

**MAUI REDEVELOPMENT AGENCY
JANUARY 15, 2010
REGULAR MEETING**

APPROVED 03-19-2010

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Alexa Betts Basinger, at 1:00 p.m., Friday, January 15, 2010, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Ms. Alexa Betts Basinger: Good afternoon everyone, and welcome to the January 15, 2010 meeting of the Maui Redevelopment Agency. With us today are Vice-Chair Robert Horcajo, Katharine Popenuk, Corporation Counsel, Staff Erin, Leilani, and Morgan who will be presenting. This meeting is called to order. The first item of business is the approval of the November 20, 2009 meeting minutes. Members, did you all receive these by email? And have you all had a chance to review them? Any comments, changes?

B. APPROVAL OF THE NOVEMBER 20, 2009 MEETING MINUTES (via email)

Mr. Robert Horcajo: I move we approve the November 20, 2009 meeting minutes.

Ms. Katharine Popenuk: Second.

Ms. Betts Basinger: It's been moved and seconded. All in favor indicate by "aye."

Agency Members: "Aye."

Ms. Betts Basinger: Unanimous. Thank you.

It was moved by Mr. Robert Horcajo, seconded by Ms. Katharine Popenuk, then unanimously

VOTED: to approve the November 20, 2009 meeting minutes as presented.

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

Ms. Betts Basinger: Moving on to item (C), public testimony. Friends, if you have cell phones, please turn them on to vibrate or off, and testimony will be three minutes, and additional time will be afforded if you haven't completed. So has anyone signed up for testimony? Please step forward.

Ms. Teri Edmonds: Good afternoon. I am Teri Edmonds from It's the Shoe Fits, and I'm also here today just to say that I am now the President of the Wailuku Community Association for 2010. And our focus this year is going to be the continued building of First Friday. We feel like that's where our efforts can be best used this year. I'm always open to input as well, from you, and I also want to comment that I really love the new newsletter from the MRA. And that would be all. Thank you.

Ms. Betts Basinger: Questions, members? If you loved the newsletter, you're going to doubly love the website, so please visit.

Ms. Edmonds: Right on. Thanks.

Ms. Betts Basinger: Any other testimony? Okay, we're going to move on and at each agenda item, there will be opportunity to testify as well. We're going to move on to item (D), design review for facade improvements made to 346 Market Street including a false front with roll up security doors. Erin?

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

Ms. Erin Wade: Thank you. This design review has been on your agenda for the last two months. And the building owners is continuing to work with an architect. However, they have at this point noticed a notice by the building department that they need to comply within a certain time frame for their modifications to the building that were unpermitted. For this, essentially, I would just like to note that the MRA is giving the applicant additional time frame to work with their architect to bring the facade doors into compliance with the design guidelines and send a message to the DSA, the Development Services Administration, that the MRA has approved of this procedure, or that you're concurrent with it.

Ms. Betts Basinger: Do you know what the date certain was on their notice?

Ms. Wade: I believe it was January 15th that they were – today is the day that they were suppose to have resubmitted their designs for improvement to bring the facade up to building code.

Ms. Betts Basinger: Members, any discussion?

Mr. Horcajo: Just a question. Hence, this deadline is to us or to the County DSA office?

Ms. Wade: The deadline was from Development Services Administration to the building owner. And at this point he's retained the services of an architect to bring the building into compliance, and the -. Well there's two parallel issues here essentially. One is the construction was unpermitted. The second is that the design guidelines of the Wailuku Redevelopment Area – what they spell out is inconsistent with what the design guidelines spell out. So basically we have asked the applicant to take additional time to make sure that what they submit is consistent with the design guidelines. And therefore, would like to ask DSA to also give them an extension for bringing their building code issue into compliance.

Ms. Betts Basinger: Is this an item that this body has to vote on? Because we would essentially be asking another agency to waive their time frame.

Mr. James Giroux: Erin, I think what they're asking for is that they just want to know if we're okay with that?

Ms. Wade: Yeah.

Mr. Giroux: So I guess if something came out, a motion, just so in the record or that you give permission for Erin to communicate what our position was.

Ms. Betts Basinger: Members, anymore discussion, or would there be a motion to approve that strategy?

Mr. Horcajo: I move that we approve the strategy. Do we have to explain it?

Ms. Wade: Just a time extension for the permit, or the building permit, at 346 Market Street would be sufficient.

Ms. Betts Basinger: Do we want to put a time certain on that extension since we sort of missed them several times?

Mr. Horcajo: I guess my point being, we're just actually asking the DSA to give them an opportunity to extend right? We really have no control as to how long DSA wants to give them an extension. But typically if somebody is working towards resolving something, they're going to extend anyway.

Ms. Wade: So what would be consistent would be either a 60 or 90 day period. Usually they operate on 30-day periods; and if requesting extension, generally 60 to 90 days. So I think that would be adequate.

Mr. Horcajo: So do we want to put that in a motion, you say?

Mr. Wade: That's up to you.

Ms. Popenuk: So this is on the –. We're only really being asked to go along with what DSA wants to do right?

Ms. Wade: Right. Right. Exactly.

Ms. Popenuk: So we're not really responsible for establishing as far as deadlines . . . (Inaudible. Did not speak into the microphone.)

Ms. Wade: The reason that we're being asked this question is that I filed the RFS. I filed the request for service for the notice of violation to be issued to the building in the first place. And I did that on behalf of the MRA because the design was inconsistent. So the fact now that we're telling DSA more time is okay isn't necessarily consistent with the RFS that I asked to be filed. So just for consistency purposes, they're asking if I would ask the board if you concur with my interpretation that they could take more time to seek the services of a qualified architect and bring back something that's consistent with the design guidelines.

Ms. Betts Basinger: I would recommend to this body that we give this applicant 90-days seeing as the professional help they need to get and the time it might take to then come before us with a thought out proposal. Motion.

Ms. Wade: You want to add that to the motion?

Mr. Horcajo: I amend my motion I guess. I don't know how to word it. So the motion is to allow staff to work with the DSA towards – I'm not sure exactly how to word it now – that –. Maybe you should make the motion. I'll say moved.

Ms. Wade: How about an option? Allow staff to work with the Development Service Administration to – I guess it's not really staff – it would be to allow the applicant for building permits associated with 346 Market Street facade improvements to take up to 90-days, or to get an extension up to 90-days, on their building permit revisions.

Mr. Horcajo: So move.

Ms. Popenuk: Second.

Ms. Betts Basinger: Moved and seconded. Any discussion members? Then all in favor, indicate by saying aye.

Agency Members: "Aye."

Ms. Betts Basinger: Aye. It's unanimous. Thank you.

It was moved by Mr. Robert Horcajo, seconded by Ms. Katharine Popenuk, then unanimously

VOTED: to approve as discussed.

E. 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.

Ms. Betts Basinger: Moving on to item –. Any public comment please on item (D)? Seeing no one stepping forward, we'll move on to item (E), update and discussion on parking structure project including issues relating to design, schedule, contracts, proposals, project collaboration and funding. Here we'll look for Morgan to present.

Mr. Morgan Gerdel: Good afternoon members. My name is Morgan Gerdel. I'm the project coordinator for the municipal parking lot project. I just have a brief update today. The conceptual design RFP is being reviewed by the Office of Economic Development and they're just going over it prior to the publication and it's going to be published once the resolution supporting the parking structure project is passed by the County Council which should happen towards the end of this month.

Ms. Wade: Morgan, has anyone but the Office of Economic Development reviewed the RFP at this point?

Mr. Gerdel: It's also been reviewed by Joe Alueta, the Planning Department. And I think it may have been reviewed some other planning staff.

Ms. Wade: Okay. Thank you.

Mr. Gerdel: I think we also submitted a draft to the Mayor's Office for review as well. Any other questions?

Mr. Horcajo: Chair, I guess I'm going to comment on behalf of Warren mainly. The last couple of meetings we talked about updating the schedule. I don't remember. Did we get an updated schedule last month?

Mr. Gerdel: I did submit an updated schedule last month, and I think we're still on that

schedule. And we're talking about starting the next phase of our contract which includes the EA, and doing that concurrently with the design of the structure.

Ms. Betts Basinger: I recall Bob that they were going to catch up on the time line by running concurrent projects.

Mr. Gerdel: Right. Correct.

Ms. Betts Basinger: Any other questions members? Comments? Erin?

Ms. Wade: Just one of the conversations that I know that are starting to come up amongst the community is about parking and phasing and the time at which the parking lot itself gets phased out because construction is occurring, and the intermediate period for new construction. So that would be one of those things that Morgan and I have discussed prioritizing doing concurrently with the design, is working on both the traffic study component as well as a traffic management plan during the design phase so that by the time the EA is being written we've already got a fairly decent idea of what the impact is going to be.

Mr. Gerdel: Right. I guess the consultant that does the EA, I'll be working with them on the management plan, I guess, in conjunction with the traffic studies.

Ms. Betts Basinger: Thanks Morgan.

Mr. Gerdel: Okay, thank you.

Ms. Betts Basinger: Members of the audience here, we'll open public testimony on this item. Comments? Seeing none, we'll move on to item (F), update from Yuki Lei Sugimura on Market Street Improvement Project Phase II through Happy Valley.

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

Ms. Yuki Lei Sugimura: My name is Yuki Lei Sugimura, and I'm reporting on two things. So, probably, I just want to give you an update first about the Market Street Phase II project, and then I'll go into the banners of which I've passed out handouts for both. On the Market Street Phase II Project yesterday we came out, well, the County came out with their blast email that I sent out and they did for the media. Basically just announcing that we're starting construction next week Tuesday, the official start date, on January 19th, and we expect it to go all the way through the contract date. Of course we want to end sooner, is through the ending of this year, so December 31st. But hopefully we'll end earlier. I think I mentioned this, but just kind of when we start, it's going to look a little invisible because

we're actually starting off by clearing off the junk cars and roosters and things that are back underneath the Speckles ditch. So I got to have a very interesting experience by walking with the structural survey person and amazing to think that in, I think it was August 30, 1948 was the date we found on the Speckles ditch but that thing is still working. I mean, it's amazing. It's so well built. So Goodfellows will start clearing off that back area, and it's starting to happen. It's kind of exciting. But that place looks kind of very scary. It's very scary. But, that's happening.

We, also, as I reported the last time, that monkey pod tree, it did come down. Last week Tuesday they started and it is down already. And I think the nice thing about it is that Neighborhood Place of Wailuku came and took some wood, and this other gentleman from Makawao also came and took some wood is it's going to have another life, in another form. So that monkey pod tree was beautiful, but it was a nuisance. So when it came down the Keystone Autobody people were happy. They had petitioned years ago to get rid of it because it actually damaged the auto body work that they were working on, so it was time, I guess in the their regard, as well as the neighbors – although a very beautiful tree.

June (recorded as June) 9th, 10th and 11th which was last weekend, the structural surveys were being done or should be done by now. Reports have been made to the County. And then this past Tuesday, Goodfellows got a permit to work on the staging area, which is actually on the Kahului side of Speckles ditch which was all overgrown. And if you ever drive past there now, it's pretty interesting. It's all cleared off and they're using it for staging. So that's been done. And then 19th, what will officially start is this work and moving the cars and working on that area. Then on Thursday, there's a – because the roads we experienced with Phase One, because the roads are so old and the maps have evolved over the years, it's not really clear where some of the pipings really are. And in stage one we actually hit water. We had this whole gush of water that came out because the actually mapping is very old. So we're doing this 18-inch water line that's actually going in nine o'clock next week Thursday, about, and closing the street in segments from about across Valley Isle Hardware towards Wailuku Country Estates, at Mokuahau, and we'll take little sections and just try to figure out where the piping is. So that's an important element in terms of, before they dig ground and hit water, or you know what could happen. So that's basically what's happening and I'll keep you updated. And I'm doing blast emails as I get information. I am also talking to – Warren had a concern the last time about talking to tenants or merchants just to keep them informed, and residents, once we figure out where the detour route will be in Happy Valley. So we haven't yet determined where that road is going to be. Although I think it's going to be probably the first three roads from the one end to the other, but we'll see. But I will go and talk to the residents once I hear for sure. And by the time we hit Market Street because we're going to start in the back with Lani Street and work our way up. By the time we hit Market Street, it probably won't be for two months.

Ms. Betts Basinger: You mean on the clearing section or on the actual? What is the date where we're going to see visible street interruption?

Ms. Sugimura: In two months probably. We don't have an exact because it depends. But we'll come up from Lani Street which is the road in the back that runs parallel to Speckles ditch. That's a short street, so it's Lani and then it head's up towards – it connect and it become Alahee Street which is the second street, and actually parallel street to Market. And so once we come up there, through, by Valley Isle Hardware, that's Alahee Street, then we'll hit Market. So we think about two months, but I'll keep you posted. Goodfellows is really amazingly a good contractor. I'm very impress with them in terms their expertise. They're really good.

Ms. Betts Basinger: Members, any questions?

