

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
AUGUST 22, 2008**

*Approved 10-30-08*

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Ronald Kawahara, Chair, at 1:16 p.m., Friday, August 22, 2008, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

Mr. Ronald Kawahara: Okay, it's 1:17 p.m. – 1:16 p.m. – I'm going to call the meeting to order. My name is Ron Kawahara. I'm the Chair of the Maui Redevelopment Agency. Present at the meeting, Alexa Betts Basinger and Katharine Popenuk. Ray Phillips is off-island and so is Bob Horcajo our new commissioner.

The minutes of July 18<sup>th</sup>, 2008 were circulated to all directors by email. Any additions, corrections or deletions? If not, will someone move for approval?

**B. APPROVAL OF THE JULY 18, 2008 MEETING MINUTES**

Ms. Alexa Betts Basinger: So move.

Ms. Katharine Popenuk: Second.

Mr. Kawahara: No further discussions – all in favor please say aye.

Agency Members: "Aye."

Mr. Kawahara: Oppose, ney? It's carried unanimously.

**It was moved by Ms. Alexa Betts Basinger, seconded by  
Ms. Katharine Popenuk, then unanimously**

**VOTED: To approve the July 18, 2008 meeting minutes as  
presented.**

Mr. Kawahara: At this time, we have our Maui finest in audience who is going to give us a report and be open to questions. So I'm going to move the agenda around and allow them to come in first. And before you leave, if I can have you guys sign in the sheet so we'll have a record of your attendance, we'll appreciate that. So why don't you come up and give us a report.

Mr. Joseph Alueta: If I may Mr. Chair, this is in response to kind of a follow up meeting about several months ago where you had them first come and I did talk to them. And primarily, they're just here for information purposes. There is no action by the board. It's just the status of the substation and if they need any help from this body, what do we do to help them out?

Sergeant Stephen Orikasa: At this time, regarding the Wailuku Substation, the community office, it was also to be utilized by our community police officer position which is currently vacant. But the substation is utilized on a daily basis, shift to shift, for the patrol officers to stop in – you know, report writing, make phone calls or return calls that we have to make – so it is actively being used.

Mr. Kawahara: For the record, can you identify yourself?

Sergeant Orikasa: I'm sorry. Sergeant Stephen Orikasa.

Mr. Kawahara: So you're saying it's being manned pretty much on a daily basis?

Sergeant Orikasa: The substation is not permanently manned, but it is accessible for our patrol officers in the Central Maui area should they be in the area that they need to utilize the facility. But we don't man the office 24 hours. It's whenever the patrol officers are there.

Mr. Kawahara: As I understand the reason this is coming up is because a lot of merchants in Wailuku were concerned about incidents occurring and then no readily available police officers. I don't know if it's a question of staffing or unfilled positions or what, but we'd be able to report to the merchants the status of the police –.

Sergeant Orikasa: It's not unknown that we do have a staffing shortage. It's a Statewide issue for all law enforcement. But as far as running a full staff in our patrol division, day to day, there's a minimum amount of officers that we have per shift. The merchants are saying that incidents are happening and there's no timely response. The volume for calls for servicing in our district, district one, which encompasses the Wailuku, Kahului and UpCountry areas, all of these calls are prioritized. So often times, and it could be a matter of perception what the caller or merchant might perceive as being a very critical incident may not be as a high priority as something that maybe going on in Kahului that demands maybe four officers to respond. It's very hard to say. We don't have the exact numbers regarding that type of thing.

Mr. Kawahara: How many staff positions are you short right now? Patrol officers – roughly?

Sergeant Orikasa: For Wailuku patrol alone is 25 positions.

Mr. Kawahara: And you have how many actual filled?

Sergeant Orikasa: 70 officers.

Mr. Kawahara: How many?

Sergeant Orikasa: 70. Seven-zero.

Mr. Kawahara: So all together for Wailuku, Kahului and UpCountry, the total level that's budgeted is how many?

Sergeant Orikasa: 95.

Mr. Kawahara: 95. So you're 25 short. Okay, so we understand. I understand that the substation is not air-conditioned. Is that an issue?

Sergeant Orikasa: I believe it is air-conditioned.

Mr. Kawahara: It is air-conditioned now? Okay. Good. Any questions?

Mr. Alueta: Just one. I think that was one of the things that came up – has there been – like as far as incidences that are reported or called in, is there is any type of trend that you guys noticed? Like is there an increase or decrease over the last several years? I think that was one of the perceptions I guess you can say coming out.

Sergeant Orikasa: The trends as far as the reported crimes in Wailuku Town area – the trends changes kind of like seasons – when they are in school, when they aren't in school, that often times has an impact. Other things like Kahikili Terrace recently had a large number of evictions. We've noticed a decrease in crime in that area, but we don't want to assume for sure that was the main reason for the decrease. But there's a number of factors that are involved. Again, I don't have specific numbers, but in the last few months, there has been a decrease in the Wailuku Town area.

Ms. Betts Basinger: Sergeant is there – thank you for being here – is there a public record, you know, calls that come in, crimes or incidents that this body could be available to have?

Sergeant Orikasa: I don't know about public record, but do you want figures as far as our crimes from year to year?

Ms. Betts Basinger: The information for the Wailuku area of incidents.

Sergeant Orikasa: It's something we could probably access by mapping it block by block.

Ms. Betts Basinger: Can I contact you and talk about this further?

Sergeant Orikasa: Yes.

Ms. Betts Basinger: Thank you. And then another question about the Wailuku substation. What equipment is in there? What equipment do the police have?

Sergeant Orikasa: We have computers, typewriter, some folding chairs and tables, and a telephone.

Ms. Betts Basinger: So there's phone service there and it's air-conditioned?

Sergeant Orikasa: Yes.

Ms. Betts Basinger: So it's like a little office?

Sergeant Orikasa: Yes.

Ms. Betts Basinger: Thank you.

Mr. Kawahara: Any other questions? Teri?

Ms. Teri Edmonds: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Alueta: Could you use the mic?

Ms. Edmonds: Teri Edmonds from If the Shoe Fits. In reference to the substation, I've heard that they keep the curtains closed because they're afraid of being a target. And I find that having been here for seven years, I've had to call the police officers and I've had a great response. I think the longest I've ever had to wait once was 20 minutes and I think it was one of those low priority items. I think if they were to be in the substation there that probably keeping the curtains open is the only way that you're really going to get any protection while they're there. Because otherwise, I don't see them. I mean I know they're there. I see their cars and stuff. And that would be just my suggestion. If it stays a police substation, you're using it to get that extra protection – doing it in a fashion where they can be seen.

Mr. Kawahara: Jocelyn?

Ms. Jocelyn Perreira: Jocelyn Perreira, Wailuku Main Street Association. I'm going to

speaking to just the opposite of what Ms. Edmonds referred to. I do feel that the police presence should be on the street and walking around like we all intended a community oriented police officer to be. But we do, our structure and design team, is well aware of the concerns of the Police Department and why they have those curtains especially at night because it does make them targets. And one of the things that we talked about was taking a look at the lighting pole because it illuminates especially in the evening hours and it just, you know, you can see them in there and you can see them working and there is a concern about the police safety because of that particular issue. So, in light of that, one of things that we talked about in the past was making that maybe a visitor center and trying to put the police in another building that is along the street that was less assuming – you know, was more unassuming – and the police officers would be close to their cars and they'd have that safety where people would not really know that they were readily there, but they were the eyes and ears and could immediately respond. But that glass, from a design perspective that is on that police substation, is problematic for the Police Department.

Ms. Betts Basinger: Jocelyn, while you're there I have a question and maybe the Sergeant can answer or might know. Does the County of Maui own that structure?

Ms. Perreira: Yes they do.

Ms. Betts Basinger: Does the Police Department lease space in that structure or is it just afforded to them?

Ms. Perreira: It is afforded to them.

Ms. Betts Basinger: Okay. And that was by their request?

Ms. Perreira: No, actually the Police substation was and how it came into being was at the request of the Master Plan that we had engaged in for that Lao Theater parking lot and a facility that would have included a police substation – substation is kind of too big of a term – police kiosk type of thing – along with the restrooms – that they would go hand and hand.

Ms. Betts Basinger: Thanks.

