

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
DECEMBER 18, 2009**

APPROVED 02-19-2010

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, at 1:03 p.m., Friday, December 18, 2009, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: . . . the December 18, 2009 meeting of the Maui Redevelopment Agency. This is our last meeting, our last time together in 2009. And Santa came and brought everybody little goodies I think to commemorate the season. And I know Erin made some homemade fudge which is over on the staff table. It's laced, but I'm not going to say with what, and we can't have it till after the meeting.

B. 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. There will also be time for public testimony during each agenda item.

Ms. Betts Basinger: First on our agenda is public testimony on any item on the agenda. It will be three minutes per testifier on anything, and then another minute to conclude. And also we'll open testimony after each agenda item as well. So at this time I'll call for anyone who wants to have public testimony to step forward.

Ms. Jocelyn Perreira: We're going to give testimony on another agenda item, but I just wanted to wish everybody, on behalf of the Main Street Association, a very nice Merry Christmas and Happy New Year, and thank all of you for the time and effort you put in to trying to, you know, get the agency on track so that we can start taking on some really important projects, and thank you very much.

Ms. Betts Basinger: Thank you Jocelyn. That was Jocelyn Perreira from Wailuku Main Street Association for the record. Any other public testimony? Seeing none, we're going to move on to our next agenda item which is agenda item (C), design review for facade improvements made to 346 Market Street, Wailuku, Hawaii, including a false front with roll-up security doors. Erin?

C. DESIGN REVIEW FOR FAÇADE IMPROVEMENTS MADE TO 346 MARKET STREET, WAILUKU, HI, INCLUDING A FALSE FRONT WITH ROLL-UP SECURITY DOORS.

Ms. Erin Wade: Good afternoon. Thank you. I think the applicant, Paul Andres, is in the audience. He's going to be giving you a brief update and requesting to postpone till the next meeting once again.

Mr. Paul Andres: I met with the Main Street Association and we came up with some conceptual ideas about how to maintain the period look of the building with integrating the changes I had made. I have retained an architect to make those changes, come up with a color scheme, and at the same time, make sure we bring everything up to code the way it is suppose to be. So due to that, I hadn't quite realized when doing the TI's I was going get into the facade as deeply as I did, but I'm fully supportive of it. I want to get the building back up and looking the way it should, and I thought I'd hire August Percha as the architect to put together plans going before their committee again next month, and I'd like to postpone this to your meeting of next month.

Ms. Betts Basinger: Thank you very much. And for the record, Sir, could you give us your name?

Mr. Andres: Paul Andres – A, N, D, R, E, S – and I'm the owner of Wailuku Properties LLC which is the owner of the building.

Ms. Betts Basinger: Members, any questions? Thank you very much.

Mr. Andres: Thank you.

Ms. Betts Basinger: Does this require a vote or is it just an agenda?

Ms. Wade: No. The applicant has requested to postpone it, so you don't need to take any action.

D. UPDATE AND DISCUSSION ON PARKING STRUCTURE PROJECT INCLUDING ISSUES RELATING TO DESIGN, SCHEDULE, CONTRACTS, PROPOSALS, PROJECT COLLABORATION AND FUNDING. REPORT ON RFP FOR FINAL CONCEPTUAL DESIGN FROM MORGAN GERDEL, PARKING STRUCTURE COORDINATOR AND STATUS OF COMPLIANCE WITH ECONOMIC DEVELOPMENT ADMINISTRATION GRANT FROM JOANN INAMASU OF THE MAUI COUNTY OFFICE OF ECONOMIC DEVELOPMENT.

Ms. Betts Basinger: Moving on to item (D), update and discussion on parking structure project including issues relating to design, schedule, contracts, proposals, project collaboration and funding, and it goes on. JoAnn Inamasu, as my understanding, could not be here today as we requested but she has been in discussion with Erin and hopefully also

from our coordinator. Erin?

Ms. Wade: Yes. Thank you. Morgan Gerdel is here to give an update. He also provided us with a time line which was passed out today, so you have that before you.

Mr. Morgan Gerdel: Aloha members! My name is Morgan Gerdel. I'm with Nishikawa Architects and we did an update of our Municipal Parking Lot Project Schedule which I have enclosed. And where we are in the schedule right now is the resolution for the parking structure has been, I believe, sent up to the County Council for review and they're going to be putting on as an agenda item in one of their next upcoming meetings. And I'm projecting that they make that resolution by the end of January 2010. And once that resolution is passed we'd like to go ahead and publish the RFP for the final design services for the project. And I've had some discussions with the Planning Department about looking at ways to stack some of the tasks related to the environmental assessment in conjunction with the final design. So possibly we can do both of those phases of work at the same time, so we're looking at doing that. Are there any questions on the schedule?

Ms. Betts Basinger: Member questions? Warren?

Mr. Warren Suzuki: Morgan, we got two copies. They look to be the same. Are they different?

Mr. Gerdel: I believe I just sent one copy.

Ms. Wade: My apologies. Leilani sent one out and I just passed an additional one out. Sorry about that.

Mr. Suzuki: So Morgan, I realized that you know very early on in the process that you need to go through relative to this project, but at this point do you feel comfortable that progress is being made consistent with the project schedule? You know I'm going to ask the question every month because it's important to understand where you are and how do you feel when you're doing relative to the schedule. Because if you don't then things will just naturally – it's inherent to the project to let it slide.

Mr. Gerdel: Right. I think percentage completion wise, at least for this first phase, we're about 25%. But I guess the way the schedule is changed is rather than the task kind of following sequentially we're looking at stacking the tasks concurrently so we can still – I guess we're still looking at finishing the final design by the summer of 2010 which I think is a few months later than was originally projected, but we also started the project a few months later, so I think we're still on task with that.

Ms. Betts Basinger: Members, are there questions? Erin, comments?

Ms. Wade: My only comment is one of the things that Morgan and I have spoken about was the market plan that we voted on at the last meeting,. Being able to do that simultaneously with the design is going to give us that advantage for the EA completion so that's a plus.

Ms. Betts Basinger: Very good. And we're working in that direction.

Ms. Wade: Yes. I'll give you an update on that shortly.

Ms. Betts Basinger: Thank you Morgan. Thank you. Merry Christmas.

Mr. Gerdel: Thank you. Merry Christmas.

E. UPDATE FROM YUKI LEI SUGIMURA ON MARKET STREET IMPROVEMENT PROJECT, PHASE II THROUGH HAPPY VALLEY.

Ms. Betts Basinger: Okay, moving on to item (E) on our agenda, update from Yuki Lei Sugimura on Market Street improvement project phase II through Happy Valley. Item (E). The board recognizes the addition of our favorite Katharine.

Ms. Yuki Lei Sugimura: Thank you everybody. My name is Yuki Lei Sugimura and happy holidays everyone! What a busy time of the year, right? So I am the Market Street Phase II Community Relations person, so I'm helping with networking with stakeholders, community members, walking and talking to everybody in Happy Valley and gathering e-mail addresses. Fortunately I have the e-mail database that we used for phase one, and I think a lot of those stakeholders are still going to be interested in what's going to happen with the parking impacts, or the traffic impacts I should say, once we start our project. So I'm here today to kind of give you – I know you've heard a lot about this project – so just kind of giving you some basics for the project and who the players are and an update that I think you will be interested in.

The Market Street Phase II project is going to start from Kahawai Street which is where the Happy Valley stream is and go all the way down by TK Supermarket. So it will be that short distance in Happy Valley, and that completes the Market Street project, Market Street Improvement Project. As you know the money became available with the stimulus money, so this is Federal dollars that's paying for it. The County Public Works Department, Chico and the whole crew, they're on a pretty intense fast track to get this project done. And this is kind of good because we have you know all levels of government looking at us, making sure that you know we do our job in terms of getting this project done. The project is going to be done on work days, Monday through Friday, 8:30 to 3:00. Unlike phase one which you may have been familiar we did a lot of night work, but because there's a lot of residents at that area, the way that the project was bid out is to do it during the day, Monday through Friday.