Mr. Horcajo: I guess my only question is then – maybe this is the you too Chair – I believe you had talked about having status reports on the project on the website, so are your updates a weekly thing? Monthly?

Ms. Sugimura: Actually I just started because we got our first official email blast that sent out yesterday. I sent one to Alexa.

Ms. Betts Basinger: Yeah, we received it.

Ms. Sugimura: And I will send out more information now that we're sort of officially, you know, are able to move forward, with the official start date announced. I think in the paper there should be notice to motorist, so we're meeting all the required requirements.

Ms. Popenuk: Excuse me? Are there any improvements on Kahawai Street?

Ms. Sugimura: No, that's the start of Market Street, so not down Kahawai. Because Kahawai goes all the way to the park in the back. Is that the street you're asking?

Ms. Popenuk: It runs, it's the first street off of lao Stream, running up the valley.

Ms. Sugimura: No. It's just used as a guideline of where we're starting this because we ended Phase One here.

Ms. Betts Basinger: Isn't the street she's talking about – doesn't this project start at the next street, past the bridge, or at that one?

Mr. Horcajo: No, no.

Ms. Betts Basinger: That one.

Ms. Sugimura: That's on the other side of the bridge.

Ms. Betts Basinger: Yeah.

Ms. Sugimura: One is a housing.

Ms. Betts Basinger: That's the one.

Ms. Sugimura: That's the Wailuku one, and this is the one on Happy Valley side.

Ms. Betts Basinger: Holowai.

Ms. Sugimura: I see what you're saying. Yeah. Okay, so the next thing that I wanted to show you which I gave everybody a copy of is basically the banner design that came up from Sae Design. And basically the first one it has two different color banners, and then it has a – it shows how the banner would look on the street. And these banners would go on the new lamp post that came up with Market Street Phase One. There's 13 of them. And the banners would be put alternating different colors on the street. So the idea was to come up with some design and get the community to vote a design that they like, for it to be reviewed. And that this would be put up in If The Shoe Fit windows at the next Wailuku First Friday and people can come and vote on which, you know, banner they like. So these are the designs in front of you, and that's kind of it.

Ms. Betts Basinger: Would Sae be able to send us the pdf so we can put them on the website?

Ms. Sugimura: I can ask him.

Ms. Betts Basinger: And should – well we can talk after but perhaps the website could direct people to If The Shoe Fits if they want to place a vote rather than –

Ms. Sugimura: Yeah, we're trying to figure out how we – just kind of figuring how you can vote online. I'm not too sure how you do that. But probably your webmaster can figure that out.

Ms. Betts Basinger: We'll think about it.

Mr. Horcajo: So question. So is the intent to go to the merchants on the WR or Market Street as well to vote? I mean, how is that going to happen?

Ms. Sugimura: Everybody can vote, so it's open to everybody to go and place your vote.

Mr. Horcajo: Right, but how - but you guys going to notify all the merchants in the area to If The Shoe Fits?

Ms. Sugimura: We could do it. We can. I was thinking that we would do it like through the media. We just got as a Wailuku First Friday sponsor Pacific Radio Group. So I was thinking of utilizing their ability to blast information out to the community, and kind of announcing this effort. Anybody have any comments on that? How to maximize. We also now have a Wailuku First Friday website with facebook, so we're able to – we can put it here too so we're kind of stepping into the 21st century and trying to take the next step forward.

Ms. Betts Basinger: That might be a good link for our MRA website.

Mr. Horcajo: Yeah, I think it's good. My concern of course if it's in First Friday all the merchants are generally busy so –

Ms. Sugimura: They won't be able to.

Mr. Horcajo: – if they know whether it be through the radio station or through some whatever, email blast or something, that would be good.

Ms. Sugimura: Okay.

Ms. Betts Basinger: Thanks Yuki. Erin?

Ms. Wade: I just wanted to – we had communicated about the permit. So this will be an additional streetscape element, and will come in in a form of a permit. So just in terms of consideration of not having to duplicate your efforts, I don't know if you want to submit that and have it begin its review process here and then take it to the community.

Ms. Sugimura: Okay.

Ms. Wade: Or if you would like to –. I mean, because if you submit this now and then it starts going through the review, it might –

Ms. Sugimura: I picked up – thank you for that information because I picked up all the permits, the sign permit and then the WMRA application. So by reading up, I think I have to do the MRA application and then it will get commented through Public Works also?

Ms. Wade: Yes.

Ms. Sugimura: Because it's a Public Work's fixture basically, and, so I'm not too sure how it interplays, although it's in the MRA website. So that's the correct process?

Ms. Wade: Yeah, exactly. So if you can – you know with the application, you would include your art as well as the materials that are going to be used to do it, and your plan for installation, how often they would go up or down, those types of things. And then that we distribute to the agencies for their review and comment, and then it comes back. And at that point, you're welcome to do the – yeah.

Ms. Sugimura: Okay, so what –? Who knows, but what kind of time frame?

Ms. Wade: So that's like a month and a half time frame.

Ms. Sugimura: A month and a half. Okay, so, we probably won't take it to the street then in February then. February, March, April. Maybe May? We're open.

Ms. Wade: If you're open that would be appreciated.

Ms. Betts Basinger: I think that – thank you Erin – that's much more efficient way to go.

Ms. Sugimura: Okay, so maybe in May? Okay, so it's just the timing of it yeah? Let me know if you think that in this process somehow if I need to get information out to the community before the voting. Or if there's something that would help us in terms of getting this streetscape through.

Ms. Betts Basinger: Yeah, I think when the date is set for its review before this body, it will go out as a public announcement.

Ms. Sugimura: Okay, that's the only thing.

Ms. Betts Basinger: Thanks Yuki. Comments? Any other comments? At this time, I'll invite the public to comment on this item.

Ms. Jocelyn Perreira: Jocelyn Perreira, Wailuku Main Street Association, representing its board and committee. We do have a comment and we have a concern. This is a public element that we feel is an important element. It's a branding of Wailuku, and everybody, all stakeholders involved in Wailuku should have, still have the opportunity and should have through a formal or informal government process the opportunity to fully discuss the branding of Wailuku. The work done is nice. It's reflective of commercial. It's reflective of one segment idea of what is their image or impression of Wailuku. There are many, and we know that from many community of almost 25 years of community discussions of what is Wailuku. What do you depict as the branding of Wailuku. It is something you should

take the time and you need to include everyone. We have asked numerous times and we've been assured that we would be called into a meeting to discuss and brain storm ideas on image. This is nice, but it's premature because it does not involve all of the stakeholders. The reason why it's very important is once you get your branding for Wailuku, you're going to want to use that on stationary, on your cups or glasses or whatever. I mean, there may even a way for the MRA to even have a little store and sell different items. You know those are all recommendations that we had put forth, but you cannot do it with just one tiny segment of the community talking about an image or an idea because there are others as well. I'm sure that we also have concerns and would like to know why there's two different colors, alternating colors, and how gold and pink got to be chosen. That is a visual image along the street alone is going to depict something that may or not be comfortable for all of the people who are in Wailuku, or all of the stakeholders particularly those who live here. I think people who live here are very important in what they think and feel about their home. I think even school children need to be consulted and have discussions on what they feel should the imaging of Wailuku. So I think it's a good idea to have this and we thank them for the work, but we need to have additional work done on it. And then we can go forward like we did with everything else as a stakeholder in collaboration that, yeah, gee, we can celebrate and appreciate that this is the consensus of everyone that's done through a formal government or informal government process. It is taxpayer's dollars that are paying for this. And we do have strong reservations about it, and we want to make you aware. We stand ready as we have been waiting for the invitation to participate in the discussion along with many other stakeholders regarding the image. Thank you.

Ms. Betts Basinger: Thank you. Members, any comments? Anyone else from the public who wants to testify on this item step forward? Thank you. State your name.

Ms. Cherlyn Kong: Aloha. I'm CherylN Kong and I represent my family who owns 332 N. Market Street. It's the Happy Valley Hale Hostel. And I just wanted to say thank you for Yuki to be in touch with us. I did learn something new today that I didn't know before. Apparently there's going to be some kind of work or usage of Alahee Drive during this construction? You mentioned it.

Ms. Sugimura: Pass through.

Ms. Kong: A pass through. Okay. One of the things that concerns me is that we're an older community. I shouldn't say we, but most of the people that are established owners down there are older generation. And as much as I personally use email and such, I think a personal phone call, at the very least, is better because I know it doesn't help you because you're not using the best with your time, but it's a consideration because we are such a small community and it's so affected by the road being just two lanes, and it's very tight. Everything is tight down there.

I had a chance to talk to Kelly O'Keefe from Goodfellow Brothers. He's the project manager and he is very willing to work with us. I had offered to use our property as a place to stage a coffee or something where all the neighbors could get together and we could discuss. He mentioned that there was two possibilities of either doing one lane at a time or closing off two lanes and getting things done. And because the homeowners are directly affected or the property owners are directly affected I think that would be a real important thing for us to consider that we get a voice in this, and it's not just made on the level that is far removed from the people that are directly affected on a daily basis, especially for Happy Valley, Takamiya's Market, how they'll be really impacted. So whatever would work to help him because they are the mainstay of Happy Valley.

And the third thing I'd like to bring up is the fact that so often we feel we're excluded from the first night. And I know it's Happy Valley. You know I've lived down there for a lot of years. My grandmother owned this property way back when some of us in this room might remember, but it was a really nice community where things were moving and hopping, and all those buildings were filled with people that lived there and shopped and walked the streets and talked to each other. After it became a blight area with drugs and stuff, that image is still stuck. And what I want to feel from this Happy Valley extension of the road work is a revitalization to feel like we're included in the Wailuku area, and so often that isn't the case. And I want to say thank you very much for doing this. I know it impacts us a lot, but I think it would really help, more so, the self image of the area and people, and that it will invite new, younger families, as well as revitalize the place for the older community. Thank you.

Ms. Betts Basinger: Thank you so much, and thank you for being here because your voice speaks to the whole community of Happy Valley right now. And maybe you can encourage more of them to come.

Ms. Kong: Yeah, I actually walked and talked to several property owners as well as business owners that are down there that are leasing units, and they're really excited. But, you know, they feel kind of disconnected, but at the same time, they don't have a whole lot of time to come the (phonetics). One of things is having a little once a month kind of thing for us, and just having that gathering. So Kelly's actually going to be talking to me about that soon – Kelly O'Keefe from Goodfellows.

Ms. Betts Basinger: Terrific. And I do want to let you know that Happy Valley falls within the MRA boundary, and it's a real important place to this body to revitalize.

Ms. Kong: Thank you.

Ms. Betts Basinger: So you were speaking our mission and I thank you for that. I'd also might suggest that you'd want to talk to Jocelyn Perreira, Wailuku Main Street, as well as

Teri Edmonds with the Wailuku Community Association to have a broader outreach if there are others from the Happy Valley community that want to get involved in what's going on. And lastly before I turn it over to other members, check out our website, our new website, www.mauiredevelopmentagency.com, all spelled out.

Ms. Kong: It is spelled out. Okay.

Ms. Betts Basinger: That will be a really good opportunity for everyone in the community to know what's happening right now in the area that includes Happy Valley.

Ms. Kong: Great. Thank you so much.

Ms. Betts Basinger: Members, any other comments of the testifier?

Mr. Horcajo: Thank you for coming. You know, I wouldn't mind talking or asking Yuki. I have some questions about, back to the Market Street improvements. Is that possible?

Ms. Betts Basinger: It's –

Ms. Wade: Legally, yes, it's possible.

Ms. Betts Basinger: It's on our agenda, but if it's something to collaborate for a future inclusion, it might work better at one of our outreach, you know, meetings and not at a meeting.

Mr. Horcajo: Well, let me just say this then. For the past, I guess, couple months when we're getting updates on the second phase of the Market Street improvements, we have been told that once Goodfellow, anyway the contractor, decides on the route for any kind of bypass on the west side that they would be going door to door to talk with the neighbors. Just hearing about any kind of work on Alahee and stuff that's kind of new to us. And so, I guess my comment is, I mean, I'm assuming and hope that Yuki and whoever is involved, with Goodfellow also, take what you said to heart and involve not so much as the natural bypass route, but everybody in that area, at least whether it's an actual coffee meeting or some kind of notice flyer so everybody feels a part of what's going on.

Ms. Kong: Exactly because our properties directly affected. We have a presence – we have an entrance on the North Market Street as well Alahee. We're one of the few properties that have that. And unfortunately I have parking both in front and back. And because parking is going to be really tight, my tenants won't be able to have a parking if construction people or people that are just stopping by as consultants to decide to park back there, as well as, I have this constant problem of people turning around. And now at this point it's kind of eaten my driveway because people split the gravel and before you

know it, it's –. And you know, it's become a problem that I have to take care of. So it's not a really fun situation, and I don't feel like policing, but you know, we've kind of lost that thing of being a good neighbor and saying, you know what, would I want people turning around in my driveway? No, so I shouldn't do it to somebody else. A lot of times people don't think that because they just think okay I'm just going to pop in there and you know –. So it's just those neighborly things that I want to feel like we have that neighborhood still. And because we're going to have so much activity that's so congested, I think it's really important for us to all be on the same page before. And then to also give us the right to say, you know what, we can live with the street being closed. What is it going to do to impact Takamiya the most because they are the ones that keep Happy Valley feeling like it's still a community. I mean, it is. It's a central part. I mean, a lot of us there are feeling that we'd like to support them, and we were very unhappy that Lance and Takamiya Market are losing their two parking stalls in front of their property, but that's part of the Federal funding so it can't be ignored. But you know we're there to support each other.