Mr. Alueta: And I think also, as a kiosk, I think one of the primary thing, I think initially, for special events to have a decent facility for them during special events or when they had street fairs. And then eventually some day, you know, hopefully use it as a kiosk basis.

Ms. Perreira: With all due respect, Joe, that might be something more current. But the original intent of having that put there in that particular area was so that there was a permanent police presence on site. That the police officer that would be walking the beat hopefully and getting to know the merchants and what have you out of their police cars and

getting – you know like Paia had that going on – that then they had their own little office that they could do their reports and what not. So that was always the intent that we spent that much money on that particular building. Thank you.

Mr. Kawahara: So Sergeant Orikasa, how practical is it at today's staffing levels to have a walking patrol or bicycle patrol even?

Sergeant Orikasa: Well at this time we're not able to fill that position. We do have a position available for a community oriented police officer who has the police equipment, but we're not able to fill that position at this time. We're going to try to fill it as soon as we can.

Mr. Kawahara: That's good. Thank you. Bob you have – Mr. Kimura – you have a comment?

Mr. Robert Kimura: My name is Robert M. Kimura. I make you smile Joe. Good. Alexa I make you smile? And Mr. Chair? All of you smile. But I go back far. Anybody know the name of Juko Ono? She worked at the theater. And Tagamori – good officer. Now this idea about “kobong” – they call that – is initiated in Japan. That's why it was rated generally speaking as the best system to keep criminal activities down and the assurances that's been given to the merchants of safety. And it was a good plan. However, things get modern and they forget about the history of it or the reality of it. So, if you think back why it was created and what was the history of it, and it works and it should be working at this time also. Now the important part is to work here. Jocelyn brought up a very good point. That was these kobong, as the Japanese would call it, were initiated by a good reason and they have accepted it at one time. Paia had it. All little towns had it. Wailuku was the latest because of MRA. MRA was slow in picking up the construction and beautification of Wailuku. Now the important people to work with are the merchants. Have the merchants work with the police officers and have the officers walk patrol if possible for the exercise. They need the exercise. And I think it would be a very good, accepted idea. That, and also – what else is there a good benefit? – so that's the important thing. I mean the important reason why it came about.

Mr. Kawahara: Thank you Bob.

Mr. Kimura: We should keep it.

Mr. Kawahara: I agree. Thank you.

Mr. Kimura: One more thing, the officers of my day, childhood days, use to walk the streets and go to the knobs of the store and check on a personal basis. Of course now days, they have cars and all that kind of stuff. So, thank you very much for giving me the time. It's a very important thing and it had a very good reason for their presence.

Mr. Kawahara: Thanks Bob.

Mr. Kimura: It's a matter of coordination.

Mr. Kawahara: Sure.

Mr. Alueta: Sergeant, did you guys ever have a substation? I remember going down to a community police officer by the Weinberg Foundation, at the apartment complex down there. Several years ago, there was a community police officer base there.

Sergeant Orikasa: Years back when we first implemented the community oriented police program, we had two community oriented police officers in Wailuku Town. And each of them depending – they kind of divided up the Wailuku area, so one had an office at the Weinberg Facility, the other one had another one down in Wailuku Industrial area.

Ms. Perreira: . . . (Inaudible. Did not speak into a microphone.) . . .

Mr. Alueta: Right. So is the Weinberg one also vacant, that position? Or is that not an office at all?

Sergeant Orikasa: We have returned that back to the Weinberg Foundation.

Mr. Alueta: Okay. I was just curious about that. Thank you.

Ms. Betts Basinger: For your information, Joe, the Lokahi Pacific could no longer have that space for the police because it didn't fall under the grant guidelines.

Mr. Alueta: Okay. Thank you. Thank you for your time. I appreciate you guys coming out.

Mr. Kawahara: Thank you for your testimony. I appreciate that very much.

Mr. Kimura: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Bob wait. Let's just continue with the agenda. You can stay. You're welcome to stay. All right, so, are there any public testimony? I know that Wailuku Main Street has requested that they be put at the end of the agenda. So Teri.

**C. PUBLIC TESTIMONY: Testimony will be limited to three (3) minutes per testifier. At two minutes, thirty seconds, a thirty second notice will be given. With the recommendation of the Chair, an additional three minutes may be granted.**

- 1. Wailuku Main Street Association, Tri-Isle Main Street Resource Center Report - Update on Project Involvement Relating to Projects Listed in the Wailuku Redevelopment Plan.**
- 2. Wailuku Community Association report on upcoming events and projects.**

Ms. Edmonds: Hi, I'm Teri Edmonds. I am speaking on behalf of the Wailuku Community Association. Alexis, our President, is still off-island, so I'm just reporting back. We have just had another first Friday meeting, committee meeting, and it looks as though we are applying for another grant for the year after this one ends and hopefully that will go well. This one right now we're considering. It still has to be adopted by our board, but we are considering extending the hours till 8:30 p.m., and we are working on more environmentally friendly decorations as far as flags and maybe getting rid of the balloons and just items like that. We are moving forward. We've gotten more volunteers so it's really encouraging, and should we get this next grant. It's really moving along. And I think you're going to see greater and greater things happen. Our funding has been really good this year as far as our membership so it looks like we might even try to apply for a couple of permits to maybe close the street quarterly for certain events for the first Friday's. And thank you again for everything that's happening on Market Street.

Mr. Kawahara: Thank you.

Mr. Alueta: Mr. Chair, I just have a couple of feed backs on the first Friday's – they're really successful. I've personally gone down. The one thing is that they're so successful, there's not enough food and drinking places. And have you guys thought about trying to do either temporary locations for people to do vendors? And also another one is I'm not sure it's fair to some of the merchants to have some of the vendors set up right in front of the shop of some of these places. And that was some of the feed back I got on the street from some of them that they just didn't feel that having the guy set up a little card table and selling stuff.

Ms. Edmonds: Like a jewelry vendor in front of a jewelry store.

Mr. Alueta: Yeah, something like that. But just having maybe either setting a special area for those people or at least communicate with the merchant first before selling shoes in front of the shoe store.

Ms. Edmonds: I like the more business, the better.



Mr. Alueta: But that was the only feed back I have. I enjoy going up there. It's very fun. But, again, it's when you go up there, you just can't find a place to eat and drink so you end up having to go someplace else because it's so crowded.

Ms. Edmonds: Maybe we can ask you too because we have thought about that and not only that but we're trying to help support the merchants that are outside of Market Street like Unisan. I mean they get a lot of after hour business, but even the Gianato's Pizzeria. I don't know what the permitting process. Probably Yuki Lei could tell me about getting street vendors down there – food vendors – as far as permits goes, is there any kind of issue that you know of like that?

Mr. Alueta: You obviously would need to get some type of permit through the MRA to review what exactly is going to happen in the location of the site map. And Yuki Lei is very familiar with that. And obviously our Department and this Board would be willing to help you out as far as getting that through, but as long as we have enough lead time so we can review it all. It has gotten very successful and it needs an expansion of it, but in a controlled manner, that benefits everybody without distracting from the existing merchants.

Ms. Edmonds: I agree. And that was the other thing too because we did have some people come down there and set up. Darla is our coordinator and people are suppose to go through Darla since she actually sets up the street map. But some store owners may have a friend who wants to set up a table and we don't know about it until that night and somebody shows up. So we actually talked about that – having somebody, a volunteer that goes around and touches base with every single one of them, make sure that whatever – if we're going to do a membership thing or whatever. I do have heard that and we are addressing those two issues as well.

Mr. Alueta: And remember, there's the property line and the public right-of-way. And these are people that – some of them I felt were in the public right-of-way, not on the property of the store front. So that's where I have most of my concern at. They do need to get approval from this body as well as meet the guidelines of the MRA.

Ms. Edmonds: Do you think maybe sometime you could come down and walk around with me on one of those?

Mr. Alueta: Sure.

Ms. Edmonds: And kind of show me just so I know. I'll bring Darla too.

Ms. Betts Basinger: Teri, it's terrible to have such growing pains to success. In part of expanding, these are the things you deal with. It sounds like you need to step up the organization.

Ms. Edmonds: Yeah.

Ms. Betts Basinger: Yeah, but have you ever thought about moving from first Friday to every Friday?