Through our weekly meetings, we know that we're going to have situations where we need to work maybe Sundays, and by my inventory of the street, projects are either under construction or Takamiya Market which everybody is talking to me about Takamiya, they're closed on Sunday, so we're trying to be sensitive to all of that. And again, we'll probably have to work during the work day, I mean during the day rather on Sundays because of the resident component at night. So we haven't yet determined if we are going to work on Sundays or whatever, but as I'm talking to stakeholders in the community, I'm asking them what do they think about the possibility of and we'll get feedback. We know that we're not going to be able to satisfy 100% of everybody, but we're trying to do what is best for that area in the community. The one area that I wanted to tell you about today, something new, because you all had heard about this project already, but something new that came up is once we start the project which will most likely be in the middle of January. Once we go through our permitting, we'll start in the very back. I don't know if any of you noticed, there's Spreckels ditch and there's a lot of abandoned vehicles. There's chicken fighting, roosters that are kind of being raised there. That's where we're going to start first. So we're going to start from the back, and then we're going to be putting up a water line connecting to Market Street. When we do that what the new development is that there is a monkey pod tree that is right on that street which is Alahee Drive right by Valley Isle Hardware and Keystone where Funai's have their --. I think you all know where Takamiya, they park across the street, that's Funai's property, and then Valley Isle Hardware. If you look down the street there's this huge monkey pod tree. That monkey pod tree right now is in the way of the construction, this new construction, and so Chris Hart's office deferred to David Sakoda, the County Arborist, to look at it.

So we had a meeting there last week Friday and it was determined that the tree needs to be not removed, but cut down, because it would die. The root system would be damaged. So I learned something. The formula for the arborist when they looked at the tree to figure out if they could save it, if you take the trunk of the tree which is five feet, time three, that's how big the root system. So if you look at that, it almost goes across the street to the Funai property and underneath really the Valley Isle Hardware property. I did go and talk to the Valley Isle Hardware people, Takamiya and I did talk to the Funai's, the Keystone Autobody, just to let them know that this is happening. I wanted to get a feel from them. And believe it or not, they all are so happy. And actually the Keystone Autobody, they said that they have actually petitioned and come up with signed documents that they submitted to the County to see if that tree could be removed. Because they do autobody work what happens is that they can't park their customer's cars on the street because of all the rubbish that comes from the tree and pods and the big branches. So for them it was a business hazard. I talked to the Shimabuku's -- Reinke and -- what's the son's name? -- Randy. I talked to both of them, and they were all like totally fine with it. Mr. Reinke, actually, was happy about it. So a beautiful tree is going to be cut down to a stump because they wouldn't be able to remove those roots because it's already underneath the asphalt. So I wanted to let you guys know. I'm making a point to talk to -- I talked to

Council Chair and I talked to Mike Victorino because I wanted them to know about it because if the community sees that we're cutting a tree down, they'll probably call them first. And the Mayor is involved of course, through Public Works, so that communication is in process. This should happen within the next three weeks. They're right now getting bids to have the tree removed. And neighborhood place of Wailuku was actually interested in receiving the monkey pod stump thinking that they could make bowls from it. But I'm told that as part of the bidding process, the tree trimmer gets that and they're able to do exactly that. It's not something that I could give away or somebody else could do. So that's kind of it. I really wanted to inform you about that.

Ms. Betts Basinger: Thank you. Members, questions, go ahead.

Mr. Robert Horcajo: So how long is the project is suppose to be for?

Ms. Sugimura: So the project is, they think it's going to start about January 15th, and it should go to October next year.

Mr. Horcajo: Next year?

Ms. Sugimura: Yeah. And another important point is because we're working during the work day, there will always be one lane of traffic open. So one lane of traffic open, and then detoured. By talking to Lance Takamiya, he informed me that the street that they kind of automatically – if you think a community automatically behaves in a certain way, that's a very good way of continuing on that behavior. And he said that for them, what they do is – what street did he tell me – Makua Street, he said that's the easiest in the residential area, which I think is that first street that runs parallel to Market. He said Makua Street is probably where the detour would be, so I passed that on to Goodfellows.

Signage will go up. You know those big construction signs, it's going to go up across the housing, Kahikili Housing, right at the very beginning or at the very top of that. We're right now making communications, getting in touch with Mrs. Yamashiro who has – where we put in the barriers there. And then also coming down from Country Estates so we'll catch it from both sides. And we'll have the date blocked off, but we'll have the signs go up. So as soon as the signs go up, I'm warning the Council members because they'll probably get calls as to what's going on, and I wanted to let you know because people will talk to you too because of your visibility in the community. I haven't sent anything out yet, but I will. But once we unveil the date, it should be about January 15th, two weeks notice is what we're giving. And news releases will go out, and we're working with public information officer, you know, doing the whole thing.

Ms. Betts Basinger: Yuki, would you please send us a written notice for the MRA website so that's one way we can reach the community on everything we'll talk about?

Ms. Sugimura: Okay, yeah. We appreciate that very much.

Ms. Betts Basinger: And then also the Banyan Tree, who's exact property is it on or does it –?

Ms. Sugimura: The monkey pod tree?

Ms. Betts Basinger: I mean the monkey pod tree.

Ms. Sugimura: The monkey pod tree is on County. It's County. It's on the road. If you look at it –

Ms. Betts Basinger: It's an access area or right-of-way?

Ms. Sugimura: It's on the side.

Ms. Betts Basinger: So other than the roots and the branches, it's on County property.

Ms. Sugimura: Yeah.

Ms. Betts Basinger: Okay.

Ms. Sugimura: So the County is paying for the removal.

Mr. Suzuki: Couple points.

Ms. Betts Basinger: Go ahead Warren.

Mr. Suzuki: Yuki, a couple of things. You know, first of all, is there anyone that's going to be speaking to the residents that live along Makua to let them know that traffic will be diverted through their neighborhood during the day?

Ms. Sugimura: Yeah. So my plan is the Makua Street came from Lance Takamiya so I passed that on to Goodfellows today, and as soon as they make that determination which is our plan, that I plan to go house to house or leave notices. I'm kind of thinking that a lot of people have dogs so it really depends, but I'm trying to talk to people.

Mr. Suzuki: You know my understanding is that there are a fair amount of elderly people that live on Makua, that you know with that amount of traffic it may cause them to get a little bit excited and I don't blame them. You're going from a situation where it's a fairly quiet community with very little traffic, other than local traffic coming through, and all of sudden for a period of let's say nine months or so, you're going to see a steady flow of cars,

especially with the people that live in Wailuku Country Estates, Waiehu Terrace and all that coming along Makua Road. That's probably going to be disruptive. I think out of courtesy you need to make sure that they're comfortable with what's being planned. And rather than just doing it, saying this is the best way that we feel it should be done, so that's how it's going to be. I think in dealing with older communities, out of courtesy you need to kind of let them know.

Ms. Sugimura: Okay, I'll pass that on.

Mr. Suzuki: Another point that I have is that I realized that a lot of people have talked to you about the impacts on Takamiya. A lot of people have talked to me about their concerns about the impact on Takamiya especially in an environment now where you don't see many mom and pop operations still remaining. And an operation like Takamiya, if you try to visual in your mind what their business is like during the day, there's a lot of cars that come in and out. People just come in, just park their car, pop right in, pop right out and go, and they rely on that business to keep their market successful. If you take away the parking and you don't provide the customer's the opportunity, they're not going to stop. They're just going -- I wouldn't stop. You would just pass on and just go some where else. Has anybody talked to Takamiya and gotten Takamiya to respond back to you and say we're okay what's being proposed? Is being that you're just telling them again this is how it's going to be done, and essentially telling them you deal with it?

Ms. Sugimura: I think that your sentiments are shared by many, many people, and I just talked to Lance today, Takamiya, and I went to speak also to Mike Victorino and Council Chair Mateo and their top of the list was also Takamiya and the concerns about that. And I think also, and I think Lance talked to Mike, and I also know that discussions have gone on with Wendy Kobayashigawa and the Department with Lance, so there's this communication going on. So I share your sentiments.

