

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
FEBRUARY 18, 2011**

APPROVED 03-18-2011

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Robert Horcajo, Chair, at 1:00 p.m. Friday, February 18, 2011, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

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

Mr. Robert Horcajo: Chair would like to call the February 18, 2011 meeting of the Maui Redevelopment Agency to order. We do have a quorum. We have, besides myself, our Vice-Chair Katharine Popenuk, and Alexa Betts Basinger. Warren Suzuki, I understand is coming. We'll acknowledge him when he comes. Also here, we have our Counsel, James Giroux; Erin Wade, Small Town Planner; Leilani Ramoran, our clerical help.

Before I have public testimony I wanted to make the time and I guess regarding our agenda here. I happened to be invited to a meeting with the Mayor on Wednesday, I think it was, and Erin had another meeting with the Mayor yesterday. And given the comments which we'll talk about further down on the agenda, there's a good chance that when we get into our MRA agenda agency business under item D, a lot of our time, I think, will be end up spent on the discussion of the action plan in the WRP and that's item D3. As we get closer, as we get through that agenda item, I guess Erin can talk more about why we feel we should probably be spending a lot of time there. When there's a new administration most times there's a new direction change and that's basically what came out of Planning Department's discussion with the Mayor the past couple of days. Okay?

So the Chair will open the floor to public testimony. You have three minutes to testify. If you represent a group please identify who you represent, of course. And at two minutes and thirty second, Leilani will ask you to – tell you two minutes, thirty seconds. At three minutes, I'll ask you to conclude.

B. PUBLIC TESTIMONY

Mr. Richard Dan: Aloha. My name is Richard Dan. Thank every one of you for all the time you put into this job. I appreciate all your hard work. Parking. Whom I'm representing? I represent 1242, 46, 48, 50, 52, 58 and 92 North Market Street. These are places I conduct business from. I employ 22 employees that come to Market Street everyday. Been doing business on Market Street for over 30-years. We have a really bad parking problem. We've had a really bad parking problem for a long time. With that being said, I have seen very little out of the MRA over the last year, concrete done, with regards to parking. The only parking that got accomplished last year that I can see was the additional

APPROVED 03-18-2011

spots that were placed into the large parking lot, of course, from what use to be called Cabebe's. That's all I see that happened with parking.

First Friday, I'm a big fan of. There are major conflicts with First Friday in taking up precious parking on a Friday, pay day, on Market Street. That has to come to some resolution. Some way you guys got to figure out how to fix it where they're not taking up five parking spaces on Market Street, through the entire day, from eight o'clock in the morning till six p.m. when they have the First Friday. This has to be resolved. This cannot continue. This is a very serious problem.

Next thing. The banners. They look like dirty rags already. You guys put it up. You said you were going to change them. I think it was like three months or six months. I don't remember what you guys said. But now they look like crap. They don't help Market Street one bit, and it should be changed. Those are my gripes.

The trash pick-up has been picking up. It's been getting better. Good job with that guys. And I look forward to having a municipal parking lot tomorrow! That's all I've got to say.

Mr. Horcajo: Thank you Richard. Any questions, members, for Mr. Dan?

Ms. Alexa Betts Basinger: I do.

Mr. Horcajo: Richard, please.

Ms. Betts Basinger: Thanks for being here Richard. I love it when stakeholders come before us. And thank you for the three complaints. On parking which we know, First Friday, I heard your complaint. Do you have any suggestions to mitigate your problem?

Mr. Dan: Yeah.

Ms. Betts Basinger: Is there something that MRA specifically has the authority?

Mr. Dan: Sure. Erin brought it up. I'll wait till she's finish. Erin, you brought it up so maybe you can help me address this better. Lahaina handles First Friday's in a specific way. I talked with her about this before this meeting. Lahaina handles their – not First Friday – their events in a different way in which they don't block up the street through the whole day, from eight o'clock in the morning. At the end of the day when they're ready to start the festival, maybe a half hour before, they put signs up, cars are going to be towed if you don't move them now. And then you have reminders up all day long. Is that basically it Erin?

Ms. Erin Wade: It does depend on the event. Sometimes there will be parking spaces

APPROVED 03-18-2011

taken up for a whole day. Sometimes they – they just organize it based on the Police's determination of safety and what construction needs to occur. So the noticing is the big difference I would say, you know, that at any time when an event is organized, the event host is asked to place up a temporary sign over top of the permanent sign indicating that this going to be reserved for special event parking and for which hours during that day.

Mr. Dan: And furthering in answer your question, that was number one suggestion. Number two suggestion is you lessen the amount of stages that are placed on Market Street in and of itself, and put them in more appropriate places. Mr. Horcajo has a place. There's that place at the corner. The banyan tree spot. These are more appropriate for a stage than in the middle of a street, in my book. There's also now going to be another venue opening up behind 92 North Market Street where a stage maybe able to be put also. So, not too many stages on the street. As many stages as you want, there are plenty of venues. You've got the place behind 92. You've got Horcajo's place. You've got the spot at the banyan tree. You've got plenty places to have –

Ms. Betts Basinger: Great!

Mr. Dan: – stages, but not on the street. Don't take up spots. That hurts everybody's business.

Ms. Betts Basinger: I love to hear suggestions from the community as well. However, one of the things that may not be clear to people is that the MRA is not the sponsor, or organizer, or funder, or anything of First Friday. So why I ask you those questions was maybe, on your behalf as a citizen, we might be able to write a letter to the people that do plan that event, but we don't have any authority on any of the issues that you brought up. But we do want to help you.

Mr. Dan: Could you write a letter? Is there something you guys –

Ms. Betts Basinger: It depends if this body wants to write a letter.

Mr. Dan: I can't make a motion. I'm not part of the body.

Mr. Horcajo: Well, we'll talk about it after your –

Ms. Betts Basinger: Yeah, we'll talk about that, but I just wanted to thank you for some concrete things, and remind you that there's nothing the MRA is authorized to do.

Mr. Dan: Where the buck stops on that? Who do I talk to?

APPROVED 03-18-2011

Mr. Horcajo: Well, it's the Police who actually issues the permit, right? Anybody who wants to get a permit, they have to get it from the police, so Captain Yabuta I assume is the final authority on what they allow relative to taking up stalls, when they close the street. It's the Police Department's decision, including sidewalk use, yeah.

Mr. Dan: Excuse me?

Mr. Horcajo: Including sidewalk use. Again, they control the use of the street, like blocking off the stalls, and I believe the sidewalks too.

Mr. Dan: County sidewalks, but not the private.

Ms. Betts Basinger: Wish we could help but –

Mr. Dan: Okay. Thanks.

C. PUBLIC HEARINGS (none)

D. MAUI REDEVELOPMENT AGENCY BUSINESS

- 1. Wailuku Municipal Parking Structure update and discussion on the parking structure project including parking management plan, project site, project design, project schedule and other related issues. (Morgan Gerdel, AIA, Parking Structure Coordinator)**

Mr. Horcajo: Okay. Any other public testimony at this point in time? Alright, the Chair will close this part of the agenda item. We're on to agenda item D, MRA business. First, Wailuku Municipal parking structure update and discussion. So, is Morgan here?

Ms. Betts Basinger: Yes.

Mr. Horcajo: Oh, there he is. Sorry. Hi Morgan.

Mr. J. Morgan Gerdel: Good afternoon members and Chair. Morgan Gerdel with Nishikawa Architects. I'm here to give a project update on the Wailuku Municipal Parking Structure. Brian Ide of Allison Ide Structural Engineers is leading the design for the Wailuku Municipal Parking Structure, and the architect for the project is going to be Media 5 Architecture. They've been given the Notice to Proceed and they're in the preliminary design process at this point. And the EA/EIS process is also underway. The design team did have an initial meeting with the Mayor and staff yesterday to give an overview of the project, based on

APPROVED 03-18-2011

Option PC-1. The Mayor mentioned that his main concern is that the construction of the structure have a measurable benefit to the Wailuku businesses, and he talked about possibly creating a business plan for Wailuku that can help allow for revitalization.

The other aspect Nishikawa Architects has been working on is a Parking Management Plan. We have been working with Andy Miller of Downtown Planning and Parking Associates, and he specializes in downtown parking plans. He's made an initial visit this past month to do some surveying and mapping. We've also met with various stakeholders, and he's looking at returning in March to do some public meetings to present some successful strategies for managing parking and how that may apply in Wailuku. We've also been working on a construction parking plan while the structure is being built, and we've created an initial list of potential properties and we will be contacting property owners about the possibility of them leasing the property during construction. So that's the other phase we're working on.

And I've updated our project schedule in Microsoft Project based on the consultant's schedule they've given us, so that should be up to date. And it looks like the final conceptual design will be presented to MRA in May, and the target would be to approve the conceptual design by the end of June. And I've also included a status report. The highlighted areas are tasks that are currently being completed. And then the pending areas will be completed once those are finished. I guess that's about it. Any questions?

Mr. Horcajo: You know what, I'm going to open up for public testimony, first, if you don't mind.

Mr. Gerdel: Okay.

Mr. Horcajo: Is there any public testimony on this agenda item regarding the parking structure?

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association Inc./Tri-Isle Main Street Resource Center. Thank you Mr. Morgan Gerdel for giving us a part of your testimony, but I do think that we would like to have a more detailed information on what transpired in the discussion with the Mayor's Office regarding the municipal parking structure. The rationale, what were some of the comments, some of the positions from the Planning Department? What was the response from Maui Redevelopment Agency that has been in support of this? And I know it was featured it on their newsletter – parking structure project moving full steam ahead – how you're going to deal with that? How you then respond to the immediate parking needs that has been outlined by Mr. Richard Dan because it's a reality. There is every day parking crunch in Wailuku. And if we're not going to be having what has been planned which I guess all of us – you know, I mean, it hasn't been presented by the

APPROVED 03-18-2011

MRA as to what was discussed in that meeting. So how do we deal with parking or the lack thereof in the interim. Is there an interim plan or are you going to regroup and provide what the Mayor had requested in with respect to a business plan? I do want to say that when we presented the – when Wailuku Main Street Association presented the parking, the need for a parking multi-use, sensitively designed parking facility, and we hired a consultant to present, to work with us to present that, it also was accompanied by a business plan, that economic development component was suppose to be included as part of the overall plan. So I just really want to get some idea of how the Maui Redevelopment Agency is going to respond to that. Thank you.

Mr. Horcajo: Thank you Jocelyn. Any questions for Jocelyn? Okay, any other public testimony on this agenda item? Okay, Morgan, please. Alexa, do you want to start?

Ms. Betts Basinger: Thanks Morgan as usual, and I appreciate that you were included in the Mayor's meeting and I look forward to hearing more about that. In regards to the Mayor's requirement, you're saying, or conversation about a Wailuku business plan, where in the Nishikawa Architects, or where in our time line and schedule, and under what authority would that fit into the existing contract if at all?

Mr. Gerdel: I guess I can mention there's an initial discussion with Public Works that we could amend a portion of our contract to include that scope but we haven't finalized anything yet. And I think Erin was doing some research about maybe which consultant could best answer that question.

Ms. Betts Basinger: So amending Nishikawa's existing contract.

Mr. Gerdel: That's an option.

Ms. Betts Basinger: It would be one option.

Mr. Gerdel: Right.

Ms. Betts Basinger: Were any other options discussed? I know we'll hear later from you, but from your point of view.

Mr. Gerdel: That was the one option that was discussed at the meeting. I'm sure there's other options.

Ms. Betts Basinger: Okay. And in regards to a Wailuku business plan, I know we'll get more details about it later, so, to me, it's just like this big concept. But wasn't it any way discussed in alignment with the PUMA study that we just paid for?

Mr. Gerdel: Yes, I think the Mayor did, he was shared that study so I think the PUMA study can tie into. I think what he was referring to specifically was tying together the construction of the structure with how it can help businesses, how it can help the revitalization, so that's real clear.

Ms. Betts Basinger: The completion.

Mr. Gerdel: The completion of the structure.

Ms. Betts Basinger: Okay, thanks.

Mr. Horcajo: Katharine, any questions?

Ms. Katharine Popenuk: So it wasn't so much creating a business plan. Just showing how the completion of this parking structure is in fact of a benefit.

Mr. Gerdel: Right and I don't want to put words in his mouth. He just mentioned a business plan. So as to what the details of it and what he had in mind specifically, it's hard to say, but that was a comment.

Mr. Horcajo: Morgan, I guess I have a couple of questions. When Andy Miller was here, who's doing the parking management plan, did he have a chance to talk to the Mayor? And if he did, and who else did he talk to within the administration?

Mr. Gerdel: Basically we just met with staff initially but we're hoping to give some presentation about educating how parking can be managed to the administration and to Council members as well in their next visit.

Mr. Horcajo: Okay. And if maybe you can refresh our memory based on the testimony of Wailuku Main Street, I guess, asking about interim plans for parking. I'm assuming you folks are not there yet, right? But, as far as, what is the deadline by which Mr. Miller will get his plan done?

Mr. Gerdel: Right now, we're looking at finishing in April.

Mr. Horcajo: In April.

Mr. Gerdel: Yeah.

Mr. Horcajo: And that will address the interim parking options while the parking structure is being built, right?

APPROVED 03-18-2011

Mr. Gerdel: Right. I guess his scope is independent from the structure, so we'll still have a plan even though the structure may not be built right away or it could be built, the plan will still work independent of the structure itself.

Mr. Horcajo: Okay. And then my last question is, I guess, because you had met with the Mayor, I believe, yesterday with the design team, is there any thing else beyond what you wrote up here that you want to share as to what the Mayor is hinting? Or we're just all working towards getting the design plans done in May and reviewed by the public?

Mr. Gerdel: Yeah. I think the current direction is we're going to continue with the design work preparing for that public meeting in May, so that's continuing.

Mr. Horcajo: Okay. Thank you very much.

Ms. Betts Basinger: I have one more question please Chair.

Mr. Horcajo: Okay, go ahead.

Ms. Betts Basinger: Again in, I'm trying to get my arms around this requirement for the parking structure, proving the benefit to the merchants in Wailuku – was there also a broader discussion about the benefits of a parking structure in our capital town for the entire citizenry?

Mr. Gerdel: Right. Yeah, I think there was some discussion also about helping to serve the needs of the County employees and also the residents, so it wasn't only focused on that.

Ms. Betts Basinger: Well good because it does serve a broader purpose than just the merchants. Thanks.

Mr. Gerdel: Thank you.

Mr. Horcajo: Thanks Morgan. I guess I want to make a comment because, again, I did meet with the Mayor on Wednesday with Erin Wade and Michele, Deputy Planning. And I guess in maybe an answer to your question, Alexa, what I got reading between the lines from the Mayor, is that he wants to be sure that the public funds being spent whether it be for the parking structure or anything else, provides the best use of public funds. So if we can prove to him, I guess, however, if it's possible, that by building the structure there's a measurable benefit to Wailuku and the greater Maui nui. It sounds like that's what he wants to focus on.

Ms. Betts Basinger: Good. Thank for that.

APPROVED 03-18-2011

Mr. Horcajo: So that's where we're kind of at.

Ms. Betts Basinger: Because I didn't want to think he just wanted to see proof that it would benefit the merchants in Wailuku. Thank you.

Mr. Horcajo: Okay. Alright, so Chair wants to move on to agenda item D2, Market Street Improvement Project. I understand Yuki is not here, but submitted a testimony or something.

2. Market Street Improvement Project, Phase II through Happy Valley Update on project progress, public relations and schedule. (Yuki Lei Sugimura, Public Relations)

Ms. Erin Wade: Just as an update for the Happy Valley Market Street Improvement. She said it was 99% complete. They're doing a punch list right now for the final remaining items with the contractor, and at next month, they should be able to say they're officially complete. At this time no additional ribbon cutting ceremony or anything has been discussed that I'm aware of.

Ms. Betts Basinger: Great!

Mr. Horcajo: You know what, let me open it up to public testimony. Is there any person who wants to testify on this agenda item, Market Street Improvement Project, Phase II? Alright thank you. Erin or Alexa.

Ms. Betts Basinger: Yeah, Erin, just a quick question. Did she report or is there the opportunity for someone on the MRA or you as our staff to accompany Yuki when they do the punch list?

Ms. Wade: Certainly.

Ms. Betts Basinger: Because I would be interested in what that would entail.

Ms. Wade: Okay, I'll find out.

Ms. Betts Basinger: Thanks.

Mr. Horcajo: Katharine?

Ms. Betts Basinger: So they haven't had it already.

Ms. Wade: Correct.

Mr. Horcajo: Okay. If you don't mind, we're going to move onto agenda item D3, discussion of action charts in the Wailuku Redevelopment Plan. I'm going to have Erin, I guess, refresh our memories why this is on the agenda.

3. Discussion of the Action Charts in Wailuku Redevelopment Plan.

Ms. Wade: Sure.

Mr. Horcajo: Excuse me a second. Did you folks – do we have extra copies of this up there?

Ms. Wade: Yeah.

Mr. Horcajo: This is what we're looking at. I've got an extra copy here if there's not enough up there. Sorry.

Ms. Wade: Through the last couple of meetings, we've been talking about incorporating some of the thoughts and ideas we've had over the last two years both when the MRA had its strategic planning in 2009, and then the 2010 market base plan.

Again, in 2009, the MRA did a strategic planning exercise. In 2010, a collaborative of organizations hired a national consultant to do a market base plan for Wailuku which came up with a series of recommendations. At this point, the MRA is trying to determine what of those things filter into either an updated redevelopment plan or perhaps now the door is kind of open for a business plan, and what form that may take. So the document before you is the things that are in white come directly from the existing Wailuku Redevelopment Plan. Those are tasks that has been identified in the plan to be accomplished with the MRA generally taking the lead. And the text in there, the regular text is what is stated in the plan, and if there's an italicized text in that section, that's basically a status comment, what the status of each of those. And then you'll see, too, there's several columns adjacent to that, that check marks when it should be completed or has it been completed, and who would partner with the MRA.

