tenants, ourselves, and be done in the spirit of Wailuku Town now and for the future. We're very fortunate that we established a relationship with a partner, Pac Sun Harvest, in getting solar put on our roof at 62 Market Street in 2020. That was the first of our eight properties that we hope we will be able to work with them to create savings and be green energy efficient going into the future. That's just one way that we can do our part to help the State of Hawaii reach its 40 percent renewable energy milestone by 2030.

The next building in our plan was our office building at 1935. But with the sudden appearance of major leaks in the roof of the building at Main Street in early 21, we had to escalate our timeline and negotiated a program with our partner to not only supply solar but also replace the tile roof that had started leaking majorly in the offices we occupy on the second floor. It became an urgent need to be able to protect the structure of our building as we had to place four aquaponics tubs in the rafters to protect the wood infrastructure, not to

mention the daily routine of covering up the fully equipped desks with tarps each night as we left the office. If it was raining during the day, we could not even use those desks or an office. Each night as we left, we'd say a quick prayer and still do that it not rain. But if it does, please let it be gentle and not create more trouble for us until we get a new roof in place.

We worked on a plan, submitted it for permits in August of 21 and heard nothing from the County until later that year when they told us they would not work on separate plans or permits for the roof. They wanted the solar panel, solar -- hello -- program to be included. This was all before the rapid increases began to appear in the electric bills for us and our tenants. If we had gotten our permits in a timely manner, we would be paying approximately half of what we are today for our electricity, and that half amount would include the purchase price of the great water tight roof on our building along with the solar system. A win-win for all three non-profits who reside at 1935 Main Street.

As the owner manager of this property, it's our responsibility to keep the rents as low as possible for the nonprofits who are providing services to the community. The agencies are Women Helping Women and the Maui AIDS Foundation and, of course, ourselves with our projects for the low income, the mentally and physically challenged. We all need as much of our income as possible to go towards our services, not to electric bills, which we cannot control. We believe the plan that we have for positioning the solar panels will make them mostly invisible to anyone driving up Main Street due to both the line of vision and the beautiful trees that we have planted throughout the parking area. We also believe that if we were to take a survey in 90 days after completion of our project, we would find that most people driving by our office building would not notice any difference in the rooftop.

In our 20 year plan with our partner, which is mostly beneficial to all of us, we believe the plans presented to you this afternoon fall within the intent of the MRA Guidelines. Given the time and edict which have been given to us by the government to become energy efficient and move to green energy as efficiently, innovatively, and time effectively as possible.

One last thought that I would like to call your attention to is the design guidelines for Wailuku. On the page that talks about the plantation style circa 1890s to 1950, roof materials it states typically corrugated metal, sometimes tar paper, later compositions shingles were used. For the art deco style circa 1920 and 30, roof materials often corrugated metal, sometimes tar paper, or asphalt shingles. For the plantation style residential areas, corrugated metal, wood shakes. And in recent decades, many were roofed with composition shingles.

We also, as Scott mentioned, looked at the Church of the Good Shepherd built in 1911, it now has asphalt shingles. And I believe those were done when they put on their solar system a few years ago. We wonder why we are being cited as not following guidelines. We, you know, we checked with dictionary, guidelines are kind of rules to kind of go by as,

as, as to try to keep the same style, et cetera. We understand that. But nowhere does anything say, you must do this. We're not trying to be picky. We're just saying that, you know, times do change. And I think that if we don't start thinking about like things like the solar systems, what happens when it's a must by government or by our electric utility? What do we do? We need to reflect that change, and, and specifically move forward.

I want to thank you for your consideration of our proposal. I'm now going to introduce you to Chauncy and Mark from Rising Sun, who are our contractors for the roofing and solar installation. They have a power point presentation which we'll make, what I've just told you maybe a little more sense as you see it visually. Thank you again for listening, and I'll hold off answering any questions until after the power point if that's okay, Keone.

Mr. Chauncey Brown: Thank you very much for having us here today. My name is Chauncey Brown. I'm the Chief Technology Officer at Rising Sun Solar. My partner next to me is Mark Benedito. He is our Commercial Project Manager, and handles all aspects of the construction of the buildings.

All right, the project is at 1935 Main Street. Right, so about Lokahi Pacific. Lokahi Pacific is an independent, private, nonprofit housing and community development organization, charters under the laws of the State of Hawaii incorporated in 1971. With its goal oriented vision and broad collaboration, Lokahi Pacific develop sensible and successful projects that enrich the economic climate of the country, of the County, increase the inventory of affordable and special needs housing, and ensures that residents participate in the enrichment insurance benefits.