Ms. Betts Basinger: Thank you so much for being a part of our meeting.

Ms. Kong: You're welcome. Thank you.

Ms. Betts Basinger: I want to see you again. Any other public comment about this item?

Ms. Sugimura: This is Yuki again. I just want to clarify, when I say Alahee, all it is is not from the Banana Bungalow side of Alahee as it loops around, like that. We're not going to – we're not going to impact you that way. Alahee, when I talk about Alahee, it's coming from Lani Street which is by Speckles building that, doing that drainage, and we're going to end up going past that monkey pod tree that's now gone. That's Alahee. So it's right there, but it's not the whole Alahee and we're not redoing the whole street or anything like that.

Ms. Betts Basinger: That portion.

Ms. Sugimura: Because we're not doing what I think what you're thinking.

*Mr. Horcajo: No my comment was more about being sure that as best as possible everybody down there know what's going on. Whether they're directly impacted frontage wise on Market Street, on Makua, on Kahawai, or Mokuhaul because everybody still drives on that street.

Ms. Sugimura: Right. Okay. Yes. We're trying.

Ms. Betts Basinger: Thanks Yuki. Any other testimony or comment?

Ms. Alexis Dascoulias: Good afternoon. I'm Alexis Dascoulias, and I live in Wailuku. And I just wanted to comment on the banners that were presented by Yuki and Malama Wailuku, and just comment on the fact that I really appreciate the fact that the designs were a result of a lot of brainstorming and asking a lot of people about their considerations, and that they are two really different unique styles that people have to choose from. So that's kind of a clear option as far as which type of style you want to go with and how you want Wailuku to be branded. And I know that, myself personally, being involved in an artistic endeavor – I'm the executive director for Maui On Stage and have worked professionally in the arts for the past 15-years – that it's really challenging to come up with a representation in an art form because everybody has their own opinion regarding how that should look, and what color it should be, and how big it should be, and how fine the print should be, and which font we should use, and so my motto is to trust the professionals. And I think it's really great that Yuki went to Sae Design and asked a professional to design these banners so that they are really a professional representation of Wailuku. And I also appreciate the opportunity to vote because that's a great way to ensure that all the stakeholders are going to get a say and will be involved is because they'll get to vote on which design they like the most. That's all I want to say.

Ms. Betts Basinger: Comments members?

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

Mr. Raymond Phillips: Two comments. First comment is on the posters. I agree and I think typically you do leave it up to the professionals. And I think the only comment might be to go back to Sae and ask him possibly if they can create a few more, possibly up to five, and allow people to vote. As for people having you know all the stakeholders –

Ms. Dascoulias: Since you said that comment, I just want to point out that's very cost prohibitive. It's certainly possible.

Mr. Phillips: Within budget. Okay, so if it's possible, more than two, that's fine. If it's not, then this it. But that's typically the way it should be done. Second thing is if we're asking Yuki to go ahead and have a – to put together some kind of a town meeting or a town group where not only this could be put up there for a vote, as well as to allow people to know what's going on with the Market Street improvements. Are we asking Yuki to do that?

Ms. Betts Basinger: No, this body is not, at this point, doing that.

Mr. Phillips: Okay. Great.

Ms. Betts Basinger: Any other comments to the testifier? I do want to agree with you in one

respect, and kind clarify for the body that upon consideration of the approaches that Malama Wailuku could have taken to raise these banners. One of course would be to ask for a temporary permit for an event or whatever. But I think the direction that Erin suggested be best for Wailuku makes it a permanent part of our streetscape. So once the first banners go up, with all the voting that goes, first of all we need to make sure that in the process of reviewing the permit, all the various departments have their input so we know what might need to be tweaked on these. And then they go to a vote. And once the first banners are raised, it will become a real, I believe, a presence of pride for the greater community which would afford opportunities to have design contest for seasonal changes, to have design contest for specific street fairs or fests that we might have. So it may start out looking like it's going to be one kind of banner forever, but really if it becomes part of the – what's it called – part of the streetscape and we know what the parameters are by the approving agencies, then the design itself can be really broaden.

Ms. Dascoulias: Sure, that's great spring broad. That's a great starting point. And my comment was simply that I appreciate that there's going to be an opportunity for people to vote and that it wouldn't just be the MRA or the Main Street Association or whomever, that we're putting it out to the people who are actually walking the street everyday, and I'm one of those people. I walk the street several times a day and I appreciate that my opinion is being asked. That's all I was commenting.

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

Ms. Dascoulias: Thank you.

Ms. Betts Basinger: Thank you Alexis.

Ms. Dascoulias: You're welcome.

Ms. Betts Basinger: Any other comments from the group? Okay, let's move on then to item (G), discussion and voting on unilateral agreement to pay a parking assessment fee for publically provided parking stalls within the Wailuku Redevelopment Area, and update on status of parking assessment fee ordinance. Erin?

G. 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. Wade: Thank you. This is part of what originated as the cash in lieu ordinance and is now the parking assessment fee ordinance. While we're working on the needs assessment

study for the cash in lieu ordinance, we are also trying to determine if there's a way to get projects sort of on the hook, if you will, to pay into this fee once the ordinance is established but not hold up development in the process. My predecessors developed some language which I gave to you in this one page sheet that was a condition of approval for two separate projects already within the MRA district. And I have attached their unilateral agreements as part of for your consideration so you have an idea what was adopted in the past. So you had asked me to investigate what we could do in the event we had to give a parking abatement in the future, and so this language today is what is up for discussion relating to a standard condition for a parking abatement. If you chose to use it as is that's fine. Or based on the way it is agenda, you're welcome to edit or make suggestions to the standard language that I can then incorporate in staff reports in to the future.

Ms. Betts Basinger: Thank you so much for this and for finding the actual agreement.

Ms. Wade: I owe Bob on that, for that.

Ms. Betts Basinger: I know that's been a month's long search. I'm going to ask members what approach you want to take to this because I think I'd like to get through our main agenda if we want to have some working time on this as a body. Or we can do it now.

Mr. Horcajo: I guess I don't necessarily feel we have to have a lot of heavy discussion about this. I mean the fact that there is at least two instances of this language being approved by the board, I guess, we're going to handle each one on a case by case basis anyway. But I did want to make a comment. I think I noticed that maybe just one change was made that what was recorded talks about prior to issuance of certificate of occupancy and you had changed it to building permit which I kind of like that better actually. But what was the reason for that?

Ms. Wade: One – it's funny – there were, both of the staff reports had different language. One said certificate of occupancy, one said building permit. I just chose building permit because I felt that was easier to – if a building is already constructed, you know, and you're waiting for the certificate of occupancy for someone to enter into a unilateral agreement. They've already made this huge investment, and it would be a lot more challenging, difficult for us, I think, to go back and say now you need to do this agreement. So that was my only rationale.

Mr. James Giroux: Also Chair, I believe it's more consistent with State law concerning impact fee. I believe State law mirrors building permits.

Mr. Horcajo: I like that better anyways.

Ms. Betts Basinger: I agree with you that we probably don't need a whole lot of discussion

so if someone is ready to make a motion.

Ms. Popenuk: So we're considering adopting this statement as –

Ms. Wade: As standard condition of approval for projects that you give a parking abatement.

Ms. Popenuk: So I move that we do adopt this statement as written as part of the parking abatement condition on this parking abatement. And would that include the loading zone?

Ms. Wade: No. We won't be giving – we basically won't have additional loading zones at this point in the design of the parking structure. Right now you're required to have your loading zone in the vicinity, so this would only be for vehicular parking, for customer vehicular parking.

Ms. Popenuk: Because I did notice that one of these cases that was sent to us was regarding a loading zone space and abatement for providing loading zone.

Mr. Horcajo: Yeah, Doug McLeod's.

Ms. Wade: Perhaps it's –. Oh, and it wasn't even adjacent.

Mr. Horcajo: It's a loading zone.

Ms. Popenuk: So would this be for either a parking abatement or a loading zone I think?

Ms. Wade: I suppose if that's how it has been used. There wouldn't be any reason you couldn't do it again. The only, I think, you would want to consider it on a case by case basis in the distance with which your loading would be occurring. I mean, if we were going to be giving a parking abatement and a loading zone abatement, you might have customers who would walk two blocks from the municipal parking lot, but loading wouldn't make a whole lot of sense to do two blocks away, so it will probably be up to your own discretion.

Ms. Popenuk: Okay, I've thoroughly confused myself.

Ms. Betts Basinger: I think what she's saying is if you go down to the last sentence, I think this body has on a case by case way to look at that if it came before this body.

Ms. Popenuk: Okay.

Mr. Giroux: I believe in the past it's been through the variance procedure.

Ms. Popenuk: For loading zone?

Mr. Giroux: For loading. I believe that's how this body felt.

Ms. Wade: Yeah. That's what we did for the Kristen Holmes property.

Ms. Popenuk: Okay, so start again then. I move that we do adopt this as a condition under which we would consider a parking abatement as it comes before us.

Mr. Horcajo: I second.

Ms. Betts Basinger: It's been moved and seconded to adopt this language so written. Any more discussion members?

Mr. Horcajo: I guess discussion. Now if we vote yes today, and as we get projects through, are we automatically saying this is going to be a condition or –?

Ms. Wade: No. You do not need to approve a parking abatement.

Mr. Horcajo: Right.

Ms. Wade: Everything is still on the table for you, but this is if staff were to recommend to you approval of a parking abatement, I would put this as a standard condition.

Mr. Horcajo: Put this condition on. Okay.

Ms. Betts Basinger: Further discussion? All in agreement, indicate by saying aye?

Agency Members: "Aye."

Ms. Betts Basinger: Aye. It's unanimous. Thank you members.

It was moved by Ms. Katharine Popenuk, seconded by Mr. Robert Horcajo, then unanimously

VOTED: to adopt the language as written, as a standard condition, for parking abatement requests.

H. DISCUSSION ON LETTER TO WAILUKU REDEVELOPMENT AREA PROPERTY OWNERS WITH PROPERTIES THAT ARE EXHIBITING SIGNS OF DISTRESS.

Ms. Betts Basinger: Moving on to item (H) discussion on letter to Wailuku Redevelopment Area property owners with properties that are exhibiting signs of distress. Erin?

Ms. Wade: Okay. Between us, Alexa and I are trying to draft a letter, but essentially and the newsletter in part talks to this that economic times are tough and the future for the next year or so doesn't look at whole better, and that we want to offer that the MRA can be a partner to you as a partner owner within the district. And perhaps suggest that there's additional partners within the Wailuku community for people to seek. And it's kind of what we had originally envisioned with your outreach conversation as part of the strategic planning but with maybe a more pointed message, letting people know that we're aware basically that there's problems. And this began as a conversation about a couple properties, and then between Alexa and I, we started thinking maybe this should be broader and maybe it should be something that does reach out to people because just because one building is exhibiting signs of distress doesn't mean that there aren't others that are feeling the stress that they're just holding it together better. Who knows? Anyway, we weren't able to bring a draft to you at this point but we kind of wanted to get approval to move forward and do something similar to that as an outreach. So maybe I'll start with that. And in addition to that, I brought that City of Oakland resolution as well, just as a point of reference that maybe we could talk about in conjunction.

Ms. Betts Basinger: I do want to also add that the conversation included a variety of avenues that this body has to address slum and blighted properties that range everything from punitive, and I think our approach is an outreach. You know if you need help, we come to the MRA and we can bring maybe other stakeholders or other alive community members to help the situation. So we decided right off the bat that it was not going to be punitive. Something that helps here.

Mr. Horcajo: I have a comment about this. I did have kind of a brief conversation with Erin about this, but as she just said at the last meeting we talked about especially because of the market base study that it's important for the MRA to use that actual plan as really the start of restarting introduction of the MRA to the people within the W-area and stuff. So I guess my point being I'm wondering whether it's better that that kind of introduction letter goes out first along with this and you know part of the points is, you know, if you need help or something, then please come to us. And then specifically after that, a pointed letter to what would be considered properties in distress. But first kind of do the little MRA marketing PR stuff that's kind of a general introduction, you know, talk about the Market Street plan is coming up, look at the website, second phase Market Street improvements, you know, by the way you please feel to call us or call Erin if you need help. That, for me, should be kind of first. That's really the big thing is the whole reintroduction and introduction of the body first, and this point would be second.