The additional orange, the comments that have been identified in orange, you'll note, don't have like an LUC-6 number or anything. They say the location of those suggestions. Most of them did come from the PUMA study. At the back, there's several that came from the strategic planning exercise related to outreach and communication.

So today, the goal of the MRA is essentially to go through this document and determine

APPROVED 03-18-2011

which of these items is still relevant in terms of a task for the MRA to focus it's efforts on, and which new ones might be identified for requesting for either additional funding, applying for grants, or just focusing attention of the community towards.

Mr. Horcajo: Okay. Before the Chair opens the floor to public testimony, I wanted, if you folks are looking at this chart, look on the back page, market development action chart, MD-4 or even MD-3. For me, I guess, in hearing what was just mentioned coming from the Mayor that he wants to, I guess, be sure or feel like there is a benefit to the community here. I believe that these items are maybe areas where we may focus on, which I believe is what he's talking about, is looking at the market development side to prove there's a worth to having the structure built. So keep that in mind as you provide any public testimony. So the Chair will open the floor to public testimony. Again, identify yourself and if you represent a group, the group you represent. Richard Dan? Please come up to the mic, introduce yourself.

Mr. Dan: Hi. My name is Richard Dan. I'm a merchant on Market Street. From what I'm seeing is that they're dealing with --. They want some sort of how it's going to impact us? How it's going to benefit the merchants on Market Street? Is that what I'm hearing? How more parking will help business? They want us to explain that to them? Maybe I'm misunderstanding. What are you saying Bob?

Mr. Horcajo: Well, I'm just relaying what I thought the Mayor was saying. So, Erin, if you want to.

Ms. Wade: Well, in part, he did request the ability to quantify.

Ms. Betts Basinger: Point of order Chair.

Mr. Horcajo: I'm sorry.

Ms. Betts Basinger: We're just taking testimony.

Ms. Wade: Okay.

Mr. Horcajo: Alright. We'll talk about it.

Mr. Dan: My testimony is I got a question about, are they saying that we have to prove to the Mayor that adding parking will increase business? Is that what he said? That's my question. Now, if he did say that, that's ridiculous. Oh, this also talks about some new layer of bureaucracy that I've been hearing about. This thing called the CDC. I remember reading about in the PUMA report. The one thing we don't need is another layer of

APPROVED 03-18-2011

bureaucracy. What we need is to see action. You guys have shown no significant action in the last 12 months with regards to immediate parking needs except for the additional parking spots that were found in the larger parking lot. You've done nothing! Not one thing has been accomplished. Do something!

Mr. Horcajo: Any questions for the testifier? Any other testifier for this agenda item?

Ms. Perreira: Point of clarification. We're talking about this, right?

Mr. Horcajo: We're talking about the action chart, yes.

Ms. Perreira: Okay, don't start my time yet. I'm asking a question. We would like to make some comments. We are going to once again express concern that we have anything listed as PUMA or CDC on an action or a redevelopment plan chart because we do not know where the current administration stands on a community development corporation, number one. Number two, we don't know if somebody accepted the plan and we don't understand how it's incorporated on the chart and why it got incorporated on the chart. If we were to look at this, and I'd like to focus on each individual case.

The vehicular pedestrian circulation. When we talked about expand transit connections, et cetera, I believe that's a new task to be added. It's a general planning initiative and part of the Maui Island Plan. Again, some of these items that are listed I have them in gray. I think, based on what Corporation Counsel told us at the last meeting, it's a substantive change into the Wailuku Redevelopment Plan so that triggers are we going re-look at the whole process of the Wailuku Redevelopment Plan.

Under Urban Design Beautification action chart, UDB-3, there's a notation here about CDBG application process moving forward. I don't understand that because, again, at the last meeting we had comments from CDBG that you have to do the plan, update the plan, and then it was said by Corporation Counsel that if you do that, you have reinitiate the whole process and I think there's a little confusion on that. Then explore civic purchase or adoption of remnant parcels. It's listed under PUMA but I just want to state for the record that some of these things under PUMA have long been put forth to the MRA and it's not just PUMA's initiatives. In fact, it's a community partnership efforts that's been brought forth by the community, and supported and incorporated by the Maui Redevelopment Agency.

Under Infrastructure action chart, where you're talking about develop a program for the public to bear the responsibility of infrastructure inadequacy. *(Two and a half minutes public testimony time limitation.)* Mr. Chair, I really have to get through this. It's very important.

APPROVED 03-18-2011

Mr. Horcajo: I'm sure we get to ask you question, but let's follow the rules first.

Ms. Perreira: No, but I –

Mr. Horcajo: Go ahead.

Ms. Perreira: Thank you. I'm almost done with the chart, and I'm sure you want this. For the public to bear responsibility of infrastructure inadequacy. We're talking about huge amounts of money. The public means who? All citizens? Does it mean people that are just in 500 square feet? I don't know of any official notice given to property owners within 500 square feet to discuss this. And if means the broader public, certainly a public meeting would have to be discussed.

Then on Market Development action chart, where it says explore the feasibility of developing a public market on the remnant parcel. Our organization has always stood for having, as I've said, a sensitively designed, multi-use parking facility that had an economic development component. We also stated, and in concurrence with the County Council, that there has to be a public use on that parcel because of the nature of why that parcel got taken. People had to move from their homes to accommodate that. So if we're going to have a discussion on public market, you certainly need to have Council's input because it's publically owned property and involves a vast amount more citizenry than people just in a particular, in a small area. It involves the entire County.

Mr. Horcajo: Can you conclude your testimony?

Ms. Perreira: Yes, I can conclude. Lastly under communication, education and outreach, quarterly reporting. I am wondering about your quarterly reporting. I haven't seen any quarterly reporting and I'm also noting that this is a segment that you're adding to the Wailuku Redevelopment Plan. And I think this is substantive change once again, and I think that would trigger again a new process as what's stated by the Corporation Counsel. Thank you for the opportunity to put forth the concerns that we thought.

Mr. Horcajo: Okay, thank you. Any questions for Jocelyn? Any other public testimony on this agenda item please step forward. Okay. Members, questions of Erin? Questions or comments? Who wants to start?

Ms. Betts Basinger: I guess I'll start Chair by asking to the benefit of Katharine and myself and others your experience at the meeting with the Mayor.

Mr. Horcajo: Me?

Ms. Betts Basinger: Weren't you together?

Mr. Horcajo: On the first day.

Ms. Betts Basinger: So, I'd like to hear from both of you.

Mr. Horcajo: Okay. As I mentioned earlier, I guess, I met with the Mayor on Wednesday. It was more what I thought was going to be more about the parking structure itself. And he made the same comment as it sounds like happened on Thursday regarding this measurable benefit to the business in Wailuku. He made the comment to us, and I'm assuming now he did the same thing with the design group. So, you know, I talked about different towns, you know, Paia, Makawao, Wailuku. Every town is a little bit different, but his focus again, he's the Mayor, his focus is, what I felt was reading from the lines that there was a benefit. He mentioned during his last term, and he also talked about different administrations, how they tried to focus on getting more parking in the town. I told him I believe we have the same goals, you know. I had mentioned when Linda Lingle was here I remember she was talking about getting parking at the Alexander house. He said when he was Mayor, he attempted to do the same thing. As you know, he attempted as Mayor to deal with buying One Main Plaza. He also mentioned his current attempt in working with Maui Medical and I think that was brought up by Erin last year sometime about doing a joint parking lot project which would basically fill the needs of what he felt was County and State employees as well with Maui Medical Group. He mentioned having that when he was Mayor, I believe, that a survey was done that indicated in his mind two-thirds of the municipal parking lot is being used by County and State employees. I'm assuming he meant the 12-hour parking stalls which means maybe roughly 70-75 of the 126 or so, 12-hour stalls are used by County and State employees. I thanked him for being forthright in acknowledging that part of the problem to some degree was that they were government employees parking in the stalls. But I also said that the direction that the MRA and the public is heading now was based on public input for the past 10-years. The charrettes that involved a lot of groups, and what I knew, I wasn't around then, was that this direction of the parking structure was based on 10 to 15 years worth of work and it was based on the assumption that the County and State workers are also using that parking lot. If you look at the studies done by Chris Hart, by other folks. But I said it's his call if he feels that maybe that is not the direction he wants to go in because he feels maybe the money is best spent in another location for parking.

You know there's been so many parking studies that different administrations have done throughout the years. The last one was the campus plan done by Mike Munekiyo's office in 2009. That, if you folks haven't read it, it suggested that the municipal parking lot is the location for a County building and parking for County employees. But they also had options of the Kaohu Street parking lot, the base yard down the bottom, even right below the

County building here.

So, you know, that's what I got out of the discussion. You know, he's got to deal with budget soon. He's got to get it to the Council, what, March 15th, so he's trying to figure out what's the best bang for the buck, and not just Wailuku town, but everything else knowing that revenues are going to be dropped. But that was my interpretation of the meeting.

Ms. Betts Basinger: And you said us. Who else was at that meeting?

Mr. Horcajo: Erin Wade and Michele McLean, Deputy Director of Planning.

Ms. Betts Basinger: And you were there representing our body, the MRA?

Mr. Horcajo: I'm assuming so. Is that right?

Ms. Wade: Yes.

Mr. Horcajo: Yes.

Ms. Betts Basinger: Did I miss a meeting where this body authorized that representation? It doesn't matter. Okay Erin.

Ms. Wade: Okay, just for clarification, the Mayor requested the meeting. But I would say my impression was extremely similar to Bob's. You know the quantitative data that he asked for it turns out to be extremely helpful that we have the market base plan. You know, the market base plan indicated we have \$40 million a year leaving Wailuku that could retain if we did some things better. And 69.1% of survey respondents said we don't come because of difficulty of finding parking. So we can certainly provide some type of quantitative analysis that indicates there's a huge demand for parking.

Honestly I was inspired by the conversation with the Mayor. I think the big picture approach to revitalize Wailuku is important, you know, that I don't think anyone feels that a parking structure is a silver bullet. It is an important component of improving Wailuku for the community, but you know, we do need to keep perspective that just says Ms. Perreira said, you know, you need the economic driver in conjunction with the parking structure. And I think that was his emphasis more than anything else.

I was very pleased that he was willing to consider public/employee parking. That hadn't been on the table as far as I knew up until now, and he was talking very seriously about doing at least some short term employee parking. So when Ms. Perreira asked a question about would there be some interim accommodations, that could be something that it might

APPROVED 03-18-2011

not be done within the core of Wailuku to support the businesses, but it would alleviate the stress on the core. So, I think perhaps it actually opened up more opportunities than we had originally been focused on which I consider a positive.

Ms. Betts Basinger: Just my own recollections on the MRA and prior to being on the MRA, there have been numerous discussions that the MRA has had about public parking options including at the Bailey House and Kawaihao Church parking lot. So it's not a new issue and I'm glad this Mayor is looking at that.

Okay, so overall it sounds like, well, it sound like you feel positive.

Ms. Wade: I do.

Ms. Betts Basinger: As it relates to the MRA's position. And of course, that's why we're here for. Bob, do you feel it was positive for the MRA?

Mr. Horcajo: Sure. Exactly. You know, we have our bible. This Mayor is asking us to change focus. The last Mayor asked us to continue working on the parking structure. She got the EDA funds, and that's what we've been doing a lot over the past whatever year or two. This Mayor is considering maybe refocusing because he's willing to look at employee parking that has been attempted before even by himself, but maybe a lot more forceful to alleviate the actual parking at the existing parking lot. So I think it's again –

Ms. Betts Basinger: Positive.

Mr. Horcajo: It's all positive.

Ms. Betts Basinger: Okay. Just so to be clear, he's just suggesting that as we were moving into prioritizing the parking structure, he wants us to sort of de-prioritize it and look at some of our other existing tasks and prioritizing those? Like alternative parking plans? If he suggesting MRA move in another direction, it would have to be a direction that's in our bible because we can't do something that we're not authorized to do. So I'm just wondering is he just asking us to look at some other task area?

Ms. Wade: I think the direction we were given was more to the effect, you know, people don't come to a town to park. They want to come for a reason beyond a parking structure. So in addition to providing a parking structure, give me more of reason why I would want to come to Wailuku. And maybe it's the public market, but it's certainly something on the component or remnant parcel that he would like a little bit more direction from us on. It might be a lot more what Bob was suggesting direction in this market development chart. How can we better help out the existing businesses? How can we better recruit new

APPROVED 03-18-2011

business? That sort of a thing. And what are we targeting? You know, in terms of the niche that was defined in the market base plan, what's our next step for enhancing that niche?

Mr. Horcajo: You know what, and let me add something too. The Mayor talked about the anchor tenant, you know, the Safeway, the whatever, the border and stuff. And for me, it's like the chicken and the egg thing. I mean, the anchor tenant is not going to come here. I said, hey look, Costco doesn't go to a place, or Target, unless they know there's enough of traffic before they even consider going to these locations. Same thing with an anchor tenant here, whatever he determines that is. So, as you folks as anybody who has been involved here for a long time knows that we're more than niche market. We're more the Makawao town, Paia town niche market.

Ms. Betts Basinger: Capital towns.

Mr. Horcajo: Right. Capital towns for that kind of retail market. We're not the major anchor tenant.

Ms. Betts Basinger: We're not a shopping center.

Mr. Horcajo: We're not a shopping center. Exactly. Any way, I hope, does that answer your question?

Ms. Betts Basinger: Well, it does, but as we move forward with our work today, which I'm anxious to do, I want to feel kind of clear that, you know, we are an agency that, and we all know this, we're an agency derived and birth in law, and gone through all the approvals, and permission, and authority from our County Council, and this is what we're suppose to be doing. This transcends political changes. It doesn't mean that our plan, you know, that we can't move from one priority to another based on political will at any given time. But before we start looking at, oh, because we have a new administration, we're going to switch. I'd like to carefully look at what our priorities have been, and if we as a body want to change those. So you all know that I'm not in favor of doing anything that requires this authoritative document to be dis-functional or unfunctional. So that's what I was trying to get, that we don't change with the winds. I mean, this was passed in 2000 by our community. And our community and Council and tons of people said this is what we want in the MRA area.

If the market study done by PUMA which we requested had indicated in any way that the public was still not in alignment with the crux of our plan, then that would be something very serious to talk about. But it didn't. Essentially the PUMA study gave us newer marketing numbers that even proves more about the needs for parking, et cetera; and gave us a lot

APPROVED 03-18-2011

of ideas for newer approaches to economic revitalization particularly in an ability for us to sustain ourselves through TIF, et cetera, and be a driving force. So, if I dwell –. I wish the Mayor were here, and I could ask him directly, but thank you. I depend greatly on your reports of the meeting.

Mr. Horcajo: Okay. Katharine, any comments before Erin guides us as to where we start here? But before, I guess, we start, for me, Alexa, yeah, this is our bible. I mean, for me, I look at MD-4 as maybe where the Mayor wants us to – shouldn't say re-focus – but spend maybe more time focusing on that. But, Erin, what do you think?

Ms. Wade: That's kind of up to you folks if you want to go through this line by line, or if you, you know, in terms of the feed back we got from the Mayor's Office, the understanding that they're in budget, identifying who they're going to give what money at this, and the fact that he's requested a business plan that's quickly implement – although I don't know I can say quickly implementable – but a very focused approach to Wailuku revitalization. This is, I mean, right now, it's a great first start as far as I'm concerned. But what I would like to do kind of today is identify which of these things are a top priority to you. If any of these x's need to move or if any, as Ms. Perreira was saying, if any way that this has been identified like as PUMA or things like that you want to change the way it's been denoted, let's talk about that today.

Ms. Betts Basinger: Okay. That's exactly what I would like to do too, and in particular with those items that are being proposed on this report as becoming new tasks. Because if it's a new task, it's going to trigger all the things that I, for one, don't want to see. And so I would like to focus on the ones that you've added that are suggestions from PUMA. If we look at each one of those and see if there's a place that already exists, where it fits.

Ms. Wade: Thank you for bringing that up. Actually, James and I did take the time between these two meetings to go through each of these tasks as identified and determine if there was a place within the plan that would allow for it. There was only one, the bike racks issue, was the only thing I couldn't tie specifically to something in the plan.

Ms. Betts Basinger: Hallelujah! Only one.

Ms. Wade: So, I don't think that we felt like any additions or adjustments to this would necessarily have to trigger the update.

Ms. Betts Basinger: Great! So then that's all we need to do. Thank you for doing the work in advance. So if we can just go through each one, and you tell us, Erin, what section it would fall under our existing plan. And if it's already a task, then we need to do nothing.

Ms. Wade: Uh-huh.

Mr. Betts Basinger: Great!

Ms. Wade: And also folks if you can tell me like to what degree you're prioritizing each of these things.

Mr. Horcajo: Sure.

Ms. Betts Basinger: Katharine, do you have your bible?

Ms. Popenuk: Probably, yeah. So just for clarification, that what you're talking about was that this request for a business plan, you're saying that is eventually a redirection of our task?

Ms. Betts Basinger: Well, that's clearly what I heard both our folks here say that it was clear that this Mayor might be wanting us to, as important as parking is and as important the parking structure is, there are other things that are equally important. And I think we need to go full bang in defense of the value of the parking structure. Absolutely. That's our task. But it's good to know that he might want to hear more reasons for being for the MRA than just that.

Ms. Popenuk: And then that sort of spurs my next question was what is the business plan? How do we interpret what a business plan is? Is that not already sort of what we're doing by – and I don't know if this is like a real question or not, like a statement, I'm asking as a question – is that like all of these tasks that we have here, aren't they sort –?

Ms. Betts Basinger: You're right. This is a business plan. This absolutely is exactly a business plan. So, I would feel more comfortable as time goes on in the new administration to have that more clearly clarified. You know, this is the business plan for the whole Wailuku area. Right here. So if there's something different or if he just is looking for dot points that highlight more of an alignment with his perspective approach during his administration.

Ms. Wade: Can I comment on that?

Mr. Horcajo: Go ahead.