Ms. Edmonds: Somebody asked that and we, the few of us, who have been there for a long time and been doing a lot of the work, we told the group that if the board approves the extended hours, we'd be willing to try it for the first month, just going to 8:30 p.m., provided that all of our volunteers really do show up and help us. And if they become consistent with that, we would – I don't know if most of the merchants would do it, but we could make it an optional thing. I think maybe take a six months with the extended hours - try that.

Ms. Betts Basinger: Well I'm talking about having it more frequently.

Ms. Edmonds: Yeah, that's scary.

Ms. Betts Basinger: Because the eating situation is really true. The restaurants are just packed. They do two turn overs and they're packed, and they might like doing that more than just one night a week. And it's getting people back into the town at night.

Ms. Edmonds: Yeah, I'll take it back to the committee because we're definitely going to meet again and let her know. I'll throw it in the mix.

Ms. Betts Basinger: Well some of the funding you get can go toward having just more than just volunteers that are coordinating.

Ms. Edmonds: Yeah, it does look at some point, depending how many people we get, we were talking also about whether we should close the street. Right now, I think it's good that we don't close the street because it forces people into the stores. When you have a festival, they're less likely to go into the stores that are behind the tents, and you can only put the tents on that one side. But at some point and if we do extend our hours, I think first Friday is going to get really busy and we're going to need that pedestrian walkabout. So with that we have the extra expense of closing the street and police. I'll take it back to the board, definitely, and let them know, and maybe we could do a fundraiser or something.

Ms. Betts Basinger: Like I said, terrible problem to be so successful.

Mr. Kawahara: So Teri, what's your best guess-estimate of how many people attended the last event?

Ms. Edmonds: I'm not the person to answer that because I'm in my store all day long. But I can tell how my foot traffic is, and literally last Friday, I had almost a steady stream of foot

traffic all the way through the store. And I do see them coming late at night. Either they drive through with their kids and they see how fun it looks, they turn around and come back, and at 7:30 p.m. we're breaking everything down. So a lot of our entertainment wants to leave at 7:30 p.m. because they go and entertain in Lahaina or something. So what we're proposing is doing some other type of an activity where the bands can leave the main corners and we can have something else, like that's when we do our contest or something. Thank you for the input by the way.

Mr. Kawahara: Thank you Teri. Planning Department update. Joe?

**3. Other public testimony.**

**D. PLANNING DEPARTMENT UPDATE**

**1. Update on Proposed Projects and Enforcement.**

Mr. Alueta: Did Jocelyn go?

Mr. Kawahara: They want to go at the end.

Ms. Perreira: . . . (Inaudible. Did not speak into the microphone.) . . .

Ms. Betts Basinger: We haven't changed our agenda yet Chair.

Ms. Perreira: . . . (Inaudible. Didn't speak into the microphone.) . . .

Mr. Kawahara: Joe wasn't here so anyway it was just a mix up.

Mr. Alueta: As far as one goes, you do have, I believe – senior moment here, sorry – I think you have one public hearing with a variance next month. That will be on your agenda. And I have talked with GYA Architects, but I have not talked with the planner as far as – but I've been told that they are doing their public notice for that meeting for next month.

**2. Project Manager Work Plan.**

Mr. Alueta: Project Manager Work Plan, again, I briefly talked to John on some of this, Mr. Chair, as far as I have done the first draft of the RFP for the parking structure manager, per say, that we have budgeted under the Planning Department, in the MRA budget. I did send the draft out. I have not gotten any responses from the Mayor's Office yet, so I need to follow up with them. But I have gone through it with Jeff, the Director of Planning, and we're pretty comfortable with it right now. I just need to make sure the Mayor is okay with

it, and then I'll try to get that out as soon as possible. That is a priority. Obviously the Department is very busy with the HCPO coming up in the next month so that's been taking a lot of the Department's staff time and focus. But we should be able to get that out to you. I'll pass this out. I'm sorry I'll wait for that. And that's all the Department has right now. We did the Police earlier.

Ms. Betts Basinger: I have a question Joe. Last month Jeff mentioned the Mynah Bird Pub and said that would be coming before us. Can you bring us up to date on that project please?

Mr. Alueta: I did help them. That's Jordan Hart's project, that will be going into Hart's Corner. I have done one site visit with them. I went over the project and they did submit an application. I finally got Jordan to submit an application. I do not know where it is in the mix as far as being ready to schedule, but it is an application that he has finally submitted. So obviously it is kind of funny because I was talking with one of the vendors on the streets and they were excited to hear about that. They knew about also because we were talking about lack of drinking places on Market, and she knew about Jordan's Pub being open and she was excited about that too. So through word of mouth has spread and people are excited about that.

Mr. Kawahara: All right, moving on the agenda, Item E.

Ms. Perreira: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Sorry.

Ms. Perreira: Excuse me, we already had that determined at the last meeting.

Ms. Betts Basinger: I don't believe the Commissioners voted on that Jocelyn.

Ms. Perreira: Excuse me, Main Street has asked and requested that we be placed on a report since it's a report off of the items on the Maui – the Wailuku Redevelopment Plan. This is not part of public testimony that we're providing each and every meeting, and we'd like to go back where we normally were accustomed to being. Because that way we can interact with some of the discussions with the Planning Department as well since we are working with the Planning Department on some of these things. And that is a request from our board.

So in line of that, to update you on projects with the redevelopment area that we're working with the planners in the Planning Department. Joe mentioned the Mynah Bird Pub. It did come –. Mr. Prutch is the planner and he did circulate it to the other agencies for comment and review. And I guess they're getting their stuff ready for you. I believe it's suppose to

come out for next month to the Maui Redevelopment Agency. We just concluded our review. The one thing I can tell you is it involves a parking variance, and we did and make extensive comments to you which you'll be getting I'm sure with your packet for next month.

The other one was the Community Clinic of Maui and update on those kinds of things. I guess in light of the fact that people have growing pain problems, I guess so do we. I was remised in not informing the MRA that we have moved into a bigger office that's very conducive to public interaction and we are experiencing that right now. It's been really, really good. We have three front window. We went from 2035 Main Street, Suite 101, to 1942 Main Street. The property owner is selling the property, so there are two of us that had to change, get different venues to operations from there. And I don't know when the property owner is going to close his sale and leave escrow or what have you. But I know it's in the process. So we invite all of you to please come in and enjoy. Now it's great because the area is bigger and we can show a lot of our projects which is really nice.

In line of that, our Wednesday's in Wailuku are growing and have been become so popular that we don't have enough room in the venue that we are doing, conducting this, which is the Church of Good Shepard Hall. So it's a good thing to think about when we do the municipal parking structure. When you're thinking about mixed use, the community really does need a community meeting room that would be conducive to all kinds of things for a wide array of users and so on and so forth. We had 73 people. We had no room. We ran out of chairs, and people were just absolutely animated. It was really great because the Maui Island Plan is trying to get into completion stage and they've been talking about policy and theories and so on and so forth. But we actually had maps and they started working off of maps. So the one good thing that I can tell you about working off of maps – because we will have a report to put together eventually – is the importance of having community separate and distinct, and an emphasis on historic preservation so that we don't have Wailuku-Kahului-Waikapu-Waiehu-Waihee all one big blob in an urban boundary that we really do need rural growth boundaries as well. And so that we can reinforce the importance of compact, complete and connect and self-sustainable community.

And the last thing I guess is that we are formulating our scope of work for our updating town assessment that will include information by the end of the fiscal year on the vacancies in Wailuku. The changing dynamics of Wailuku because we have some buildings that have changed, some lots that people are intending to build on, and some places that are getting more and more – we are concerned about some of the vacancies. Just looking at some of the malls, the malls are having a high rate of vacancies. And I know and we think that it's marvelous that the first Friday's are doing so well. It really helped that they had the Classic Cruisers because they go to Peggy Sue's and where ever they go it's a ton of people that follow. So we were very pleased to see that happen in Wailuku.