Mr. Suzuki: I mean, again, not picking on you Yuki because these are my concerns. You know I've been in many situations where people say well discussion have been going on, but no resolutions has ever been reached. In the mean time work start, and then ultimately ends up where Takamiya just deals with the situation that they're dealt with. And at this point because of all the concerns that have been expressed, knowing of this concern going in, and having the time, I for one would be really disappointed if the work started and nothing, no resolution is reached, and Takamiya is left in a position where they got no choice but just to accept the situation as provided to them. I mean that, for me, would be really, really sad, and that's my biggest concern, and I've seen that happen before.

Ms. Sugimura: I hear you. Yeah, I understand.

Ms. Betts Basinger: Yuki, past TK does it go across the street heading toward Wailuku

Country Estates? Where does the actual improvement end?

Ms. Sugimura: So kind of connects to each other like this, so it connects here. So disregard this, this is the phase one. This is Kahawai Street. This is the Valley Isle, the stream is right there. This is where the project starts, and it goes here. It kind of goes like this, and it's like that. So this is the project, it goes here. This is Takamiya where we're talking about right here. There's a crosswalk here. This is Valley Isle Hardware. There's a tree right here that I telling you about earlier. And then it goes through here where there's improvement. There's only two trees here. This is an older drawing so we go rid of the trees there. So there's two trees here and an island. And you know, people normally – when you go down to Happy Valley, you drive and you make an illegal turn and you stop at the stop sign there and then you wait for the cars to come down from Wailuku Country Estates.

Ms. Betts Basinger: So it doesn't cross Mokuahau.

Mr. Suzuki: It does.

Ms. Sugimura: This is Mokuahau. Kahiliki Highway where the Wailuku Country Estates are above here.

Ms. Betts Basinger: So it's different than the original phase two and I know that intersection there had quite a bit of improvement that was going to happen because of that convergence of traffic, but this is good. Thank you. Members, any other questions for Yuki? Erin?

Ms. Wade: Can you tell me where the construction equipment and any materials will be stored during the project?

Ms. Sugimura: The conversation I heard from Goodfellow is down Mokuahau there is Sterling Kim, some properties down there from Sterling Kim. I don't know the exact address or whatever but there's vacant land there and that's where the construction, they're looking at, for storage.

Ms. Betts Basinger: On the makai side of Mokuahau.

Ms. Sugimura: Yeah.

Ms. Betts Basinger: Yeah. Any other questions members? Warren? No. Any public testimony on this issue? Thank you Yuki.

Ms. Sugimura: Wait one more thing. Warren, to your question, I will communicate with you,

maybe not in the MRA meeting, because I have a conversation going on with Lance, but I will keep you posted to how that goes.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. We are requesting a copy of this drawing.

Ms. Sugimura: This is like from Public Works.

Ms. Perreira: I know. I'm just making it and putting it on the record because when we had Market Street, Market Street construction drawings were very different from design drawings and we were the ones who got questions from everywhere on it. And I know that our structure and design team wants to see these drawings because I know they're going to have some questions probably they want to ask to and share that I cannot give you right now.

The next question is, of course, thank you Yuki for letting me know you'll be contacting us as well when you start sending things out. But here again, we need a parking management plan because our biggest concern, one of our biggest concern, is for Takamiya, Valley Hardware Store too for that matter, people are going to call us. Our people are all the way down there and about, and I think it's vitally important to have a parking management plan as we had discussed with Yuki for the Market Street thing too because there should be alternatives and that would alleviate the concerns and the fears that the Council has and that you will get when people calling and saying hey you know what no more place to park so we just going past through. Because you're right Warren, they're just going to past through. They won't stop. So unless we make a concerted effort of having an area designated where they can park, where people will know that they can park, they will be victimized from this. And so that's all I wanted to say and I do want some assurance that we will get something transmitted, Erin, since she said it's from Public Works because we'd like to review it. Because Madame Chair is right, it is different from the first plans that was reviewed so we should have a second review.

Last time, the Public Works brought us a review after they had problems, and it was like how come we didn't get the construction drawings when they made the changes because they could've pointed out some things to alleviate some of the concerns that made people go really nuts about some of the improvements. So thank you very much.

Ms. Betts Basinger: Thank you Jocelyn. Discussion, members, on this issue? Thank you very much Yuki.

F. DISCUSSION AND VOTING ON MARKET STREET STREETScape PLANTER RELOCATION AND APPROPRIATE PLANT MATERIALS FOR PLANTERS.

Ms. Betts Basinger: Okay, moving right along to item (G), update on market study and plan including revised scope –

Mr. Suzuki: (F).

Ms. Betts Basinger: (F), you're right. I wrote right over it on my notes. Discussion and voting on Market Street streetscape, planter relocation and appropriate plant materials for planters. And members, you have in front of you a document drawing from Erin as well as a letter from the Wailuku Main Street Association on their project review of the Market Street planters. So Erin?

Ms. Wade: Sure. Last month this issue came up again as it's come up in several of the meetings in the past. And the Main Street Association suggested there were several other groups that we should contact to involve the originally and the location of the planters. And as I'm learning, it's nearly as simple as just picking up a planter and moving it. There's quite a bit more thought that actually has to go into it. So as a base line of information, I just went and photo every planter that I could, that I could find, and I missed two. And I took the pictures, and I illustrated on the Market Street design plan where those are located. I supplied this to the Main Street Association and they had a conversation about relocation, and their conversations documented in the Main Street Association's report to you.

Ms. Betts Basinger: Erin, did you also supply this, or the concept of this, to merchants and owners on Market Street or the Wailuku Community Association?

Ms. Wade: I did not. I ran into Richard Dan when I was on Market Street who was very opposed to having the planter in front of his store moved. He has maintained a beautiful plumeria tree. It's the one that looks very healthy. He's named it Kimo. That's why it says on that vocation. He's very fond of his plumeria tree. I haven't spoken with any other merchants, nor have I supplied this to the community association. So upon your direction, I'm happy to do that.

Ms. Betts Basinger: Members, do we want to wait to get input from others on Market Street, or can we move ahead? This is a voting item correct? This is tasked to be a voting item.

Ms. Wade: You're able to vote on it obviously. What I have learned and I hope you've had the opportunity to read the Main Street Association's report because it truly is not as simple as us just relocating them. The problem which has arisen is the problem that will result once again if all we do is just move them. You know, the plant materials have not been maintained and there's no real ownership or responsibility. There's only one that has been significantly maintained, so all of that really needs to be worked out. And we probably should have a conversation broader than just at this table to figure out and come up with

a program. And this, hopefully, this might be the first step, but I think this will lead to, okay now how do we deal with the trash cans? The trash cans were a huge problem this week. So there's going to be a number of things where we have to do some shared responsibilities.

Ms. Betts Basinger: Members, any discussion?

Mr. Horcajo: I would like to hear from Wailuku Main Street regarding their letter first, and then we can have some questions.

Ms. Betts Basinger: Okay members, have you all had a chance to read this three paged letter?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. First of all, the first thing I want to make very clear is that these planters don't belong to the MRA. They belong to the County of Maui. They happen to be right now in the redevelopment agency area, so it doesn't mean – you know there's a broader responsibility guys. And I don't think that the merchants are the ones to say where these planters necessarily have to go. It is a much broader thing because it was turned over to the County as a contribution to spur revitalization, beautification efforts within Wailuku and not necessarily only Market Street. And this was like I guess before – these pots were put in with the anticipation that we're going to hurry up and get to the beautification, the streetscape beautification, so you know how many years that took to get to that. So that's what we wanted to make you aware of. Yes Bob.

Ms. Betts Basinger: Questions?

Mr. Horcajo: Chair?

Ms. Betts Basinger: Go ahead Bob.

Mr. Horcajo: Thanks Jocelyn. My question is the past couple of meetings we've talked about this, it was suggested maybe by me and maybe other people to look at maybe temporarily, I guess, temporarily to put these at the mini-park location. Was that discussed at your meeting?