So the overview on the project, Rising Sun Solar has designed a solar plus storage system for the Lokahi Pacific building. We included cost and we have brought in an investor into the system that is going to pay for this system, pay for the removal of the roof, do any remediation that is necessary inside there, and replace the roof with a 50 year composition shingle roof that is color matched to be very similar to the tile that was installed. In addition, we will be combining the meters at the site. So instead of each tenant having an individual meter, it will have one meter for the entire site with a backup storage battery system to provide backup solar and storage needs for all tenants.

You know, it's important that we combine the meters on there and provide one service and a digital sub-metering to the tenants because Susie does have various tenants that come into the buildings at different times. We learned this on 62 North Market, and it really helps to be able to bring in any sort of tenants and have a combined energy goal for all units so that you can have different tenants that are going in there without having to perfectly match to have a daytime operating business that's getting replaced with the daytime operating business as such.

This roof and solar system will cut cost Lokahi Pacific zero dollars out of pocket. It is the combination of the size of the system, the tax credits that are available with that, the amount of the roof service is that can be covered that allows us to cover the full cost of the roofing costs while the system itself as well.

If the solar system size decreases in costs and it does not cover the roof surface areas on it, it's hard for our investor to be able to cover that. By the letter of the tax law, any roof surface that has less than ten years of roof life left inside of it, we're able to replace that surface underneath and waterproof it in the area directly underneath the solar panels plus a three-foot aisle access way is eligible for the tax credits and the tax incentives that the solar system above it takes in. Which explains why we need to go into the multiple roof surfaces not only for power production, but also to make sure that those areas are covered.

The PV system design is 44.64 kilowatts of size. There are 124 solar panels installed on the system. We have kept everything away from the roof or from the road areas as much as possible, with the exception of a small band at the very top that is not visible from the roof, from the road. We do have both the east and west sides covered, as well as the south side of the building. We are installing nine Tesla power wall twos (PW2) to create a microgrid for the system itself.

The design here, as you're coming down Main Street, you can see that on the right-hand side is the existing tile roof. On the left-hand side would be the proposed new asphalt shingle roof. We decided on asphalt shingles as opposed to a metal roof or as opposed to a tile roof due to the cost of what it would be, as well as bringing in structural engineering if we're going into a metal roof. In comparison by Google results say, a composition shingle roof is going to be \$100 to \$200 a square foot, and a metal roof is going to be between \$200 and \$900 a square foot. Tile roof itself is going to be somewhere in the \$500 to \$600 per square range when you're looking at doing that. And that is without having to get in, whether you have to replace rafters or if you have to add any additional structural that as well.

A rendering of the roof composition on the right-hand side of the existing tile roof. On the left-hand side is the proposed new asphalt shingle roof with the PV solar tiles. You can also see inside the picture the conditions of the additional roofs that are inside the Wailuku Town district and the, and what they look at from side line views. Driving up west, west, Main Street, driving up from the west side, you can see that there are solar carports on the right-hand side. But you are not able to see anything on the left-hand side. As you continue up the street, again, the building is there to the left, but as you're seeing -- and these are taken straight from Google imagery as you're going on Google Earth from street views. As you approach it, and you get in, when you really get into full view, you have to directly be looking up at the roof to be able to catch a roof line of where you're going to see solar panels. Due to the height of the building, the sidewalk locations of it, it just gets very difficult.

When you're driving east down Main Street, you can see that the buildings ahead of it block it out until you get in there. But again, when you're looking at the buildings next to it, you can also see the quality of the roofs that are next to it and the exposed rust, the exposed discolorations of everything coming through. As you continue to go down, you're continuing to see more. As you get into the side, as far as the equipment elevations, the picture on the right-hand side would show you what the, what the area looks like now. We are planning on removing the foliage from the area, installing the equipment, and then replanting the foliage back in front of it to hide out the areas itself and to make it non-visible. And then in the back side of the building itself -- so this is from the parking lot area -- we would have a disconnect exposed. Again, you could see all of the air-conditioning equipment, et cetera, that's going on in the areas.