I will share with you, though, from the Paia Town, they were trying to do this on the

Saturday's, like the first Saturday's, and you have to deal with the volunteer burn out. And what Teri mentioned about it depends on the volunteers is a real reality because it's nice to do these things. I mean having done 17 of them ourselves, I know first hand how difficult it is to keep people energized and promising to be there and what not. But I guess it's a goal we can work towards. So that kind of concludes our report to all of you. We take our responsibility on the Wailuku Redevelopment Plan that notes our role relative to implementation of the plan very seriously and we really are happy to work to augment government services, and work hand in hand with the Planning Department as well as the Commissioners.

The last thing before I forget is we all had a meeting canceled this week because one of the Council members was sick with the flu. And I talked him today, and he profusely apologized. He said it his fault, but he just couldn't help it. So I asked for speedy – you know – to get this placed on the agenda again. It's going to be – the municipal parking lot is going to be heard in the Policy Committee, which is Council member Danny Mateo. And he's going to have to reschedule it. Our chairman, John Min, is trying to work with him to try to speed it along. My understanding is that they're not going to take the resolution at that meeting at the request of the Policy Committee Chair Danny Mateo who wanted it to be more an informational meeting – I guess – come up to speed on the historical to the current situation, and then I guess we go from there. I also understand that Council Chair Riki Hokama wanted to introduce the resolution when it came time to introduce it and Council Member Victorino, I guess, will push as the member from the Wailuku area. So as soon as we get information, we'll make sure that we pass it along to everybody, and everybody is clued in. And I think it's marvelous that everybody's working together and in sync because at this state in our economy and the things that's happening out there, knowing some of the budget constraints that the Council is going to have for the next year, we can not afford for everybody not to be on the same page. And furthermore, on the same line, on the same page. Thank you for this opportunity.

Ms. Betts Basinger: Jocelyn, is the Policy Committee a five-member committee?

Ms. Perreira: The Policy Committee? No. The reason why it went to the Policy Committee because it had to go to a seven member committee. So, it is a seven member committee. And then, I guess, when they determine how they're going to handle it, and then it goes to the full Council which is the nine.

Ms. Betts Basinger: Thank you.

Mr. Kawahara: So this scheduled meeting is strictly for informational purposes only, and then subsequently they're going to introduce the resolution.

Ms. Perreira: I believe that's what's going to happen. I do know that I can share with you

that I had a request from my Chair, John Min, that Council Member Mateo had made some inquiries about the Market Street beautification project which we had to set – you know, because he wanted to know how many spaces were missing, and so on and so forth – because of all, I guess, the scuttle about the concerns about parking and the problems associated with it. So we did send along information to him because I guess he was concerned that perhaps the beautification project was like the cart before the horse. But we also stressed. I told Chair Min, my chairman, to please explain to him that, you know, when you're dealing with funds, public funds, if you don't encumber the funds and refocus the funds, they would have lost it. So I believe that's something that is, you know, reasonable.

Mr. Kawahara: It would make more sense that after the power point presentation and testimony that the resolution be introduced right afterwards. So maybe it would behoove us to have people to have an appointment with Danny Mateo so it can be introduced at the same time.

Ms. Perreira: I believe, and I know that John Min, my chair, John Min, sent the – he sent a communication to those on the task force, making known the desired wishes, the specific desired wishes of Council Member. I don't know if it's because he wanted to take this in steps or phases, and he wanted an opportunity.

Mr. Kawahara: Regardless of his reasons, a face to face meeting may be what's necessary to get him to introduce a resolution at the same time. Because otherwise you're going to lose the impact of the resolution if a month or two may go by especially with elections coming up.

Ms. Betts Basinger: Well, I think it's a two leveled process anyway because this is just a committee. And the committee wants to find out more about the resolution before the committee recommends it to the full Council.

Ms. Perreira: Thank you Commission Betts Basinger. Because I believe, you know, John is – my Chairman John Min is very informed about their processes. And I think it would be even worse for us for it to get down to the Council and then they have to say we'll we're going to defer it because we don't know enough about it or we want to sit down and think about it and see if we have more questions or what have you. I think it's far better that it goes to that committee, the committee gets the information like everybody's clued in so that it looks like they're knowledgeable about it. And then it gets referred to full Council and then the resolution becomes introduced by Council Chair Hokama, and second, I guess, by Victorino, and then they can take action on it. I do think it's the better situation because we were told not even to prepare testimony. Just that it was going to be a power point presentation and that to have the resources involved with this project up to this point available in case they had any questions.

Mr. Kawahara: All right, I accept that.

Ms. Perreira: Thank you Sir. I hope that's helpful to you.

Ms. Betts Basinger: I have one comment. I'm really happy to hear that you're updating the Town Assessment. The current one is pretty out of date already so that's really good news.

Ms. Perreira: We're not remaking the Town Assessment. I want to emphasize, we're just filling in – using the same Town Assessment and making adjustments where changes were made.

Ms. Betts Basinger: So will there be a report?

Ms. Perreira: Absolutely.

Ms. Betts Basinger: Okay.

Ms. Perreira: Yeah.

Ms. Betts Basinger: And then the Community Clinic – have you had further meetings with that project and can you tell us what the status is now?

Ms. Perreira: We do have a written communication that we sent to them. And I guess we have this time period where there was some transition here in the Maui Redevelopment Agency – I guess between the Wayne Steele time and so on and so forth. So somehow even the planner, Mr. Prutch, I guess, didn't even have the comments that were transmitted to bring forward to you all. So that's part of the process because some of the comments we made originally still remain, but now there's additional ones that's going to come to light. One of things that I can tell you, just from sitting in with the committee members, is the importance of that property as it sits in relationship to Wailuku Town. And that is when you look at it, it's not like the parking lot instead of the building and the project. And whereas the project has street trees on the parking lot and what not, that's going to make it much nicer, and so on and so forth.

One of the recommendations I can tell you is they're going to ask for some strong consideration to some street trees which will, you know, make a much better entrance as you come into Wailuku and you know, give the project more of a prominence that it's not a parking lot and building. I guess, you know, when you see our comments then I'm sure it will reflect well. But they've been really good about complying and working with us on some of the stuff. I think we still have a concern about the – you know the old entrance as you would drive into the old O`oka Supermarket – they closed that. And I know our people would prefer that they had it a one-way still coming in. Because in case you were not



aware, there are some problems with traffic when they're coming up and they're turning into Central Avenue. And people have gotten rear ended and what not because of – just the way the traffic pattern flows. So I know that's something you'll be looking at when you get the project before you. But I'm pretty sure – because Planning Department has the application all in order and everything and I think they're just going to set it for next month.

Mr. Alueta: That's what I've been told.

Mr. Kawahara: Good. Thank you.

**E. Adoption of a New Mission/Vision Statement for the MRA.**

Mr. Kawahara: . . . (*Changed cassette tapes*) . . . Commission needs a mission statement, at least, and a vision statement, possibly, so they can focus on activities. Right now we're under Chapter 53, Urban Renewal Law, and then nailing Legislation that Maui County adopted and created the MRA. So I circulated – this has been going on for several months and I've circulated. So let me state what the mission statement, I guess by consensus. I received an email from Ray Phillips saying that he agreed with these. Our mission is to advocate, assist and create a revitalized historic Wailuku to appropriate economic development. Remember this is not cast in stone, but we need to move on beyond this. Any comments?

Ms. Betts Basinger: Yes Chair. I did refer back to our minutes of last month's meeting where each of the suggested mission statements were discussed. And in thinking about it they were all very, very, I thought, too narrow in scope and would limit the MRA's ability to maybe extend past that scope if we used words like historical only or revitalize with economic development. So I went back to the original document which says the MRA – okay, here's the mission, "to provide the vision, direction and plan of action for the revitalization of the Wailuku Redevelopment Area." It doesn't limit it in any way and allows it to grow and I took that right out from here.

Mr. Kawahara: Can you repeat that?

Ms. Betts Basinger: It says, the mission would be, "to provide the vision, direction and plan of action for the revitalization of the Wailuku Redevelopment Area." That keeps it very much in concert with redevelopment – redevelopment mission across the country.

Mr. Kawahara: So to provide the mission, direction and plan of action for the Wailuku Redevelopment Area.

Ms. Betts Basinger: No. The mission is to provide the vision, direction –

Mr. Kawahara: The vision – sorry.

Ms. Betts Basinger: – and plan of action for the revitalization of the Wailuku Redevelopment Area.

Ms. Ferreira: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Yeah that makes sense. I'm glad you read it.