Ms. Perreira: Yes it was.

Mr. Horcajo: Okay. It wasn't in here, so –

Ms. Perreira: We had a problem with that. We definitely did because a lot of time and effort went into what needed to go on with the total property that encompass the lao Theater and

the adjacent property. Our people worked long and hard on that. That was master planned. It had a blue print, and from the Lingle Administration, they used it. To put these plants in that particular area right now really is kind of like chop-suey sort of say, with design. It doesn't fit with what's on the street now which is the new and improved. And frankly, there are other areas in Wailuku that could really use and benefit from it. Wailuku is not just Market Street as you know. Basically, that was one of the areas of concern, and you know how when you do things and it's kind of like temporary permanent, there's also something that makes us terrified of doing something temporary and permanent, and then they're there, and you're gone and other people forget what happened, what transpired and they don't realize that something might be done temporary or what not. That was the same reason why they didn't want it in the municipal parking lot either. They would slowly get disappeared. These things are monstrosity. When we had them moved was like with forklifts and what not, so it's going to involve construction company assistance or somebody from the County that has that kind of equipment. But we have plans that we've planned for a long time for the property next to the lao Theater and we do not want to see anything changed or taken away from those plans because those plans are on hiatus while there was improvements to Market Street. We would like to see that returned back to what was originally designed and planned next to the lao Theater.

Mr. Horcajo: So specifically then you folks have addressed the location there, but you also make comment here about potential sites, Betsill Property at the corner of Vineyard and Church and Central Avenue.

Ms. Perreira: And Happy Valley.

Mr. Horcajo: And Happy Valley. Right. So those are –

Ms. Perreira: Recommendations.

Mr. Horcajo: Right.

Ms. Perreira: You can put them in a lot of other places too, Bob.

Mr. Horcajo: Right. So my point being then, the Betsill Property site is temporary too, right?

Ms. Perreira: That's true.

Mr. Horcajo: Right. They're going to develop.

Ms. Perreira: The only problem is it's not Market Street, so if you put it on an adjacent street, there's some practicality of having maintenance that is on an adjoining street that if you're going to hire somebody to take of care of something, and that was the rationale

that went with that. And yeah Betsill would have to maybe participate in some of that cost. But you know, it could upgrade that particular area and the reason why is because you know there has been some kind of drug king of activities and undesirable kind of stuff over there, and that would kind of make it look a little bit like there's something planned to happen over here. But that's not our like numero uno, you know what I mean? It's just a recommendation that was made. We kind of just put that out there to give you guys a range of possibility.

Mr. Horcajo: So just a last question then. So what I read and what you just saying, there's really no ideal site then, location, for these planters now based on the discussion?

Ms. Perreira: What we're saying is there is probably an ideal site. This needs a lot of thought, and our best recommendation to you all is to let's send this project to the Maui Arborist Committee. I mean the County owns the pots, so it should go to the Maui County Arborist Committee. We've already had preliminary discussions with them. We worked with them. Keep the Hawaiian Islands is also interested, as is Outdoor Circle. And one thing you'll know for sure is that this is their infinity and love is for the plants, and you'll know they'll get it done. It's not going to be a step child. They'll figure out a way and that the design and where it should appropriately be placed, I think they can come up with a plan that has more time for that additional input. Do you know what I mean? From the people who are understanding of design and who knows where potential sources of water might be, and so on and so forth. It's kind of complex in that manner.

Ms. Betts Basinger: Warren?

Mr. Suzuki: I guess for me that the basic question is whether or not it's appropriate for those planters to be there at Market Street in the first place.

Ms. Perreira: That's right.

Mr. Suzuki: And then we can talk about what's going to happen with those planters and what's going to go into those planters. So for me, based upon you know what I've seen and what I have experienced as far as the Market Street, my preference would be to have the planters removed because it just doesn't fit in with what's currently on Market Street. And if you look at the placements of the planters, a lot of them are placed right in the middle of the walkway. And if you're trying to encourage people to walk on the sidewalks, you know, that's not really consistent with, you know, people walking on the sidewalks. So I don't know if there's a location. If it is in fact the property of the County of Maui. I don't know if there's a location. The County base yard might be a location that those planters could be relocated to until such time, some of the decision is made as to where they could be placed as far as a new location. But first thing is first, you know, my preference would be for the planters to be removed from where they're currently located along Market Street.

Ms. Betts Basinger: Thank you. I agree with that. Jocelyn, I have a couple of questions.

Ms. Perreira: Yeah. Can I just respond to that because it's really important. We would be concerned, Warren, of it going to a base yard and sitting there and then eventually one goes here, one goes there. We would have a real strong concern considering that the community did kick in to pay for those planters originally.

Ms. Betts Basinger: Thank you. Thank you very much for this, and Erin, particularly items #1, 2, 3, 4, about the plants themselves and the kind of maintenance that they require. And thank you too for sharing that ownership is the County of Maui and not the MRA. Has anyone or has your organization put together a cost analysis, number one, just of what it would be to clean them up, do all the list of proper plants and fertilizer and on-going maintenance and water because that's a huge cost? It's not a beautification if they are all dead and dying and broken and they don't match. There's relocation as you point out in moving them, but there's a bigger on-going cost to keeping them there. So I'm inclined to agree with Warren that with, finally, with the beautiful Market Street beautification that has it's own planters and plants and trees, these no longer fit into the scheme. So finding them another home would be a good thing, and you've told us several organizations, Outdoor Circle, et cetera, that would probably love to have this. So Erin, to ask you to start –

Ms. Perreira: I'm trying to respond to your question Madame Chair.

Ms. Betts Basinger: It wasn't a question.

Ms. Perreira: You did. You started with a question.

Ms. Betts Basinger: If you could get the names of those, the Arborist Committee and the Outdoor Circle, and who we need to talk to at County in particular regarding the ownership with our plan that perhaps we might want them to be donated or auctioned. But in any event, when we get around to talking to everyone here, if it is this body's movement to have them relocated away from Market Street. So go ahead Jocelyn.

Ms. Perreira: I was trying to remember. You started with a question to me.

Ms. Betts Basinger: No, I started with thanking you very much for pointing out all the things that you did.

Ms. Perreira: Yeah, I know, but you did have a question Madame Chair, but I just can't recall.

Ms. Betts Basinger: I asked whether or not you had done a cost analysis.

Ms. Perreira: That's what it was. Thank you very much for remembering.

Ms. Betts Basinger: And you answered me.

Ms. Perreira: No, I didn't get a chance to. I'm going to address it. We did take care of the planters for a long, long time. We paid people for maintenance and what have you. We got the trees established. We had the adopt the project, so on and so forth, and we took care of that and did it until our two volunteers actually died.

Ms. Betts Basinger: So that's what happened.

Ms. Perreira: No. Well, it wasn't that. It's just that we did an effective and wonderful adopt a planter program, and everybody was on the program. But the problem is a lot of the merchants they come and go. And then when somebody else comes in to that spot, they don't have the same, nor do they want to have that same desire of responsibility as Richard Dan does, and that's what happened. But I do think that it is important that MRA – we're not divesting any responsibility from Maui Redevelopment Agency because the Maui Redevelopment area has benefitted from having the planters there for some time. But we do think that collaboration of these other people might be – you know under the County Arborist Committee would put the responsibility and maybe the cost to more in their ball park because I wouldn't know what the current estimate would be, a cost analysis. We could provide one, but we think, I think it's better placed that they look at it for today's terms, especially since County is going to have to put some of the cost. Thank you.

Ms. Betts Basinger: Thank you Jocelyn. Thank you. Warren?

Mr. Suzuki: You know Chair, you made the comment about potential auction by the County and all that. Again, you know, given the fact it's the County's property, it's for they to decide what they want to do as far as disposition. But, for me, I feel that, we as the MRA, our position right now is to determine whether or not the planters are appropriate along Market Street in the first place. And if it's not, you know, then we should be looking at the County to find out what sort of options there might be in terms of us having those planters relocated to a location different, you know, from Market Street. And if we do all of the research into – and I appreciate what Jocelyn talked about in terms of Arborist and all that – but if we do all the research to find out, you know, what kind of plants or whatever else are appropriate for the planters, that's fine. But it still doesn't address the basic question as to whether or not the planters are appropriate along Market Street in the first place. What goes into the planters is something that's going to be dealt with irregardless where the planters are, and that is something that should be dealt with, you know, after the basic decision is made.