These pictures here highlight the water damage that we're seeing right now and the extended leaks that are going on. As you can see in the acoustical tiles, they've got leaks that are coming through, and the desks that people are working on. That's their printer; that's in the foreground there as well. They literally have Tupperware tubs inside the rafters and have to climb up to empty them on a pretty regular basis. Here you can see the additional amount. We still have yet to find out what the amount of mold damages that's inside there because it continues to leak down on every single time that there is a rain that happens, that there's leakage that's coming into it.

Here are some various pictures of existing solar as you're driving around from Central. You can see solar plus comp-shingle. You can see solar plus comp-shingle. Solar carports that are visible right from the streets. Solar carports. Then as well, we have panels installed at your four-way intersection on a much lower pitched roof that is very low and visible from the ground and from people walking by it. The comp-shingle roof that you have pretty much across the street, or Good Shepherd. Projects of solar that is visible from East Vineyard and 1962 East Vineyard.

This is the cost of the roofing system itself. Again, 100 percent covered by the investor on the project with no cost out of Lokahi Pacific's budget. The power purchase agreements. The current rates right now for a general service commercial electricity rates has risen, risen from 32-cents a kilowatt hour when we started looking at this project a year and a half ago, to today the general service rates with Maui Electric is 46 ½-cents kilowatt hour. We are locking in a term with Lokahi Pacific at a starting rate of 26 ½-cents, and that is a fixed rate for 20 years. There is no escalation in that rate. That will lock in rates at nearly half what the rate is right now. The total payments over the amount, the levelized cost of electricity, and the 30-year electric bill savings for Lokahi Pacific at the agreed upon PPA rates is over a half a million dollars. These rates, take mind, were when the current electricity rate was 33 cents. We have not updated the sheets at all to reflect the 45-cent rates that are today. So this electric bill savings was showing a 2.9 percent annual increase in electricity, and we've had over a 40- percent increase in electricity since this started.

MECo current effective rates, this is where we're at today that we were talking about general service rate at 44.6-cents per kilowatt hour. This is all available through from the Public Utility Commission and published on the MECO, HECO, and HELCO sites under the effective rate summary.

And those are the main slides I have for you.

Mr. Ball: Okay. Thank you. At this time, we'll open it up for public testimony. Anybody that would like to testify on this item may do so now. You have three minutes to do that. Seeing none. Let's open it up for questions from the Commissioners. Questions gang?

Ms. Ridao: This is JoAnn. Before we get into that, I want to disclose that I was the Executive Director at Lokahi Pacific for 30-years. I have since left Lokahi, and ultimately retired, and that has been about 20-years ago. So I just want everybody to know and to be public information that in my discussions, I was the Executive Director at Lokahi up to 20-years ago, so 2000, about 2000. Okay, then we can go into questions.

Mr. Ball: Mike, do you have something?

Mr. Hopper: Yeah, just, just to confirm that you don't have any financial interest involved and you don't believe that that past role has, that you still remain objective in considering the application just to confirm that on the record would be a good policy.

Ms. Ridao: Yes.

Mr. Hopper: And then the only --. Can I just ask a question at the beginning to the Department?

Mr. Ball: Sure.

Mr. Hopper: You know it says in the document that the Department -- the Department is going is going to make the final decision and is requesting comments from the MRA. But then it also requests that the MRA adopt the Planning Department's report as a Decision and Order. Normally the Department wouldn't adopt the Decision and Order, it would make a recommendation or provide comments. So maybe the Department can clarify if it's asking for comments and the Department will make the final decision which it appears to say in one part of the summary. But in the other part it says they want the Decision and Order to come from the MRA. Maybe clarify that beforehand to just so the Commission or the Agency knows what the final action should be.

Mr. Forsythe: So, so the intent is to receive comments or recommendations from the Board. However, that discretion is up to the Department to make a final determination.

Mr. Hopper: And so you're not going to be looking to do the recommended actions sort of talked about you adopting a Decision in Order. You're not really going to be doing that. You're basically going to be providing your comments to the Department, and then the Department will make a decision on, I guess, consistency with the design guidelines.

Mr. Forsythe: Correct.

Mr. Hopper: Okay, thank you. That's all.

Mr. Ball: Thank you, Michael. Thank you. Did we close public testimony? I think we did, right. I will also make a disclaimer that Susie and I were on the same board. She was the Executive Director of MEO's Business Development Corp that I was president of, so that's disclosure for me. That was many moons ago, too. And I have no financial interest in that or any reason why I can't make an objective decision. That disclaimer. Okay, so let's open it up for questions.