Ms. Betts Basinger: Me too.

Mr. Kawahara: So, yeah, I like this. So our mission is to provide – so let me state it then. This should be like on our letter heads and summaries and stuff like that – everything that we put out to the public – our website. So our mission is to provide the vision, direction and plan of action for the revitalization of the Wailuku Redevelopment Area. Good. So why didn't you read it earlier and make me struggle with this thing?

Ms. Betts Basinger: I move that we adopt the wording just presented by Chair Kawahara.

Ms. Popenuk: Second.

Mr. Kawahara: Good. Any further discussion? If not, all in favor please say aye. So hence forth, the mission of the MRA, it will be to provide the vision, direction and plan of action for the revitalization of the Wailuku Redevelopment Area. Mr. Kimura we're not done yet. So do we want to adopt a vision statement? Is that necessary? Okay that's good. Mr. Kimura.

**It was moved by Ms. Alexa Betts Basinger, seconded by Ms. Katharine Popenuk, then unanimously**

**VOTED: To adopt the Maui Redevelopment Agency's mission statement to read as follow: "To provide the vision, direction and plan of the action for the revitalization of the Wailuku Redevelopment Area."**

Mr. Kimura: I'd like to add to that. I'm going to commend Alexa for civilizing the website. Because one thing I see, personally, this is all helpful. Once before, not too long ago, but a couple of meetings back, I talked about the history of how the MRA was created. It's not only MRA, it's a State Law. So actually it's not exclusively done to or for the MRA of Maui. Now, I think we can learn something from the website as to the history of the redevelopment agency in general because it's a Honolulu Law. It's an HRS, Hawaii

Revised Statute, Chapter 53. It's not created by Maui. It must have been very intense, important reason. They call it the intent of the law. The trouble with the United States is when they created law, they don't talk about as to why. They create a mission, and our duties and responsibilities are to follow. So the other meeting I was talking about, I humbly asked you people to look up the reason why – to get hold of that lawyer, that State lawyer in Honolulu. What's the chief attorney in Honolulu? The Governor's attorney? What's his name?

Ms. Betts Basinger: You mean the Attorney General?

Mr. Kimura: The Attorney General. Go after him and ask him, when was this law created and try to get the intent of it. And the other thing that the website is going to help is communication with Honolulu as to the use of the MRA. Specifically, the use of the MRA and what they call it down there, what they use it for, and what the experiences are, and the results. Then you will know exactly what to do in your own duties and responsibilities instead of going about. For example, why was it formulated by having a different kind of –

Mr. Kawahara: Bob. Bob. Bob. The developments you refer to in Honolulu – China Town – one time you referred to China Town and Kakaako, they did not come under the Urban Renewal Law. In fact Maui is the only one that is utilizing the Urban Renewal Law – the MRA. We're the only ones. So there is no point in referring to other projects that didn't use the Urban Renewal Law. We're the only ones that have enabled it.

Mr. Kimura: And yet they have done it.

Mr. Kawahara: That's right, they've done it, but not under the Urban Renewal Law.

Mr. Kimura: Okay.

Ms. Betts Basinger: I think it's a very, very good idea that the history of the MRA be part of the website. Thank you so much for that suggestion.

Mr. Kimura: Thank you.

Mr. Kawahara: Thank you Bob.

Mr. Kimura: I'm not knocking the print that you folks did. I'm trying to help out and add –

Mr. Kawahara: I see. Thank you.

Mr. Kimura: – with clarity. For example, the job characteristics – why does it have to be separate and not like a county employee? I think I know why. That would be separate and by itself. It will stand alone on the sides because of his falls. Okay, thank you very much.

And by the way, what I wanted to say which is important. The kobong system has been established. You know what kobong means? Ko in Japanese is small. Bong is to watch out, a watching place. So a small watching place – a small sub-station. They have it at MCC. They have it at Paia. They have it at Kihei and Lahaina. Thank you very much for giving me the time to express myself. I can sleep well tonight.

Mr. Kawahara: Thank you Bob. Good!

**F. Discussion on FY 09 Budget breakdown.**

Mr. Kawahara: Discussion of fiscal year '09 budget breakdown. So Joe, you want to give us an overview?

Mr. Alueta: At your request, you guys wanted to keep tabs on your money, so I had the breakdown of the fiscal budget that has been allocated to the MRA under the Planning Department's budget. So we're helping you keep track of it.

Ms. Betts Basinger: Actually what –

Mr. Alueta: Again, it's \$100,000, and –

Ms. Betts Basinger: Well, this is not we requested. What we really requested was the expenses to date which includes all of last fiscal year. And I know that we start the new fiscal with our new budget amount. But we wanted to get a handle on what some of these expenses were in the last fiscal year so we can plan for them in this fiscal. So we do have a report that you provided us with that was run in April of 2008. I was simply hoping that we could have one that was run June 30<sup>th</sup> of 2008 because this won't help us.

Mr. Alueta: Well it does because –. Well, I don't know how it doesn't because you have a budget of \$100,000, and this tells you what you spent of your new budget. It will tell you what you go forward. What you don't have is your expenses.

Ms. Betts Basinger: What we were hoping to discuss today was the programs that we want to have this year coming forward and the cost of those programs like our street cleaning program with Teens on Call. Like other programs that we intend to do for the town. And I do know that we start with \$100,000 and we subtract as we go. But you don't have anything here, or is it broken down as Teens on Call under professional services?

Mr. Alueta: I believe that – professional services was your last month of court reporter from Iwado Court Reports. So what I wanted to do was to show you what your expenses were, and what you have and what we've eliminated to save you.

Ms. Betts Basinger: Well, we need to have more information so maybe we should defer this to the next meeting.

Mr. Alueta: That sounds good.

Ms. Betts Basinger: And maybe break it out more detailed.

Mr. Alueta: I'll try. I guess I can – until we incur the expense, I don't know what you're spending. I can go back. Again, the contract, if that's your desire, then we'll just spend the money under Teens on Call. I believe it was \$12,000 or something – \$1,000 a month or something like that. I forget.

Mr. Betts Basinger: I think it was more like \$300 a month. But that's what I was hoping that we would have.

Mr. Alueta: Yeah. That wasn't relayed to me.

Ms. Betts Basinger: Thank you.

Mr. Kawahara: But this is good. But we need to know what our future obligations are going to be through the end of this fiscal year.

Ms. Betts Basinger: And we need to base that on what our past was.

Mr. Alueta: So if you could tell me what you think you are contracted to, I can tell you. I can tell you what you don't have. That's what I was hoping to go over with you was that you don't have, obviously, under professional services, you do not have Iwado Court Reporters anymore. The Department is absorbing that, unless you want to pay the Planning Department. We're trying to save you money.

Ms. Betts Basinger: Well that's what I want us to discuss Joe, but if that could be part of what we have to digest. This is, just to me, I can't move forward in any kind of a professional way with this. So can we defer Chair?

Mr. Kawahara: Yes. Can you then send an email to Joe asking for specifics?

Ms. Betts Basinger: I will.

Mr. Kawahara: That way he can address those specifically.

Mr. Alueta: Because the April you got is basically this. That's what this is. And if you want to break that from our budgeting standpoint. But this just gives you what you spend on the

current. Right, and so that's exactly the same thing.

Mr. Kawahara: And this is through August then?

Ms. Betts Basinger: But this is much more detailed. The line items break it up by –

Mr. Alueta: Right because you had more expenses that were allocated to this budget. And so what I need to do is try to figure out what of those, of those index items, what is still going to be charged to our index code.

Ms. Betts Basinger: I'll email you Joe. Because really what we just want is a fiscal year end statement like the April one. This is detailed. So we know what the MRA spent the last fiscal year on every item.

Mr. Alueta: Right.

Ms. Betts Basinger: That's it. Thank you.

Mr. Alueta: Okay.

Mr. Kawahara: Okay, so good. One of the items I was going to bring up at the meeting which, I guess, is already handled is the fact that I would prefer that we don't get transcripts of the meeting. I mean it's very difficult to read, and I think the way it should be done is simply a topic under discussion, a brief summary of the discussion, and if there's a motion to be made, who made the motion, who seconded and how the commissioners voted. So that would be a lot easier to read.