Ms. Betts Basinger: I agree. You took the words right out of my mouth.

Mr. Phillips: Is it possible for us to survey, or Jocelyn to survey, the occupants along the street, and ask them how they feel about the planters? Do they want it or not want it?

Ms. Betts Basinger: Are you asking that?

Ms. Perreira: He's asking me?

Mr. Phillips: Just rhetorically.

Ms. Betts Basinger: But you're asking out of the group.

Mr. Phillips: If somebody would do that.

Ms. Perreira: That's not a problem. But the problem is the people on the street are not the owners of the buildings.

Mr. Phillips: I see.

Ms. Perreira: That's right. Again, we have —. The problem that we have, you know, if you're going to have a long term merchant or you have somebody like Bob that buys a piece of property, he has invested a lot, and he's actually there. He's a property owner and he has a business there, then they're going to take more of an interest, as opposed to somebody that maybe is just leasing a spot. And that was the whole thing was to get something of permanent.

Ms. Betts Basinger: Thanks Jocelyn.

Mr. Phillips: How about we call the owners.

Ms. Wade: Good luck.

Ms. Betts Basinger: I'm taking Warren's suggestion to heart in that I think this body needs to come terms with whether or not those old planters that were meant to be temporary and if they're still appropriate in the revitalized Market Street plan. So I'd like to hear from each of you, Bob, and we'll have public testimony on this as well. Bob?

Mr. Horcajo: I'm sorry. I guess I wanted to address Warren's first question. I know we've had the discussion a couple meetings and we did not take a vote, but I thought the consensus was that the planters should be removed from the street. So if we need to have that go first, then maybe we should start there so that we can get rid of that issue.

Ms. Betts Basinger: I think that's the discussion we need to have first.

Mr. Horcajo: Right, the question of where would it be, stay on Market or stay within the MRA, the WRA I guess, that's a future discussion, but to me, taking that vote first, one, and number two, taking your suggestion for Erin to talk with the appropriate parties, Public Works first probably, because it's their job to maintain the street. And then, of course, the Arborist with David Sakoda. I know they have plants. They have a beautification – Parks have a beautification division that actually grows plants. So, thank you.

Ms. Betts Basinger: Katharine?

Ms. Katharine Popenuk: Well as a designer, that's how I'm looking at this, and I would think that the designer of the Market Street improvements, whoever that is, maybe that's us when we approve or disapprove a particular design, would have the responsibility to say whether these planters have a place in the new redesign or not. And I think they probably don't have a place in the new design. So is that within our authority, within the MRA's authority to say, no, this doesn't look good, so let's move them out?

Ms. Betts Basinger: Any comments on that members? You know, I think during the Wailuku beautification project itself, it was something that just wasn't addressed. It was one of those little things that gets left behind. Yuki, can you add something to that?

Ms. Sugimura: I have to agree with the way the discussion is going because the reason why the Market Street phase one put in the trees and the planters and the flowers and all of that was to beautify the street. And the old planters that are there it is actually an ADA concern as I've heard from people telling me it's not ADA compliant to have this planter in the middle of the sidewalk. They can't get their wheelchair past. You know, that was a Wailuku First Friday comment that I was hearing, but because it's a close street, it's not that major. But it is kind of – it needs to be addressed, and I like the way this discussion is going, and I have to say that the Market Street beautification, the reason why it is, is exactly that, you know, we don't need the old guys there.

Ms. Betts Basinger: Thank you. Members, any questions of Yuki, who represented actually that first phase?

Ms. Popenuk: Yeah, as a follow up then, if we deem that this doesn't fit with the current design then I would say yeah let's remove them eventually. I understand it cost a lot to move them, so moving them to a base yard, I don't know. I mean, I'm not sure that would be necessary. Maybe it would be a little bit more patient and involve people who's kuleana is plants, like the Arborists or whomever, and I'm sure that they would consider these planters to be an absolute asset, a very positive thing, I wish we had these all along kind of thing, where they're sort of paying for us kind of thing. I mean, it could be a win-win.

Ms. Betts Basinger: Yeah I think so. Okay, members, I guess I'm looking for a motion to

– that the MRA believing that the planters are now redundant, that the Market Street beautification program has been completed, will begin to seek their removal by contacting their rightful owners, and making it known that they will be available through their current owner, the County of Maui, in whatever way the County would wish to dispose of them. I'm not looking for a motion that sets a time limit, but certainly an intent by this body that we think it's time for them to go.

Mr. Horcajo: It's a long motion.

Mr. Suzuki: Second.

Ms. Wade: She can't make the motion.

Ms. Betts Basinger: He did.

Ms. Wade: Okay.

Mr. Horcajo: I just said that's long motion.

Ms. Betts Basinger: I thought you made it. It's been moved by Bob Horcajo, and seconded by Warren. Any discussions members? Those is favor, signify by raising your hand. It's unanimous.

**It was moved by Mr. Robert Horcajo, seconded by Mr. Warren Suzuki,
then unanimously**

VOTED: to approve the motion as discussed.

Ms. Betts Basinger: Thank you. So Erin, I guess, the first thing then is simply to contact the rightful owner and get the ball rolling – the County. I wonder how many departments will say no, not us?

Ms. Wade: Every department.

G. UPDATE ON MARKET STUDY AND PLAN INCLUDING REVISED SCOPE OF WORK, DOCUMENTS FOR WEBSITE, FUNDING, AND SCHEDULE.

Ms. Betts Basinger: Moving on. Thank you very much members. Now we're moving onto item (G), update on market study and plan including revised scope of work, documents for website, funding and schedule. Erin?

Ms. Wade: Thank you. This, we have started moving forward with solidifying the contract. I have a draft contract which is going through the Tri-Isle Resource and Development Corporation. Basically, given the comments that came up at the last Maui Redevelopment Agency meeting, we have determined that the consultant will fly in and we will finalize the scope when they get here, in order that he can meet with all of the stakeholders and get a much better sense in what's going to be incorporated into the scope and that the project is going to actually reflect what we want it to reflect. And it's not just going to be another study for us, that it's an implementing action. So he has booked a flight for February 1st through the 4th. He will be staying at the Old Wailuku Inn who is giving us a in-kind donation. They've discounted their rates for us. We have a donated vehicle. So we're getting some in-kind assistance as well, which is really nice. And there is money now in our account. Our private donors have given their checks to the Tri-Isle Resource Development Corporation, so they will get their tax write off letter. And we've got an operating 15,000 then in that account, and we're working to get our money moved. Government moves so much more slowly than those private checks come in, so I'm trying to get those followed through right now.

In terms of the website, I think once we have sort of a schedule for what's going to be happening in February and what types of meetings he'll be undertaking while they're here. There will be two members of his team will be here. I think we'd like to post that on the website, and then the scope of work or a synopsis of the scope of work. And I think it would be worthwhile to at least honor the people who have donated or shared resources in the effort to complete the market study. So that's the update. I don't have any revised contract agreements or anything like that at this point, but verbally, I wanted to share it with you.

Ms. Betts Basinger: Well, February 1st to 4th, that's pretty concrete. Thank you Erin. Bob?

Mr. Horcajo: So Erin or maybe Chair, so is the intent to have a special MRA meeting to have him come and to have the stakeholders including the private donators be able to ask him questions, and us as well, and have some dialogue or what's the plan?