Ms. Betts Basinger: I agree with that. I agree with that phased approach. Let's

reintroduce our self in that marketing and with the website, and go door to door, and the redevelopment, and follow up with letters. And it will probably take Erin and I that long to get a draft letter to you, and then for us to all message it here. So, yeah, good advice, and I think that's the way we'll go.

Mr. Phillips: Chair?

Ms. Betts Basinger: Yes?

Mr. Phillips: Erin, who's going to go through and identify these properties deserving of any letter?

Ms. Betts Basinger: The study.

Ms. Wade: Well, I mean, I'm your staff, so I'm generally the one.

Mr. Phillips: Who's the cop?

Ms. Wade: Myself or the zoning and enforcement division are generally the ones who file the request for services letters. That where there are windows boarded up or we've got our infamous blue tarp building on Vineyard Street that we can't seem to contact them about.

Mr. Phillips: Who owns that building?

Ms. Wade: That's the real question is actually why no one is responding, I think. But, you know, if anyone would like to call and let me know something is occurring, we are the receptacle at this point for those kinds of comments. And then we can, whether it's a request for service for an inspector to go out and see what's going on, or just that we see that your store has been vacant for the last six months, here's some places you can call to assist you in marketing or, you know, there's –

Ms. Popenuk: And have them identify services and agencies that actually can offer real help.

Ms. Wade: That's what we're starting to work on. Which also brings up –. As I start to investigate these things, I actually find more need than help right now. And one of the projects in need right now is the Four Sisters Bakery because they don't feel that they can fund the public improvements that are required as part of their project. Remember they were going to expand the sidewalk out in front. And they're a corner property so they have more than they would have had, more than your average has. So I've been contacting Lokahi Pacific about the small business loan, which is good because the outreach is beginning, you know, and the network is beginning. I've been contacting different

organizations to see where's the money hiding? It's got to be somewhere. But that's a project passed through this body and the Main Street's structure and design committee with flying colors. You know it was one of the projects that we really hoped happens, but they are running into some problems. So I think, eventually, it might be a conversation for us to have about creating a small business loan here, or a construction loan, or as we begin to identify our funding, our long term funding to exhibit an intention to assist with the public improvements. And whether that be on a big project basis like the Market Street, or on a project by project basis with Four Sisters, where when they come to us, they say by the way can we utilize your tax increment financing funds to pay for the sidewalk improvements. I think that might be –. As we begin to get these anecdotal stories to – even if I can't solve this for this particular project, we should maybe as a group think through how would we solve it if we had the ability to do that. And then maybe begin retooling the MRA and our budgeting in such a way that we're ready to do those types of assistance.

Ms. Betts Basinger: Adding further, we're going to be discussing under agenda item (J) our budget request, and this would be a good time to think in terms of stimulus monies, on some way to tap into stimulus monies within the Maui Redevelopment Area to help land property owners with slum and blight conditions that they just can't afford. So I think that there's –. I think it's an exciting outreach for this body to not just become visible, but to become a helping hand for redevelopment and revitalization. So we'll talk about that when we get to (J). Members, any other comments members? So I'll open this item up to members of the audience.

Ms. Perreira: Thank you Madame Chair. Jocelyn Perreira, Wailuku Main Street Association. We would like to thank you for focusing attention here that you're not just promoting and marketing the MRA, but actually physically creating opportunities to help lend a hand to assist and really make something happen. In light of a little bit of your discussion that you had here, I would like for you to consider or maybe research the Big Island Redevelopment Agency that we had worked with over, and you know we have almost nearly 25-years of experience.

Ms. Betts Basinger: Is that Hawaii County Redevelopment Agency?

Ms. Perreira: That's correct. Yes. I don't know if they're doing it that way now, but I can tell you, they had a revolving pool of funds to assist with improvements. And I think, you know, rather than the MRA portioning out promotional things that are and should be a shared sporadic stance, I think it's very good to focus on trying to make a priority of making available the funds or trying to break through some of the impediments that's being discovered that is creating the hindrance for them to move forward. And we do see that. We are very happy and grateful to assist on these many projects which we are in fact making a difference on building at a time, working in partnership with the MRA and the

County. But, you know, this is not a quick fix. This is – and this is not a just hip, hip, hooray kind thing. This is the real brick and mortar of what the Maui Redevelopment Agency was really intended to undertake. Thank you for looking at that, trying to focus on that, and we're happy to assist in anyway we can on this. Thank you very much on this effort.

Ms. Betts Basinger: Thanks Jocelyn. Audience, any other testimony on this item?

Ms. Kong: Hi Cherlyn Kong, Wailuku resident. I just had a question. Will your website have the information about what constitute the distress property and things like that? And then also links to where we could find funds?

Ms. Betts Basinger: Absolutely. Thanks for that idea for input. It's a fairly new website, so as we're building it, your input is great.

Ms. Kong: Yeah, it took me a long to get to finding your minutes.

Ms. Betts Basinger: Thank you. Members, any other comments? Okay, moving on now to item (I) discussion on Wailuku Police Substation potential uses and partners. I'll turn this over to Erin to report what's been done thus far.

I. DISCUSSION ON WAILUKU POLICE SUB-STATION POTENTIAL USES AND PARTNERS.

Ms. Wade: Nothing has been done thus far. Basically we were informed by the Police Department that they are considering letting go of their space at the restroom facility. And it is a small office attached to the public restrooms. And in an attempt to be proactive, Alexa and I thought perhaps it would be a good idea to brainstorm and come up with some suggestions prior to that space being, you know, basically given back to Office of Management and then having to come up with an idea of what to do with it. So that's the agenda item is any ideas or thoughts that we would like to forward the Office of Management for what to do with that space.

Ms. Betts Basinger: And I know there are a lot and I know we have stakeholders in the audience today, and those that aren't here today that can think of some wonderful uses for that space. So please email us, yeah, forward it to us. Members, any other discussion on this item? So moving on now to item (J) discussion on our 2010-2011 budget request. And I'm going process Erin's report on this by saying that, or repeating as we have in every meeting for a while that it is the MRA's intent to uncouple itself from always having to depend on County of Maui subsidy. And so our effort is multi in going after TIF monies, grant monies, all the monies that might be available to a redevelopment agency such as ours. And also in this line, I will let you know that MRA is having its regular meeting with

the Mayor on the 28th or 29th?

Ms. Wade: 28th.

Ms. Betts Basinger: The 28th of this month. And I'm glad that it's before budget gets passed to Council. So this upcoming discussion is really important for that. So Erin.

J. DISCUSSION ON 2010-2011 BUDGET REQUESTS

Ms. Wade: Well, the only new news I have as of now is I know that our budget as a Planning Department got passed up to the Mayor's Office, and the Mayor has responded. The budget for the Planning Department includes the grant from the Wailuku Main Street Association as well as the MRA funding. Both were cut in the budget. Both came back and said cut more. So we, as a package to the Department, they sent – it all goes together and we were told to cut another \$500,000 out of your budget. And they have cut new positions. They have cut vacant positions. They have basically cut all of the ongoing projects. So what that really means is MRA is kind of sitting duck. We are not crucial to the Planning Department's function, and that is the way it will be evaluated because the Planning Department is the one making the recommendation unless as a body we provide justification for why it's very necessary to continue to do what we do on broaden. So therefore, we were asked to put this on the agenda and discuss ideas to bring up with the Mayor and to sell with the Planning Department, basically with the point being the whole objective of the Redevelopment Agency as an organization to prevent slum and blight is to encourage reinvestment and redevelopment. So the function of the MRA will ultimately and should make money for the County because it should be inspiring reinvestment. So any ideas related to this are on the table, please offer them.

Mr. Phillips: I hate to say this. Typically because we work for the government on some of our projects, typically what happens to the budget get inflated because they anticipate there's going to be a cut. And I don't even want to make that implication but any possibility that could happen. Secondly, we do have a non-profit status, do we not?

Ms. Betts Basinger: No.

Mr. Phillips: We do not.

Ms. Betts Basinger: We're a legally mandated agency.

Mr. Phillips: It was on the agenda I guess a while ago to look at doing it. It would be a great thing to advertise on our website, might be able to solicit private investments.

Ms. Betts Basinger: Yeah.

Ms. Wade: Was that a suggestion to seek 5013 status to become autonomous?

Mr. Phillips: You're looking for money, that's one possible source.

Ms. Betts Basinger: Well, I think it's a good idea to investigate changing our status, but through the course of that investigation we don't want to lose any of our powers to really implement revitalization and redevelopment in our area, so that's the difference. A non-profit organization has no such power that the MRA has.

Mr. Phillips: Thank you.

Ms. Betts Basinger: And also some of those powers do allow us to get monies in variety of ways like the TIF, the tax abatement, not cash in lieu –

Ms. Wade: Well, ultimately.

Ms. Betts Basinger: Yeah, so there are ways to bring in revenue because this is revenue personally for our operation and then secondly to start implementing the projects that are needed to invite investments and development in our bounded areas so it is a good idea to* investigate a change in status but as long as we don't lose anything.

Ms. Popenuk: Tying into what you said, I was thinking, rather than being so dependent, maybe we can be a money making machine by starting like TIF, that concept of TIF and setting those things up.

Mr. Phillips: Chair?

Ms. Betts Basinger: Yes?

Mr. Phillips: Sorry, not to interrupt Katharine. Are there any – is there a possibility to stage an event?

Ms. Betts Basinger: That's another good idea. I think the website and things that we are going to –. Our budget requirements at this point, if we're considering ourselves taking baby steps into self-sufficiency and beyond, we don't have huge fiscal requirements today. But the ones that we do have are necessary to growing where we want to go. So that might be an idea in order to get money. Secondly, all of you know that at one point this body was starting to untie its relationship with the Planning Department. And during that first trial was actually under the Mayor's Office, so funding that came to the agency at that time came through the Mayor's Office not through the Planning Department. Now the Planning Department finds us unnecessary to their function, that doesn't mean that we're unnecessary to a vibrant Maui County and a vibrant town center or where our capital town

is. And there are other agencies that might want to partially adopt us knowing that we are working toward standing alone. So one of the suggestions I would have if this body is interested in that approach is to actually go around and look for a new step dad now that we know that. And keeping in mind that every department is going to be struggling with budget this year so, you know, we can look to be placed elsewhere.

Ms. Popenuk: I don't know. I see us fitting in with the Planning Department.

Ms. Betts Basinger: If they want us.

Mr. Phillips: They really don't.

Ms. Wade: No, that's not true.

Ms. Popenuk: So we have to become stellar children then. We have to start bringing money in instead of hitting off pop for money all the time.

Mr. Phillips: And then we give it to the Planning Department and then we don't get it.

Ms. Popenuk: So I'm thinking about, and I'm sorry I'm pretty naive about these things but like the tax incentive financing, that whole concept, it sounds like a really great idea. Now how we get that going or who organizes that or how that gets written, or you know, I'm not sure who's responsibility that falls onto or how.

Ms. Betts Basinger: Well we have started the process for that, and we have – but it takes money.

Ms. Popenuk: To get it going.

Ms. Betts Basinger: Not a whole lot but it's a whole process. It's an ordinance that has to be approved.

Ms. Wade: Yeah, that's basically it. You need a tax increment financing plan that states what you intend to use the money for. And it also explains what you anticipate your capture will be. How much you expect your fund will grow so that you've identified to lenders and bonding agents what your borrowing capacity is basically over what period of time.

Ms. Popenuk: So for instance we were talking about the Three Sisters Bakery and the fact that they're strapped to provide these public amenities in the public right-of-way, the curbs, the drainage, the gutters, the sidewalks. It's happening all over Wailuku, all kinds of areas. Maybe that's some kind of a thing that we undertake and it's a tax, a TIF kind of a thing. That's our plan is to provide this kind of boost, if you will, to people in the Wailuku area.

And we instigate a TIF to finance that and so on and so forth.

Ms. Betts Basinger: Yeah. Erin is already working on the TIF.

Ms. Wade: Well I've hired the market analysis who's going to –

Ms. Betts Basinger: Right, but there's a process. So do you want to go through this happens first and then out of that comes the –?

Ms. Wade: Yes.

Ms. Betts Basinger: Yes.

Ms. Wade: So, step one is the market study and plan we're doing which is going to give us our projected market basically, and identify multiple funding sources. So that will be justification for us to take step two, which is to actually write the tax increment financing plan. And then – so that's item one we're going to need money for that we don't have right now which is the tax increment financing plan. From there, we will take it through Council which doesn't really cost us a lot of money. It's just time. There will be some noticing requirements, but it will be in the form of an ordinance. And then once that's adopted, we have to set up the fund, or simultaneously so that the monies that are taxed on top of what this district earns now, any gain in the taxation from what the district earns now goes into a separate fund. And the component of the ordinance has to say that that money goes for and can be used by the Maui Redevelopment Agency and only within the Maui Redevelopment Agency boundaries. So those are the components, so the big cost that comes to make money is to write the plan. And so we're taking step one of the market study but we're going to have to ask during this budget cycle for the money to write the TIF plan basically. But then, in a year, we're making money.

Ms. Betts Basinger: That's right.