Ms. Betts Basinger: Because we're a government body and because we grant variances, I think it's really important that exactly what we said is recorded, so it can't be misunderstood in a similar translation.

Mr. Kawahara: That's where the motion has to be clearly stated. But then again in the transcript, when you interrupt, or when you make off the record remarks, you know, it shows up. And every so often, I lapse into my pigeon and you know I get embarrassed when I read those minutes. So anyway, I think the minutes will be a lot easier to read and hopefully they can be posted on our website also.

Ms. Betts Basinger: Who are you suggesting does that?

Mr. Kawahara: Well I'm doing it right now. No, the Planning Department is going to take the minutes, but the executive summary, which will just highlight the various significant things that we've done.

Ms. Betts Basinger: So is the Planning Department taking verbatim minutes?

Mr. Kawahara: No.

Mr. Alueta: We do verbatim minutes. That's how you've always done it.

Ms. Betts Basinger: Yeah. Thank you.

Mr. Alueta: We've always done verbatim.

Ms. Betts Basinger: Thank you. Yeah, you know, I know what you're talking about when you read the minutes from the previous meeting and there's jokes that are made that are captured, you can just highlight them, and when it's brought up are there any changes to the minutes, we can actually ask that those non important statements be removed.

Mr. Kawahara: How do you feel about it Katharine?

Ms. Popenuk: I like the verbatim.

Mr. Kawahara: The transcript?

Ms. Popenuk: Yeah because I know there's a lot to read and maybe some of it seems to be irrelevant or whatever, but it's like this is what was said, and it's not subjective to any secondary lenses which might, you know – when someone says something, one guy hears it one way and another guy hears it another way. So if it's verbatim, and the reader will have to take from it.

Mr. Kawahara: Any comments Jocelyn?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. I served as a commissioner on this body as well. We had summary minutes done. And there's very good reason for summary minutes and I strongly speak to the need for more summary minutes. You can always have the verbatim that she's taking, that she's recording, if you need to go back and get something that somebody specifically said. But you're losing all the thoughts. And when people go on and on in comments, and so on and so forth, you kind of lose the punch when you don't have it readily and easily for someone to read. For instance, if we had summary minutes, it's easy for me to make a copy of the minutes of the proceedings of this body and circulate it to all of my board members so everybody knows exactly what Chair Kawahara is saying. What was the summary, the topic, the summary that was discussed and the action taken. It also prevents people from – I hate to say it – but some people can go on and on, or they want to play to the crowd and get certain things that they want to emphasize or say to a project that they want to promote or a topic or a

group of people or what have you. And you know that all should be – that's not what we would say on a professional edge. If I did that with my committee and said that I'm going to do all verbatim, they would get frustrated and flustered with me. The summary approach is the best approach. And just historically I know as of the last five years we had verbatim minutes at a great cost to this body. But prior to that, from the beginning of the MRA, if you look at the minutes from the inception, they've been summary type of minutes. And what happened was –. Yes they have and Ann Cua folks all can attest to that because I have copies of them. I have copies of it in my office. So what I would recommend is the summary minutes, but however, you do need the planner to take a look at the minutes so that whatever is coming on summary they can adjust as well, and the chair is the final approval. Anyways, that is our recommendation. You can accept it or not, and that is our experience with it. Thank you.

Mr. Kawahara: Well I'm going to recommend that we just put it on the agenda when we have the five full commissioners and we can vote on whether it's summary minutes or transcripts.

Mr. Alueta: If I may Mr. Chair, I just want to comment on the difference in preparation. You have verbatim, summary and action, so there's three actually types of minutes. We do verbatim minutes for all of our boards and commission as well as this one. And we do this thing action – at the end, you do an action, like who made the second, who made the first. In talking with, and I haven't specifically talked to Leilani who's doing this, but I have talked with both Tremaine Balberdi as well as Carolyn who does the BVA as well as the Maui Planning Commission, as well as Suzie who does Molokai and I will tell you that summary minutes are the hardest to do. Because summary minutes mean you have to then figure out what that person is saying and say it correctly and it becomes a very judgmental thing. Summary minutes are great, if you're the one making the judgment because then you can manipulate the minutes anyway you want. So from a practice that is too much of a pressure I guess you could say for clerical for the support staff. A lot of them, at least the ones I've talked to said I rather do verbatim. I just listen to it. I type what they say. I'm not making a call. And for summary wise, they take their notes on their little note pad, who made the motion, who second it and what the final action was, and who everybody voted on it. And that's what you get now, and that's what were going to intend to do it as we do the minutes. But that's just food for thought. Some people, like I say, and the summary, it is a judgement thing that the clerical have to do. And then again, someone else has to review it.

Ms. Betts Basinger: Thank you for that Joe. And it's exactly what I – I just saw it as being another terrible step in the process. And quite frankly Chair, I also use these minutes as reference in preparation for the next meeting. I will go back, as you see, and use them. I think if anyone we're to put a lense on these verbatim minutes, it should be ourselves, to ourselves because were here. We heard the intonation. But I would not appreciate having



someone else's interpretation.

Mr. Kawahara: We can all agree to disagree. I don't agree that transcripts minutes unless you're giving legal testimony is appropriate for any kind of non-profit body. Because what you want to do is capture the essence of the discussion, clearly state the motion and identify who made the motion, how the members voted. It makes it easier to read. Posting minutes, transcript minutes on the website makes absolutely no sense. But, you know, so I'm saying that the commissioners, before the minutes are adopted, you can review the minutes and make any corrections just as you would on the transcript. I don't think – I've written tons of minutes and it's never really a problem because very rarely there's going to be a controversial decision. But anyway, it's going to be a vote of all five commissioners. I just think it should be brought up, and then the pro's and con's discussed.

Ms. Betts Basinger: The only correction I would make is that we are not a non-profit. We are a government body and we do take testimony and make statements that are turned into ordinance.

Mr. Kawahara: That's correct, but, you know, I talked to both Jeff Hunt and Brian Moto, there's absolutely no requirement for verbatim minutes – none what so ever.

Mr. Alueta: For food for thought. If your intent is to have them on the – to summarize the minutes as part of your executive summary, that's something that can be done afterwards and then posted for information purposes out to the public. So as the Chair or any member can do a synopsis or consolidation of what the actions were and put that out. That can be done also.

Mr. Kawahara: Yeah and also the way we generally do it if for homeowner's association is the entire meeting is recorded and then summary minutes prepared and those tapes are kept typically for 12 months after the date. And if there's no action to review then the tapes are reused. So that's another option. But anyway we're getting ahead of ourselves. So item G on the agenda, MRA website presentation. Is Jeanine – was she suppose to be here?

#### **G. MRA Web Site Presentation.**

Ms. Betts Basinger: Well, we were going to have the discussion on the budget. And the budget discussion would have included the \$4,000 annually for the maintenance and the initial setup of the MRA website. And I think we should attach this then next time to the budget discussion.

Mr. Kawahara: Good.

Ms. Betts Basinger: I will say that – that's okay. I can save it. These were some components that were going to be part of the website, but we'll do that next time.

#### **H. Setting of the Agenda.**

Mr. Kawahara: Setting of the agenda, item H on our agenda.

Mr. Alueta: So far Mr. Chair, you're going to discuss how minutes should be prepared.

Mr. Kawahara: Yeah.

Mr. Alueta: You're going to have a discussion on the fiscal year '09 budget. Excuse me, '08 budget is what you want.

Mr. Kawahara: Yeah.

Mr. Alueta: I had '09. That's why I provided you with '09, but you want '08 budget, so I will go get that printed out and how that impacts your '09 budget. Again, Planning Department's update as well as your standard public testimony.

Mr. Kawahara: I'd like to see the website discussion.

Mr. Alueta: Okay.

Mr. Kawahara: And then the status of the Wailuku Municipal parking structure.

Mr. Alueta: Okay.

Mr. Kawahara: And we need to put to bed at some point this cash in lieu thing. I don't know whether – the resolution was proposed back in 2002 – I looked at that date. And this body hasn't taken any action as to what it should be. But I think we should have some preliminary discussion on this because it's not fair to developers, you know, leaving them open to some future assessment. If we're trying to redevelop, we need to come –. It's not an easy thing. And there's a lot of arguments fore, against, who gets the money, et cetera. But we need, this body, I think, needs to take a stand on this – not keep deferring this thing. It's not fair to developers. It's not –. So I'd like to see that on the agenda.