Ms. Wade: Yeah. So I think, you know, obviously the stakeholders for Wailuku are broader than those of us in this room right now. And what we will be working to do in the coming – well basically through January – is identify what stakeholder groups we should be targeting him to meet with. He's very, very adamant about being able to meet with Council Members given that it's likely that this is going to trigger our financing tools. How do we ultimately end up continuing to fund infrastructure improvements and things like that within the MRA and to have them knowledgeable throughout the whole process is going to be important. So I will probably start contacting then the Council Member's offices to see what their schedules are and that sort of a thing, so we know that's going to be a stakeholder group. But I highly encourage you to send me your thoughts and suggestions related to

the stakeholders. And it would be nice if we could call a special meeting of the MRA during the first week of February while he's here.

Ms. Betts Basinger: I do agree. Thanks for the suggestion Bob. I think this body should have a special meeting just focused on this market study which may or may not include the consultants when he gets here, but just so we have an outline of all of the items we want to accomplish as we reach out to the stakeholders. So when we look at planning it at the next meeting, we'll see what's available. Is everyone willing to meet twice in January?

Mr. Suzuki: February.

Ms. Wade: You mean February?

Ms. Betts Basinger: No. Well between January 1st, I guess, and February 4th, I'd like us to have a meeting before he arrives.

Ms. Popenuk: I'd really like a chance –

Ms. Betts Basinger: And then we'll have a chance to meet with him as well.

Ms. Popenuk: – to meet with him to see what he has to say and interact. I think that would be very valuable.

Mr. Horcajo: Chair, my feeling is it's almost better that we have a meeting at the end of his discussion with the stakeholders individually, the Council, whether it be the private donators, whether it be WCA, WMSA, you know, have them have all the discussion first and then this would be the public hearing where those stakeholders can still come and we can really have some real meaningful dialogue. That would be my thought.

Ms. Betts Basinger: Okay, so it would be the later half of February.

Mr. Horcajo: So like the 3rd or the 4th.

Ms. Betts Basinger: So everyone is willing to have two meetings in February?

Mr. Horcajo: Sure.

Ms. Betts Basinger: Okay. So very good.

Ms. Popenuk: I would personally prefer the first half of February as I'm going to be out of town in the later half of February.

Ms. Betts Basinger: Before the 15th?

Ms. Popenuk: Yeah, I think it's like about that.

Ms. Betts Basinger: Okay.

Ms. Wade: Well, if you would like to have a formal MRA meeting with the consultant in attendance, it would probably be the 3rd or the 4th if that's okay. And if this room isn't available. Is that what you're checking Leilani? That's actually, Wednesday is actually a good day for the Planning Department.

Ms. Betts Basinger: February 3rd is a Wednesday?

Ms. Wade: Yeah.

Ms. Betts Basinger: Is that good?

Ms. Wade: February 3rd. Great.

Ms. Betts Basinger: A special meeting just on that subject.

Ms. Wade: 9:00 a.m.? Is nine okay?

Mr. Horcajo: Sure.

Ms. Wade: Wonderful. Thank you.

H. DISCUSSION AND VOTING ON UNILATERAL AGREEMENT TO PAY A PARKING ASSESSMENT FEE FOR PUBLICLY PROVIDED PARKING STALLS WITHIN THE WAILUKU REDEVELOPMENT AREA AND UPDATE ON STATUS OF PARKING ASSESSMENT FEE ORDINANCE.

Ms. Betts Basinger: Members, any other questions of Erin on item (G)? And you'll email her if you have thoughts or ideas on the scope of work or the out reach for the consultant. Okay, moving onto item (H), discussion and voting on unilateral agreement to pay a parking assessment fee for publically provided parking stalls within the Wailuku Redevelopment Area and then update on status of parking assessment fee ordinance. All of you should have in front of you a copy of an email from Joe Alueta. This body – thank you Erin for requesting this information and you can see that no information was forthcoming. So if you recall this body kind of was interested in several pieces of information that would help us, but on the cash in lieu, excuse me, the parking assessment fee, wanting to know exactly

what sign agreements there really were. What encumbrances there were into what properties they were. So we're sort of being told I don't have the time to do it, but you can do it yourself. So again, to me this just prolonging the agony of this issue. We have no solid facts to go on if we even know that there is money owed.

Ms. Wade: Madame Chair?

Ms. Betts Basinger: For other –

Ms. Wade: I'm sorry to interrupt. That's actually not the case. This is the beginning of a train of conversations that I've had. It led me to John Summers who said that Ann Cua was the one that dealt with the Main Street Promenade project. I found the file, the electronic file, for that. There was a unilateral agreement executed actually between them. I spoke with John Min who is the Planning Director at the time and he said that he remembered that this clause. He's the one that actually who knew about this clause that I found in Wayne Steel's file. The actual agreement, we are still trying to locate which we believe is in the storage file in the MRA box on Main Street Promenade, so I've requested for that file to be brought to the Planning Department. But I think that the agreement itself is in there. We will know exactly how many parking stalls that they have committed to, and hopefully that will lead us to the other ones. It's in the neighborhood of 75 parking stalls.

Mr. Horcajo: I've got a comment maybe for Erin, or question. I guess aside from the Promenade, the only other one I've heard where there was an agreement signed was the one stall for Doug McLeod's property, Vineyard and Market Street. So, I mean, undoubtedly I would imagine the County can ask one of the title companies to do a courtesy title report to note the encumbrances, and I always use Title Guaranty and they basically do it.

Mr. Suzuki: Pro bono?

Mr. Horcajo: Pro bono. And then you can find, hopefully, those encumbrances at least on those two properties, but that's the only two that I've heard of.

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

Mr. Horcajo: Executive Center too? But so that's maybe a quicker way possibly than going to the mildew file somewhere.

Ms. Wade: No, it should be here actually by Monday.

Ms. Betts Basinger: Excellent suggestion Bob.

Ms. Wade: It should be here by Monday. But the real task for you to be considering is this one in the paragraph – I have Wayne Steel’s file – where the quote is – because that is the condition that was adopted when the project was approved. This is the condition that could have been adopted when we approved the Holmes Property had that been an interest to us, but as other projects come forward, if this is just change this TMK number essentially and we already have a condition that could hold the cash in lieu. What I had stated in my staff report was my concern that shall pay the amount provided for by the ordinance which is currently ambiguous. And perhaps there’s a cap we want to put in there. This is the language, though, I think, would be an excellent starting point for the MRA.

Mr. Horcajo: So Chair, again, so Erin, excuse me, where are we now with the revision or at least let me recap. We had reviewed at a couple of meetings the ordinance from 2002, and the plan according to Joe was we would make our comments known and that 2002 draft and our comments from the MRA would be submitted together to the Council.

Ms. Wade: Well, that – you folks have completed your edits to the text of the ordinance with the exception of the fees portion. So the fees in still in limbo as we complete the need assessment. The market study is the needs assessment. So we’ve got all these. You know, there’s like a critical path here that we’ve got to follow. But in the interim while we’re completing the needs assessment, you can have this condition in your back pocket if we have additional projects that come in that need, you know, 10 or more parking places that you can keep on the hook. So if you would like me to schedule a review of this condition on your next agenda, I’m happy to do that.

Mr. Horcajo: Please.

Ms. Betts Basinger: I would love to discuss that. So we’ll defer this then to continue next year.

Ms. Wade: It’s not a dead end that’s all I want to say. It’s not a dead end.

Ms. Betts Basinger: You’re right. Thanks Erin.

Ms. Wade: Sure.

I. DISCUSSION ON CONTENT CRITERIA FOR CONTRIBUTIONS TO THE MAUI REDEVELOPMENT AGENCY WEBSITE.

Ms. Betts Basinger: Moving on to item (I), discussion on content criteria for contributions to the MRA website. Erin?

Ms. Wade: At the last meeting there was a request from the public to provide some criteria

for what could be added to the website and how it might be edited and those types of things. We tried to communicate to get a draft of something done, but we didn't. We don't have anything at this point.