Ms. Wade: You know, in it, in the development of any business plan, you have to look at your organization's capacity to complete those tasks. And the MRA, we have struggled

APPROVED 03-18-2011

with how do we get full-time staff, how do we get part-time staff, how do we hire a consultant. All of those things have been a challenge which he acknowledged. He actually said, you know, if I felt like there was a – if he felt like we had the ability to organize constructively for a business plan, that he felt a full-time staff with the MRA was an excellent move in the right direction, and that we need to look into how to do those types of things. But if we don't have a direction, you know, why give people the capacity if they don't have any goals, right? Which I don't think he's saying. He's just saying what we need to know is specifically what will you do if we give you all these tools.

Ms. Betts Basinger: So do you think he probably – Allan, I know this is on minutes and you'll probably never read them, but if you do – do you think he has read this plan? Has he read what the mission of the MRA is and how it came to be? And if he hasn't, that's okay. He's really busy. But maybe that's what our job is.

Ms. Wade: You know, he didn't say specifically if he had or had not. I would say he seemed extremely knowledgeable about the district, and about the goals and priorities that were identified in the plan. So he certainly didn't seem like any stranger to the content of the plan.

Ms. Betts Basinger: And in his last administration he was very involved in revitalization of Wailuku. He was a huge partner to us at Lokahi Pacific, on our redevelopment plan of the Blue Hawaii Building, and other things. And parking, which Richard will remember. Okay.

Mr. Horcajo: I just want to add to what Erin had said about the Mayor's comments, again, because this is budget. But we did talk and he offered to use the, whatever, wealth or time of the existing full Council to work towards, to find the legal path by which the MRA can expand if that's the route that he and we all feel should happen. So that was a good sign as well.

Ms. Betts Basinger: Cool. That's very positive. So, I'd like to follow Erin's lead then, and go through each one and hear where she and Corporation Counsel, Mr. Giroux, felt that it should be housed in our plan.

Ms. Wade: Well obviously everything that has a plan number, the LU-1 and such, has already been established in the plan. Did you want me to go through those?

Ms. Betts Basinger: Maybe you can just take like the first PUMA and just arrow up what LU category or what other category it fits.

Ms. Wade: Okay. In the update of the Wailuku Redevelopment Plan, it that was something the group chose to do, you know, under any of the land use priorities, we felt like that could

fit. So even if it didn't speak specifically as a task, it does have this general language in each of the elements.

Ms. Betts Basinger: As an administrative requirement.

Ms. Wade: Right.

Ms. Betts Basinger: Okay.

Mr. Horcajo: So specifically, what are we talking about? I mean, if you look at this LU-1 to LU-6.

Mr. Tom Cannon: Mr. Chair, could I answer a point of clarification?

Mr. Horcajo: Yes.

Mr. Cannon: Isn't so that the CDC would be a significant change to the Maui Redevelopment Plan that's been accepted at this point?

Mr. Horcajo: If this body decides to accept that as a policy change. Yeah.

Mr. Cannon: Okay. Thank you.

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: We're just going through the process. But before I forget, actually, my mistake too. My intent was to have Erin kind of talk about it first and call for the floor to public testimony, so if I can do that now. That was my mistake. So, anybody wants to have public testimony please step up, identify yourself in the mic.

Mr. Dan: So I want to make sure I got it straight. The Mayor says prove to us that parking will increase business and by how much? How do you guys plan to figure out this quantitative question of how much? That's my question.

Mr. Horcajo: Okay.

Mr. Dan: I guess I ask for a point of clarification.

Ms. Betts Basinger: Oh, you did ask for point of clarification.

Mr. Dan: That's what this is. That way maybe you can answer the question. Another thing,

just for you guys to think about putting on is I find that advertising bring people to Wailuku. It does a good job of it, and I think there should be some facility for offering co-op advertising. The merchants that put up “shop Wailuku” on the bottom corner on one of their ads. It’s kind of like a lot of vendors do. I think there should be a co-op advertising thing going on. It makes a lot of sense. I’ve said this, I don’t know, 15-20 times before, so I’ll say it again.

Mr. Horcajo: Any questions for the testifier?

Ms. Betts Basinger: No.

Mr. Horcajo: Richard, I have a question for you please. I appreciate your comment, again, I guess, about co-op advertising. Have you as a merchant been working with other merchants on the street, WCA about co-op advertising? Have you done it before?

Mr. Dan: When on the board of directors at WCA we talked about it. Nothing ever came of it. I know of no co-op advertising available. I’m the major retailer on Market Street and have majority of retail spaces on Market Street between Market and Vineyard. If there was something available from WCA I’m sure one of them would have told me about it.

Mr. Horcajo: Okay. Thank you. Please.

Ms. Perreira: Jocelyn Perreira, Wailuku Main Street Association. We concur that co-op advertising should be one, but we also think there should be some plans because I cannot believe that the Mayor actually said you’ve got to prove to me. But any way, beside co-op advertising, I really think that we should look at how to develop ways to put funding back into the product which is another way of advertising. It’s not just marketing advertising dollars, but how do we put money back into the town that supports advertising itself. And that means in the form of giving and creatively thinking about putting together some loan pool kind of dollars initiatives, some kind of rehabilitation tax credits and those kinds of things. We need to be focusing on those kinds of things because if we spruce up the town and keep it up, it is going to make the town attractive, warm, and inviting and people like to come to those kinds of things. We know that it’s not just a question of parking, it’s a question of a variety of things. It’s not just events. I don’t believe – I think what Commissioner Basinger was trying to say is it’s not only – and I don’t believe the Mayor intended to say it’s only for the merchants. It’s for the public in general because he has to justify the dollars not only for a few people. Because if you’re going to try to justify dollars, we’ve been here and done this already. And the comment is always, well, you cannot justify doing it for a just a handful of merchants or what have you. You have to make a case where this is benefitting a huge amount of the citizenry of Maui County, and I think that’s what he was meaning.

APPROVED 03-18-2011

And so in trying to do this, we have to spur and generate and make this a real destination area. And that can be not only in the form of what's good for business, but also in keeping with and thinking about the campus study and everything else that was done and knowing where the Council's mind was in trying to utilize that property, okay, for some kind of government purpose. That's why this comprehensive economic component is really important with that particular structure. So government is a component and, gosh, there's one more thing. So, I think we have to try to look at the broader thing because I think maybe he was thinking because you brought in the fact about he was talking about Maui Medical Group lot and all of that. So that means that the Mayor is looking at a very broad brush picture of Wailuku. And I know he's probably looking at maybe the development of the critical mass that's around Wailuku, so therefore, you would be looking at a much broader, much deeper, and you're not looking at just one street or one block. So that's what I want you guys when you're thinking about what we're doing, try to think about it in the context of the broader scope. Thank you.

Mr. Horcajo: Thank you. Any questions for Jocelyn? Okay, thank you. Any other public testimony please? Dave?

Mr. David Ivy: David Ivy, Vice-President of Wailuku Community Association. We met yesterday, the board, and we're finalizing an agreement with Maui Medical to use their parking at the First Friday event. Initially we're going to offer it to all the vendors so that we don't have vendors parking on the street, and then we'll see. We're just going to play it by ear and see how it goes the next couple of months, but we're going to have that parking available for First Friday. And that's an agreement that's in process. We're providing certificate of insurance and stuff so we can use that parking lot.

Also, we're approaching Hilton Unemori to see about using Kimura's lot, behind that building, at 140 Market. So we're trying to alleviate some of these problems. Partly in response to Richard Dan's complaints, and mostly because the event has just taken off so much. Oh, also, the nature of the permit has change for this next month. We will now have the authority to actually tow cars. We don't plan to tow cars, but we have the authority to do so. The Police requested that as a matter of safety that we get the cars off the street during the street closure hours, so we're going to have flyers and offer the Maui Medical parking to the people who are on the street. They're still on the street at five o'clock. We're going to have a map on there and tell them okay, time to move your cars up to Maui Medical. And so the cars are going to be off the street during the event, so some progress any way.

Mr. Horcajo: Thank you Dave. Any questions for the testifier?

Ms. Betts Basinger: Yeah, just a comment. Thanks David for being here, and I'm so glad

APPROVED 03-18-2011

you're here on the same day as Richard. And Richard just automatically got all his, most of his concerns, answered partially.

Mr. Ivy: Yeah.

Ms. Betts Basinger: Do you two know each other?

Mr. Horcajo: No, please, talk outside.

Ms. Betts Basinger: Thank you. You know, it's thrilling. I've been away and I just came back, and it's thrilling to know that Wailuku as a destination, as Jocelyn just said, is happening with the First Friday event being written about in the New York Times, San Francisco Chronicle, and other national and global, on the internet, sites. So our little Wailuku Main Street events –

Mr. Ivy: The event has really taken off. Bob Horcajo. That's you and Kainoa, for your efforts with the beer garden.

Ms. Betts Basinger: Thank you.

Mr. Horcajo: Katharine, any questions?

Ms. Popenuk: No.

Mr. Horcajo: Dave, I have a question. Erin had answered the question to Richard Dan about the Lahaina event and the Police do different things regarding, I guess, starting March she had mentioned putting something over the existing two-hour parking whatever sign.

Mr. Ivy: Yeah, we're going to bag the signs and there will be a notice that says you have to move your car, and now it's official. We tried to do it unofficially, and now, as a matter of safety, the Police requested that we clear the street. There's just too many people to have cars parked on the street.

Mr. Horcajo: Okay. Thank you very much. Any other public testimony on this agenda item? Only if you're adding something different.

Mr. Cannon: Tom Cannon. Chairman of the Wailuku Main Street Association/Tri-Isle Main Street Resource Center. I just want to reiterate that we are not in favor of the CDC idea. So seeing it on the matrix concerns us, and this is for a number of reasons including the one that Mr. Dan mentioned. The merchant who manages her owns eight different parcels

APPROVED 03-18-2011

in Wailuku. That it would add an additional layer of bureaucracy and we're concerned about that because we don't see the benefit.

Mr. Horcajo: That's it? Okay, any questions for Tom Cannon? Thank you Tom.

Mr. Cannon: Thank you.

Mr. Horcajo: Richard, identify yourself and again this is a different item.

Mr. Dan: David brought up a couple of things. This is Richard Dan. One was at five – maybe I misunderstood him, but he said at 5 p.m. they're going to close Market Street. Oh, it's going to be six.

Mr. Horcajo: You folks, please don't. If you guys want to talk, talk outside.

Mr. Dan: Then the other thing is they didn't address – now, I'm going to state what my understanding is, and it's suppose to be six o'clock because I'm open till six o'clock. The banks are opened till six o'clock and they shouldn't be going ahead and putting cones in front of spots while my customers are trying to park. That shouldn't be happening before six. The other thing is he didn't mention or address anything about stages and how inappropriate they are to being on the street. It should be in more appropriate areas. Does anybody here have anything to say about that?

Ms. Betts Basinger: I have one comment Richard, he's right here. I think you guys ought to talk. We can't help you. Thank you.

Mr. Horcajo: Okay, any questions for the testify? Thank you? Any other public testimony? Alright, thank you very much. Alright, sorry for that. Erin?

Ms. Wade: We're now on update the Wailuku Redevelopment Area Zoning and Development Code, and you know it mentions an LU-6, to adopt the small town development code and we didn't see any reason why we couldn't update it.

Mr. Horcajo: So you would add this under that?

Ms. Betts Basinger: Under LU-6.

Mr. Horcajo: Or no, or just that stays the same is what you're saying. This is just delete it?

Ms. Betts Basinger: It's where it would fit.

Ms. Wade: Where it's authorized essentially.

Mr. Horcajo: So my point being, it's not we're adding the four words here. It's already in place is what we're saying?

Ms. Betts Basinger: Kind of and like as the MRA interprets that task, this becomes one task and it doesn't require a change to the plan. It's already, sort of authorized. And they found that it fits under LU-6. So if the question is do we add the verbiage as an update or not, I think we should talk about that.

Mr. Horcajo: Well, that's what I'm asking. No, we're talking about it now, right? That's kind of what we're doing?

Ms. Wade: Well, that question speaks to what we're doing. I mean, are we just going through this to get the where does the connection fit in the plan? Okay, that's all we're doing right now.

Ms. Betts Basinger: Keep it simple.

Mr. Horcajo: Katharine, any comments?

Ms. Popenuk: Question. So what triggers like an official change? Like if we take update or take the revamp development review process or something. We found a place where it fits in, right? Do we just add that text in there? Does that trigger something?

Ms. Wade: Well, I can't actually update the redevelopment plan with these things without triggering that process. You know, we would have to essentially this would have to be a document independent of the Redevelopment Plan, and it will have be the extended direction or something of the Redevelopment Plan. But it can't be the Redevelopment Plan without updating.

Ms. Popenuk: So the verbiage can't be included.

Ms. Wade: Right.

Ms. Popenuk: But we can still pursue these tasks.

Ms. Wade: Well, and as we said related to tax increment financing, the beauty of a business plan is you have to adopt or incorporate a plan with your tax increment financing. So these elements that will be supported by the Wailuku Redevelopment Plan, we can pull out which of these things specifically are our next tasks identified under the Redevelopment

APPROVED 03-18-2011

Plan. Instead of adopt the small town code, it's update the WRADZC, and that is the business plan element which is independent of the redevelopment plan. It's getting a little convoluted. I understand, but that prevents having to go through the whole Redevelopment Plan update.

Ms. Popenuk: So that becomes the business plan, and that's a component of the TIF.

Ms. Wade: The TIF. That would be my suggestion if that's what you'd like to do.

Ms. Betts Basinger: And the exercise we're doing today is to stay true to the plan itself that was put into effect in law and by the community. And they have worked on this and they're going to tell us where that stays consistent with our existing plan.

Ms. Popenuk: So it's just a matter of is it within our big idea concept of what we're here for.

Ms. Betts Basinger: Is it in our kuleana or out?

Ms. Popenuk: Okay, I get it.

Mr. Horcajo: But let me say this. I guess Erin had brought it before. So right now, Erin, you feel comfortable that when we talked before the options are leave what we have.

Ms. Wade: Yeah.

Mr. Horcajo: Do a TIF which is really one of our tasks any way.

Ms. Wade: Yeah.

Mr. Horcajo: And that would supplemental to this existing WRP.

Ms. Betts Basinger: Part of the task, yeah?

Mr. Horcajo: Right. We don't care about changes to census or update or that kind of stuff to time line. You're saying that's okay.

Ms. Wade: That's okay for the TIF.

Mr. Horcajo: For the TIF.

Ms. Wade: I mean, what that does is it gives us the identification of how we're going to spend the money. It doesn't really have any weight related to asking for grants or anything

APPROVED 03-18-2011

like that. They're still going to want their updated redevelopment plan. But for now, to do the TIF, if you would like instead to do this business plan that goes along with the TIF, we have a program to do that and it falls underneath this. I would like to say, though, real quick. I read these first two, and I –

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: We're on the Land Use action chart, the first two PUMA things. I would agree with both Ms. Perreira and Tom Cannon that, you know, we couldn't delineate a CDC there and then say that that was in fact, you know, under the Redevelopment Plan. It was never conceived of in the Redevelopment Plan.

Ms. Betts Basinger: I agree with that. And just for further clarification, there is a difference which I think got lost for a while between a simple update, you know, a status update, meaning the original plan said task one would be completed by 2005. Well, it wasn't, so we're going to extend that to a two or more year out. Those are not substantive changes from the plan, and those we can do. And that was our first exercise just to go through and say, oh, we did this one, let's check it off. This one we didn't, so we need more time. The CDC issue in the same vain, there was no CDC when this plan was put into law and there still is no CDC. At such time as there maybe in the future, then I think that would be non-substantive change to add another potential partnering agency. But that's something down the road. So I would agree that CDC needs to be taken off of all of these actions, wherever it appears.

Ms. Wade: Okay. The next one is revamp redevelopment review process. We felt that that would apply under both LU-5 and LU-6. Same with provide select building code relief.

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: Under the update WRAZDC for LU-6. Okay, we're again, to the Urban Design and Beautification action charts.

Mr. Horcajo: Did we pass Vehicular?

Ms. Wade: Oh, I did. I skipped it. We're on Vehicular and Pedestrian Circulation. Yeah, this one was tricky one, wasn't it James. Explore options –

Mr. James Giroux: Some were harder than others.

Ms. Wade: Explore options to acquire land and develop public parking in Happy Valley. We actually had to go back to the general statements under Vehicular and Pedestrian

APPROVED 03-18-2011

Circulation. You know generally it talks about providing accessibility which certainly convenient parking does that – creating functional linkages.

Mr. Horcajo: It talks about satellite parking in here somewhere too, right?

Ms. Betts Basinger: So that's already included and part of the policy statement in general.

Ms. Wade: Right.

Mr. Horcajo: No, but I'm going to check to be sure. I thought it talked about satellite parking.

Ms. Wade: It says under C, parking, one, increase and maintain parking supply. It says, at the Wailuku Municipal lot and other sites. 29, C1. So while it didn't fall under a specific task, it's certainly not contradictory to the plan. You know, I actually did a word search for a satellite in the document to try to find it, and it didn't –

Ms. Betts Basinger: Wailuku Municipal Parking Lot and other sites. I think that's all incorporated.

Ms. Wade: The "and other sites" does it.

Ms. Betts Basinger: And we want to keep it broad like that.

Ms. Wade: Same thing with the establish a parking district throughout downtown Wailuku. We felt that the maintain parking supply would be okay. You know, and that's again, under C1.

Ms. Betts Basinger: Thank you.

Ms. Wade: Development transportation demand management strategies, we had to go back to provide accessibility. So this was the introductory statements under element two.

Mr. Horcajo: That's page 27.

Ms. Wade: Page 27.

Mr. Horcajo: Page 27.

Ms. Wade: It does suggest in A3, provide opportunities for alternate transportation modes.

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: We could call that as well. We're going to say page 27, A3, provide opportunities for alternative transportation modes.

Ms. Betts Basinger: But we're not really going say anything because it's just already there.