Ms. Betts Basinger: Chair? If it's going to be an agenda item, can it be an informational item so that the members – that we may invite some experts to come and talk to us about the pro's and con's? And I know there is an existing ordinance.

Mr. Kawahara: Pending.

Ms. Betts Basinger: No, an existing ordinance that controls parking.

Mr. Kawahara: Yeah.

Mr. Alueta: Well, there is an existing ordinance –

Ms. Betts Basinger: Thank you.

Mr. Alueta: – as far as parking waivers.

Ms. Betts Basinger: There's no requirement for parking at all?

Mr. Kawahara: Within 100 feet of a municipal parking.

Mr. Alueta: Right. There is. It's called parking waivers.

Ms. Betts Basinger: Okay.

Mr. Alueta: It's something that you asked for. It's something that you ask for. There's only – I think Wailuku is the only one. Maybe Lahaina still qualifies, but I'm not sure. But, I know that Wailuku qualifies. It has to have so many stalls in it – more than 100 stalls. To be able to qualify, you have to be within, I think, 400 feet, maybe 500 feet – 400 feet of a municipal parking lot. It's under 19.36.

Ms. Betts Basinger: Corporation Counsel did provide this to us, this body, with copies of the parking ordinances that are in existence as we speak. So we do have those. And a copy of the cash in lieu suggested a new ordinance should be provided.

Mr. Alueta: And I would have to, for that purpose, right, I would be interested in talking to Corporation Counsel as to whether you can use 19.36 because –

Ms. Betts Basinger: I miss him too.

Mr. Alueta: No, but, yeah, because I do not believe that given the fact that you've adopted a small town code with its own parking requirements that you can actually still use that. I don't think you can. I think that, and obviously it will be something to discuss. The main hang up at the last time for cash in lieu is that no action was taken by the MRA at the time. It was the Mayor at the time had concerns as to how it would be implemented and where the money goes.

Ms. Betts Basinger: And I think those questions should be answered anyway.

Mr. Alueta: Yeah. And I can go on and on. We need to agenda it. So would agenda item as an informational meeting for this board so you can discuss it. But it's not going to be a public hearing.

Ms. Betts Basinger: Correct.

Mr. Alueta: Okay.

Ms. Betts Basinger: Also, and I wish Corporation Counsel was here. I am in receipt of some communication from an organization that is doing a study on behalf of the County on some proposed uses of the municipal parking lot structure. And my question to Corporation Counsel would have been can I distribute the communication amongst the members, or does it become public at that point? Do you know Joe?

Mr. Alueta: . . . (Inaudible) . . .

Ms. Betts Basinger: If I want to distribute something –

Mr. Alueta: As long as it's not discussed. You can distribute anything you want, provided that you just give it to them and you're not discussing it. Because once you put it on the agenda, then it becomes public information. So if you want to pass it out, I don't have a problem with that. It's just that for sunshine law purposes, I don't think you should discuss it.

Ms. Betts Basinger: Right. I got it.

Mr. Alueta: So the items that I have are, again, is preparation of minutes, discussion of fiscal '08 and '09 budget, Planning Department's standard update on projects as well as project manager work plan for the municipal parking lot. And then, did you want to discuss the website separately? I thought you wanted that under the budget.

Ms. Betts Basinger: I want to discuss that under the budget.

Mr. Alueta: Under the budget. So as a sub-item under the budget. And then for your information, the cash in lieu update. We'll just put that on as a separate item.

Mr. Kawahara: And the RFP update, you know, for the –

Mr. Alueta: I was going to put that under Project Manager Work Plan. I was just going to do it under Planning.

Mr. Kawahara: That's good.

Ms. Betts Basinger: Is there anything, Joe, that we can help move the RFP along?

Mr. Alueta: No. It's between me and the Mayor's Office right now. And I have only one minor thing to add to the RFP after discussing it with Jeff, the Director, but that's it. If I don't hear from the Mayor's Office, I'm just going to go ahead and get it published.

Ms. Betts Basinger: Did Chair Kawahara apprise you that we met with the Mayor, and we'll be having a regularly scheduled meeting every month?

Mr. Alueta: Yeah, informally he did tell me that, so that's great.

Ms. Betts Basinger: Okay. Yeah, it is great.

Mr. Alueta: You can mention that there is an RFP.

Ms. Betts Basinger: We did.

Mr. Alueta: Okay. It was sent to Francis. If she wants me to move it to a different level. If you find that out, that would be great too.

Ms. Betts Basinger: Thanks.

Mr. Kawahara: So maybe for the agenda, we might want to put on the agenda, meeting with Mayor.

Ms. Betts Basinger: Yeah, or all meetings, like if we met with one of the Council members.

Mr. Alueta: I can do a Chairperson's report. That's where we tend to have a Chairperson's report.

Mr. Kawahara: Right. Okay, Jocelyn?

Ms. Perreira: We remind you about our agenda item after the Planning Department's update so we can appropriately – Joe – that's where we would go after your department update. I also want to add –. Excuse me, it's the pleasure of the Chair, and it's always been the pleasure the Chair and that's where we were. We had the Chair's approval at the last meeting.

Mr. Alueta: That's fine.

Ms. Perreira: Thank you.

Mr. Alueta: From my perspective as far as the approval of the agenda that is the purview of the Chair. So if the Chair wants to –

Ms. Perreira: The Chair made that determination at the last meeting.

Mr. Alueta: From the management of the meeting, my own, I guess personal preference or in the management of it, the intent of having Wailuku Main Street Association on the agenda as well as other people was to avoid having you interrupt the meeting constantly during it, and having to feel that you need to comment on every single discussion item.

Ms. Perreira: No, that wasn't –

Mr. Alueta: That is my issue.

Ms. Perreira: That is your personal thing. Each Chair determined whether they would open up discussion after each individual item, and that's what each Chair had a determination in. Everybody had to speak at one particular time. Or if there were issues on the agenda that people wanted to make comment and that was at the pleasure of the Chair. So we are requesting what has been our duty work hard right to be on the agenda where we are appropriately placed that was granted by the Chair. And I know Chair Tamanaha – I mean, Linda Tamanaha asked that when we had the former Chair, and that was the comment that was rendered back. It was at the pleasure of the Chair. And we had requested – how many requests – the Chair checked with the Wailuku Community Association (phonetics) and she had no problem with that whatsoever. And I would prefer that because that way we can interact more productively. It is doing us absolutely no good to be at the front with public testimony because we are dealing far more than just public testimony in this area. Thank you for that consideration because I think that is due respect for our board and our volunteers that work very hard.

Mr. Kawahara: Thank you Jocelyn.

Ms. Perreira: Thank you. Now, on another item. The cash in lieu. The reason why I think the cash in lieu is very important that was not added and I think it's important to add is that there has been a past concern about someone having a property in getting like a variance before, and the property is put up for sale, and there is a commitment for the cash in lieu parking stalls that were granted. I don't know if we know which project we're talking about, but that became a concern. So that prior to a project being sold that the fulfillment of the waiver that was given for parking was going to be paid at that time.

Mr. Kawahara: But how can they pay it if there's no –?

Ms. Perreira: That's why you need to bring it.

Mr. Kawahara: We haven't adopted what that number is going to be.

Ms. Perreira: That's right. That's why you need to have thorough discussion. And the person I'm going recommend that you try to call him is John Summers. He has an extensive information dealing with this issue. We've dealt with this issue as well. And I make no apologizes for our organization being intricately involved in most of every item on the agenda. We are intricately involved.

Mr. Kawahara: Well, it would be helpful if the WMSA or any other organization has specific recommendations instead of general comments because this is a controversial area. But we need to put this to rest.

Ms. Perreira: Well we did have specific recommendations. That's why I'm saying we need to go back and revisit because we did have specific –.

Mr. Kawahara: There has been no suggestion that what the cash in lieu is suppose to be.

Ms. Perreira: You have to set it.

Mr. Kawahara: Well, that's my point. So what is – when I say specific – that is what I'm referring to.

Ms. Perreira: You want us to try and come up with a number?

Ms. Betts Basinger: So we'll have a discussion next time.