Ms. Popenuk: Yeah, so I –

Ms. Betts Basinger: And that's what people like to see.

Ms. Popenuk: Yeah, I would hate to see that whole process just nip us right now because we don't have, you know –. We've got to have a little bit of farsightedness for this project.

Mr. Phillips: Chair, excuse me?

Ms. Betts Basinger: Ray?

Ms. Phillips: Is it possible to turn it over to, or think about maybe four or five different alternatives that might be, you know, jotted down and we can all sort of pursue these simultaneously?

Ms. Wade: The other one and that comes up both in any literature that you're going to read, and it's probably going to come up in the recommendations of the market study is the investigation of the business improvement district or the BID as it gets referred to. And this is an assessment fee, so it is taxation on top of what the district is now paying. And good example might be Vineyard Street. Many of the property owners along Vineyard Street have said when are we going to get sidewalks? Well, that's a really challenging street to offer sidewalks. The sidewalks that are there are in terrible condition. But I know in particular that the Holmes Property would love to have their sidewalks improved. Now they can pay an assessment fee to have that done if we set it up so that they can do that because it's on, half is on our property, half is on their property. Same thing with the 33 Market Street – half of that mess where the trees are sitting is on public and half is on private. But if we set up in advance so they could pay into an assessment, and over time pay what the cost of those improvements is going to be, where the MRA to bears the full cost up front and bonds it, that allows improvements to happen much more quickly, and they're actually paying the true cost of the construction, but they don't have to pay it today. So we could investigate both of those mechanisms, but again, you've got to have a plan so that the public knows this is a legitimate use of funds. Because ultimately it's still County's dollars. It's still taxation process.

Mr. Horcajo: Chair, I guess the main issue is the budget for 2011. And I guess my general comment is, I think, you remember, whatever last year, you know, I was trying to get this body to look at how the HCDA operates out of Honolulu. You know, private corporation, they basically, you know, own land, have assets, they get money directly from the State Leg, and they develop, and they help people who need money to develop their properties, whether it be sidewalks or all that kind of stuff. At that point in time, of course, you know, this body decided let's just kind of not move too fast. But for me the major mission of the MRA is to get rid of slum and blight. And Chapter 43 – 53 I should say – all that stuff points toward that direction. For me, I would hate to lose the momentum this body has now with what the administration has got for the parking lot which is the major improvement on the MRA plan by not having sufficient funding and staffing. You know, I look at, you know, this body becoming self-sufficient as a major part of what we need to do within the next five years. Whether it's TIF, BID, in lieu. We talked about taking over some parking lots, being able to charge parking, parking meters. So for me, as we just – as you had asked – for me, I think we are justified to provide, whatever, five year plan to the administration that starts with next year about basically what we think we need over the next five year period of time, assuming we can get TIF pass, and in lieu funds and hopefully in the end of five years we have our own funding. But to do that we need, for me, we need a manager. A good manager, you know, and of course still working with Erin and the planning staff. And she

could probably use some clerical help too. So for us to not fight for additional funds beyond what they're saying we have to cut even further back, whatever 5 or 10%, I think it's appropriate for us, or at least I feel that we should dream big, which is really not so much dreaming. That's our role, and whether it's going back to what was budgeted before or whatever it was \$250,000 – \$200,000 – I'm not sure what the number is but I think it's important for us to justify that to not have. You know we have a lot of things going on – the parking structure, the market base plan – we need to be consistent in this, the application, and what we market to the public and what we say to the public and what we do to the public. And you know, even dealing with cutting the trees down in front of 33 Market or dealing with the trash can. How long does that take? It should take a week, a week, not months and months of talking about it, but we can't do that, you know, in spite of Erin's good work without somebody on the street, somebody on the street all the time talking with the merchants, you know, talking with the land owners, talking with the contractors doing the project. So, you know, I don't want to lose site of really what this item is and that's focusing on getting money for, and having a plan for, five years down the line or whatever it is, less or more, to fulfill the role of the MRA and dream big.

*Ms. Betts Basinger: I think we all agree. I think we all agree with that. You want to reiterate what went to the Mayor from the Planning Department regarding the MRA, in the budget?

Ms. Wade: In terms of the amount?

Ms. Betts Basinger: Uh-huh.

Ms. Wade: \$80,000 went to the Mayor as the proposed amount for the MRA.

Ms. Betts Basinger: So you're talking about making a case to build on that based on the strategies we want to follow over a five year period which would include our own ability to wean ourselves totally and become a revenue producing agency for this district.

Mr. Horcajo: Right. And all we need to do is point to what the plan says – cash in lieu, the money goes to the MRA. I don't know if it talks about TIF, but again, there's the bible that was passed by Council including the Mayor. We just have to point back to it and say this is what we were mandated to do. We need help.

Ms. Betts Basinger: Were you also suggesting, as Ray did, about our status. That changing our status would somehow afford us more revenue or more ability to get revenue to a kind of a corporation that they have there in Kakaako?

Mr. Horcajo: Well, I guess I was always troubled, or confused I should say, when I brought up –. Anyway, when I got on this body here, I mean, granted it make reference to

Chapter 53, but I always confused whether the authority that we are supposedly mandated in the code, making reference to Chapter 53 is really adequate enough for us to really acquire, develop the stuff, I always have a question there.

Ms. Betts Basinger: Okay.

Mr. Horcajo: As oppose to the HCDA, it's in HRS whatever it is, 206E. They're specifically in the HRS statute that they do this, do that, whatever. We don't have in the County Code, but I'm always, I'm not clear on that question.

Ms. Betts Basinger: So I think that is – I mean if we are going to look at–. I actually think the MRA's foundation and the long road that it took by so many people, to get us to where we are, is good. It just needs to start using it's powers and moving forward. But if this body feels threaten by that position, I think we should spend some time and money to investigate other options. But, for me, in a time when money is critical and we want to move forward fast, I think we should just embrace the power we have, who we are, how got here, and charge forward. But, if it's this body's wish to investigate a non-profit status or an HCDA corporation status, then we can talk about that some more. Do you have an input on that? Since you haven't talked about an alternate status.

Ms. Popenuk: No I'm just sitting here thinking, you know, we're like an lychee tree, you know, we've just been hanging around the yard for such a long time. We're just getting ready to bear fruit, you don't have to come wack us with a stick. We're going to be bearing fruit very soon. Just give us a chance to do it.

Ms. Betts Basinger: Well you know, one beautiful thing about the newsletter is that it outlines everything that has been accomplished by this agency for folks that don't know it. Many of the folks out here do know these things because they were part of it. But we haven't been sitting in the yard, waiting to bear fruit. We've borne a lot of fruit. We just want to continue. Ray?

Mr. Phillips: Just a quickie Chair. You know, it was very interesting when we were put back under the Planning Department and we moving in a different direction, and then you became Chair. Back then, I just made a quickie comment, you know, if we decided to go outside, speak to an independent counsel, ask them to do a little research for us, it's a heck a lot easier for them to do it. Yes it's going to cost us something in the budget, but maybe it will answer this question once and for all. (A) we don't what to lose our powers, (B) we want to find another status that allows us to be a little bit more stand on our own.

Ms. Betts Basinger: You know, and I agreed with you then about that approach.

Mr. Phillips: Yes. Right.

Ms. Betts Basinger: One of the beautiful things that happened to this agency was Erin Wade who comes to us with that expertise and that knowledge from other redevelopment agencies. So I feel really comfortable taking her advice, asking the question what is the best structure to be in to do the revitalization and redevelopment of this area? And when she says what you've got and we need a TIF, and maybe we ought to look into BID, and we ought to be going out to the community because they can give us money which they have now. You know, individual stakeholders have given money for us to do our work. So today, I wouldn't quite agree with you that we still need to examine it.

Mr. Horcajo: Okay, I've got a comment on this. You know, I mean, although I just said that I'm a little bit confused in my mind, I have no issue with charging ahead, and that's why I brought up stuff because until Corporation Counsel tells us no, we charge ahead, you know, that's kind of my general mantra in life.

Mr. Phillips: Until someone tells you no.

Ms. Wade: I guess part of being a good planner or a good anything is knowing your limits. And for me, I know my limits in terms of where I will be able to advise you in this Department. And that's part of the reason we've hired PUMA because PUMA, one of their components of their work for the market base plan is going to give you suggestions about structuring, about the organizations that exists today, what their strengths are, where you need assistance. And one of things that I'm sure that they're going to say is you need some type of a development corporation, and whether that – whether we metamorph into that or whether it's an additional agency, I think is yet to be determined. But I think that he probably has a better perspective from the outside and having seen so many to know how we might best utilize the talents that we have in Wailuku. So I'm looking forward to that part of the study and hopefully that will give us a great basis. His recommendations will give us a great basis to ask for money because we'll say we were told by the best of the best that we need to do X, Y and Z, and so now we're going to ask for the money to do those things. And as a result, we will make you money which I think we'll be able to do pretty confidentially.

Ms. Betts Basinger: And fortunately the PUMA team is going to be here just in a matter of weeks. Yeah, the end of February. Any other comments members? Community, any comments?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. That was a very good discussion. Thank you for the discussion. We are of the opinion that you are going to need eventually a development corporation. I mean, if you want to completely achieve what – I mean, if you want to be all that you can be, okay? There is one comment that the Chair made that we would disagree with or we would like to restate in different manner. She said that no non-profit or whatever has power to implement improvements. I would be very

careful with that kind of situation to say that because the non-profits may not have the authority that you all hold, but they have the power of influence, and to get the support, even to get MRA funding, and have been instrumental in getting the funding that you have for projects that have in fact been implemented. As a matter of fact, not only has the community provided hard dollars, but there has been a wealth, a tremendous amount, pro-bono, professional services that has been provided to uphold and support this agency that all has valued. And, you know, working on a plan which government has limited or no dollars, it is important to engage, recognize and celebrate all contributions and not think that you're an entity all on to yourself because that is not the case. And I can say that being a former MRA commissioner, you need to understand and get into perspective. It is, you know, in our opinion a little bit of everything. It's like, you know, a piece of the pie. Okay, it's important that we have – we know we have this power and we know we have this much we can exude and this is our comfort zone that we can get money, guaranteed money, in this portion of the pie. But I think it's important to look at the little slivers, the slices, that come into the pie because when you look at it collectively, as a collective team, and what can be brought to the team and not just the MRA. But the team that has built Wailuku and will sustain Wailuku for many, many years. That is where we all go in for the win, is to never take the eye out of the prize on that.

But I think that what Bob said should be given some credence and careful, careful thought because it has a lot of merit. And also what Raymond said, also needs to be looked at, you know, in addition to that. You've got to think. I mean, this is dire times, and you've got to think out of the box because, you know, pretty soon, it's getting to the point where government is going to try to take care of themselves, and everything else is going to go by the wayside. So what do you have to do? You've got to think out of the box. You've got to be creative. And I think we all are striving to be creative. But no man is an island, and we all need each other. And I think if we all realize that, then we all can achieve what we've longed worked hard for and planned for. So thank you for this opportunity for input on that. Aloha.

Ms. Betts Basinger: Thank you. I do want to reiterate that I was only speaking about structure and status of the organization. I love non-profits. I worked for the Maui Economic Development Board, so I'm all about community and collaboration among all stakeholders. And this body has become even more collaborative and will continue to be more collaborative in that same way, so I'm very sorry that you misunderstood my comment.

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

Ms. Betts Basinger: Regarding Bob and Ray's comments, I didn't dismiss them either. They are incorporated into the market plan that is being done by professionals. All areas are all ways that we could receive funds based on whatever kind of status or corporate structure we have are going to be looked at. So I'm glad that you didn't understand and

I have this opportunity to clarify it.

Ms. Perreira: I understand you completely. I'd like to . . . (Inaudible. Did not speak into the microphone.) . . .

Ms. Betts Basinger: Any other comments from the public? Hello.

Mr. Mikal Torgerson: Hello. Mikal Torgerson. I'm a tenant at 400 Main. I'm really excited to hear this discussion about especially about moving toward TIF financing. I've worked with EDA's and urban renewal authorities over the last 15 years extensively and it's an incredible tool. It's often a catalyst that gets projects that wouldn't otherwise happen off the ground, so I encourage you to keep moving forward and it sounds like you're doing a great job at that.

Some things to think about – you want to buy low and sell high and the same thing is true with TIF. As property values have come down during this economy recession, now is, on the face of it, a perfect to fix your tax base so that there's a greater delta, you know, in the TIF, as things are developed and that sort of thing, so timing seems to be perfect. The corollary to that is you don't want to get too far ahead of actual redevelopment because you have fixed time frame and those things can expire. But I think there's an energy in Wailuku and I think, you know, the timing is probably ideal. As far as – I also work at the Planning Department so –

Ms. Betts Basinger: I was going to say, are you a planner?

Mr. Torgerson: I am. I'm actually an architect, but I work in the Planning Department.

Ms. Betts Basinger: Excellent.