I have a couple that I can start with unless somebody else has something. Um, although, I think they were answered during the thing. So, so the roofing material is different because of the cost, right? And then the solar panels, you tried to get it around. I mean, I think, going into the future for trying to reach our State goal of energy independence or whatever that thing is, we're going to have to get used to seeing solar panels, especially on big structures like this. I think it's starting. It's not the first one in the neighborhood that's for sure, right? As we, as we see from the other pictures around, as we know, as we all live in the area, and have driven these streets before, there's buildings that are really old. But there's newer buildings that have composite and solar mixed in there. So I mean, for me, I think that this is --. I mean, in the rendering, if the rendering looks anything like it is, it looks good, you know, and as far as the composite shingles versus what the tile they have now. That's my two cents, I guess. Anyone else?

Ms. Ridao: Yeah, I have a couple of comments. First of all, I wanted to congratulate Lokahi for finding a way that it wouldn't cost us taxpayers money to help you guys pay for this. Because otherwise you would be coming to the County and asking them for a grant to accomplish this. As Keone, I kind of feel like, you know, when I was reading this, I was kind of thinking about the looks and the visibility. Sorry, I had a call. But, you know, so I was looking like, for instance, at, at the old O'oka Supermarket across the street. And I said, well, that would be another alternative for Lokahi is to do one of those garage things. But I'm saying, I'd much rather like what they're recommending or showing us than having those garage things in, on that property. I mean, to me that's, I mean, aesthetic wise it's not as nice.

And the other thing I was really concerned about is that the winter is coming up and I'm worried about that roof, you know, the way it is right now and them being in that predicament. So looking at what is presented, I didn't see, you know, in, in my opinion, a big

difference in the looks of the, of the roof from what they have now to the composition shakes or whatever they're calling that. So I, my opinion is I would like to ask the Planning Department to be a little more flexible in what they're proposing to Lokahi Pacific and see if we can get this project accomplished. Thank you.

Mr. Ball: Thank you. George?

Mr. Kaho'ohanohano: My, my, my questions are fairly simple, I believe. Number one, is it purely the cost that they're looking at? Because if we have rules and regulations, and just for cost factors we, we bypassing those regulations, it doesn't make sense to have any rules and regulations then. So, the proper objective is to, I believe, amend or change the rules and regulations before you start moving into doing something like this. That's the biggest concern I have. And I'm all, you know, I'm a former police officer, so I look at the basics. You have rules, you have to follow them. What's the sense of having them if we don't follow. And that's my biggest concern right now. If we do it for one, do we have to do it for somebody or for somebody else? That makes the rules insufficient and . . . (inaudible) . . . That's my biggest concern.

And second, is to the contractor is, I noticed that they quoted a price of electrical rates a certain number. We all know that Hawaiian Electric, your electrical reach fluctuate along the oil, oil reserves. Are they having a fluctuate, an adjustable rate for them also or is this a solid rate?

Mr. Brown: So as a quick answer to that, as part of the agreements, the PPA rate is a fixed locked in rate for the full 20-year contract, with no ability to go up. But it also has a clause in there that they can never pay more than what current utility rates are, as well inside there. So if it did fluctuate to go down, then at that point in time they would never pay more than what they would typically be able to pay for for their regular Maui electric rates. We did that with almost all of our power purchase agreements have been changed or modified since the pandemic hit. Because before that, it's actually not usually caused due to the costs going down, but it's actually usually brought in due to consumption or usage on site going down because the PV system makes power no matter what. And then that is expected to be off taking. So we've amended those contracts to show that at no point in time will this system be charged, or the end user be charged greater than what they could by that power from the electric company. And that's also defined by the Public Utility Commission. Any time if you have a, any sort of PPA provider or energy provider, if they are trying to provide rates at a greater rate than what the client could get from the electric company, then you have to register as a utility company and you have to follow the same rules and regulations that the PUC guide.

Mr. Kaho'ohanohano: Okay, that answered my question because it wasn't, it wasn't in your presentation.

Mr. Brown: Understand. Thank you.

Mr. Ball: Those are good points, George. And so do we know how those other structures got those things through without --? Are they not in the district or County?

Mr. Forsythe: Keone, was that question for me?

Mr. Ball: I guess whoever, whoever who might be able to answer it.

Mr. Forsythe: I missed the first part of it.