Mr. Kawahara: Well I think we need to have –.

Ms. Perreira: A discussion next time, yes, thank you.

Mr. Alueta: I will provide you with, again, the ordinance. I also provide you with the study that you paid for which has the break down of the cost per stall. And that's where you should start. Now, like I say, if you're given a waiver on that thing because you're going to provide that parking somewhere else in the future. Or if you want to, you could, as been advocated by some people, is that you don't charge anything. You just grant the waiver. Hell to high water. Let people build and not worry about the parking.

Ms. Betts Basinger: And does a waiver go with the property owner or does it stay with the property? That kind of issues.

Mr. Alueta: Waivers go with the projects.

Mr. Kawahara: Point of order, you know, we're way out line here. We're talking about some issue that's not even on the agenda.

Ms. Perreira: And in line with that, I do agree with what the Planner said about the zoning and development code. We make the parking ordinance moot since that addresses that –

Mr. Kawahara: We will discuss it if we have time. It will start the discussion process next month and then we will continue to discuss it until we bring this to resolution. Before I give up my term as Chair, I would like to have a resolution, hopefully unanimous on what the cash in lieu should be. All right?

Ms. Perreira: And we greatly appreciate that. Thank you.

Ms. Betts Basinger: On the issue of the –

Mr. Kawahara: Bob. Bob. Public testimony is over.

Mr. Kimura: . . . (Inaudible. Did not speak into the microphone) . . .

Mr. Kawahara: Well, you can do it next week, Bob, because we can't talk about cash in lieu today. We can not talk about cash in lieu today.

Mr. Kimura: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Yeah, it was back in 2000. Well the culmination was that there was a resolution that was going to presented to Council. Anyway, I'm out of line also. So Bob, sorry, we can't talk about cash in lieu.

Mr. Kimura: . . . (Inaudible. Did not speak into the microphone.) . . .

Mr. Kawahara: Thank you. Any other business to come before the MRA?

Ms. Betts Basinger: Yes. I do have a question, Joe, on our own cost. There has been a cost of hosting our website that was incurred in the 2008 – that year that hasn't – the receipts hasn't been presented. So my concern is going to be are those now going to be coming out our new money and what happened – we'll talk about at budget next time.

Mr. Alueta: If there are expenses, we need to get them as soon as possible and to make sure that index code has not been closed out.

Ms. Betts Basinger: Right.



Mr. Alueta: See what happened is there was an index code that was under the Mayor's Office in their funding. And we were charging it to that index code. But as soon as it got transferred, I can tell you right now –

Ms. Betts Basinger: It started with zero.

Mr. Alueta: No, I started getting bills. The Mayor's Office just kept forwarding it to me, and we had to pay it even though it was –

Mr. Kawahara: It was the prior year.

Mr. Alueta: From day one. Even if the bill came in the day after it got transferred, they sent me the bill even if the bill is for the previous month. They sent me the bill.

Mr. Kawahara: So if the account hasn't been closed out, then we can still go back and charge it to the prior year, yeah?

Mr. Alueta: We can try to charge it.

Ms. Betts Basinger: Okay. Thank you. And I did bring one of the receipts. And then the other thing is on the issue of the set up of the agenda, I'd like to deferred that for discussion. I mean, I'm not aware of the reasons that Joe gave, but I know that there are other concerns of just –

Ms. Perreira: . . (Inaudible. Didn't speak into the microphone). . .

Mr. Kawahara: Thank you Jocelyn.

Ms. Betts Basinger: If we could have on the agenda an administrative item where we just talk about how we do business.

Mr. Kawahara: Fine.

Mr. Alueta: Chair, again, the agenda again, the department will prepare the proposed agenda and we'll forward it to the Chair if you want to look at it, (*Changed cassette tapes,*) and you guys decide how you want it. And again, the running of the meeting is at the discretion of the Chair.

Mr. Kawahara: So the meetings with the Mayor –

Mr. Alueta: I'm putting it under as a Chairperson's report item.

Ms. Betts Basinger: What if there are meetings by other members with Council members that we all should report on. Would it come under that discussion? Because I don't know where it would fit in.

Mr. Alueta: Let's just put the Chairperson's report, and then we can get legal counsel to discuss how outside communications or reporting, you know that kind of stuff. I believe that as far as for sunshine purposes, you can make comments or present what you did provided you're not taking action on it. Even if it's not a formal subcommittee –

Mr. Kawahara: Regardless, we're not suppose to be discussing it, even if we take no action.

Ms. Betts Basinger: Most agendas have –

Mr. Kawahara: That's what Corporation Counsel –

Mr. Alueta: Again –

Ms. Betts Basinger: Most agendas have like new business where we would say – like this correspondence I shared, it would come under new business. New things that we want to maybe then put on the next agenda.

Mr. Kawahara: For the record, the sunshine law, when you get down to the details, sometimes it's hard to know how to proceed because I was clearly informed that any discussion other than items on the agenda was out of line by Corporation Counsel. So this cash in lieu discussion that we didn't have, had we had it, would have been out of line. At the same time, there are minor issues like setting of the agenda – not setting of the agenda, but something that comes up that really should be – you know we don't want to have to defer things for a month. So I think there has to be some clarity on what we can talk even without prior notice to public.

Ms. Betts Basinger: And that would be our own new business or old business or the way we operate.

Mr. Kawahara: Can we have a new business?

Ms. Betts Basinger: That's exactly right.

Mr. Kawahara: That's the question.

Ms. Betts Basinger: Will you be talking to him, to James, prior to our next meeting?

Mr. Alueta: Oh, yeah.

Ms. Betts Basinger: Or can this – can he be apprized that it is one of the items we want to discuss?

Mr. Kawahara: Corporation Counsel's opinion on new business.

Ms. Betts Basinger: The business of the MRA, right? How do we talk about it?

Mr. Alueta: Okay. I think it's just – like I say, it goes under setting of the agenda. When you set the agenda, and you're discussing what are the items that we're going to put on it for discussion. You can have that limited amount of discussion for information to determine whether or not you're going to put that on the agenda. I think it's once you get into, and rightfully so, substantive discussion, that you need to cut it off. Okay, we have enough information, let us just put on the agenda. But you want to know how if you have a report outside of the Chairperson, how does it get introduced to the members to share information. Okay, I'll bring that up.

Ms. Betts Basinger: Like this thing, or if one of us has met with a Council member regarding the parking structure; or two of us, for sunshine law purposes, how do we introduce it and discuss it as business if it's not been "agendized?" And why do we have to wait a whole another month?

Mr. Kawahara: "Agendized."

Ms. Betts Basinger: That's a good word.

Mr. Alueta: That's the beauty of democracy that it's completely inefficient in that aspect. And again, it's just like if you formed a subcommittee, if you bring something up, or if you have a subcommittee go do research, when they make their report back to the main body – they can't take action until the following meeting.

Mr. Kawahara: It makes sense, but not to be able to discuss anything.

Mr. Alueta: You can discuss it, but you can't, like I say –. Where's that line between –?

Mr. Kawahara: Well that's the problem.

Mr. Alueta: Well if you report back that I had a meeting with the, for example, with one of the Council members on the parking structure. And if you reported back, that's fine. But all of sudden you got into a whole discussion, further discussion, about now what we do with a parking structure, and now it turns into as if it's an agenda item on the parking

structure and that's where, I think, that Corporation Counsel gets a little nervous. I think you then go back and say we want to discuss the parking structure. Now, maybe you want to have it as a standing item and ask him how it can be agenda so that you can meet the fulfillment of the sunshine law.

Mr. Kawahara: Right. Thank you. Any other business to come before the MRA? If not, I'm going to call the meeting adjourned at 2:50 p.m.

**I. NEXT MEETING DATE: SEPTEMBER 19, 2008 Maui Redevelopment Agency**

**J. ADJOURNMENT**

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:50 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN  
SECRETARY TO BOARDS AND COMMISSION I

**RECORD OF ATTENDANCE**

**Members Present:**

Ronald Kawahara, Chair  
Alexa Betts Basinger, Vice-Chair  
Katharine Popenuk

**Members Excused:**

Raymond Phillips  
Robert Horcajo

**Others:**

Joseph Alueta, Administrative Planning Officer