Mr. Torgerson: And so Erin and I talked about various different opportunities that are out there. But some others that I've mentioned to her, and you might think about are I've served on a development corporation that was similar to yours that received CDBG grants and turned that into a revolving fund that they would give facade improvement loans at very low or zero interest rates, and that was an extremely successful program. And just having, I also wholeheartedly agree with the Vice-Chair about having a manager, someone that's out there knocking on doors and really getting things energized and working with applicants and creating projects like that, and I'd like to give you my resume for that job.

Ms. Betts Basinger: Thank you.

Mr. Torgerson: I would just love to do that.

Mr. Phillips: Would you do it for free? No insurance.

Mr. Torgerson: But keep up the great work and to the extent that I can offer any help to Erin, I will most certainly do that.

Ms. Betts Basinger: Members, any questions for the testifier?

Mr. Torgerson: Great.

Ms. Betts Basinger: Thank you and welcome.

Mr. Horcajo: So Chair, to the discussion item, are you hoping to get some consensus from the members here as to whether at the meeting with the Mayor that we're going to, you as representative, push towards some of what we've been talking about?

Ms. Betts Basinger: Yes. I believe that we – and I apologize, I don't have my notes – maybe I'll wait till the end of the meeting and talk to you about that, but we have had discussions on the proposed 2010-2011 budget. So what we have now is a dollar amount. We have a framework now in which to work in the things we've discussed that we need and going with the bigger bang, and trying to justify it is what we will be doing. But we could outline those requests and I think we do know we want staff as one of those budget requests. Is that what I'm hearing from everyone? And we can do that under this discussion about what things we're going to request monies for.

Mr. Horcajo: Yeah, I guess I wasn't so much asking for specific. It's more whether, I mean, that's what I want to do as I've stated, and I assume you do. As whether Ray and Katharine kind of feel that dream big, and see what happens. So that was more like if that's a consensus – it's not really a voting item – that's what I would do.

Ms. Betts Basinger: Does anyone think we should dream small?

Ms. Popenuk: Dream small, and small.

Mr. Phillips: Inflate the budget.

Ms. Betts Basinger: Deflate it. Thanks Bob. Any other comments from the audience?

Ms. Kong: Cheryl Kong again. The last time I was here, back, I think, in 2006, you were the same Corporation Counsel person here. I just wanted to ask a quick question. If you change your status from being tied to the Planning Department, does that change your, you know, the design review process that we would have to go just directly to the Planning Department or is that still the MRA?

Ms. Betts Basinger: I think Corporation Counsel can answer that.

Mr. Giroux: Yeah, this issue came up probably back in 2006 when we were trying to figure out how to pay a manager. And things really got kind of crazy because we really actually took, you know, a small step in that direction to see if we could facilitate that. And we really ran into a brick wall because it was just – you know the integration between the private and public duties and responsibilities and logistics of management and just trying to get money out of the County with, you know, tickets and you know just trying to figure out how to Wayne Steel was just a monumental. So the idea at that point was that we're really dealing with scales of economy. I've seen the economy change and the thing is that the MRA is counter intuitive to the economy. When the economy is great, everybody, you know, the County is just fat with money. And the MRA all of sudden there's, hey let's ask for \$80,000 and we got \$80,000. But you've got to remember before the economy was great, it was kind of mediocre. And what was happening is that the Federal government was pumping Federal dollars into Maui. And the only way the County could get a hold of it was with us. Without us, the County wouldn't even attract that money. And so Public Works loved us because we were able to grab all of that money. But you can see how when that dries up, we were fortunate enough to go through a very big boom in the economy, privately. I mean, the all the tax base, you know, we were just eating it up. And we asked for \$80,000, we got \$80,000. You know?

Now, we're looking at the \$80 million deficit in the County, and now we're back to can we go back to the private and get money there? But again, the Feds, in the crisis, that's your bread basket. The County needs us because we attract the Federal money. And so that's where you've got to keep your eye focused in saying if we know how it works, we have to kind of steady up because if we dismantle the MRA in an attempt to chase the dollar, you're going to be stuck with neither. You're going to have neither. You're going to have no MRA and you're going to have no money. And you've got to be really cautious of this tack because really I see the Federal monies is coming back. And so that's where you, as an agency, just maximize this stretch. I mean, I've got to tell you, as an attorney working on the issue of trying to get to a non-profit status was just absolutely daunting, just amazingly daunting. And I think it's a good idea, but to tie it with the MRA is really difficult because we're so ingrained in the government structure.

And you're right, you've been tossed from one agency to the other whenever beneficial to that agency. And you almost have to embrace that because really if you are able to suck that money out of the Feds, you know, you actually are going to benefit your mission statement.

Ms. Kong: I would like to kind of go off of what you were just saying. As a property owner, I think that it makes, even though it's a design community that's got stringent design review and stuff, it helps everybody. I don't necessarily agree with everything, but at the same

time, it's uniform. I think that from a property owner's point of view, coming to this meeting and hearing that you're considering chasing the dollars as you've said, I'd put my foot down and tell the Planning Department, you need us as much as we need you. And you know, to keep doing this change with a body that's undergone so many changes, and it's taken so long for you to get to this point where you're actually seeing stuff happen now, from a department or a Planning body as yours that had such a long history of kind of being a step child you know. Put your foot down and just say no we're not moving, you need to fund this and this is why, one of the reasons the money is coming in from the Federal government and from. For continuity sake, for the community, it's just really difficult because if you change this body, and we have to go now to the Planning Department and it's going to go back to you, as oppose to going through you first, then to the Planning, it's really difficult because we will not get very far with the Planning Department. I'd prefer seeing you guys stand your ground. Thank you.

Ms. Betts Basinger: Thank you.

Mr. Torgerson: Just another quick idea. I've been in the private sector up until I just came to work for the County. In my private practice I've written probably six or eight tax increment finance plans. And I don't know if it's possible but maybe there could be an in kind project like that where the Planning Department assigns that to me and we could do it within the Planning Department perhaps. I don't know. I'm just speaking off the top, but maybe it's an idea to toss around.

Ms. Betts Basinger: Thank you. That's called kokua here in Hawaii. Mahalo. You know members, and I'm going to throw this question to Corporation Counsel. We've been flipped from Planning to under the Mayor's Office because of economic development. And there's a fit really. The MRA fits under an economic development office clearly by our mission, and also under Planning. There's a connection to Public Works in the work that we do, so just start thinking before our next meeting about – and all of you here to be thinking, and I'm throwing this out, about we connect with several agencies. So instead of one agency having to bear it all, is there a mechanism to, you know, to be an agency that can report to a variety. As long as we have to be under something and not on our own, then maybe sharing the burden for the betterment of Wailuku is a good way to look at it. So that would be my question.

Mr. Giroux: My understanding of how the strings are attached is that you guys have all the power, you have none of the money. So what happens is that Council dictates your use of your power by the amount of money that they allocate to the projects that you have envisioned. And you have your plans, and all that had to go through Council. So to answer the question is when you go through the budget process is where you carefully look at where can you execute your powers because they could put money, line item monies, underneath Public Works say for a major sewer improvement. They could allocate a major

portion of money for MRA development under a line item under your Public Works. They could also put a huge line item under Planning, for MRA, for planning of said project as a major line item. And then under the Mayor, they can also put a major funding as a line item to, you know, for community outreach for MRA purpose or some ambiguous thing that we can try to figure out how to spend the money. But it really comes down to how does the political process work in the budget process because – like let's say you have a huge sewer project, you need a Planning element, you need a Public Works element, and you only get one or the other. That means you've basically been truncated. You can't execute. All the power, none of the money, zero execution, and that's the political process. So you guys have to be very focused on what you want to accomplish one step at a time, and how can you get there and where does the money have to be and it's most easily accessible. And so that's really the focus on the budget process because you can be put any where. They can put you under Parks and Recreation if they want.

Ms. Betts Basinger: There you go.

Mr. Giroux: And you know, that could be the purpose of developing a park next to Iao Theater. I mean, that's the flexibility of the MRA. But it depends on the political climate and the will, and the economic climate at the time. So it's very, you know, it's like trying to get a big ship through a real tight passage. A little bit to left, a little to the right, you might make it through, but, you know, there could be damage. But it takes that focus, that focus of what do you want, how do you get and who do you need to talk to get it. And where does the money need to be when you need it exactly as everything comes together.

Mr. Betts Basinger: Thank you. That's really enlightening and I'm glad that you said that.

Mr. Horcajo: Chair, I've got a question.

Ms. Betts Basinger: Yeah, go ahead.

Mr. Horcajo: I guess I agree with you there based on the current position the MRA is in. But I guess my only, hopefully last comment, is that yeah, I just kind of look forward to what PUMA says after their market base because if in fact they are going to offer some guidance or advice as to how we can really fulfill our mandate, whatever we're talking about, at least they have the expertise and we'll be better educated. So I'm not sure how much more discussion you have on whatever, I guess, the vehicle, that will come as we get more educated from the professional.

(Raymond Phillips leaves the meeting at approximately 2:55 p.m.)

Ms. Betts Basinger: Thank you. And thanks a lot for that because that's good information to have particularly your counsel to us regarding quid pro quo. So if we are in a position

because of our national economy to bring in stimulus money where no one else in this County can, for example, with the parking structure, then we are a benefit to Planning, to Public Works, to OED, whoever might need us and they have used us that's why. So, thank you. Okay, any other discussion members on item (J)? So I guess the next steps on item (J) are to flesh out the needs that have been tossed around and come up with something that we can all look at for our next meeting. Will that be on our next special meeting? So it can be. So for our next special meeting which is right around the corner, let's be prepared to look at actual line item and amount.

K. 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.**
Approved - culvert maintenance on a month to month basis

- 2. Website**

Ms. Betts Basinger: Okay, moving on to item (K), expenditures. Erin?

Ms. Wade: Okay, I provided you the two quotes from Teens on Call, and Brian McCafferty is here to share basically what we had discussed were two different activities. One is continuing to maintain the sidewalks and sidewalk culverts on the existing Market Street improvement area. And then secondly was to maintain the parking lot, the existing municipal parking lot landscape and trash pick up and that sort of a thing. So you had asked when we got these bids originally if we could talk with him about timing and how much is included in the scope and that sort of thing. And he preferred to just come and sort of talk story and work it out verbally here and then we can solidify something maybe for the next meeting. So he's here to present.

Mr. Brian McCafferty: Good afternoon folks. It's been an interesting meeting.

Ms. Betts Basinger: Hi Brian.

Mr. McCafferty: Yeah, I'm familiar with the process so it's been very interesting to hear everyone's comments, and Mikal and Jocelyn here, and everyone actually, so thanks for the opportunity.

We empty the rubbish cans and we're proposing to – the street if you go by right now, when you drive by on Main Street, it looks pretty ratty because there are some areas, there's some areas by the curbs where the grass is growing up through the gravel. And there's

certain places grass grows up next to the curbs a little bit also. So when you drive by, the monies being spent to make the street to look very nice, except you know weeds and leaves and everything else along the curbs, trash, it counteracts the nice. I mean, all the monies that's been spent, it kind of makes it look a little trashy. So when we empty the rubbish cans, we try to – you know we do, we don't try to – we walk down the street, both sides, and there are planters, those big round planters, and people put rubbish in them. There's rubbish all over the place. So we pick the rubbish out of the planters. And you know, if we're going to do something, we understand why we're doing it so that the street will look clean and nice and attractive to visitors or, you know, just local residents to come and use the area. So if we're going to do something, it's good to do a good job, you know, so we like it to look nice. But there's more that needs to be done like keeping the grass from growing up through the gravel and growing up where the trees are. The grates where the trees are, weeds growing up through there. So there really needs to be some kind of a regular. And you know since we're doing all the rubbish cans, it would be convenient. We don't have to make a special trip to do the weeds. We could do everything, you know, as we go along at the same, so it's cost effective to do it that way.

But listening to your budget conversations and so forth, I feel guilty. I wish I were wealthy and just do it for free because you know I love our community and I wish we could do it for free. But our kids get paid a stipend and there are expenses of course – anyway, so I won't go on. But anyway that's how I feel about the street, how I wish it could look nice, and that's why I agreed to make an estimate for Erin on maintaining these things. The parking lot, the big municipal parking lot is sometimes when the County has time to do it, it looks great. Most of the time, it doesn't look great because they have so many new parks to take care of. They're stretched. So anyway we can do that sort of thing. We have the weed whackers and all the students and this and that. We transport the students and we work with them, so we can take care of all these things in one whack, and however many times a month you folks decide. My recommendation was that the landscape maintenance is pretty much a as needed basis. During the rainy season which is this time of year, it grows faster. During the summer time, it doesn't grow as fast so it requires a little bit more this time of year, and then in the summer, it doesn't grow as fast. So if you average it out, you know, it might be, landscape maintenance might be every other week, or maybe every three weeks like that during the rainy season. And then maybe once a month during the summer.