Ms. Betts Basinger: When Erin contacted me, I didn't have the minutes of the meeting in which we had a full discussion of this issue and we'll probably going to look back at those minutes and see exactly what we all agreed to, so that was the language. To the best of my recollection, it was that the MRA website is a professional business website that speaks for this agency, so it's all business. It's our schedule. It's our agenda, our on-going projects, our completed projects. When our meetings are. There's a sister website that you can reach from the MRA website which is about Wailuku which in its original intent back when Jocelyn and I worked on it, was meant to be a website about Wailuku where the merchants could talk about what's going on their store where we would be highlighting how living in Wailuku, new housing developments, neighborhood news, a much more community driven website than an official MRA website. In the official MRA website, anything outside of what we are telling the public that we're doing that is open and they are invited to come, it's not an opinion venue. It's simply meant to be this is what we're doing and keeping it updated. So that's my recollection members, if you want to add anything that I'm missing.

Mr. Horcajo: No.

Ms. Betts Basinger: And if we do request, for example, I just requested today, to Yuki, to provide us with a press release or some information about the phase II of the market street plan. That would be something that is part of an on-going project in our area that we would post. We would have the right to edit it, so that it reflected what we felt it should reflect.

Mr. Suzuki: That's fine.

Ms. Betts Basinger: Thank you. So, now we have two meetings with minutes that have the direction on what this body's idea is for that. We'll open this item up to comments.

Ms. Perreira: Jocelyn Perreira. Wailuku Main Street Association. That is not our understanding of this, and I believe that back minutes of the discussion of the website will prove to the fact – will attest to the fact – that that was not the original intent. That may well be your intent today, but that is not the original intent, nor has it been what we have been preparing for because we had been requested by the MRA to provide professional information as it relates to revitalization practices that can be useful based on our experience and expertise in the particular area. So we are not in agreement Madame Chair on that.

Ms. Betts Basinger: Well, we're still very anxious. I know every month we ask you for input.

Ms. Perreira: We would like to have a criteria, and I'm sure you understand we don't want our stuff edited. If it's 200 words or whatever, we will provide. It is our information. We are perfectly capable. We 20, almost 25 years experience in the areas. You know, we are responsible in a large degree for this website even coming fruition so that's just the point that we're putting across. And that's why the board made that known that if we have a criteria, you know, so many words, and this the guideline, it has to be on this, on an application for, you know, something how you handle this, or how you handle that in an area that you're trying to achieve revitalization and what not, then we'll follow that criteria. But we do want a criteria that's established so that we know it's not determined by who somebody unilaterally thinks it should be important to what everybody -. In other words we all understood it to be an educational tool and that's what we look forward. Thank you.

Ms. Betts Basinger: Yes Ray.

Mr. Phillips: Is it possible that Wailuku Main Street Association can have a link off our website?

Ms. Perreira: Well, that was promised to. I have yet to see that.

Ms. Betts Basinger: That's not a problem.

Ms. Perreira: That would be good.

Ms. Betts Basinger: Again, so we do ask for Wailuku Main Street's input. And under the guidelines that it has to reflect the business that's at hand for the MRA today, and that it will be reviewed.

Ms. Perreira: We would like to have the amount of words, and we will provide it.

Ms. Betts Basinger: I don't think that's ever -. We're not a newspaper. The website, the MRA website, cannot say we'll take 200 words.

Ms. Perreira: We are very happy to share our report or what we would like to put across and share it with the staff assigned to the Maui Redevelopment Agency to review whatever we put forward relative to any kind of possible revisions, and that is where we feel it's from one professional agency to the Planning Department where it should be. Thank you.

Ms. Betts Basinger: Thank you Jocelyn. Members, we just, for the second time, agreed on the criteria for our website and I think we'll move it forward with that. Thank you.

J. EXPENDITURES

1. **Teens on Call Contracts - Discussion on two additional contracts**
 - a. **Street and sidewalk culvert regular maintenance and cleaning.**
 - b. **Municipal parking lot landscape maintenance and cleaning.**
2. **Website**

Ms. Betts Basinger: (J), Expenditures. Members, you will see also a report from Teens On Call. I'm sorry, the Hawaiian Canoe Association letter regarding Teens On Call, and I'll turn this portion over to Erin again. Thank you. Erin?

Ms. Wade: Okay, my first comment is in celebration of the official clean out of the sidewalk culverts on Market Street.

Mr. Suzuki: I saw that.

Ms. Wade: It happened on black Friday, so that was really good. I'm very anxious now to get those two trees in front of 33 Market Street down so they don't clog up those gutters again. But basically, well, without –. I guess all I need to say that this meeting is we are still trying to work out something with Teens On Call. I need more time to figure out what they would be able to offer us in terms on the maintenance and cleaning, and the municipal parking lot, breakout. You asked me last month for them to give us several different time frames including different activities. We haven't been able to talk about that, and frankly we did have a problem this week with getting the trashed picked up. So I don't know what the reason is. We have not been able to get in contact with Teen On Call since Monday. So hopefully, there's not major issue, but we may also want to discuss a back up plan in the event that we cannot get a hold of Teens on Call, what our plan B would be to get the trash taken cared of.

Mr. Suzuki: Who's the person in charge of Teens On Call?

Ms. Wade: Brian McCafferty is our contact person, the really tall fellow that was in here.

Ms. Betts Basinger: I like the idea of a plan B solution. Members, any ideas on what a plan B could be? Or I'm thinking that it maybe us sending out a request for bids on a particular criteria to the waste management companies perhaps, the commercial entities.

Mr. Suzuki: What about Ka Lima? Because Ka Lima does provide services for the park clean up.

Ms. Betts Basinger: Yeah. That's a good idea. Ka Lima and the commercial operator because they're always down the street everyday anyway. Members, any other ideas

about a plan B? I think the culvert maintenance is still going to be done by the County if I remember what you said correctly, but maybe only just once or twice a year.

Ms. Wade: One annual clean out.

Ms. Betts Basinger: So that we would want to have in our scope of work for plan A and B, some sort of regulation. And (b), municipal parking lot landscape maintenance and cleaning.

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

Ms. Betts Basinger: When we have our discussion, then I'll open it up.

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

Ms. Betts Basinger: I'll open it up.

Ms. Wade: Same comment. Just we do not have a quote or revised the suggestions from Teens On Call yet.

Ms. Betts Basinger: So that would be included in a plan (B) idea?

Ms. Wade: Yeah.

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

Ms. Wade: Honestly, I haven't – this is the first opportunity I've had to work with the organization, and my understanding is, for the most part, the merchants have been relatively happy. They do, and up until now, they have come every time I've called them, when there was a problem, so I am actually kind of personally concerned about what might be going on because we did have some problems this week that we had to take care of in alternate ways. The shop owners agreed to empty some of the cans in their own trash cans, which demonstrated to me, though, that there maybe some additional support out there where the people on the street might be willing to assist us in some way which maybe we need a phone fan out list or something that we can coordinate with the Wailuku Community Association or some others that, you know, to help pitch in, share the burden.

Ms. Betts Basinger: Bob?

Mr. Horcajo: No, I'm good.

Ms. Betts Basinger: What was the website comment?

Ms. Wade: The website is just the on-going expenditure. There was an additional cost on that this month, so that's it.

Ms. Betts Basinger: For just ongoing?

Ms. Wade: Right.

Ms. Betts Basinger: Were we able to –. Are we still having an issue with 2010, Leilani's schedule, of meetings? We got that right?

Ms. Wade: Yeah.

Ms. Betts Basinger: Okay, I'll open this up for public. Thanks Jocelyn for your patience.