Ms. Wade: And it's already there.

Mr. Horcajo: Right.

Ms. Wade: Build parking structure clearly falls underneath the increase parking supply, C1. Expand transit connections in redevelopment area.

Mr. Horcajo: Back track. I'm sorry. So parking structure has a specific action chart any way, some place, right? LU-3, or does that not apply? I'm sorry, that more applies to the mixed use development.

Ms. Betts Basinger: LU-3 is to redevelop so it's there. LU-3.

Ms. Wade: Well, VPC-6 is develop additional parking at the site of the existing municipal lot. And that also authorized the interim work that Richard Dan and WMSA helped with. Let's see, expand transit connections, again, we're back with that alternate transportation mode in A3. And then, encourage the County and State to pursue the development of employee parking. This was something PUMA stated in the text of their document and wasn't like one of their specific initiatives because at the time the people they were interviewing with hadn't offer that as an opportunity. I think that would be one that would be on the table now. That could be something that the MRA could –

Ms. Betts Basinger: Which one is that?

Ms. Wade: This is the bottom one of vehicular and pedestrian – encourage the County and State to pursue the development of employee parking.

Ms. Betts Basinger: I don't have that one.

Mr. Horcajo: We're on VPC. You don't have that?

Ms. Wade: Yeah, take a look at the one with you. It's that one. I did an update.

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: Encourage the County.

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: Vehicular and pedestrian action chart. It's now on the very bottom. Encourage the County and State to pursue the development of employee parking.

Ms. Betts Basinger: And you say that that already falls under providing additional –?

Ms. Wade: Right. Yeah.

Ms. Betts Basinger: And it looks like Mayor is very open with that at this point.

Mr. Horcajo: Can we even say that VPC-7 is more specifically? It says update – no, parking study.

Ms. Wade: It's very specific.

Mr. Horcajo: Yeah, it says Wailuku area so that's why I thought. It's not just commercial.

Ms. Betts Basinger: It would be in the increase and maintain the parking supply, improve access to public parking areas.

Mr. Horcajo: You're on page?

Ms. Betts Basinger: All in broader perspective.

Mr. Horcajo: Yeah, broader. That's fine.

Ms. Wade: I think, though, that the parking management plan falls really nicely under the update comprehensive parking study. VPC-7. Is everyone okay with all of those connections?

Mr. Horcajo: You fine Katharine?

Ms. Popenuk: Yeah. And your bike racks get in here somewhere?

Mr. Horcajo: Well, let's go to Urban Design. Well, it should.

Ms. Wade: I suppose it falls under the alternative transportation mode.

Ms. Betts Basinger: Well, it actually says bicycles.

Mr. Horcajo: Right, it does.

Ms. Wade: It does. It lists it as an opportunity.

Ms. Betts Basinger: Yeah. A3.

Ms. Wade: Unfortunately, it mentions it under Urban Design, so we can relocate that wherever we like. Update Wailuku Redevelopment Area Design Guidelines. What was our recommendation?

Ms. Betts Basinger: Where are we now?

Ms. Wade: We're now on Urban Design and Beautification chart. And right above that UDB-7, establish design guidelines. So this would be similar to the WRADZC, the connection.

Ms. Betts Basinger: Okay. So UDB. That one goes to UDB.

Ms. Wade: The next one explore civic purchase or option of parcels adjacent to remnant parcel, the banyan tree, and Betsill.

Ms. Betts Basinger: Which is already in our acquisition of property for parking or acquisition. Or is this specific to –? But that's where it would fall though, into our ability to acquire.

Ms. Wade: Well, this is a good question. At this point, you know, the recommendation of PUMA was not to use it for parking. It was to use it for urban, like an urban park or programmable urban space. And maybe in the interim, and certainly in the interim if the parking structure is built, it would be used for construction staging and a number of other things it would have to be. But the long term would be to have it useful, like an urban park space and as an extension of whatever the economic development component of that property was.

Ms. Betts Basinger: So we want to leave it broad.

Ms. Wade: Yeah. That's actually why it's under Urban Design and Beautification and not under the Vehicular and Pedestrian.

Ms. Betts Basinger: But, it's already part of MRA's business plan any way.

Ms. Wade: Yes.

Ms. Betts Basinger: That concept.

Mr. Horcajo: Let's be sure we cross the t's here.

Ms. Betts Basinger: To take advantage. Yeah.

Mr. Horcajo: I know, but should we cross the t's where we talked about.

Ms. Wade: We felt it was under A3, create an attractive and interesting street scene by developing a public plaza or meeting spaces utilizing sidewalks, providing public art, and encouraging open markets and cafes. That kind of leverages –

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: 32. Page 32, A3.

Ms. Wade: Develop policies to coordinate trash collection, deliveries and social service activities. This was a tough one. I don't know if we found anything specifically that got to this except that this is sort of the clean and safe section. The thing that PUMA kept emphasizing was clean and safe. The Urban Design and Beautification is that component. And we didn't feel like what it says here caused any conflict with the plan, but I couldn't find anything specifically that would leverage.

Ms. Betts Basinger: I don't understand. I understand coordinating trash collections, et cetera, but social service activities. Is that like public gathering?

Ms. Wade: No.

Ms. Betts Basinger: I don't understand that entire suggestion.

Ms. Wade: It was more for like the crime watch that we worked on earlier and the Homeless Alliance assistance project that we were talking about in May.

Ms. Betts Basinger: Okay. So it's developing safety.

Ms. Wade: Yes.

Ms. Betts Basinger: Community safety.

APPROVED 03-18-2011

Ms. Wade: Yeah. And feel free to edit, I mean, edit the way it's stated.

Ms. Betts Basinger: Bob, where did you say you saw that requirement for safety and everything that we do?

Mr. Horcajo: I don't know if I did, but that's fine. And keep in mind that, you know, again these are suggestions. If we decide not to deal with it because we don't want to, we just don't have to deal with it.

Ms. Wade: Okay.

Ms. Betts Basinger: I think it's really important, and I would be surprised if it sort of not fit in some level in our –

Mr. Horcajo: No, I'm surprised too.

Ms. Wade: Well, the UDB-5 – this was actually in the action charts – it says establish a regular program of litter control, cleaning and sidewalk maintenance. And that kind of leverages the first part. I think deliveries could be an understood connection. It's that more safety component. And perhaps the MRA's role doesn't have to be specifically clear, or in fact, not even funded. Really, this isn't one of the elements that would require funding for the MRA. We would probably just act in coordination with other agencies.

Ms. Betts Basinger: So, let's just eliminate it.

Ms. Wade: Okay, just take off "and social service activities."

Mr. Horcajo: Katharine, you're fine with that?

Ms. Popenuk: Uh-huh.

Mr. Horcajo: Okay.

Ms. Wade: And then again, the UDB-5 leverages the expand, clean and safe initiatives to include better pedestrian lighting, graffiti removal, trash and recycling receptacles throughout the district, bike racks. I should add bike racks in there a little bit more cleanly. And I added this next one, but clearly didn't need to. It was already stated above. You know, and I'll be very up front about that. The reason both this one and the one earlier that was added today were two of the things that I felt like would be important to send a message to the existing administration quickly about as they're developing their new budget because those are the two things that doesn't have to be the MRA to seek the purchase

APPROVED 03-18-2011

of this land. Nor does it have to be the MRA that develops the employee parking, but encouraging that as a priority in the Mayor's budget.

Ms. Betts Basinger: But that fits under UDB. That fits under the same one.

Ms. Wade: Right.

Ms. Betts Basinger: UDB-3.

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: Page 32, A3.

Ms. Betts Basinger: So you would put that under – that falls under B3.

Ms. Wade: Yeah.

Ms. Betts Basinger: And under B3, while we're on that one, in parenthesis we have a descriptor of Vineyard, Church, Central, blah, blah, CDBG application process moving forward. I think we should eliminate that because it's misleading.

Ms. Wade: Okay. The second sentence or both sentences?

Ms. Betts Basinger: You know, I don't know what the body thinks, but I don't like to restrict to a certain street. Something we may want to do on Mission, or on another street in our area, and this sort of, you know, closes us in if we –. I'd rather leave it kind of more broad.

Mr. Horcajo: Yeah, I've got no problem with that, but that's fine. And I guess, next, maybe when we're done with all this, the rest of it, we need to go back actually to what things we changed to our, with this thing, action chart.

Ms. Wade: Okay.

Ms. Popenuk: You know being specific – because they're looking at the budget right now – being specific is saying it's Vineyard Street, it's Church Street. Does that help get money, do you think? Or, whereas, if we say – and I understand exactly what you're saying you don't want to say only Vineyard Street. You want to say and other streets as needed or something.

Ms. Betts Basinger: It doesn't mean that –

APPROVED 03-18-2011

Ms. Popenuk: But sometimes when it's not specific then it just seems to me nebulous and maybe doesn't get the money.

Ms. Betts Basinger: Yeah. But the way I've always thought about it is very project oriented. So for example, we have this big umbrella of tasks, and Vineyard Street, take Vineyard Street and any improvement we might want to initiate and prioritize, we have a justification for it in our bible. And in that year or in that time that the MRA wants to go forward with it's partners on that, when we go for funding, we will say, you know, Vineyard Street, whatever, and that it falls under the broader authority for us. So I think by limiting our broader authority only to Vineyard and Church Street, it doesn't help. It hinders our future ability to do more improvements.

Ms. Popenuk: By just saying Vineyard, Church and Central identified for improvements, you think that does limit?

Ms. Betts Basinger: Yes.

Ms. Popenuk: The sentence before said, "and expand to surround space." What I'm seeing here is like we're trying to do two things. One is like sort of sketch out general, flexible terms in which we can operate the next 15-years or something. But also there's the budgetary money right now that they're trying to decide, well, does it deserve the dollar or not.

Ms. Betts Basinger: Exactly.

Ms. Popenuk: So it's like –

Ms. Betts Basinger: That's exactly right.

Ms. Popenuk: We're trying to –

Ms. Betts Basinger: But right now we don't have a Vineyard plan.

Ms. Popenuk: Yeah.

Ms. Betts Basinger: And we don't have a Church Street plan right now, and so in that line of being fiscally responsible ourselves, we don't want to ask for more than we need. We want to ask for money for the projects that we currently are shovel ready for or can do. So I think it's superfluous because the MRA has a boundary area. We can only work within that area to begin with. And so leaving it more broad means at any time we have the capacity to do that, we justify our request for the funds.

APPROVED 03-18-2011

Mr. Horcajo: I mean, for me, it's fine. First of all, keep in mind that what's in italics was kind of just notes for us, kind of a status report for us here for internal discussion.

Ms. Popenuk: So it's not part of the official document.

Mr. Horcajo: Right. Right.

Ms. Popenuk: Okay.

Mr. Horcajo: But at the same time as far as if and when, or when the parking structure goes in, the automatic money is going to be on Vineyard Street. I mean, that's obvious.

Ms. Wade: And Central.

Mr. Horcajo: And Central, I guess, or Church, I should say.

Ms. Wade: I'm sorry.

Mr. Horcajo: Yeah, I mean, it's fine. That's not there. So at the same time, then, we're going to eliminate under UDB-4 could be in future plans, and these are just our notes.

Ms. Betts Basinger: That's right.

Mr. Horcajo: Okay. So we're fine. So we're done with Urban Design and Beautification action chart. Am I correct?

Ms. Wade: So we're onto Infrastructure chart. At the bottom, develop a program for the public to bear the responsibility of infrastructure inadequacy for such – I guess for doesn't need to be there – such as fire hydrants, manholes, sidewalk, curb and gutter, et cetera, when proposed projects are consistent with permitted uses in the zoning districts.

Ms. Popenuk: I have to agree with Jocelyn that the word "public" is what does that mean? That sounds really scary.

Ms. Betts Basinger: And you know, I'm trying to recall back to when PUMA conducted the last task force meeting presenting the final draft. I don't recall their explanation to this specific recommendation. Do you?

Mr. Horcajo: I kind of have a, I think I do and Erin can correct me if I'm wrong, but there has been property owners coming before this agency for waivers such as Debbie Daniels on Central and Vineyard, and the County required her, of course, to improve her sidewalk and

APPROVED 03-18-2011

pay for a hydrant. And her complaint was well, why wasn't Chris Hart or why wasn't Diane Ho required to do the same thing, and there's other projects. So I think his intent was if there is a County wide program to do the hydrants that are missing within a certain area, then that would benefit development improvements by landowners. That is what I think he meant. But before I forget, I did, by the way, I had a conversation with Wendy Taomoto last year some time whether in fact – you know, because they have their list of CIP and stuff. So I kind of asked, you know, if there was a chance that a CIP could, and RFP could go out for the purpose of a CIP for filling a natural gap – sidewalks, hydrants – and she basically said no.

Ms. Wade: Right.

Ms. Betts Basinger: And you know this gets kind of to crux of the point where the MRA area is different than the rest of the way the County is zoned. So was PUMA's suggestion that because the MRA stands alone in it's ability to address these things that we should have a policy?

Ms. Wade: Yes. This is generally one of the primary reasons for creating a TIF. It would – let's use Four Sister's Bakery as an example. So Four Sister's came in. They were at the corner of Central and Nani. They wanted to build. They got fully approved. Then they found out what the price was going to be to do the drainage, the sidewalk, the curb cuts – everything we were requiring of them, was over \$45,000. Normally when you have tax increment financing, we say, here's the money, you know, for those public improvements and then they pay for their private improvements. So that would be, we could change that word "public" to develop a tax increment financing program to bear the responsibility of the infrastructure inadequacy.

Ms. Betts Basinger: We already have the – where did you say for the TIF. So that would fall under where we have the TIF.

Mr. Horcajo: Well, I would suggest that we just wipe it out.

Ms. Betts Basinger: Yeah, take it off and understand that we can do that anyway.

Mr. Horcajo: Exactly. Sure.

Ms. Wade: Yeah.

Ms. Betts Basinger: Good idea.

Ms. Popenuk: So what are we doing?

APPROVED 03-18-2011

Mr. Horcajo: We're just removing that whole suggestion under infrastructure – develop a program for the public to bear the responsibility, blah, blah, blah.

Ms. Betts Basinger: Meaning we already have the authority. If we had our own funds, say through a TIF, we could do that within our area. We could do certain CIP improvements that would benefit a developer or someone who might want to reno their property. It falls under our kuleana.

Ms. Popenuk: So does the TIF requires specific tasks that should be outlined?

Ms. Wade: Yes. So it will actually require you to say this in the TIF plan. Which if that's what we're doing now, if this is what we're doing is creating the plan that goes with the TIF, we should consider saying something similar to this in it.

Ms. Betts Basinger: And just like the business plan which becomes part of the TIF. So this would be associated with TIF.

Ms. Wade: Right.

Ms. Popenuk: So are all these highlighted elements, they're all going into our TIF plan, right, as action?

Ms. Wade: You guys haven't prioritized formally yet so that's what I'm waiting for.

Mr. Horcajo: I do want to mention something we've talked about before and it doesn't sound like the direction we're heading in, but aside from TIF, the other source of funds is block grant funds, CDBG funds. But as Erin had mentioned –

Ms. Betts Basinger: Whatever form, yeah.

Mr. Horcajo: As Erin had said earlier, you know, that's not going to happen unless the whole plan is updated. We're going through the route of this, you know, again, doing the TIF and adding it as an amendment, I guess, to this existing plan, right?

Ms. Wade: I do want to comment on that. I spoke with Public Works a little bit about that because we were sort of heading down the road on the Vineyard Street CDBG grant application but Public Works can actually make that application for us to CDBG if we wanted to. It wouldn't have to be the MRA making the application. And they can apply it under the Wailuku Infrastructure study. All they have to do is say the only thing we did was improve the water line and now the road actually really needs it, so it wouldn't be light funds. It would be transportation funds that it would trigger, but it doesn't matter to us so

long as it happens really.

Mr. Horcajo: Right.

Ms. Betts Basinger: It's another partnership opportunity. CDBG monies also are going to be way harder to get nationally with Obama's new ideas, and we would be so low on the pecking order that it's not a place to depend on. There are much better ways like your idea of getting someone else who better qualifies for CDBG funding to work with us.

Mr. Horcajo: So Market Development you folks.

Ms. Wade: So the only new task under that is explore the feasibility of developing a Public Market on the remnant parcel.

Mr. Horcajo: And is that under MD-6, develop Wailuku Town activities and business opportunities?

Ms. Wade: You've got it.

Mr. Horcajo: That's a website, I'm sorry. I didn't read. I'm sorry, it says website.

Ms. Betts Basinger: Or would it be under one?

Mr. Horcajo: Promotion and event development.

Ms. Popenuk: It says farmer's market. It says it right in here.

Ms. Wade: Yeah, I think it's like an evolution of that idea, MD-1 and MD-4. You know what, that's an awesome point because the way it was discussed was as an incubation opportunity.

Mr. Horcajo: MD-4. So while we're at it, let's go back up regarding our status notes, I guess. So we're going to remove from MD-1, WCA First Friday, right?

Ms. Betts Basinger: But that's just –

Mr. Horcajo: Yeah, again, this is just internal notes for us, as examples. Forget the Lao Theater, it currently utilizes that. Under MD-4, so that, we don't need that. It's just recommendations. Malama Wailuku updated, discover Wailuku, for sure.

Ms. Betts Basinger: Yeah, I think that's why Erin put those on the column.

APPROVED 03-18-2011

Mr. Horcajo: Yeah, and then website expansion underway. Alright. So we basically found a place under MD-4.

Ms. Betts Basinger: Now, there were a couple of things that were brought up by testimony today that would fit in this area where co-op advertizing and marketing which would fall under MD-3 or 4, develop funding sources. My notes to myself in this area is where can we find our own task already to develop funding sources for marketing loan pools for rehab, et cetera, et cetera? Now some of that could be TIF. That right there maybe should be part of the TIF.

Ms. Wade: Yeah. Absolutely.