Mr. Ball: You know, there's other structures, right, that we see around the area that that have these items on there, right? And do we know how those got around? Because I'm kind of agreeing with George's point, right? We have these rules for a reason, but looking at everything else around there is kind of like, okay, well, how did these other ones get through, if you will, right?

Mr. Forsythe: Sure. So I did start looking into this and I'm not big in enforcement so I'm not going to be pointing the finger at any one property in Wailuku. If I were to bring up any one of those properties, I would say probably at least 50 percent of them are not permitted. The ones that are permitted would have been done so in a way that the panels would not be visible from the street. I'll leave that part of it at that.

And also, if you don't mind up, can I add a couple of comments to elaborate on the staff report?

Mr. Ball: Sure.

Mr. Forsythe: So the point here isn't to pick on Lohaki Pacific or Susie. And you know, it's really good that we're having this discussion because we're all probably an agreement about the energy usage and converting towards more sustainable sources, and our staff report does state that. What we're looking at here is kind of a balance. What is the traditional character of Wailuku versus incoming technology? So with solar, we need to have more flexibility. We're seeing this on buildings in Paia as well. Paia is like the WRA, like it's the same thing. Do you want to have a solar panel visible there on Baldwin Avenue? And some of them are. It shouldn't be, but some of them are. But we need to have the discussion about how we can reflect this better within the design guidelines.

Now, regarding the composition roof, um, I'll, I'll kind to bring up the one big residential building that was there on, off of Central Avenue. One, that's not in the commercial mixed use district. That's in a business multifamily district, another zoning district. Not to say that it doesn't matter, but it's another zoning district. And at that, you know, as far as the, the, the material choice goes, we're not looking at an energy need for the materials choice. And it's

kind of one of these things where, okay, do we want to have the roof structures within Wailuku looking like on the hills in Kehalani where you see the composition roofs. Or, do you to maintain some sort of a traditional character where these types of projects come towards us.

So . . . (inaudible) . . . flexibility? Yes. For solar, I completely hear view about that. Regarding material choices, the design guidelines aren't meant to be, you know, set in stone, but we are trying to balance a traditional character of Wailuku as well. And so where is that balance going to play out? And that's all, all I'll add.

Mr. Ball: Yeah, I mean, as you can see from this photo right here, right, that, that blue building on the on the right-hand side is obviously, I don't know, I guess that's a traditional look. But, yeah, I understand the balance between that, right. Now can you put those panels on those, on that tile roof? I mean, is that is a consideration too?

Mr. Brown: . . . (inaudible) . . . on the tile roof. But in this case because of the amount, I mean --. So with the tile roof, the tile, it does not provide any waterproofing. It's the underlayment under underneath it that does. So in order to fix the damage that they have, everything has to be 100 percent stripped off from the building. The wood has to be replaced underneath and then we have to put everything back on. We would have to order in a substantial amount of these tiles. They don't make these tiles at this point in time. So the tiles, I'm going to have some that look new or some that look old, or I'm going to replace all of them.

So in addition to that, you know, when we first went into this, it was quite a process to get before the boards. And so if we do change the substrate now to a metal roof or a tile roof, if there was a grant or if there was money that was brought in on that, we would start that process over today. So we'd be looking at probably another six months before we're able to sit back in front of you guys and discuss the solar going on the tile roof at that point. And we're going to go through the rainy season, et cetera, and I think that we're all kind of set in that same spot.

Not, not to mention, I mean, the one thing that I didn't bring up in here is, you know, not, not that it matters and as well as me, as the contractor, but our costs between 2021 when we did our analysis as far as what our labor cost was, it was 27-percent higher in 2021 than it was in 2020 due to the pandemic, due to bringing people in, and et cetera. I would never offer the same deal, or cost, or system on this today that we offered at the time. The investment group on this already did 62 North Market Street, and we've done a lot of them. This has moved along so far that they just want to see it in. But they are by no means hitting the returns, the amounts that they want on this. And as of right now, and to add any cost to it, really kind of throws the project to the side to tell you, like just to be really open on it. We have sunk enough money into the project at this time, enough time, and effort, and everything else that we'd like to install it. We really would. But I think that if we're forced to

go back to the drawing board on it and look at it, I know that we can't cover any more of the roofing costs. So at that point in time, it would be up to Susie to try to either add in the, the additional amounts that it would be, or through a grant, through a program, through crowd sourcing funding of that. And again, I know that we're not here to talk about the financing of it, but at the end of the day, that's kind of a where we're at too. And that's really where we're at. I don't believe that Susie has anything in the coffers at this point in time to redo the roof on this project.