The Market Street itself, maybe we could spray some, what they call a pre-emergent on the weeds. They're in the gravel, and that might stop them from coming up. So we can try that and you know if they don't keep coming up then there's less expense there. So we can, at a future date, that we could not have to do it as much. So time is money, so if we have to do it more often and it costs a little more. If we don't have to do it, we'll do it less, with less money. Okay, so those are my comments.

Ms. Betts Basinger: Brian, how many – what would be the average size of your crew each time?

Mr. McCafferty: For the landscape maintenance, just two people, but there's a driver, an adult, and a student.

Ms. Betts Basinger: And what is the size of your crew for the trash removal now?

Mr. McCafferty: One. Moi. Because, it's bizarre, because you can't really get anybody else to do this. This is a nasty job folks. I mean, you can't imagine what – the things we run into in these rubbish cans. You've got some, you know, Market Street, Vineyard Street – there's all kinds of things in those rubbish cans. It's messy.

Ms. Betts Basinger: Well come talk to us every month and share those with us.

Mr. McCafferty: Well, no, I don't want to bore you with the gooey details.

Ms. Betts Basinger: Well, maybe we can help.

Mr. McCafferty: But I just do it because I drive – I have students that live down in Happy Valley and all around, so I'm taking them home, and different things, around, and so I drive down through Market Street a lot, everyday. And so when I see a can that's overflowing, and some of the cans, you know, there's three or four cans that fill up very quickly and others don't so much. So some cans you empty two or three times a week. Like Lao Theater, #40, Market Street, Request Music and First Hawaiian Bank. Those fill up fast. And so when I go through there in the evening time or whatever in my pick up truck, if I see them full, I empty them. It's not cost effective to bring students every time to empty rubbish cans so I just do it. Because you folks have a hard time finding other people to do it, I just do it because I care about the place looking nice. I love Wailuku, I love Maui, so it's a service thing. It's a pain in the butt.

Ms. Betts Basinger: Thanks Brian. Members?

Mr. McCafferty: There's garbage juice all over my shoes. That's alright.

Ms. Betts Basinger: Any comments, members? Question?

Mr. Horcajo: Hi Brian.

Mr. McCafferty: Hi Bob.

Mr. Horcajo: I guess I have a couple of questions. One was on the Market Street

improvements. I know what Erin has told us that Public Works which they have done about a month and a half ago had shot water through the culverts and then pump it out on the other end. But we also know there's some screws, although about who knows how many, 20 or plus or minus, what's your plans for the culvert work.

Mr. McCafferty: Well, the curbs and the culvert, and of course, #33, those trees.

Mr. Horcajo: Right.

Mr. McCafferty: Those trees, they shed so much leaves. It's so bad. So what we really should do is go through, with them, and if you have to do this, the best time to do this is in the evening time, with a blower. And you blow the leaves to a central location. You can blow through the culverts now that they've cleaned them out one time, where you can go through and blow through the culvert and blow the leaves out the other side. So we've got to try it, but I think that will work, so that will reduce the amount of time. Because if you have to take the screws off every time, and blah, blah, blah, we don't want to do that. So I don't think we have to. So that should be done, I mean, if you want your streets to look – you know it's street cleaning, that whole block. And those leaves, if you cut those trees down, it would be the best thing you could ever do for that street.

Ms. Wade: Yeah.

Mr. Horcajo: I agree. Okay, so your plan is to use the blow dryer and then if necessary, I guess, because of mud, you folks would unscrew it, I guess, or we would have Public Works.

Mr. McCafferty: Yeah. Well we can do that. We can do all that sort of thing. Yeah.

Mr. Horcajo: And then my second question which may be asked of Erin too, I keep having to remind myself that, of course, our area is not just Market Street, and these improvements per se started from Wells to Kahawai. So is this proposal from Wells to Kahawai, or is it Main to Vineyard, or what is it?

Mr. McCafferty: Wells to –. I mean, the rubbish cans go up from Wells to Vineyard, but it actually goes beyond –

Mr. Horcajo: Right, they go beyond the culvert stuff?

Mr. McCafferty: The culverts? Yeah, pretty much from Main Street to Vineyard Street, isn't it? That's where the culverts are now?

Mr. Horcajo: Right, but the curbs.

Ms. Wade: Wells.

Mr. Horcajo: Well, the project from Wells to Kahawai now. And we're not talking just culverts, but curbs, so I just want to be sure that we understand what this contract is for.

Mr. McCafferty: Okay, whatever you like. I was assuming from Wells to Vineyard. Or actually it goes a little bit beyond Vineyard because there's a rubbish can beyond Vineyard. And there might be – is there a culvert beyond past Chris Hart's Office? I don't think there is. But anyway, that whole area, right down to the end of your building.

Mr. Horcajo: I think Wakamatsu has a small little culvert there, right . . . (inaudible) . . .

Mr. McCafferty: . . . Yeah, so I was thinking down to Wakamatsu. You know, from Wakamatsu to Wells. Something like that.

Mr. Horcajo: So that's what this involves?

Mr. McCafferty: Yeah.

Mr. Horcajo: I just want to be sure we were kind of clear there. And then on the – I guess on the parking lot, and of course you had mentioned weeds coming up from the sidewalks and stuff.

Mr. McCafferty: In the curbs.

Mr. Horcajo: You folks use Round Up for that purpose?

Mr. McCafferty: Yeah on some things you do, but up in the parking lot itself, we don't use Round Up in the parking lot, where the little islands are, and all along the sidewalk that runs between the back of the Market Street buildings. That long sidewalk there –

Mr. Horcajo: Right. Yeah, just weed eat it. Well, I'm more talking on the sidewalk because it's always –

Mr. McCafferty: But the sidewalk should be –

Mr. Horcajo: – between the sidewalk more than the curb and stuff.

Mr. McCafferty: Yeah, Round Up.

Mr. Horcajo: You guys will use that?

Mr. McCafferty: And then also there's that little access road from Market Street to the parking lot. That always look pretty bad too.

Mr. Horcajo: So this includes Pili, from our parking lot to Church too?

Mr. McCafferty: Yeah, yeah, because it's all visual. It's your visual for your town here, that whole block.

Mr. Horcajo: Okay, I'm just clarifying boundaries.

Mr. McCafferty: So if you see weeds poking up, you can blame me, you can call me up. And you know, it's nice if someone, Bob, if someone on your street, like you or whoever – Ali was here – call me if there's a problem. Don't call the Planning Department, or call Joe Alueta or Erin. Call Brian or Teens on Call. We're in the phone book. And so because, then, we can respond. We'll respond. Instead of bothering the people, we're here, so it's no problem. And I realize sometimes we have incidences of people putting their personal rubbish in trash cans. So it happens sometimes. That's awful. If it happens, call me, and we'll come down take care of it, or the next time we drive through which is every single day, and we'll take care of it. Okay?

Ms. Betts Basinger: Thank you Brian.

Mr. McCafferty: Thank you.

Ms. Betts Basinger: Any comments from the public? Please.

Ms. Sugimura: I'm Yuki Lei Sugimura. I won't make this long. I just want to say Brian is amazing. And he also helps us with Wailuku First Friday and I just want you know that I never worry. I mean, I think I've been doing things in Wailuku for now almost 10-years, and Brian has been my partner. When I was with the County Office of Economic Development, he helped me. And here we are today. We called each other on New Years, and go, wow, we're doing business now together for eight years or whatever it is. We always count our blessings. But Brian is so much a part of the community, and I don't think we can ever pay him enough for the love he has for the community. And the amount that he gives to Wailuku is immeasurable. So I don't know what his contract is. Whatever it is, I know it's not enough because he gives way more than what the dollars could ever pay him. And thank you.

Ms. Betts Basinger: Thank you Yuki. Jocelyn?

*Ms. Perreira: I guess that behooves me to say that Brian and I have worked almost 25-years in Wailuku, as well as other small towns. And yeah, he does do a good job.

Excellent. But the problem remains for the MRA, the reality of the funding and where it's going to come, who's responsibility it is to pay, what's going to happen when you have additional streets which you will have saying what about my street? It's not even covering the super block. That was the whole reason why when had worked with him over a long stretch and we worked with Community Work Day and we worked with the Maui C.C.C. and what not coordinating all these beautification efforts for all these years, we had strongly recommended, and thank you MRA for taking us up on what we put forth, the maintenance contract. Thank you. But, I think, if anything, either we're going to have to go back and talk to like, Alexis was talking about partners in Public Works, or I don't know if it's Parks and Recreation, whoever is going to say they'll bite the bullet. I know when Arakawa was Mayor, he had instructed Public Works to do it, and got a confusion between Public Works and the Parks and what have you. But the point is you've got to start looking at is this pro-rata funding? Is this something that some department suppose to be helping and assisting, instead of the whole load on the MRA? Is this something that the merchants should be kicking in a portion because when you get the other merchants on the other street, in the super block, and then they extended Wailuku that is still in the Maui Redevelopment Agency Area, they have the same rights to expect, you know, consideration for their area to be clean and up kept and what not. And that's the only concern we have relative to this contract. And so it's a monumental dilemma but we did do feel compelled because of those we advocate for to bring that to your attention. Thank you.

Ms. Betts Basinger: Thank you. I do want to say members that, you know, this is just one item on a quid pro quo with Public Works and looking at it in that regard and what our value add for them is to give us a line item, so that's thinking towards the budget.

Mr. Horcajo: Right, I've got a question, and, for Erin actually. I know that part of, I guess, part of – I'm just going to back track. Lahaina Town, I guess, Lahaina Restoration, I believe, has money in their budget to basically maintain the streets on Front Street which is normally a Public Works job. Now is that contract only for Front Street or is it for the side streets as well, Dickenson, Lahainaluna, up to a point or is it only Front Street, and the Public Works is suppose to maintain the rest of the streets within the Lahaina Historic District?

Ms. Betts Basinger: Do you want us to contact Lahaina?

Mr. Horcajo: Well, I want to know just so as we have this future discussion to kind of know what precedents there is with the County and private source whether it's only Front Street or the side streets, just so we get educated.

Ms. Wade: I can answer it. The street scape improvements that were done on Front Street are the ones that are contracted for improvements. So it's Front and then the intersections with Front, but it doesn't go mauka towards Honoapiilani Highway. It is Front Street.

Mr. Horcajo: Okay.

Ms. Betts Basinger: I do have one last question while we have Yuki Lei here as a resource, and forgive me if we already did this at another meeting, but I thought we were going to find out so we could align with street cleaning, landscaping and what the responsibility in the contract for Market Street improvements held over. Are we still in that period of one year for maintaining the landscaping?

Ms. Sugimura: I'll find an exact date, but Kihei Landscaping is still within that one year period. It should be almost pau, but I will let you know.

Ms. Betts Basinger: And that's Kihei Landscaping that is doing it?

Ms. Sugimura: Yeah.

Mr. Horcajo: So Yuki, thanks.

Ms. Sugimura: Because we need new plants.

Ms. Wade: There's a lot of complaints thought.

Ms. Betts Basinger: Are there? Okay.

Mr. Horcajo: Well, being that you're up there, and I think we talked about the one year obligation. And I do see them on the street, trimming the leaves and picking up within the grates. But to elude to what Brian was saying, I know, in my corner, Main and Market, it doesn't seem like they do a good job of the weeding with that graveled area there. But as far as the other grates down the street, they seem to do a fairly good job. So, is that part of your –?

Ms. Sugimura: Let me check and I'll send you something.

Ms. Betts Basinger: I was going to say, are you still under contract with the contractor?

Ms. Sugimura: The project is still not ended, so very sporadically we meet, but we still have them if needed.

Ms. Betts Basinger: So you can contact them saying there are complaints?

Ms. Sugimura: Yeah. I will.

Ms. Betts Basinger: Okay. Thanks! Any other discussion? Okay.

Ms. Wade: Did you want to approve this?

Ms. Betts Basinger: I think that it will go into our budget which we'll deal with at the next meeting when it's presented.

Ms. Wade: Okay, my question is, so this was put on the budget to see if you wanted to solicit these services and pay the fees.

Ms. Betts Basinger: Right.

Ms. Wade: And you would like for me to put it on the next agenda?

Ms. Betts Basinger: No, I think that we're really thankful to have this. Now we have a dollar amount, and we'll put it into our proposed 2010-2011 and budget that we'll discuss then in more depth.

Ms. Wade: Okay, so –

Ms. Betts Basinger: So the amount may go up or down or whatever, so –

Ms. Wade: Okay. Can I just ask a point of clarification because I thought given that we're having these problems with the sidewalk culverts, if this doesn't get attention, and we don't hire someone to do it, we're going to be right back in the situation.

Ms. Betts Basinger: Are you saying that this work is not currently being done by Brian?

Ms. Wade: Correct. No one is doing this right now. No one is cleaning out the sidewalk culverts.

Mr. Horcajo: Excuse me. Well, we talking just the culverts itself. We're not talking the tree maintenance, the weeding of the grates and stuff.

Ms. Wade: Right. Right. I'm talking about sidewalk culverts.

Mr. Horcajo: The culverts itself. But he's just got all this combined here.