Ms. Betts Basinger: And it's interesting that MD-7 is very specific about a property tax abatement ordinance which in fact this body did get. It's expired and we may want to work on it again. But we feel comfortable – and well, should that even be there, I mean, marketing?

Ms. Wade: MD-7?

Ms. Betts Basinger: Yeah.

Ms. Wade: Well we can't take it out.

Mr. Horcajo: Yeah, we don't want to take it out.

Ms. Betts Basinger: Right, we don't want to take it out.

Ms. Wade: We did it. It could be checked as completed.

Ms. Betts Basinger: You know, I think because the leading agency that got that done was OED and it was a marketing effort on Lynn Araki's part.

Mr. Horcajo: Okay. So we're down at Communication, Education, Outreach action chart.

Ms. Wade: Okay. The majority of these elements –

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: You know what we're going to come back from the beginning if you want to hang on because we didn't start that until whatever.

APPROVED 03-18-2011

Ms. Wade: You know this now has it's own entirely new table because these sort of tasks weren't exactly expressly outlined in the original plan. Almost none of this takes additional funding. You know, it's a lot of coordination and communication, so I think it's up to you how you want to convey this moving forward. But this is more general, it's not concrete activities.

Ms. Betts Basinger: So it would be more part of our mission requirements, our operations requirement to implement the MRA plan.

Ms. Wade: I think honestly it's more of a statement of how you folks want to do business. You know, it's more of –

Ms. Betts Basinger: Exactly, the process. How we're going to operate.

Ms. Wade: And you know, we're doing this pretty well right now. We did the individual letters to FEMA to all the property owners at this point. That's something none of the other property owners in the County got – the individualized letters.

Mr. Horcajo: So Erin, for example, quarterly reporting of the Police Department. Was that – where did we find that in here?

Ms. Betts Basinger: Well you know that is something that this body decided would be a very good thing for us to have to get input from the community, from the Police on a regular basis. So it's really more like a, we would like to hear from the Police every quarter and get an update on – just like we would like to hear from experts or whatever testimony. So I think that is like what you're saying. A process. How do we perceive what's our operation? So I agree with you Erin that this whole area is not meant to be part of the plan.

Ms. Wade: Yeah.

Ms. Betts Basinger: It's meant to be our own kind of marching orders, our day to day tasks that are permitted to us in our operation. Under section 4, MRA implementation, page 42.

Mr. Horcajo: I don't expect it's going to be in here. You know, even in section 6, primary powers, duties and responsibilities, so I don't know we need to get too crazy about it.

Ms. Betts Basinger: I'm just wondering, James, in other commissions that are organized, it's the issue of, you know, we use an agenda, we use protocol in how we manage our public meetings. But in the course of how we manage our day to day business, is that something that's written? No, it isn't right?

APPROVED 03-18-2011

Mr. Giroux: I think, you know, as far as the administrative, you know, I think what happens is that we talk about it on the agenda and then we allow staff to then go about their business of trying to accomplish those tasks as they come up.

Ms. Betts Basinger: I got you.

Mr. Giroux: So, I think as a body you do, you know, come up with a general direction that the staff then executes.

Ms. Betts Basinger: And it would be, I guess, the closest place to that would be in the powers, duties and responsibilities, section 6. These are what we're suppose to be doing.

Ms. Wade: You know, I think, just offering a suggestion, in thinking about this like the General Plan. Okay, the General Plan applies to certain specific tasks, goals, policies, things like that. But then the Planning Department itself has it's own mission for how it accomplishes the things that are identified in the General Plan. I think that that's what this section might be. And in the business plan this would be something that you put. Here's how we intend to conduct ourselves in the accomplishment of these tasks.

Ms. Betts Basinger: I agree with that and I think that the closest thing that gets to that is on page 64, the redevelopment plan procedures, and they're very general about how we adopt the plan, how we maintain and implement the plan. And so I agree Bob that this just comes out.

Mr. Horcajo: It just comes out.

Ms. Betts Basinger: It's administrative stuff that we do.

Mr. Horcajo: Right.

Ms. Wade: Can we take a short break?

Mr. Horcajo: Yeah. Alright Katharine, is that okay with you?

Ms. Popenuk: Yeah.

Mr. Horcajo: Chair will call for a 10 minute recess please. Thank you.

(The Maui Redevelopment Agency recessed at approximately 2:47 p.m., and reconvened at approximately 2:56 p.m.)

APPROVED 03-18-2011

Mr. Horcajo: Chair calls the MRA meeting back to order. Thank you very much. Members, let's go back to the start, under Land Use action chart. Maybe if you guys want to just quickly read all the little sub-notes, I guess, for our internal education. I would assume we're going, if we may, all vote. If we take a look at Land Use, the others that we haven't touched, VPC, I'm just going to go back and we can just change it, delete off. . . (inaudible)
. . .

Ms. Betts Basinger: Chair, do you want us also – or Erin –

Mr. Horcajo: You know what, let's just go to Land Use action chart.

Ms. Betts Basinger: On each of these line items, with the exception of your italic notes, can I assume that everything else is something we went over before last year in our –? Okay, so we don't need to even to –. I mean, unless something is glaring which we can catch later, like we didn't accomplish . . . (inaudible) . . .

Mr. Horcajo: So again, I guess members of the public, we're talking about what's in italics are just our internal notes as to if something was completed, like the resource thing. So we're saying for the purpose of what we're doing now, we're discussing eliminating all what's in italics. Unless there's any objections for the Land Use action chart, all what's in italics are going to be just removed right? You guys okay with that?

Ms. Betts Basinger: Yes.

Ms. Popenuk: Yes.

Mr. Horcajo: Okay. So next planning element is the Vehicular and Pedestrian, VPC. We're going to do the same thing under VPC-3. VPC-6. PUMA recommendations. VPC-7, parking management plan is on-going. That's true.

Ms. Betts Basinger: Yes.

Mr. Horcajo: And VPC-8 is a recommendation by the PUMA. VPC-9, that's true, parking management plan is underway. And VPC-10, pending completion of parking management plan. . . (inaudible) . . .

Ms. Betts Basinger: Yes.

Mr. Horcajo: And UDB, Urban Design and Beautification, I guess we already did that.

Ms. Betts Basinger: Yes.

APPROVED 03-18-2011

Mr. Horcajo: So what we've accomplished thanks, first to the good work of Erin and James Giroux, that the suggested recommendation for the market base plan we decided is somewhere in our existing bible. Am I correct? That's what we decided. Now given the comments from Mayor Arakawa in the past couple of days, I guess, the question is do we want to prioritize this action chart? Because we did do some prioritizing back in 2009 when Alexa was Chair. Now we have a new administrator and so I'm open for discussion about if we want to do it. And if we do, where do we prioritize this action chart. So we can provide in some format our business plan as the Mayor may call it, for this area.

Ms. Popenuk: Do we have our prioritized list that we did in 2009?

Mr. Horcajo: Well, what we did, we pretty much moved up deadlines.

Ms. Betts Basinger: Yeah, we just kind of updated the status of each task. So if we had not completed it by the time the plan originally said it would be completed, we moved it to be completed in the next two to five years. If we had completed, we indicated it so.

Ms. Popenuk: I thought we also did those like the very most important thing we want to accomplish.

Ms. Betts Basinger: We did. I think that that's –

Ms. Wade: We did a top five. We chose like the parking structure –

Ms. Betts Basinger: It what was our important business right then, and if our important business is going to change, it's going to change at our meeting. Don't you agree Chair that we're just going to say, okay, let's move forward on something that we think today.

Ms. Popenuk: So that's potentially not really that important right now.

Mr. Horcajo: Right. Say, I mean, if you look at everything that says next two years under each one of these five Planning things, we made a decision back in 2009 that these are the important stuff. So there maybe 10 of these, 12 of these in the next three years. I'm asking do we want to take those, whatever 10 or 12, and say these are where we should mainly focus on. Not necessarily put all our energy, but how we prioritize.

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: I did not, but it's all possible. I think it might be more beneficial, let's just wait until we as members kind of make our priorities known and then you can have a more meaningful –

Ms. Perreira: You don't want to hear our priorities?

Mr. Horcajo: We will hear yours. So members.

Ms. Betts Basinger: Chair, just for me personally, I would like to work on this until our next meeting. And I would like to kind of hear more comments from the Council and Mayor, and kind of have the ability to align our priorities with what we think might be most advantageous to us getting them done. So can we work on this over the next month, just individually, and come back the next meeting?

Mr. Horcajo: We can. My only concern would be that as Erin mentioned earlier, this is budget time. The Mayor has a deadline by which to get his budget in, and I'm sure he's looking to make some decision within the next couple of weeks.

Ms. Wade: One week.

Mr. Horcajo: One week. And the fact that he was willing to meet with the design group, and myself as Chair, and Erin from Planning regarding a structure and MRA issues, I think, the more, if we want to, I guess, spend some time, because if it's one week, then it's one week. If we do not reach consensus then so be it.

Ms. Betts Basinger: Okay. And I'm glad you brought that up because this time of year is important every year to the MRA.

Mr. Horcajo: Right.

Ms. Betts Basinger: And you know, it's always been a habit with this group to go before the Mayor to discuss budget and to go before all of the Council person, and that we have a bunch of new Council and a whole new administration. I think that over the next week that should be a priority on our business that we are in meeting with each one of the Council members. And we need to authorize those meetings at a meeting, and I hope we could do that today as well. Do I have to make a motion?

Mr. Giroux: Let me look at your agenda real quick. You do have a budget item, F1, and you could just, you know, because it would be internal, you can amend your agenda to include the forming of, I guess, groups that would go and speak to the Council regarding your budget.

Ms. Betts Basinger: Great. Thank you. Should we wait then Chair till we get to item F?

Mr. Horcajo: Let's wait. Let's wait till we get to budget. Let's decide what we're going to

APPROVED 03-18-2011

do with this action chart. So Katharine any comment about – we have two options. Either we take this home and get public comments now, and come back next month to focus on prioritizing the action items or we spend some time now.

Ms. Popenuk: I see a sense of urgency here if I'm not mistaken, so I think that we need to establish, as a group, you know, a cohesive prioritization. And even that would inform us if we're meeting individually with Council members or whatever. That would inform what we would put forward as being MRA priorities. So I see we need to move and make some decisions right now.

Mr. Horcajo: And keep in mind the budget process, the Mayor gives his version of the budget first.

Ms. Betts Basinger: Right.

Mr. Horcajo: Council gets it on March 15th, I think, and they have until, whatever the end of June. So the focus on the Council can come later, but it's always better that whatever we, hopefully well not just us, but whatever folks want is in the Mayor's budget at first. So that's for me, we have a –

Ms. Wade: It's much harder to put back in.

Mr. Horcajo: – we have a priority.

Ms. Betts Basinger: Erin or Bob, have either or you, are either of you purvey to the Planning Department's budget line item request for the MRA at this point?

Ms. Wade: Yeah, it's flat, \$81,000.

Ms. Betts Basinger: So it still would be the same. And is there anything that you've heard that should make us be afraid that that's going to be cut by the Mayor?

Ms. Wade: Yes.

Ms. Betts Basinger: Okay. And what are those things?

Ms. Wade: Pretty much that, you know, the \$81,000 isn't enough for the MRA to do it's business with and that he would much rather either not have a funded budget for the Redevelopment Agency or he would like to fund it in a way that could actually accomplish it's mission, to do what it's responsible and, you know, tasks to be doing. Because as we've said many times, you know, the way that we are right now, \$81,000 doesn't build

anything.

Ms. Betts Basinger: So in that meeting was Mayor aware of the fact that at one time MRA had an excess of 200-whatever-thousand dollars?

Ms. Wade: That was under his own administration. He was very familiar with that.

Ms. Betts Basinger: And did he seem amenable to see from us the way we would utilize full funding again?

Ms. Wade: That's why it's a line request.

Mr. Horcajo: That's why we're talking about it. Prioritize. As he calls it a business plan. Whatever we want to call it, that's up to us at this point.

Ms. Betts Basinger: I don't think our – well, I'm speaking for myself – I don't think our priorities for the MRA have changed from the time we were fully funded till now. We've just had to suffer with cuts in our budget. So, to me, the priorities are going to remain the same as they always have been, but we can go line by line.

Ms. Popenuk: That's kind of why I was kind of asking of the 2009, you know, we spent quite a bit of time thinking what our priorities were then. I was wondering if any of that was still viable. Do you know?

Ms. Wade: You know what we did do in the strategic planning was identify sub-tasks under a bunch of these, and I did bring my, like, critical path chart which I don't know if anyone can follow but me. But it makes sense to me.

Ms. Betts Basinger: Based on our reduced budget.

Ms. Wade: Based on our reduced budget. But it does identify some of the more actionable tasks. And I'll just share with you, and you can tell me if you think that these would be the right next step. But under parking management plan, the things that would require funding are the parking district ordinance development, parking meters and adoption of parking fees, surface parking property leasing and acquisition, pedestrian and vehicular circulation plan – that was one of our top ranked things – the easement acquisition from Main Street to parking facility which no longer has to occur, and then the reconfiguring of the municipal parking lot which has been done. Developing a capital and improvements coordination plan which would then implement waste water drainage and water line improvements throughout the district. Develop crosswalk improvements at Main and Church, and that might now include additional crosswalk improvements related to the parking structure.

APPROVED 03-18-2011

Underground/overhead utility lines. Vineyard and Central street scape and sidewalk plan, and that would be a design plan. Market Street mini-park development. The litter collection program. Street and sidewalk maintenance. Landscape maintenance. Adopt the historic building code for renovation and fire protection. And then develop a visitor market development plan.

Ms. Betts Basinger: We had a great priority list, and we did what we could with the reduce budget.

Ms. Wade: I think we did pretty good actually.

Ms. Betts Basinger: Yeah, I think we did too. Do you have copies of that?

Ms. Wade: I don't, and I can go make them right now, though, if you'd like.

Ms. Betts Basinger: Yeah, that would be great.

Ms. Wade: I mean, there were other things thrown in there – Wailuku downtown branding campaign.

Ms. Betts Basinger: I think if we could work off of that we can get it done in an hour. Things that we already said were priorities and are they still, and go with that.

Mr. Horcajo: Let me also say this, but if –. That's great. As far as selling it, that may not be the right word, but explaining it to the Mayor and the Council, what are we working off of? We're still working off this, right?

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Right because this is what they see.

Ms. Betts Basinger: Exactly. We don't want to confuse them.

Mr. Horcajo: So that's my point is that we should be sure we don't lose sight of our chart here, whether it be this chart or charts from here. Whatever we talk about there, should be able that they could see it's on page whatever, real easy.

Ms. Betts Basinger: And I think the ability to show that this body has strong plans and an aggressive plan for those plans to accomplish them. But in prior cuts we've been able to tone it down to these things, and with fuller funding we can go right back up to a fuller procedure. But at least that sort of justifies flat, and maybe if he is amenable to funding us

more, he now has reasons to look at. I think that's great.

Mr. Horcajo: So you're thinking Erin that if they look at that stuff we're going to at least know where it is in here and identify it here in our action chart.

Ms. Wade: And it takes the vagueness out of some of the intent of these statements, and I think it makes it easier to understand what kind of capacity does the organization need to be able to accomplish that kind of thing?

Ms. Betts Basinger: Exactly. And all of that should – you're right Bob – anything that we say we're going to do has to be sound in foundation. And I think everything we want to do is.

Ms. Wade: I like the term, just as a personal preference, calling that the foundation.

Ms. Betts Basinger: Yeah, I call it bible because –

Ms. Wade: Joe. Joe always does.

Ms. Betts Basinger: Is that what Joe calls it?

Ms. Wade: Yes.

Ms. Betts Basinger: I wonder where I got that term? Actually, it is the foundation, but it's even more important than that. It is the business plan of the MRA, and that might be a more relatable term for some people.

Ms. Wade: Very good.

Ms. Betts Basinger: Not bible, business plan.

Ms. Wade: The equal opportunity.

Ms. Betts Basinger: And you know in talking with, especially the newer Council people, being able to clearly and positively, with the help of things like that, let them know the long history of this organization. And the people through the years that had a vision before we ever had beautification. They're probably dead now, but they're looking down and seeing the results.

Ms. Wade: You know, if I could, we did go through and say that we could theoretically do all of these things under the plan, but I would like to know if you'd want to. And one of

those things that I'd like to know about is that public market. I mean, that was –

Ms. Betts Basinger: Where are we?

Ms. Wade: It's under market.

Ms. Betts Basinger: Urban design.

Ms. Wade: I think it's under the –

Ms. Betts Basinger: UDB.

Ms. Wade: No. MD.

Mr. Horcajo: No, Market Development.

Ms. Wade: Market Development, the back page. You need to flip the page over.

Ms. Betts Basinger: You know, one of the things that I recall when I first joined the MRA, and one of the first lessons I got from Corporation Counsel about what our responsibilities were was looking very closely at this business plan to see who the partnering agency was. And all of the marketing effort were really a partnership with OED, the Mayor's Office of Economic Development. And because of that – I don't know, I'll throw this out – my view has always been we are here to support their effort's in fulfilling this area of the plan, but that it needs to be initiated by them. And I know during Alan's first term, they had a very active OED office doing marketing things in Wailuku, and Jocelyn will remember when Lynn wanted to set up a website just for Wailuku as a destination.

Ms. Perreira: . . . (inaudible) . . .

Ms. Betts Basinger: Yeah, so my only question about that one would be that. That we're not the lead agency to accomplish that part of this plan. No one ever made us the lead agency. So I want to see – you know me personally – would like to encourage that. But if we could find it as a task under another area other than Market Development. That's why I was looking at –

Ms. Wade: As an aside for your information, this is just kind of how my brain works. So if you don't understand how all of this stuff is linked, it's not an official MRA document. It's my chart.

Ms. Betts Basinger: This is how the military use to do –

Ms. Wade: It's a critical path chart.

Mr. Horcajo: Alright Erin, so you're in charge. You're going to start going down the list here, I guess. Is that what we're talking about?