Mr. Ball: Okay. Yeah, and so I guess, I mean, is Scott can take those, all these comments back. I mean, I think George's comment about they have to really relook at the design guidelines there, right, and see if, if this is the way of the future that we're going to put all these panels up, right, I mean, some buildings aren't going to lend themselves to this. And well, and having streets all over the place, how do you not put panels on the street side to make it economical to put panels on your roof, right? I mean, these are all the things that, that, that the County has to look back on those design guidelines and say, do you guys want to have renewable sources of energy or do you guys want aesthetics, right?

Ms. Theiman: Keone?

Mr. Ball: Yeah?

Ms. Theiman: This photo that's up here right now, I'd like for everybody to take a look at the pitch of the roof. Even, even with panels on there, you're not going to see those panels sticking out like they do on some of the other buildings that we showed. I think also the first page picture, which is straight on, on the cover, as you can see looking from across the street, you're not going to see any panels up there . . . or very minimal.

Mr. Ball: Well, and I think the public's getting used to panels just because, you know, a lot of buildings, commercial buildings are putting them on there for this very reason, right? This cost balance reason. So I think it's to George's point, definitely, the County is definitely going to have to go back and look at those, to amend, or whatever they're going to do. Because, otherwise, like George said, we're going to run into this every time, right, as commercial buildings upgrade and put this on as a, as a, as a benefit to it. So, anyway.

Ms. Theiman: Yeah, I, I couldn't hear everything Scott said. But I think, did he say something about the other, some of those other buildings didn't go for permits?

Ms. Ridao: Yeah, he did say that.

Mr. Ball: Yeah, but that's, you know, we're looking at the design guidelines, so that's, that's, where we're running into conflict. So if the County wants more renewables, they've got to accommodate to have that, in this area anyway.

Ms. Theiman: To us, I think the bottom line is number one, we won't be able to afford any of this and we'll continue to have problems with the leaks in the current roof. But also looking at that last picture with the carport and a set up, I mean, that would be the only other way we could get enough panels on our property to, to do what we need to do. And I sure don't want to take down all those beautiful trees to put up that carport.

Mr. Ball: Yeah, no. I'm with I'm with JoAnn, and say that I'd rather see them on the roof than some structure like this, right, I mean?

Ms. Wade: Yup.

Mr. Ball: So okay. Any other comments from the Commissioners?

Mr. Kaho'ohanohano: I have. My only other comment, Keone, is her example. How do we get around it if it's in the guideline?

Mr. Ball: Well, and it's not really . . . (inaudible) . . .

Mr. Kaho'ohanohano: . . . (inaudible) . . . you'd have to go, I might have to go with the administration. But, if it's in the guidelines, are we as the committee authorized to violate the guidelines because of circumstance? I don't know.

Mr. Ball: And I don't think it's up us. Right now, they're looking for comments from us and they're going to have to do the dirty work, so that's, that's where we get to defer to them. But with the comments of like, you guys got to fix it, right? There's, there's a problem here now, as all these other buildings come up, right? Erin?

Ms. Wade: Yeah, so I think what the Department is looking for from you is statements if, if this is a project that you feel like it could move forward or that you're trying to identify why this building is different to state the reasons. I know you stated the low-pitched roof. If there are other reasons that you feel like this building might be unique or that the visibility of the panels isn't what it is in the situation of the roof right across the street that you showed where the pitch is significant and so all of the panels are visible. That's a different condition potentially and what, you know, the roof structure you're looking at. So if you have, if the Commission wanted to state reasons as to why this building could, or if you feel it should be considered differently than another facility, state --

Mr. Ball: Right.

Ms. Wade: -- what those reasons would be so that the Department can use that for their --

Mr. Ball: And I think I said some of that stuff at the beginning, right, that it was, it didn't look that different from the rendering from the, from the tile to the, to the composite. They're

trying as much as they can to hide most of the panels around or, you know, around the sides, just a few on the front. But the big thing is they got to update that thing if they want to, you know, make energy efficient buildings basically.

Ms. Wade: Right. And Scott can take a comment about the updates to the design guidelines back, but that won't impact this project certainly.

Mr. Ball: Right. Right. And it's --. I don't know if they have some sort of emergency type of thing, right? Because it seems like the critical time to get this thing done for multiple of reasons, right? The things leaking, the cost is different now, you know, we're heading into winter so --.