Ms. Wade: Right. So I don't know if you would like that to be separated out for this budget, and ask if they could be doing just that. But as long, as he's exactly right, as long as those 33 Market Street trees stay up, those culverts are going to continue to get clogged. There's going to be the odor. Then people call me.

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

Mr. Horcajo: Well, I see – I think it's important to separate it especially because we don't exactly know yet when the obligation of Diversified ends. I mean, so for me, we need to know that first when we ask for budget for maybe the other islands, but the culverts are not part of the obligation. And we're getting the complaints because of the diseased trees.

Ms. Betts Basinger: I see what you're saying. Brian, could – would it be possible for you today to factor two line items on this, one that just deals with the cost of cleaning out the culverts as needed? So to take this larger amount and break it down.

Mr. McCafferty: So this is all – this deals with culverts and curbs, not landscape.

Ms. Wade: Right.

Ms. Betts Basinger: Right.

Mr. McCafferty: Yeah, I would think they all go together. I mean, culverts and curbs and gutters because everything on the curbs blows into the culvert. You see what I mean? And stuff along the curbs blows into the culvert. . . (inaudible) . . . And the debris blows out through there.

Ms. Betts Basinger: I guess the question was, is that a responsibility till March of Kihei Landscape?

Mr. McCafferty: Not the curbs probably.

Ms. Wade: No one has any responsibility for either the culverts or the curbs right now.

Mr. Horcajo: I'm sorry Erin. I miss understood. I was mixing the maintenance of the trees and the –

Ms. Wade: Excellent question. It didn't get in into any of the contract, so that's why.

Ms. Betts Basinger: Thank you. So –

Mr. McCafferty: If I could say something. After the one year period goes by which Yuki says she thinks is in April. Those trees are not really big trees. We can also maintain the trees, so that could go under the heading of your landscape fund and we can work something out there.

Ms. Betts Basinger: Very good.

Mr. Horcajo: So I've got a question for Erin then. Excuse me. I know you spoke with

Steve Parker of 33 Market about removing it in the, whatever, immediate future. What's the latest on that?

Ms. Wade: They've committed to the first quarter.

Mr. Horcajo: First quarter.

Ms. Wade: So I guess the land owner will be here in late March and expects the trees to be gone by then.

Mr. Horcajo: My reason for asking is budget. As we all know – excuse me Brian – if the trees are not there at 33 Market, the time it's going to take, and therefore the cost to maintain the curbs and the gutters are going to be a lot less. So do we want to talk about a monthly contract until and readjust after the trees are down? Does that make some sense?

Ms. Wade: Great. Starting today.

Mr. Horcajo: Starting today.

Ms. Betts Basinger: So members, what I'm hearing is that we want to approve Teens on Call's proposed contract with a caveat on item (2), maintaining curbs and culverts that that portion of the contract will be on a month to month basis, and re-evaluated after the trees at 33 Market are removed.

Mr. Horcajo: So move.

Ms. Popenuk: Second.

Mr. Horcajo: And for clarification that's at \$400 a month, right?

Ms. Wade: That's it.

Mr. Horcajo: On the record.

Ms. Betts Basinger: Okay, it's been moved and seconded. Any discussion members? All in favor, indicate by saying aye.

Agency Members: "Aye."

Ms. Betts Basinger: It's unanimous. Thank you.

It was moved by Mr. Robert Horcajo, seconded by Ms. Katharine Popenuk, then unanimously

VOTED: to approve as discussed.

(Assenting: Ms. Alexa Betts Basinger, Mr. Robert Horcajo, and Ms. Katharine Popenuk

Excused: Mr. Raymond Phillips and Mr. Warren Suzuki)

Ms. Perreira: How much was it?

Ms. Wade: \$400. And then I think, just for clarification for you Brian was we will use the numbers from the landscape for the parking lot. And then if you can get us another number for the landscape for the Market Street Improvements that would be great. And then we will take that into consideration with our next budget proposal.

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

Ms. Betts Basinger: I haven't closed this item yet, so come forward.

Ms. Perreira: Since you're asking him to give you some bids, yeah, can you ask him to give you a bid at least for the super block. We're talking about the municipal parking structure here, and it's such an important project. So I would think it would behoove you to have a maintenance contract that covers the super block around the municipal parking lot which would include Vineyard, part of Vineyard, Church and part of Main.

Ms. Betts Basinger: I agree with you Jocelyn, and we'll get that when we have our budget request. So there will be a proposal.

Ms. Wade: Okay.

Ms. Betts Basinger: If it covered if we got a bigger budget. But right now we'll deal with this. Okay, thanks members, we're going to move on now to – no, Erin, website.

Ms. Wade: Not much news on the website. I really appreciate the recommendations, though, we got today for additions. Those would be great.

Ms. Betts Basinger: I also do think we have contacted, I know, WMSA and some others to get link permission.

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

Ms. Betts Basinger: In fact, I'll have to double check because it may have been done.

Ms. Wade: Yeah, the link is live.

Ms. Betts Basinger: The link is live so anyone that comes to the MRA site can link to you.

L. PLANNING DEPARTMENT UPDATE

- 1. Update on Project Applications and Enforcement**
- 2. Interdepartmental Coordination**
- 3. Budget**
- 4. Market-Based Plan**
- 5. Old Planters**
- 6. Newsletter**

Ms. Betts Basinger: Item (L), Planning Department update. Erin?

Ms. Wade: The updates that I have primarily are the two. We have no new projects in this month, so we are starting to experience the economic low of the MRA now. The two projects that I just wanted to communicate to you that are seeing challenges. I already commented on the Four Sisters Bakery, so I think as your staff and even if you folks, in all the free time you have, can investigate additional sources of funding because I know you have connections that I don't have. I would appreciate it, or on behalf of Fours Sisters.

And the Kristen – the Holmes Family project continues to find snags in all of the strangest little places, so basically we've, she and I, yesterday spent the entire day going from department to department asking specifically what the hang up was. And with four of them – there's five hang ups – but with the four them, we were able to resolve it within like 20 minutes of seeing a person in the department. So it's kind of sad, I mean, that that's how it ends up being. But it does give me hope that with future projects we'll be able to quickly identify the problem and get them resolved. So they are waiting on the resurfacing of Vineyard Street to paint and open the furniture store. And I'm waiting on a time frame from the Water Department for that, but Water still have three more connections, three more tie ins to make, and then they'll start the resurfacing. So I should have a time line next week, is my hope. And that cover interdepartmental coordination too. Budget, Alexa has asked me attend the meeting with the Mayor and I keep continually talking with our Deputy Director about funding. It's depressing, but I think – mostly because she's depressed – but as we move forward, I think our vision is very inspiring, so I'm very hopeful. I am actually very hopeful.

The market base plan, those folks will be here. They fly in Monday the 1st. Jocelyn and I

have sat down and worked out a proposed schedule for their actions while they're here, and I sent it to them. They're reviewing it. But the morning of the 2nd, we're going to be doing a tour of Wailuku with them. And then that afternoon, I anticipate us setting up property owner meetings with them because those meetings will be confidential. Property owner's interest, they don't want to share as a big group which is understandable.

And then the next day, we have our MRA meeting, so they've requested kind of brainstorming activity with you, and a get to know you kind of meeting. So that will be your special meeting on the 3rd.

Mr. Horcajo: What time is that?

Ms. Wade: I think it's nine o'clock? Yeah, nine o'clock, in this room.

Ms. Betts Basinger: What time is the tour of Wailuku?

Ms. Wade: We haven't confirmed that yet.

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

Ms. Wade: The MRA meeting?

Ms. Betts Basinger: I think we have to be out of the room by –

Ms. Wade: Yeah, by noon.

Ms. Betts Basinger: By noon. So it won't go past noon.

Ms. Wade: Yeah. Old planters, I do have an email into Public Works about, you know, who moves them, and what does it take and that kind of thing. We agreed to talk later so I don't have anything new on that. And then the final thing was the newsletter which this started as just what we thought would be information piece that we would share with Council about what, why we wanted a budget at all. You know, why we would take the time to ask for a budget at all. And as I was typing it up, it just seem so unfriendly and boring, so we decided maybe a newsletter format would be better and that could be something we can continue as there's more information. So it's just a one page blurb. But there's a couple of things Ann Cua pointed out that maybe we want a punctuation and that kind of stuff.

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

Ms. Wade: Okay.

Ms. Betts Basinger: Thank you.

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

Ms. Wade: One building at a time. Good idea.

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

Ms. Betts Basinger: I think members that this is going to be something that we'll do regularly and not just posting it on our website, but doing a mailing. We're putting together a database of addresses of all the MRA tax map keys. So I want to thank Erin for deciding on this format, and I just had fun really helping her edit.

Ms. Wade: It was fun to be in those shoes again. I also wanted to thank Jocelyn. She's really helped with the participant list for the PUMA study. You know, I'm kind of coming in as the planner. I don't have the years of experience she has, or the contacts, and has been very helpful getting those. Thank you.

M. NEXT MEETING DATE: February 3, 2010 (Special Meeting on Market-Based Plan)

Ms. Betts Basinger: Okay, members, any discussion or any items you want to bring up before we move into planning the next agenda? No. Okay, so we'll be planning the agenda for the meeting of – Leilani, what is our next meeting? No, our next regular meeting.

Mr. Horcajo: February 19th.

Ms. Betts Basinger: When is it? 2-19. Okay. So, on 2-19 we will not be seeing item (D) again.

Ms. Wade: Great.

Ms. Betts Basinger: Item (E), yes.

Ms. Wade: Item (E), we'll hope to have – I'm sorry Morgan, is the resolution scheduled to go to Council yet or not yet?

Mr. Gerdel: It was sent to the County Council on December 1st.

Ms. Wade: Okay.

Mr. Gerdel: That's all I can say.

Ms. Betts Basinger: Did we get a copy of that?

Ms. Wade: It's not scheduled yet for review. Yeah, at the last meeting.

Ms. Betts Basinger: That's right, we did. I guess we'd want you to report on any update to that. Okay, item (F), Yuki are you going to want to –? Okay, we'll keep your update on.

Ms. Wade: (G) is done.

Ms. Betts Basinger: (G) is done. Yes. (H), we will have a draft letter ready for members.

Mr. Horcajo: Are we going to have one letter? I guess incorporating my comments and about the kind of the general –

Ms. Betts Basinger: Exactly.

Mr. Horcajo: So we're going to have two letters to look at?

Ms. Wade: Perhaps what we'll have is the general letter with maybe the suggestion to include what is a distress property and contact us, you know? And then we can have a follow up from there.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Okay. Because it only talks about distress, so probably you could change it, yeah.

Ms. Betts Basinger: We'll have the marketing launch letter to everyone which we'll include in the letter a copy of this.

Ms. Wade: Okay.

Ms. Betts Basinger: And then we'll give you a draft of the distress that will follow at some later date.

Ms. Wade: Which brings up, we're going to have to pay for the printing of those newsletters, so that will be an expense.

Ms. Betts Basinger: So that is a line item. And we still have money, see, so we're in the current budget. Thank goodness. Let's do lots of mailings. Okay, hopefully on – I want

to keep item (I) on the agenda again so that if we have had received input from the public on police substation potential uses, we can have a more in depth conversation and maybe at that meeting decide our next step.

Ms. Wade: Okay. Would you want to take public testimony on that item next time?

Ms. Betts Basinger: Yes.

Ms. Wade: Okay. Good.

Ms. Betts Basinger: We'll carry forward our discussion on the 2010-2011 budget request. And then of course, expenditures and your report.

Mr. Horcajo: Chair?

Ms. Betts Basinger: On your report we might want to include now the PUMA study update which we'll have it each time.

Ms. Wade: Expanded.

Ms. Betts Basinger: Yeah, exactly.

Ms. Wade: Okay.

Mr. Horcajo: So just a potential addition to the Planning Department update. I saw the agenda item for today's agenda where the Council was being informed about the reason for them appropriating \$400,000 towards the parking lot. So I'm wondering whether it could be like a standard Planning Department update if there's any thing going on to the Council that we should at least know what the tone is coming out of Council. I assume Joe went, so you'll know from him whether it's, hey great, you know, we got a \$1 million to you and this is our portion so let's keep on charging forward, or you know, this kind of stuff. So anyway, just to be sure that we look at the big picture too because we have to go to them. So I'm not sure what you would call it, but just – whatever.

Ms. Betts Basinger: So you want it to be part of Morgan's report?

Mr. Horcajo: No, I want it to be of the Planning Department update. You've got these six here or seven, maybe, you know eight, whatever, administration, council on-goings. I'm not sure. But just so we know what's going on.

Ms. Betts Basinger: Maybe we should number that. Something about – a discussion about meetings held on behalf of the MRA since the last meeting because we would probably

want to talk about our meeting with the Mayor as well. So – anything else members?
Thank you very much and it is 3:33 p.m.. We are adjourned.

N. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 3:33 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

Excused:

Warren Suzuki

Others:

Erin Wade, Small Town Planner
James Giroux, Deputy, Corporation Counsel
Morgan Gerdel, Nishikawa and Associates