Ms. Betts Basinger: The first I want to say and I know we're in your head. So while we're in your head, I note that everything stems from the PUMA market base plan. You know, I don't even know what the status of the PUMA market base plan is today. I don't know if it has been approved or accepted. I don't know if they've been paid. I have no idea on the status of that plan, and so it makes me nervous when we start incorporating things from the plan into policy. I don't think it was ever the idea that the market base plan was to be a policy making document. I think in my lay recollection we wanted them to give us a great marketing data about our town today, and they did a great job on that. That survey was wonderful. The marketing ideas that they gleaned from that are terrific. A lot of them are terrific suggestions which do incorporate into the plan. But this is where everything should stem from. You know, the Wailuku Redevelopment Plan should be here. Not PUMA market base plan. And that's just in my critical thinking.

Ms. Wade: That's a very valid comment. I should clarify that I did this at the initiation of the market base plan for PUMA. So after you folks did your strategic planning, I did this which said a number of questions came out of our strategic planning that we want you to answer and here's what we hope that your plan answers for us. So this could easily change to say redevelopment plan. It's just these were the gaps that we had in the plan.

Ms. Betts Basinger: And there were a couple of things that I recall we tasked them to do that were not done. You know, I think that one of the major things I was hoping to find in the study and there was a lot that's good in that study. But we also asked them to help the MRA in it's ability to find the autonomy and to grow into the kind of organization it was meant to be in law. And no where in the report were there any. I mean, there were suggestions of how to change the MRA, but not how to improve what we're starting from. So, in that regard, I want everyone to know that wherever the status of the plan is, I'm so grateful that they did it, and there's a lot in that report that I'm thankful for, but it's not a bible.

Mr. Horcajo: Well, let's talk about the status first because it's been brought up at least two meetings already.

Ms. Betts Basinger: Oh, good.

Mr. Horcajo: The Planning Department accepted the plan November last year.

Ms. Wade: November.

Mr. Horcajo: So it's paid off. October 1st? But any way.

Ms. Betts Basinger: So Planning Department accepted the plan, and so it's been paid for.

Ms. Wade: Yeah, in November it was paid for.

Ms. Betts Basinger: And we got a final plan?

Ms. Wade: Yes.

Mr. Horcajo: We got the final report, right. And as far as your comment, I guess, about the legal path by which the MRA could improve, I don't remember it being an the RFP, but I know we talked about it. So whether you can answer to that.

Ms. Wade: Yeah, you know –

Ms. Betts Basinger: It doesn't matter. I mean, I'm not bringing it up as a topic of discussion. Just that I thought –

Mr. Horcajo: Okay, well, let's go to the real topic. Let's figure this out. It's 3:30 p.m. But before I forget, so from this is why this is like this too, right?

Ms. Wade: Yes.

Mr. Horcajo: From this came this. So that again this was our way to get all this and all these 80-pages on a few sheets so we can prioritize.

Ms. Betts Basinger: Well, this came first.

Ms. Wade: Yeah.

Mr. Horcajo: Obviously. Obviously.

Ms. Betts Basinger: Then that, and then the PUMA study.

Mr. Horcajo: Okay.

Ms. Wade: This is the most detailed of all of them, with all the little minor projects.

APPROVED 03-18-2011

Mr. Horcajo: So how are we going to do this? Do you want to start just going down that third column on the right?

Ms. Wade: That's a good question. I think the easiest way is frankly to follow the initiating which is the boxes. A parking management plan – what comes out of the parking management are all of these things that we would expect to have to fund into the future.

Mr. Horcajo: So really the parking management plan is VP, right, so really we should look at this second column and kind of prioritize what we're talking about. Because really MD-1 and MD-4 there's really not much on the bottom here. So what I'm wondering about you folks is whether we want to go back to this little action chart here. And say we start with what's ongoing, everything that says on-going, under the five Planning elements, and I don't know if you like my style, but kind of say, hey look, on the scale of one to five, or one to ten, this is a 10 or a five. And then we go to the next two years, the same thing. And then we're going to know what's 10 and what's one. We kind of did that a couple of months ago, that pushed the TIF at 11, right, and that's where we're trying to focus.

Ms. Betts Basinger: Well, yeah, we did that when we were trying to budget for all of these tasks.

Mr. Horcajo: Right. So does that make sense or you folks have any other way by which we can somewhat quickly prioritize our business?

Ms. Betts Basinger: Are we doing this with our budget in mind?

Mr. Horcajo: We're doing this with, for me, prioritizing the business plan. So, for example, if we say that the top two priorities of our foundation is parking management plan, and market incentives whatever, MPC, then if we agree to that, then we can go back and hear, and part of the business plan to achieve the parking management plan, VPC-7 is all these items that is on the right hand column. That's how we get this is our major priority and these are the tasks to achieve that priority, and that's part of our business plan. So, does that make sense? Because here, it's kind of more prioritized. Parking management. It talks about district ordinance, parking meters, surface parking, easement acquisition, all part of the plan. Actually I like your chart now that I'm looking at it again. I guess that's why I said earlier we can go through the second column because that looks like, now that I'm looking at this, maybe how we take those items and prioritize it.

Ms. Wade: It doesn't, just so you know, we didn't ask PUMA for Land Use priorities or anything like that, so it doesn't incorporate the Land Use.

Ms. Betts Basinger: Right. And I don't know if I brought it with me, but we had a very good

APPROVED 03-18-2011

worksheet Bob. It was yours. You made it and it was the budget worksheet where you had – which spoke to everything we're talking about right now. So if it's going to be a – if we're planning our budget, if we had our druthers for the next 12 months, for the next fiscal year, this is how much we want and this is what we'll accomplish it with. We have a really good basis, and I have lots of notes. I haven't looked at this for a while, however. But if we're trying to manipulate our priorities to suit what we think is going to be available to us, I think that would be almost impossible. So I would like to go back with all the hard work we've already done, so that when we go talk stories, we can say, you know, here's what the agency for years has built up to. This is what we're planning now. But you can see all of our activity areas, and we're certainly willing to hear what you think might be, you know, one of the most important things for you, whether that's to Mayor, or to Council, or whoever. So I think if we go in big, if we had our druthers, this is what we'd do, and this is how it would benefit our community, but we can cut it down. It's already in categories thanks to Erin. Or we can even say if we had to cut back, our suggestion would be to keep priority one, for example, I think the TIF is like, to me, it's a priority one. So if we had to cut back our funding, these are the things we absolutely are going to accomplish with whatever you give us the money for, and I would call it TIF number one. Which would then, just by default kind of include perhaps a beefing up of our staff which Mayor has talked about. And then all the other things.

Ms. Popenuk: By the way, I think the TIF is probably my first priority too because it's what I think that is – what would be nice for MRA is to become self sufficient, and I think that maybe other people that are giving us money right now would like us to become self sufficient as well. So if we can just stick around long enough to do that, I think that would be good news. I can see how that could be a win-win. And I can see how like lots of stuff could happen. If we get the TIF happening, there's just like a lot of things, good things, could come from that happening.

Mr. Horcajo: Go ahead.

Ms. Wade: I was just going to say it might also behoove us to think about how to partner with OED in terms of the business element, you know, the business retention. Even workshops, one of the things that was raised was, you know, there's some businesses in the district that have struggled for years, and maybe no matter how much parking we bring, it doesn't help them. Perhaps they need additional. We could work with OED to do merchandising workshops or promotions, the co-op with the marketing, things like that that it doesn't have to be initiated by MRA, but that we can do in partnership.

Ms. Betts Basinger: I agree. I think this entire market development action chart with economic development should be pursued particularly if we could work with them to develop funding sources for marketing, et cetera, which are the results of the TIF. You

APPROVED 03-18-2011

know, it becomes a way of showing how the importance of the TIF would be to every single area of the plan. So let's see where is that here? Wailuku downtown branding.

Mr. Horcajo: We talked about for the marketing, the MD-1, MD-4. So, I'm a little confused. We are trying to prioritize, are we not?

Ms. Wade: Yeah. Sorry.

Mr. Horcajo: Alright. And right now two members are saying TIF is the top priority. Am I correct? Okay.

Ms. Betts Basinger: And then parking management, I guess, would be number two because it's not just the parking structure. It's everything about parking in our area which would be an economic development benefit. Then I would say, I'll just go on then, I would go on to say number three would be the three position – staffing and grant writing, all of that – which means to bolster the staff and become more self sufficient. And maybe three would be working with Economic Development. And I would put five the zoning, updating the plan and the zoning as number five, at this point.

Mr. Horcajo: Katharine, what's your –?

Ms. Popenuk: Two and three?

Mr. Horcajo: Well, right now we've got one as TIF.

Ms. Popenuk: Yeah.

Mr. Horcajo: What your two, three, four and five? Because we have only five different categories here, am I correct, roughly? If we could just start with that.

Ms. Popenuk: Well, I'm torn what number two should be. One thing I would like to see is that historic building codes, some flexibility there, for people in the district. I think that's important. And historic buildings, is that like historic registry or is that just buildings –?

Ms. Wade: 50-years old.

Ms. Popenuk: So cutting them some slack, perhaps.

Mr. Horcajo: Well, like adoption of the UBC. UCBC. Uniform Code for Building Conservation.

APPROVED 03-18-2011

Ms. Popenuk: Yeah. So I would like to see that happen. And just in general, I guess, some thought and flexibility for code enforcement in Wailuku town. And that sort of plays into this cash in lieu thing which seem to have been on the back burner for quite some time now. So if you don't have the parking spaces, then forget about it. You're not developing your property and I think that's a huge hurdle for Wailuku town. And then parking, so, I'm not sure. I'm looking through all your parking district ordinance, parking meters. I guess the property leasing and acquisition for satellite parking, although that might become moot if we have cash in lieu.

Mr. Horcajo: So, generally, of course, TIF is still your one. The question of two and three is between, you know, regulatory changes, updating zoning code, historic building code, and/or having to do with the parking management. Is that what you're saying?

Ms. Popenuk: Yeah. Thank you.

Mr. Horcajo: Okay.

Ms. Betts Basinger: And actually, thanks Katharine.

Ms. Popenuk: And cash in lieu.

Ms. Betts Basinger: I wasn't looking at the detail column. I was actually looking at the five boxes in my prioritizing.

Ms. Popenuk: So cash in lieu, I think, is really important.

Mr. Horcajo: Okay, so I guess I'm going to personally say that I agree with between those three things is my top priority. I think what I want to do at this point in time is have some public comments. I appreciate you folks hanging around.

Ms. Popenuk: Which two?

Mr. Horcajo: Well, between parking management, TIF and zoning and development code regulatory changes. Those are my top three. I want to offer some time for public testimony. You folks have been involved from this project for many years, so please.

Mr. Cannon: Thank you Chairman. Tom Cannon, Chairman of the Wailuku Main Street Association/Tri-Isle Main Street Resource Center. I had a couple of comments. One is at UDB-6 which talks about providing design review and recommendations, I believe WMSA/Tri-Isle Resource Center has provided a great deal of support for you in that regard and probably should even be listed there as being one of the supporting members.

Ms. Perreira: . . . (inaudible) . . .

Mr. Cannon: Yeah, it wasn't even italicized as so many other were that have less input, much less input.

Ms. Betts Basinger: You mean in the private partner column?

Mr. Cannon: The UDB-6.

Ms. Perreira: . . .(inaudible) . . .

Mr. Cannon: Where the italics –

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: But if you look at the far –

Ms. Betts Basinger: We took all those out.

Ms. Perreira: Yeah but –

Mr. Horcajo: But if you look at the far right column.

Ms. Perreira: . . .(inaudible) . . .

Mr. Cannon: Far right column.

Mr. Horcajo: If you look at the far right column.

Ms. Perreira: We know that, but it should have been noted because people going know what WMSA is just by noting that.

Mr. Horcajo: Okay.

Mr. Cannon: Yeah, in looking at the whole picture here and in the newsletter – and I'm not in here all the time, so I'm just looking at it from my perspective today and in other days that I have been here. There seems a glaring, apparent, conservative effort to leave the words WMSA/Tri-Isle Main Street Resource Center out of this document, and out of the newsletter. Whereas we have had significant input into this. The newsletter shows a box there saying "highlights to date," which starts in the year 2000. We have been working on this since 1989, and we provided the foundation that allowed what happened in 2000 to

APPROVED 03-18-2011

occur. I'm going to have to report back to my board on this, so I'd just like to hear what your reactions may be to that. But our ED was part of the management team. Other people, Gerdel and others who are mentioned as part of the management team, but why is our ED left out of there? She had significant input. PUMA could not have done his work without significant input from WMSA/Tri-Isle. WMSA informed you early on of the need for a parking management plan which is talked about in this newsletter. There seems a conservative effort to leave WMSA out of every document, every credit that you give, and it bothers me, and it bothers our board. I would like to see that stopped and that we get mentioned for the significant contributions that we have provided.

There are at least a half a dozen architects, licensed, Hawaii, local architects on our committee. We can call in about a dozen more if we need them. There is no architect on staff for the Planning Department as far as I know. Architects are trained differently than planners. They have a significantly different education. They are educated in how to deal with the design problems in the Maui Redevelopment Area, especially those that have lived on Maui all their life, and have studied these buildings all their life. We have contributed a great deal, and I believe that should be noted, significantly on these documents, and I'd appreciate if you would that from now on.

As to specifically, one item you mentioned the Historic Building's Code. I believe the Historic Building's Code is in the Uniform Building's Code group of codes. Maui County is presently trying to phase out the UBC and bring in the IRC, the International Residential Code, and the International Building Code, IBC. There may be a Historic Building Code, and I hope there would be something like the Historic Building Code in the IRC group of codes, which would be more appropriately mentioned here than perhaps this one. And that's a technicality but it's coming so we should try and cover all those bases and dot all those i's and cross all those t's. Thank you for the opportunity to present testimony.

Mr. Horcajo: Alright. Okay. Any questions for Tom?

Ms. Betts Basinger: I do have a question Chair, regarding zoning, and actually I'm not prepared to ask the question, but –

Mr. Cannon: That's okay, I may not be prepared to answer it either.

Ms. Betts Basinger: My approach to what we're doing is to make sure that all of our tasks are in our business plan, our foundation document. And so, I need to look at, on this particular item that you're bring up about updating the Wailuku Redevelopment Area Zoning and Development Codes, et cetera, to see if it's within our existing kuleana. So, do you know of that?

APPROVED 03-18-2011

Mr. Cannon: Yeah, from my understanding of your enabling legislation which I have read and studied a fair amount, although not recently, you have tremendous power and codes would seem to be part of that, especially building codes, which seemed to be a very good part of that. So my guess would be yes. The answer to that is yes.

Ms. Betts Basinger: My question, I guess, staff and Chair, is our kuleana meaning MRA Redevelopment Area, where we have the power and flexibility to create something unique to our area?

Mr. Horcajo: Well, for me the MRA –

Ms. Betts Basinger: – Or are we trying to blend in with a bigger code?

Mr. Horcajo: Well, I guess when this foundation was adopted, LU-6, basically says adopt a small town development code which was done in 2002, right, which is the WRAZDC, which is what we know as that. Does that answer your question? Which is specific to this WRA, this area, the 68-acres, and now we're talking updating it.

Ms. Betts Basinger: Right. But I guess where I'm confused, and forgive me, are we – I understand that Wailuku Main Street Association is working with Planning Department on an overall overhaul of zoning.

Mr. Horcajo: Maybe you need ask Tom or something.

Ms. Betts Basinger: Is that correct or not?

Mr. Cannon: What's the question?

Ms. Betts Basinger: I was led to believe that the Wailuku Main Street Association was working in concert with the Planning Department to do an overall review of zoning code.

Mr. Cannon: I believe so. I believe that would be something that would fall within our expertise and would be a smart thing to do.

Ms. Betts Basinger: Thank you. So my confusion for us is –. My confusion is I want to make sure we're not overlapping underneath with things are costing money from our Council.

Mr. Horcajo: Right. Sure. Okay.

Ms. Betts Basinger: That's all, and I don't really understand. I mean, I know the zoning

code and all that, but what is this saying that we are going to do separate from?

Mr. Horcajo: Okay. Any questions for Tom?

Ms. Popenuk: Not for Tom.

Mr. Horcajo: Tom, I have a question just for my personal clarification. You had mentioned that the County is in the process of going from a UBC to an IBC, right?

Mr. Cannon: Correct.

Mr. Horcajo: And I've heard they've been working on that for three years or so.

Mr. Cannon: We've been waiting for it a long, long time.

Mr. Horcajo: Now undoubtedly you see it as a benefit to the IBC versus the UBC?

Mr. Cannon: Yeah, there are definitely benefits. One of them is that it would be, for the most part, a Statewide code. And not only a Statewide code, but as the first word indicates it's an international code, so it would apply even to other areas outside of the U.S. So the idea is to rather than having all these individual codes in different parts of the nation, that we all have one so everybody is on the same page.

Mr. Horcajo: Right. Okay. And I think you used IRC.

Mr. Cannon: IRC is International Residential Code.

Mr. Horcajo: Okay. So what we don't know now is whether the IBC and/or the IRC has a historical conservation component to that.

Mr. Cannon: Correct.

Mr. Horcajo: That's what we're going to find out.

Mr. Cannon: I'm not sure of that myself. And I know that the UBC does and it was very appropriate to be using that historic code in this area.

Mr. Horcajo: Right. Well, that's why I brought it up because I've seen it. I know they adopted it in 1997, and they have no plans to update it because I called just to be sure.

Mr. Cannon: Yeah.

APPROVED 03-18-2011

Mr. Horcajo: But I didn't really know about the IBC so that's why I'm asking the question.

Mr. Cannon: Okay.

Mr. Horcajo: Thank you.

Mr. Cannon: One final point is just in your plan it mentions that at any time after the initial adoption of the redevelopment plan, the agency determines that a change in the plan is in the public's interest. And in furtherance of the purpose of redevelopment, the plan, or any part thereof may be amended by following the same procedure as set forth above with the adoption of the original plan. My strong feeling is that a CDC would be a significant change to the plan, which would make you go back to step one essentially, and I just wanted to point that out. Thank you.