Mr. Kaho'ohanohano: Keone, the last thing I have is something very simple. And I don't want us to get confused with what is in our scope and what is in our parameter of where the development area is does it fall into our scope or not. Because I hear people bringing about the, the other one and I, I believe, and maybe Scott be clear, but I believe that that doesn't fall in our guidelines. It doesn't fall in our jurisdiction. But to compare those, to throw something like that at us, and say, oh, but look at this. Is it, if the boundary is out of it, it's out of it. It shouldn't be compared. Although aesthetically I would even have to go back and say, if you're looking at plantation, they had no tile roofs before.

Mr. Ball: Yeah.

Mr. Kaho'ohanohano: And that's it for me.

Mr. Ball: Thank you, George.

Ms. Ridao: George, you know, I so appreciate your comments because you really balance us, you know. But as somebody had, that has worked in this community for, oh God, 60, 70 years, it is always really, really hard when you're dealing with a non-profit that are serving, you know, they're serving Women Helping Women, there's Maui AIDS Foundation and people who are disabled and constantly, constantly in my experience, trying to find the funding to do the program you want. And then here comes this big project that you got to deal with. And I think as a community, we got to find ways to work it out. I mean, you know, yeah, we got the rules and we got the guidelines, but it ain't fitting for this project, so we got to figure it out, and how do we make this work? I really feel for Susie and her board because this is a big issue for them. You know, for us, it might not be, but for them, it's a big issue. And I really think that if Scott can find a way to make it work, please Scott, find a way to make it work. Thank you.

Mr. Ball: Okay. I think Scott has those comments then, right?

Mr. Forsythe: Great. And thank you for the discussion. I appreciate it.

Mr. Ball: Move forward and communicate our concerns and recommendations.

Okay, shall we move on to Item E, Department updates, Church and Vineyard improvement project status?

E. DEPARTMENT UPDATES

1. Church and Vineyard Street Improvement Project Status

Ms. Wade: Let me switch gears and do that, I'm going to pull up an email to share with you, folks. I don't know if I've shared before that we do send out weekly updates to the community, so, with the construction project progress. I'm going to share that real quick. I'm not sure if --. Oops, wrong side, you got to switch screens. Okay, can you see it's got some text and then some photos on the page?

Mr. Ball: Uh-Huh.

Ms. Wade: Okay. So essentially each week, Linn Nishikawa, who does our PR works with the construction management team to provide photo updates and brief summary of the type of activity that's occurred during that week. So this does go out to anybody who's on signed up for regular email updates, and it's also available on social media for folks who want it. So, just so you know, the ground floor, the, the additional --. So we've finished the first two-thirds closest to Main Street and the final third moving towards Vineyard Street, the ground level got paved this week on one side. As I told you last time, they start pouring at four a.m., so you see, it's kind of, it's dark in the first photo and then moving into day is coming up and here the slab has been poured. In the afternoon, that's all been going quite well, actually. In terms of timing, it helps too just because it's been so hot and dry, so that helps with the concrete to cure correctly. When they do pours in the middle of the day, they've had some trouble. So the earlier and the darker it is, the more successful.

And then I can --. Oh, then I'll -- so I'm going to jump down to the Vineyard Street. I know the first side was Vineyard Street. So the trenching work is ongoing at Vineyard Street to install the electrical and telecom communications to put those underground. The sewer and water lines have been completed on Vineyard Street. So this is sort of the last of the underground work before we began moving into the paving work that will happen and the sidewalk construction. So we're hoping once this is done we can start opening up Vineyard Street a little more for better access to the businesses in later September is the goal. So that's, that's kind of the status of some of the Vineyard Street improvements.

2. Wailuku Parking Structure Update

Ms. Wade: And then I'm just going to pull up the webcam for the parking structure for today. This is, this is the real time image you can see over here from this. As I, as you know, this is the view from the Executive Center. So here is the slab that got poured this week. All of these piers were poured a couple of weeks ago. This line right here, if you can see my mouse, is the grade change element so that . . . (inaudible) . . .

Mr. Ball: Mine hasn't quite caught up yet. Does everybody else see gray screen or do you guys see the --?

Ms. Ridao: Yeah, I see a gray screen.

Mr. Ball: I don't think, I don't think the video has caught up quite yet.