Ms. Perreira: I want to speak this, as far as this plan B situation. You know the Best House is on Vineyard Street, and the Best House had expressed when they first decided to come into the project came in on Vineyard Street and it wasn't well received by some of the merchants, Best House. But one of things that they do is they do have landscaping as one of the stuff, and they wanted to be a part and integrate as a part of the area. And I do think that instead of calling Ka Lima, or even you have or should consider Best House along side Teens On Call, not just Teens On Call per se because you do not know what the situation might be. I mean, we have to have it fair and open it up for everybody. And it opens it up to another call because we're getting calls from residents and other merchants on other streets that how come Market Street has the luxury of having this paid for them, and this kind of service is not happening on other streets. I can understand that because for 20 years we dealt with how come Wailuku gets this and this other small town doesn't get that, and all of that kind of things. But it is something that you have to call to mind about shared expense or effort or pro rata expenses on something because people start looking at it as how come they're getting a give me and we're not getting the same kind of, you know, support on our particular street. So I'm just bringing that for your consideration. But I do think that it's really important – I like Teens On Call. I've worked with them in the past. I like Brian McCafferty – but when we're using public dollars and we're dealing with a multitude of merchants and not just Market Street merchants, you have to have it at least from a public standpoint viewed as you're opening it up to benefit the majority of the people. The last time we looked, the Maui Redevelopment Agency is a very broad area. It's not just one street. So I think RFP's are important, and that it doesn't look like just something, some ongoing stuff, and you know somebody can send a nice letter, but that still doesn't mean that you know we don't follow proper steps and procedures to make sure that somebody is looking at what do you get from option A, what do get from option B, what do you get from option C? I think it's really important that you folks try to get it down what you want done, and then, you know in way of everything. Then you get options and you get amounts and you can see because therein lies, you know, what is the pro rata portion

that a merchant group can benefit.

Ms. Betts Basinger: Thank you. Thanks Jocelyn.

Ms. Perreira: But it is involving expenditures so I want to make it very clear.

Ms. Betts Basinger: Yes, thank you. You have. You're very clear.

Ms. Perreira: And there are many people that are doing pro bono stuff and that has a value too, and that has to be considered. So I would just like to make that clear because we get a lot of calls asking about that. Thanks.

Ms. Betts Basinger: Thanks a lot. Members, I would add to our list of potential people the MEO Best Program and what they would like to do. Keep in mind members that this is not an inherent MRA responsibility, the clean up of the street. We are doing this on behalf of the responsible County agency, so I think anything we can do to help them and help ourselves is a good thing.

K. PLANNING DEPARTMENT UPDATE

- 1. Update on Project Applications and Enforcement**
 - a. New Project update**
 - b. Best House update**
 - c. 33 Market Street Trees**
- 2. Interdepartmental Coordination**
- 3. Budget**

Ms. Betts Basinger: Okay, moving onto (K), Erin, your update.

Ms. Wade: Thank you. No new projects came in this month. The Best House I have contacted MEO. One of the things is I actually didn't get a time line from them because the reason I contact them was with the Vineyard Street construction and then the construction that's been going on in front of their building we're getting kind of mud wash outs down Vineyard. So I called them about that and every time I saw this, that's what came to mind. I'm sorry. I never got a time line, so I will try to get a time line for you and I can email that out because I think it was a point of information right? So I'll do that.

I also – I'm not sure if I passed it out – I have an email about the 33 Market Street trees.

Ms. Betts Basinger: Did we get that last time?

Mr. Horcajo: So Erin, I'm sorry, or Chair, back to this question about the Best House, I guess, and also the County Water Department work. So for example, in front of the Tri-Isle Paddle and the Sporting Goods store there's a whole bunch of mud that came down to Vineyard and got on that, whatever, access ramp. So they're going to clean that up supposedly?

Ms. Wade: Right. So that's what we're going to –. Well the Vineyard Street is still scheduled to be resurfaced, so I need to get to get a time frame for you on when that activity is going to occur. But Best House is going to, or MEO, I talked to them about coming down and cleaning up what's there right now, and then doing some preventative measures for the interim coast and it's only just started to rain here in Wailuku. We've got a couple of more months probably.

Mr. Horcajo: Thank you.

Ms. Wade: 33 Market Street, the property manager is Classic Maui Properties. I've been communicating with Michelle who is –. You can see from my portion I was trying to give them every reason to take action. Basically I found them the tree contractors. I called and got their permits worked out with Public Works, so all they need to do now is basically hire the contractor and schedule the time to have them taken down. The important thing, I think, is going to be communication. The sidewalks will be closed at the time. MECo will have to be down there because the lines are definitely in the power lines. And we would like Public Works down there to make sure that all the debris doesn't go straight back into the sidewalk culverts. So it will be a coordinated activity but I've asked for it to be done within this first quarter of the year, so that's our target.

Ms. Betts Basinger: Members, any comments? Questions?

Ms. Wade: It's just a busy time of year so there's been very little inter-departmental coordination. The only thing that I can say is we got our OED – Tri-Isle Resource and Development Center got the grant to OED in for the market study, and we have feed back from them that it's acceptable. So we have few minor changes, but that's on track. And then, did you send the budget in their packets Leilani? Yeah, so you have the revised budget, and if there are any questions, I'd be happy to answer them.

Mr. Horcajo: I have one question. Erin, I had one question. I noticed now there's a separate field, Wailuku Main Street Association, and under that list the litter receptacles that was just ordered I guess. Wouldn't that be more of just under miscellaneous category?

Ms. Wade: I'm quite sure it's not Wailuku Main Street Association if that's listed under –

Ms. Betts Basinger: Lokahi Pacific Pono Center, is that what you're talking about?

Mr. Horcajo: No, no, no. If you look at the last column.

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

Mr. Horcajo: This is what I got.

Ms. Betts Basinger: I see what you're saying.

Ms. Wade: I don't know why.

Ms. Betts Basinger: Last column, members, \$3,057.27.

Ms. Wade: I have no idea why that's under that column. I will ask.

Mr. Horcajo: I was thinking that maybe it should be under miscellaneous or something.

Ms. Wade: Yeah. Yeah. Definitely.

Ms. Betts Basinger: So that column the title should be miscellaneous.

Ms. Wade: Thank you for catching that.

Mr. Horcajo: Well we already have a miscellaneous column.

Ms. Wade: Good eye. Thank you.

Mr. Horcajo: I guess I did notice that the '09 telephone bill got paid off or something. The last budget there was a balance from the '09 so now it's zero.

Ms. Wade: Correct.

Mr. Horcajo: So that's what happened.

Ms. Wade: Right.

Ms. Betts Basinger: When will we be seeing – I see one Nishikawa. How often are they submitting invoices?

Ms. Wade: I don't know the answer to that, but I can find out.

Ms. Betts Basinger: Okay. And is there a – in that contact with EDA, is there a called out payment schedule? You'll have to find out?

Ms. Wade: Yeah.

Ms. Betts Basinger: You know how some, they'll give you a lump sum every so often? Okay, members, any questions about the budget or anything in her report?

Mr. Suzuki: Nope.

L. NEXT MEETING DATE: January 15, 2010

Ms. Betts Basinger: Well it looks like our next meeting is scheduled for January 15, 2010, and I wish everyone –. Let's do the agenda. I'm anxious for Santa Claus. So item numbers that are carrying over would be (C), (D) of course Morgan's report. Did we specifically ask Yuki for an update or was she just going to get with you? Do you want to keep it on the agenda, an update on the –?

Mr. Suzuki: I think that would be good.

Ms. Betts Basinger: Okay.

Mr. Suzuki: I think because of the critical nature of the project, the impact it has on the merchants.

Ms. Betts Basinger: I agree. So an update on the phase II. Discussion on the street scape and the planters, do we want that to be part of your report?

Ms. Wade: Okay.

Ms. Betts Basinger: Yeah, let's just make that part of your report, to follow up, as well as (G), to make that an update of your report which is the market study. Let's leave the parking assessment fee as an agenda item, just in case there's something note worthy.

Ms. Wade: I think you asked me to bring back, as part of this, that language for the condition for you folks to take a look at on the next agenda.

Ms. Betts Basinger: Yes. I think (I) does not need to be on there. And then (J) and your report. So is there any new item that the body wants to discuss at the next meeting? If not, Mele Kalikimaka e Hau'oli Makahiki Hou.

M. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:31 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
SECRETARY TO BOARDS AND COMMISSIONS I

RECORD OF ATTENDANCE

Members Present:

Alexa Betts Basinger, Chairperson
Robert Horcajo, Vice-Chairperson
Raymond Phillips
Katharine Popenuk
Warren Suzuki

Others:

Erin Wade, Small Town Planner
James Giroux, Deputy, Corporation Counsel