Mr. Horcajo: Okay. Alright.

Ms. Betts Basinger: I do have one other comment.

Mr. Horcajo: A question for Tom?

Ms. Betts Basinger: Yeah, for Tom.

Mr. Cannon: Sure.

Ms. Betts Basinger: The MRA would like to acknowledge and thank the Wailuku Main Street Association for it's support and assistance throughout the planning process.

Mr. Cannon: Awesome. That's in the plan itself.

Ms. Betts Basinger: You've got it.

Mr. Cannon: That should also be in this document which is sent out, which gives credit to a lot of other people and says this is where we've gotten to. It should be pointed out that we've helped quite a bit in getting you there.

Mr. Horcajo: Okay. Thank you.

Mr. Cannon: Thanks.

Ms. Perreira: Jocelyn Perreira. Wailuku Main Street Association. I'd like to speak to this chart that you folks are looking at. Again, we cannot stress enough that you've wiped out

APPROVED 03-18-2011

stuff references to the market base plan as driving policy. And so if you continue to have this noted that way, even if you change it now and put MRA, we still already know what is driving this, okay. If you listen to some of the concerns that comes from the general public which I know you folks are very good at listening to their concerns and trying to accommodate them, we have people out there like the Maui Bake Shop that having difficulties with stuff and that's why I want to kind of support what Katharine said about the cash in lieu and all this kind of stuff. Those kind of things will help people immediately. We're talking about, and I think what the Mayor was trying to get across is what can we have as immediate changes. Not that things that look pretty good, or is going to help a select group of people, but not the overall picture. So I would say from knowing from where our board of director's are coming from. I mean, I have a problem –. First of all, I think they're going to have concerns about this, and I really wish you had more time, as Alexa said, so that we can come back with a really good opinion on priorities on this because this is really important. This is important for the Wailuku area, and I do think that I've heard conflicting kind of comments during the course of today.

One was that the municipal parking lot is really important and we want to continue, and that economic component should be. So I would think that why would you just throw everything out just to do and prioritize just a business plan, you know? I mean, if you said that the business plan is part of your document, and that part of your document stipulates a municipal parking structure so that can accommodate and resolve the problem. It would seem too, I think our organization and I have the Chair here, that we would like to see a municipal parking lot continue to be a priority with an economic development component so that that is in fact – and part of that would be the parking management plan. They all in one. That would be priority one, I believe, for us. From what I've heard for the past year and everything else so that good hard work doesn't just get thrown away.

The second thing I think that's really important is this code enforcement regulatory changes, and that includes trying to see how we can help existing businesses who are struggling mightily. And what you going do about cash in lieu? You going to take action on it or not or what? That will help businesses. You got to find something that's going to help businesses right away, and that's what we kind of focused on.

Now this chart almost takes out almost everything, Urban Design and Beautification, except this historic building code. I'm sorry, but what made Wailuku and what brought this MRA really motivated into action is all the improvements, building by building, that was done, that started to make Wailuku look like the historic jewel that it is. So along with that building, along with the Urban Design Board and putting money into the marketing of our town is the fact that we need support for working on the product which is what kind of incentives for making building upgrades, and what kind of maybe loan pool monies might be, what kind of a little fund can be put up that can help make some of these happen so people aren't just

APPROVED 03-18-2011

totally discouraged and say I'm closing my doors and leaving town. Because that's what Deborah Daniels folks had to face.

And the last thing that I wanted to say from our organization's standpoint is the autonomy. The autonomy of this organization to fly. Unless of course you want to dumb it down and make it be a reduced in it's function than it was originally intended. I don't see anything here or anything related to this market base plan that had anything in that regard to support the existing entities that brought Wailuku to where it is today. And that is a shame because it was hard work by a great many people. So I would just like to see some kind of acknowledgment and appreciation and celebration for the team work that brought everything together. Thank you.

Mr. Horcajo: Any questions for Jocelyn? Jocelyn, I've got a couple of questions here. So, based on what you folks, Main Street knows and what we're talking about, as far as the members here, we're generally saying that the top priorities for us, any ways, is the parking management plan, and that includes the parking lot, if you look to the far right column. Nobody's abandoning that. That's number six or seven on that – well maybe not – I guess that's what I saw. And then the TIF and the regulatory – I heard you talk about regulatory. I heard you talk about parking management plan, and of course the marketing side, but I guess I have two questions. One is what do you folks think about the TIF?

Ms. Perreira: Well, we were the ones that told you folks to look at BIDS. If you go back and we can pull our records.

Mr. Horcajo: Well whatever. It's in the foundation.

Ms. Perreira: And we asked you folks to look at the TIF as one of the –. So it would seem to me that when you're looking at code enforcement, regulatory changes and how you go about doing some of these things, the TIF would be one of the tools that you would want to utilize to try to do some of these kinds of things.

Mr. Horcajo: But for our discussion right now about prioritizing.

Ms. Perreira: Yeah.

Mr. Horcajo: Where does parking management plan, where does TIF, where does regulatory changes, and where does market development promotion including loan pools, in your minds, right now, stand in terms of priority?

Ms. Perreira: Well, that's why I'm saying we have a problem with what you're using right here because this is strictly from the PUMA plan. Okay.

Mr. Horcajo: No it's not.

Ms. Perreira: It's highlighting everything and it's stated right here. Right here. And what it doesn't have is all these other items that we're talking about. So I guess from our perspective – I mean, I can go back and ask the board if they think differently – but I know from our perspective in discussions with the board that we've had, and I have the Chair here, that's our priorities. Our priorities are just what I think I stated. Succinctly, we do think TIF is an important tool if done properly. We absolutely have supported that. I believe we introduced that initially. So I would think that it's a strategy for one of these areas, or maybe more than one of these areas, that we recommended as a priority. But of course ours is just a recommendation.

Mr. Horcajo: Right of course.

Ms. Perreira: There's three of you here to make the decision.

Mr. Horcajo: So those four items then are our priorities – parking management, TIF, some kind of whatever business development, and regulatory changes. But for me, you know, we all got to forget about the PUMA because if you look at this chart it points out the action items, VPC-7, VPC-10, LU-3, so it's not like it started from PUMA. It started from all the work WMSA and a lot of people have done, so, for me, just move on from PUMA.

Ms. Wade: Can I just state for the record, this was created before PUMA. This is not part of PUMA.

Ms. Perreira: But I'm trying to simplify –. I'm just trying –. I know, we heard you what you said Erin, but I'm trying to simplify this by just bringing forth our four priorities.

Mr. Horcajo: Okay. Good. That's what I want to hear.

Ms. Perreira: Okay, they don't necessarily fall in line with this chart because I think this, I believe this chart is a little confusing and I think you need to have it much simplified.

Ms. Betts Basinger: It's internal. You're right. I do have a question though for the testifier. From listening to your testimony Jocelyn, I gleaned that your organization finds the parking structure as a priority number one which would fall under parking.

Ms. Perreira: With the economic development component.

Ms. Betts Basinger: You're looking at autonomy and self-sufficiency as part of what the TIF can provide. And you think we should have included Urban Design and Beautification, and

Infrastructure, and Vehicle and Pedestrian, and Land Use specifically that aren't addressed here. Okay. I got it.

Ms. Perreira: Thank you.

Mr. Horcajo: Thank you very much. Okay members.

Ms. Popenuk: I want to try and summarize it a little bit. So basically these are our goals that came out of our foundation. There's some additional things that have been added that were part of the study we commissioned. This is a flow chart that was created that listed the aspects of that study that we commissioned, and it's not a comprehensive list of absolutely everything that MRA is about. It just simply highlighting some of things that they talked about. And it just so happens that some of these items on this list here correlates with some of the items on this list which is our action chart that are consistent with each other. So, we, for instance, identify tax increment financing as being a very high priority. It's not number one priority, and that is included in as part of – what's the number.

Ms. Betts Basinger: It doesn't have number because it's part of our ability to do any kind of funding solution we can come up with. It's part of our general text in our plan.

Ms. Popenuk: Okay, so the concept of self-sufficiency.

Ms. Betts Basinger: Right.

Ms. Popenuk: And then the cash in lieu, for instance, is the VPC-10, and so on and so forth. So they are related to one another. This one is just being a piece of the bigger whole, right? So do we have our priority list now hashed out with those?

Ms. Betts Basinger: I think our task, what Chair wants us to do at this point, and we should, we should do this every year at this time when we're going for budget, is to decide of these major areas, how would we go forth in justifying the budget we're asking for to accomplish them. This is what we need to do this, this and this. So how would we prioritize what would be our first one that we would want to do, our second one, our third, till we ran out of money. So, my approach was to go back to a time in history when the MRA had it's highest budget ever to do all this with, and use that kind of as a bench mark for an optimal budget to accomplish these things which would also include a TIF so that every year we're not coming back to you for this much money. Every year we're coming back to you for way less because we've identified and created our own source of income. Any funder loves to hear that, but they love to see that you can prove that you can do that. And I think at this point that TIF ordinance is very important because we want to show that we can be self-sustaining, so we can do all this.

Second, I think Bob has said zoning codes, right, were two for you?

Mr. Horcajo: Regulatory.

Ms. Betts Basinger: Regulatory, yeah.

Mr. Horcajo: By the way, you mind if I interrupt, before I forget? I-4, if you read I-4, that talks about TIF so let's not forget that is part of our foundation block is I-4. I knew it was there somewhere, I just had to go looking for it.

Ms. Betts Basinger: The beauty of what Erin has done here and we can add a couple more things that include –. We have a great outline. You know, we have Urban Design and Review. We have blah, blah, blah, blah, so it's easy to look at things in a total by division. We want to go forward saying every single one of these blocks is a priority to the MRA. However, what we can accomplish is our current situation without staff is this. We know for sure we can do this, and this is how much it's going to cost. Now if we had a little bit more money and we had a Director and a staff person, we know we can accomplish this within two years, our goal, and so on, so that we never give up one of our priorities. We never say, oh, no, we're not going to do that now. They're all things we want to do. We're just totally dependent on them. Then we get feedback and not only do we get feedback from the community, we get feedback from each individual Council Member on what's important to the folks from their region. And this would be very important, say, to Mike Victorino because the MRA district is in his area. Our Senator is Shan Tsutsui, who, this is his area. So, it's kind of a bigger sale than just to Alan Arakawa, or even our Council. This a bigger sale. I'm so happy to hear that Dedrie is still going to be in a very active position for Maui and economic development. So any way, my view is, yes, let's make priorities – one, two, three, four – that we can justify, but always be explaining that, you know, and if you just give us another \$25,000 we'll throw in elevators.

Mr. Horcajo: Alright. So let's kind of a get more specific. TIF, if you look at Erin's whatever chart, from that financing sheet, it points out five or six things that can happen which are tasks from our foundation that can happen from the TIF. Are we comfortable with all those? Do we want to add more that we don't see here? Shall we just start with that? I mean, is property acquisition, can that come from TIF?

Ms. Wade: Yeah.

Ms. Popenuk: Is it important that we give specific things?

Ms. Betts Basinger: I don't.

Ms. Popenuk: To indicate –

Ms. Betts Basinger: I think it's important to us when we do our work. But I think in trying to get through this so we have a document that we all agree to go forth for budget purpose, I don't think that level of detail is important.

Mr. Horcajo: Well, I'm not sure. I feel like –

Ms. Betts Basinger: And if it is, we have it.

Mr. Horcajo: Yeah, but I – and Erin, you can chime in – but I feel like after, at least the meeting I had and what they had the other day, the Mayor is very detailed oriented, right. I mean, he just doesn't want to say, okay, you want parking management and TIF, okay, good. I think he wants, okay, if it's parking management, it includes parking structure, economic development component, you know, surface parking, whatever. You know, these, again, this is the major goal, these are the steps that are listed here that are going to be accomplished if we get this. Now that's how I think the Mayor wants to see it.

Ms. Wade: I mean, the only reason I brought this to the meeting and I didn't intend to pass it out as you understand is because it isn't complete. But, the Mayor said and I thought this was a good analogy. He goes, I'm a chess player, and I like to think about a how a piece works to get to the finish line, you know, and that's sort of what the intention was this was with the critical path theory. So I wanted to bring this for my own purposes, and even if you guys gave me direction and I was excited that the top four things that WMSA listed and what you guys listed are the same because we're all on the same page to move forward. And then if we can filter out what all these details mean and when they come, I think, that's maybe enough to be able to say here's our top four things. And there's all these elements that have to take place and what we have to do is figure out the sequencing, but we promise to do that, you know.

Ms. Betts Basinger: I would tend to agree with that succinctness because this a hugely busy time. It's not one single person that makes the decision. And if you can give a critical dot points that they can see and understand rather voluminous pages of detail. Then if they have a question, we absolutely have to be prepared to talk about a detail which we have here. But I'm envisioning in my mind not a script, but like a cover letter that comes from us that does exactly that. It dot points the direction the MRA is excited to take under this administration, and da, da, da, da, and each one of things, this is our projected budget for it, and we're happy to come back and talk detail. So I'm not looking at something so comprehensive right now that we don't get, like you're saying, there's an urgency here. We just have to get before these people.

APPROVED 03-18-2011

Mr. Horcajo: Right. Let me ask you is your dot point, for example, you know, aside from these three or four things, the next whatever, are these items here, just in whatever, line format?

Ms. Popenuk: Since we started discussing I would think, you know, if I didn't know, and I suggest that if we say specifically we're going to improve the crosswalk, you know, they can see that and wrap their arms around that and go yeah, that sidewalk needs to be fixed.

Ms. Betts Basinger: But then there's always going to be that other person that says, you know what, my sidewalk in front of my building in Paia needs to be fixed more than yours. So that's another reason for not committing too early on specifics. But, if under the broader mission of the MRA which is to revitalize this town, it's much harder to find a naysayer with the people that control the money. They're there. They're always there. I think, to answer your question Bob, it should follow our business plan, the five areas – how many areas are there?

Mr. Horcajo: Five. Five planning elements.

Ms. Betts Basinger: The five areas should be our five. They're our tasks. Those are our five priorities, and we can just prioritize those five areas in general, and then do this thing that Erin did by bulleting them from that area to these important tasks. That's what I'm thinking. So we're following our business plan and everyone gets it. We're following the same structure. People got so confused a few years ago between the civic parking plan around here and the MRA, and I don't want anyone to get confused. There's a huge – there's a lot to be lost when they're confused.

Ms. Popenuk: So would we say like our top priority is tax increment financing, and the reason we want that is because we want to support infrastructure improvements.

Ms. Betts Basinger: Exactly. It would be like that.

Ms. Popenuk: And then in our back pocket we, or not, we might just say out loud because we want to develop a program for the public, or for the tax increment financing to bear the responsibility of infrastructure inadequacy, blah, blah, blah, blah.

Ms. Betts Basinger: Yeah. And the way I'm seeing it is to just state the facts first. The MRA is tasked with these five areas, you know, flat out. That's what we're here for. That's why we're approved in law. We are tasked with these five areas. What we need our budget for for fiscal '12 – is it fiscal '12 – is to accomplish, and then we prioritize this is our task. All five of these things are our tasks areas. This is what we're justifying our budget for in this fiscal year, and here are some highlighted details of what that would do for the

APPROVED 03-18-2011

community. It's kind of simple and keeping it simple. Yeah, how it would benefit because he wants to know who's this going to benefit.

Mr. Horcajo: So Alexa, I mean –

Ms. Betts Basinger: I know we think differently Bob. It's like a structure thing.

Mr. Horcajo: No, no, no. Well, I all agree that, again, we have to start with this, our foundation, that's why this is here. But, I guess I'm confused as to how do we start talking about, yeah, granted this has always been the five top, this is planning elements, our general business plan. But how do we get from here to a little more specific because this talks about doing TIF, but this does not relate TIF to all of these 10 or eight items that are also within the foundation that TIF can accomplish. That's what I want to be sure that it's clear to the connection is made.

Ms. Betts Basinger: Yeah. I think I can put together in a day and e-mail to everyone kind of the idea of how it should be structured so that simply we're saying that the first comment is this is our business plan, and it includes these five strategic areas that were passed in law, et cetera, et cetera. Of those five, the MRA proposes with it's fiscal '12 budget to accomplish the following, and that's where we will prioritize like this, you know, and then do exactly what Erin did here. And under these priorities will be these. Maybe we don't need to list all the specific tasks, but highlight some that we know are going to be, you know, really good selling points that we can accomplish. Attach it to a simple budget that can align with exactly the way we structured it, and that starts it. And I think by doing it that way we give those other folks that have to speak for us, like the Planning Department, a road map.

Mr. Horcajo: I guess my concern where you're headed is only about the 2012. You know, for me –

Ms. Betts Basinger: We can expand it.

Mr. Horcajo: Well, yeah, for me, I believe that this is a long term foundation. The Mayor thinks as he does with chess that we're not looking just 2012, we're looking beyond that. So I don't want to just, for me, personally nit pick the stuff that we feel is just appropriate for 2012, that we should, as already stated here and everybody has talked about for years. You know, he's saying well look, granted we're talking 2012 now, but I believe he's looking beyond that. Because any one of these things even under parking management plan, these eight items is going to take a long period of time.

Ms. Betts Basinger: I agree. I agree 100%. The way we would say that is all of these

APPROVED 03-18-2011

areas are part of our task that we intend to accomplish, first year, second year. We don't need to delineate which task for each year, but starting with fiscal 2012, this our budget request.

Mr. Horcajo: So for the purpose of trying to get a consensus today or vote, I guess that's where I was headed. If we're talking TIF, and we look at the third column and we generally agree that those are the tasks that are in our foundation that could be accomplished with TIF. Do we want to any more or deduct anything? We're just talking about TIF. We're talking internal right now, but I'm saying for future.

Ms. Betts Basinger: You know, on TIF, I think TIF is so critical because it is the foundation of our self sustainability.