Ms. Wade: Okay, sorry. Anyway, the pour has been complete, so for the first portion of the ground floor. And then next week, they're looking to complete the second portion. And then we move towards the final Church Street element.

Ms. Ridao: Wow. How exciting.

Ms. Wade: It's moving along.

Ms. Ridao: Yeah.

Ms. Wade: The other piece, I think, that's, you know, what's happening on the interior of the site is doesn't affect the neighbors all that much. The thing that's most impactful right now is the Pili Street access, and the one that's next to the old American Savings Bank, where the driveway comes up. We're reconstructing that driveway, and so there is going to be a little bit of impact to Market Street in the coming weeks as that gets redone for the turning radius into that access. But other than that, the impacts to the neighborhood has been mitigated from the timing change of having the trucks come in, and then just also being mostly interior work.

Mr. Ball: What's their estimated completion now?

Ms. Wade: The part, so the road work is expected to be done before the end of the year on Vineyard Street. And then the parking structure, completion time, is expected to be July of 2023, for open and operating.

Ms. Ridao: In a year.

Ms. Wade: Yeah, a year out. A little less than a year.

3. Wailuku Arts District

Mr. Ball: Okay. Um, did we already go over Wailuku Arts District, or do you have something to add?

Ms. Wade: I don't have anything to add, unless you guys had questions.

Mr. Ball: Questions anyone?

Ms. Ridao: I just want to say those murals are gorgeous. I mean, they're so nice.

Ms. Wade: I'm so glad you're enjoying it. It's, it's a really awesome project to see unfold. And if you haven't had the chance to go to the Small Town Big Art website, when you click on each of the individual projects, it also, you can hear all of the talk stories and the consultations that took place or that informed the artists and the work that they created. And to me, I listen to them like their podcasts. Honestly, you hear just amazing stories from our community members coming out. It's just a really, it's really neat.

4. Status of MRA member vacancy

Ms. Wade: The next thing is the MRA vacancy. So I think I told you, Patrick Ihu was -- has been nominated by the Mayor and his appointment is being reviewed by the Council in September.

Mr. Ball: Okay.

Ms. Wade: Hopefully we'll have somebody else. I do not have a fifth. So he would be the fourth, but we still don't have anyone who has agreed to participate as the fifth member. So if you have any recommendations or suggestions of folks we should invite, please let me know.

I think that's all for me. But, I think you also need to take public testimony on any of those items.

Mr. Ball: Um, there's also upcoming agenda items.

5. Upcoming agenda items

Ms. Wade: Oh yeah, the only other thing, you know, we'll be back with Halau Of Oihi Art as we have some exterior images generated. We don't have, we don't have that yet. I don't

have anything related to design for you to review at this point. But once we do, we'll come ask for that.

And then Park Maui is starting to move forward a little bit more. You might have seen the big launch in the paper. So we did hire the folks to put the access equipment in the garage. And so as we start getting more information about parking in Wailuku, I'll bring that.

And then Scott, I don't know if you have any items that need to come next agenda.

Mr. Forsythe: Um, nothing at the moment, but we have a lot in the queue. So, no, not right now.

Ms. Wade: Okay, so probably nothing for September for you?

Mr. Forsythe: I'm going to say, no, yeah, correct.

Ms. Wade: Okay.

Mr. Ball: Um, I'll be on Oahu on September 23rd also, so I probably won't be able to make that meeting.

Ms. Wade: Both Kelly and I are going to be at the International Downtown Association Conference, so we had talked about maybe moving that meeting. The only reason to potentially do that is if the EA for the Environment, the EA for Halau Of Oiwī Art is completed, but I don't think we're going to be ready for that.

Mr. Ball: So we could just move that September to October?

Ms. Wade: Yeah. Yeah.

Mr. Ball: Okay.

Ms. Wade: I do.

F. NEXT MEETING: September 23, 2022

G. ADJOURNMENT

Mr. Ball: Okay, well, stay tuned, then I guess, Commissioners, on that. I'm sorry, going to Item E, was there any public testimony needed to be discussed? Seeing none, public testimony is closed for Item E.

So our next meeting will be probably in October, but maybe November. It probably won't be on the 23rd, so stay tuned, we'll let you guys know. We'll know a couple of weeks out anyway. So thank you all for your commitment today and see you in the next month-ish.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:20 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
Scott Forsythe, Staff Planner, Department of Planning
Michael Hopper, Deputy Corporation Counsel