Mr. Horcajo: No, no. We've already answered the question. It's our number one priority, so I'm just saying –

Ms. Betts Basinger: Right. But everything falls out of TIF, Bob, everything. Every task we have will in some way be related to our ability to be self-sustaining.

Mr. Horcajo: Sure.

Ms. Betts Basinger: So to just pick a few or – I mean, I think the importance of being self-sustainable to accomplish all these tasks is clear. That's what we have to make clear, that all these things can start to be accomplished at a faster pace than in the past because we have time. Go ahead.

Ms. Popenuk: I think maybe what I hear Bob saying is that let's put some specific things out there. Yeah, I remember one time you mentioned something that's like if people see something on the street and they can sit down on, and gosh, and then all of the sudden they notice the MRA and the good things we do so –

Ms. Betts Basinger: And I think we absolutely have to do that here.

Mr. Horcajo: Well for me the way I look at this, the TIF list on the right is more infrastructure issues. You know, I mean, granted we all can say TIF will help fund –

Ms. Betts Basinger: Are we going from Erin's?

Mr. Horcajo: I'm just talking about this one here. Right.

Ms. Betts Basinger: Erin's brain?

APPROVED 03-18-2011

Mr. Horcajo: Right. If you look at that, that's more talking about infrastructure, okay. Granted, if there is TIF, it can accomplish a lot of things. Money for revising WRAZDC. Money for self-sufficiency.

Ms. Betts Basinger: Infrastructure.

Mr. Horcajo: Okay, parking management plan as we've said is a priority, again, I mean, granted TIF can accomplish, help us with the district ordinance because we have the money. But, for me, you know, we all know TIF is a priority. Let's try not to –. I mean, there's a lot of other –. I mean TIF, I agree with you, but for me, the way it's written it's mainly infrastructure. Now, if we want to include everything that's on our foundation, we can, but I don't think we want to confuse the issue too much. Let's, I feel, focus on the infrastructure for the use of TIF, which is TIF is generally used for, is infrastructure. So let's not lose sight of that so we don't confuse, as we've said before. You know, that's my thought is, and that's why I asked, of these items on the right column, does that kind of make sense for the use of TIF?

Ms. Popenuk: For the TIF, the one that I really, really like is this one on our, the last one, the PUMA which is develop a program to bear the responsibility for infrastructure inadequacies, and then it lists the laundry list – the fire hydrants, man hole, sidewalks, curbs, gutters, et cetera – so it's sort of a catch all and what it's saying is like this TIF money is going to be taken from the property. It's going to be generated from tax payers in the district, and it's going to go to provide infrastructure improvements in the district.

Mr. Horcajo: Yeah. My concern is if it's not on the foundation, let's not add something that's going to have more questions. If we can point out TIF is going to accomplish LU-2, UDB-3, UDB-4, VPC-4, I-3, which they can go back to, let's not reinvent the wheel now for the purpose of what we're trying to do.

Ms. Popenuk: Did we decide a place?

Mr. Horcajo: We decided to wipe it out.

Ms. Popenuk: No.

Ms. Betts Basinger: Well, no. It's not wiped out of what we're going to do.

Mr. Horcajo: Right.

Ms. Betts Basinger: It's just not going to be written down.

Ms. Popenuk: Okay.

Mr. Horcajo: Specifically, right. It's in there. Do you have any comment of where I think we should be headed?

Ms. Wade: Yeah. Honestly, I don't think we're going to get any where today with this.

Mr. Horcajo: I was afraid you'd say that.

Ms. Wade: Because we're kind of like on a stationary bike right now, and I think the brain storming is interesting, but I would kind of like to take Alexa up on here offer to generate the one page thing. Send it to me. Don't send it to the group because we'll come into the sunshine law problem.

Ms. Betts Basinger: I can only send it to one of you.

Ms. Wade: And then, you know, we can meet two at a time on this if you want to do that, but, because this is a fast turn around. So long as the public has heard and weighted in on the priorities which we agree on, now it's just how do we organize and present it. I don't think that's an issue.

Ms. Betts Basinger: I agree because we're word smithing now, and we're getting brain dead.

Ms. Wade: Yeah. Is that a plan everyone?

Mr. Horcajo: Good plan.

Ms. Popenuk: I agree.

Ms. Betts Basinger: The part of this that we haven't talked about and we should for a minute. As I've put together kind of this draft approach, we need to have our budget request in there. So –

Ms. Wade: Actually we don't. So officially the Planning Department already made our budget request. The \$81,000 is done. What we have to do is say here's the stuff, you know, that we want to do, make the pitch for all of these things.

Ms. Betts Basinger: So this is based on –

Ms. Wade: And don't necessarily make it budget related because I think it is bigger than

APPROVED 03-18-2011

that. I think should the MRA exist and what's its meaning or reason for existence. That should be sort of the gist of the presentation.

Ms. Betts Basinger: Which is the on-going challenge MRA have with money.

Mr. Horcajo: Yeah.

Ms. Betts Basinger: Okay good. So it won't be budget based, but priority based on our business plan.

Mr. Horcajo: Right. And let the Mayor accept our plan and let him say, okay, I agree with you. I think you need x-amount of dollars beyond the \$81,000.

Ms. Betts Basinger: Well, and that's like in discussion. So on that line I'd like to, I guess, make a proposal that we select a committee that will immediately start setting up appointments. You've already talked to Mayor which is great. Follow up meetings with Mayor and meetings with all the Council. One of the things in my experience with Council and funding and Mayor is there's sort of like a built in conflict between administration and Council when it comes to dollars. And one of the things we don't want to offend either group, especially the Council which says yes you can have this funding. So I don't agree with approaching Mayor only and then later going to approach Council. I think that we need to do it all at the same time. It's our concerted effort. They all see the same approve information that has come from this body. So I propose that we create a committee that would allow two people to visit with each – because I think that's the limit – with each Council person and Department people that may be included in that list regarding the MRA's budget.

Ms. Wade: Can we officially move to agenda item F in order to make that?

Ms. Betts Basinger: Good idea.

Ms. Wade: Chair, we can skip E.

Mr. Horcajo: Okay. Well, we talked about it before. Alexa just forgot. Okay, so we're done with item D3, right? Okay. I know earlier in the meeting or in the beginning I mentioned, potentially not getting much beyond here, but we're not going to talk about TIF, am I corrected, based on the Mayor's discussion?

Ms. Wade: Nope. We'll come back for that.

Mr. Horcajo: And neither with item F - five I mean, not F. Excuse me. You want to just go

quickly though this? Go ahead.

- 4. Request for proposals to develop a Tax Increment Financing Plan, program and accompanying legislation.**
- 5. Request for proposals to update and propose amendments to the Wailuku Redevelopment Area Zoning and Development Code (2002).**

Ms. Betts Basinger: Thank you Chair. Item #5, can we talk about that a minute?

Mr. Horcajo: Sure we can.

Ms. Betts Basinger: I don't understand what it is.

Mr. Horcajo: Well, I think the question or comment was the Mayor is still debating whether he's going to fund or fund nothing, whatever, I mean that's still his choice. So, why spend the money potentially I believe is what the Planning Department is thinking.

Ms. Wade: At this point it might not behoove us to send out an RFP, enter into a contract and we don't know if we're going to be in existence in July. The only thing that –

Ms. Betts Basinger: Wait a minute. Wait a minute. Excuse me if I seem like I'm coming from another planet, but we are fearful of not being in existence in July? That cannot happen. You can't dissolve the MRA except by legislation.

Ms. Wade: The reality of this contract is we don't have enough money to fund this activity in this year. We're going to need this year's budget and next year's budget.

Ms. Betts Basinger: Okay. That's a good explanation, but you're bringing up something very disturbing to me.

Mr. Horcajo: We're just relaying information. That's all we're doing right now.

Ms. Betts Basinger: I would like to know where that information came from?

Mr. Horcajo: Well, you weren't listening two hours ago. It came from their discussion with the Mayor.

Ms. Betts Basinger: The MRA told you that, that the MRA would not be existence in July?

APPROVED 03-18-2011

Mr. Horcajo: No.

Ms. Wade: Rephrase.

Mr. Horcajo: Rephrase. Explain.

Ms. Wade: That the MRA would get either no money or would get more money.

Ms. Betts Basinger: So it's just a matter of how the County might choose to fund us, not that we're going to be out of existence.

Ms. Wade: Correct.

Ms. Betts Basinger: Okay.

Ms. Wade: But do we want to enter into these big contracts not knowing if we can pay for them? Why don't we put it off for a little bit.

Ms. Betts Basinger: Got you. That make sense.

Mr. Horcajo: Right. Okay.

Ms. Wade: Thank you for the rephrase opportunity.

Ms. Betts Basinger: You're welcome.

Mr. Horcajo: Alright. Planning Department update. We'll quickly go through this.

E. PLANNING DEPARTMENT UPDATE

- 1. Wailuku Redevelopment Area permit and enforcement activity.**
- 2. Website Update**
- 3. Newsletter Update**
- 4. Contracts for services with the MRA update.**

Ms. Wade: Okay, I'm going to skip the permit activity. The website is updated and has new FEMA and the newsletter information. You have a copy of the newsletter. Contract for

APPROVED 03-18-2011

services. The thing you asked me to investigate was the relocation of the old planters. You have in front of you a quote for about \$1,100 to relocate those. And if that seems okay with you I can pursue it. Just so you know I had to obviously to give me a quote they had to know where they were going to go. So I told them between the Lao Theater and the Police substation at this point in time because that was the only place that you sort of had a common ground. But your direction was to get a quote so I had to know what the location was.

Ms. Betts Basinger: So it would be \$1,100 to move a very short distance.

Ms. Wade: Yeah, pretty much. I mean there's 20.

Ms. Betts Basinger: I would be – okay.

Mr. Horcajo: Yeah, do we want –?

Ms. Betts Basinger: I think we've gotten a budget number.

Ms. Wade: Sorry, it's \$1,400.

Ms. Betts Basinger: Okay. I don't want to make the decision at this point that they're going to go there because there's parking. People park there, but it's great to know the ball park for a short move.

Ms. Wade: Yeah.

Ms. Betts Basinger: Is there some way that we can help you Erin find maybe someone who might want them if we donate them?

Ms. Wade: We can't give them away at this point because they are County property. That takes another act of Congress, but we can relocate them within the district. Public Works doesn't care where we put them so long as they're not in a public way.

Ms. Betts Basinger: Can they be relocated to the non-street and parking spots of the municipal parking lot, like on the grassy areas and under the trees?

Ms. Wade: I don't know.

Mr. Horcajo: Can I hire you to be an investigative committee?

Ms. Betts Basinger: I would call to find out.

Mr. Horcajo: Sure.

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: Yes, hang on a second.

Ms. Betts Basinger: Okay, thanks. And I don't think we're going to get to our budget today.

Mr. Horcajo: Well, and I don't think we're going to vote on moving the thing, but let's open it up for public comments on contract for services pertaining to moving the planters, item E4.

Ms. Perreira: Jocelyn Perreira. First item, #2, the website update you with the link as you had previously told us.

Ms. Wade: The links have been there since 2009.

Ms. Perreira: Okay. Just double checking. Thank you for that and we look forward to seeing it. On this proposal, we have a recommendation. I don't know how good it will be, but, you know, when I first put the planters on Market Street, all of them, we had donated services. We really did. And you know I don't know if you can get the same people to go and help you lift it and move it, but ours were free to move. So I would recommend strongly that you go see some of the businesses who got some contracts like Goodfellow Brothers and what not that did the beautification roadway work and what not. Because you know frankly they're the ones that did it for me free the last time. I think Diversified Machinery is involved in a project also.

Ms. Wade: They did the section of Market Street previously.

Ms. Perreira: Does this mean this is a discounted price?

Ms. Wade: Yeah, because they already installed those two new trash cans, and two additional planters for us for free when we had that damage. They fixed all that for free.

Ms. Perreira: Yeah. That's good, and we thank them for that, so maybe we need to hit somebody else for a freebie. Because, yeah, if Diversified Machinery already did some freebie I wouldn't go, you know, bleed the stone.

Ms. Wade: Right.

Ms. Perreira: But this is a lot of money just to move the planters.

Mr. Horcajo: Sure. Yeah. Any questions for the testifier? I have a real quick question. Assuming we can get it done for free, the discussion was maybe moving it to the mini-park, I guess, is what you had.

Ms. Wade: I had told them to line the sidewalks.

Mr. Horcajo: Just for the purpose of the bid.

Ms. Perreira: I do have a problem with that, and the reason for that –

Mr. Horcajo: That's fine. That's all I wanted to know.

Ms. Perreira: No it's important. It's ADA compliance, and we are working with persons with disabilities and what not, and a big thing is the sidewalks and the importance of the sidewalks.

Mr. Horcajo: No, it's not on the sidewalk, it's off the sidewalk.

Ms. Perreira: Yeah, well, again, I don't want something moved that took how many years to – how long are we in existence – 25 years to move and now we going move again. We'll never get it moved again. So if that's going to get moved, it needs to move to where it's going to stay for 25 years. And that means it's taking away the plans that was initially and we'll still be pursuing by the Police station, substation, which is hopefully be a visitor center some day, and we don't want them over there. That's inappropriate. We have plans to plant like a tree in honor of Goro Hokama because of his role that he played in securing the lao Theater, and so on and so forth. And so we want to keep that passive park as much as possible. The more you put these planters – they're big, they're huge – so you're going to take quite a bit of cubic square inches. I would try to put them some place else.

Mr. Horcajo: Okay. That's fine.

Ms. Popenuk: Question. Jocelyn, question.

Ms. Perreira: Yeah.

Ms. Popenuk: Where have these planters been in your life time?

Ms. Perreira: Where have they been?

Ms. Popenuk: Yeah.

APPROVED 03-18-2011

Ms. Perreira: They were on Market Street, and then we had a few merchants that didn't want the planters by their store, so then we had to go ask an individual, whenever we had like some kind of construction company that was doing something, then we would ask them, would you mind helping us with your fork lift in moving something, and then we would relocate. So that's how, if a few of them got moved, then that's how they got moved. Now bear in mind when Main Street started in Wailuku we didn't order those planter vases. We inherited them from the forerunner, Wailuku Community Association, which then dissolved the organization, and we assumed the planting with the Arborist Committee. And that's how the planters, when they came, from wherever they were ordered, we then were able to place it and help finish pay the bill for them. So that's the history of that.

Mr. Horcajo: Okay. Alright, thank you very much. Erin, update FEMA.

5. Update on FEMA workshops regarding changes to the flood hazard maps.

Ms. Wade: Online now we have the National Flood Insurance Program description, and the new low cost flood insurance option for the public fact sheet just as an fyi. Bob attended the public hearing. It appeared very informative.

Mr. Horcajo: Just one quick question. I don't know if the members know but the MRA, the Planning Department did send out letters to I think 27 owners that were affected, potentially affected by this. Any public comments on this? You've got five minutes. Nope? Thank you very much. Okay, item F. I think Erin provided the current budget status somewhere in here.

F. BUDGET

1. Expenditures Update

Ms. Wade: And Alexa had a proposal for other budget. This hasn't changed. We have an invoice from Mana Web for \$500 for lots of work that they did in the last few weeks, so that will come out of this shortly. And then I did ask about these bottom three parking contracts. So the top one was for fiscal 2009. The middle one was for fiscal year 2010. And this bottom one is fiscal year 2011. However, this isn't coming out of the MRA's budget. This is almost our entire budget. So this is just to update you on what he's getting paid, but not necessarily what your commitment is.

Ms. Betts Basinger: So our remaining budget with the exception of the new invoices you're anticipating is that.

Ms. Wade: Yeah.

Mr. Horcajo: Okay, Alexa you've got the floor if you want to --

Ms. Betts Basinger: I forgot what it was.

Ms. Wade: No you didn't.

Ms. Betts Basinger: So just to recap then what I'm going --. Oh, I know, I had a motion on the floor for this body to approve a committee of two to spend the next week to 10 days in moving forward the MRA, information about the MRA, to concerned folks and in particular regarding our budget.

Mr. Horcajo: Okay, I'll second it for discussion purposes. Comments?

Ms. Popenuk: So the motion is that --

Ms. Betts Basinger: -- that this body approve a committee that will market the MRA --

Mr. Horcajo: -- for the purpose of budget.

Ms. Betts Basinger: For the purpose of our budget.

Mr. Horcajo: So my big question is, I guess, the question of timing. We kind of have some consensus on our business plan, I guess, right? Now that's going to be, I don't know whether it's going to be formalized at the next meeting, or some what between now and the next meeting. I guess my comment is how much of what we have talked about today, do we wait until that's developed before the discussion start? And keeping in mind when Council starts, when Council gets to budget. Are you suggesting we start before they get to budget as well?

Ms. Betts Basinger: The time line would be I'm going to try to get to Erin a draft outline of a document that would be used to present both to departments, to Council Members, to the Mayor, to the administration, strictly regarding our tasks, the tasks we look forward to next year and going forward, and the budget that, in justifying our budget request. And I'm not going to speak to dollars. And at the meetings, I would propose that we give them information about the MRA. That we speak very clearly about how we came to be. What our purpose is. You know, things that we can leave behind that they can read, and nothing more. But it's really a hello. We're real. Do you have questions about us? And if you do, you know, I'm a commissioner, and we meet every month, and we have a Planning staff person. We're too isolated especially from these new guys.

APPROVED 03-18-2011

Mr. Horcajo: Okay, that's fine. My only other comment, I guess, is assuming that we say yes, that I feel like there should be some flexibility with the two. It doesn't necessarily have to be only you two. It could be that if it works that's way whether it's you or Warren, Warren and Katharine, I feel like I'm going to hold back them from going. So I don't know whether it can be structured as such.

Ms. Betts Basinger: I think just by saying any two of the three.

Ms. Wade: Officially they don't even need to create subcommittee to do that.

Mr. Horcajo: Alright.

Mr. Giroux: As long as when you show up at the meeting that there's an understanding that there was authorization for it to happen, and that you agree on the scope of the conversation. And as long as there's a full reporting when you get back.

Mr. Horcajo: Okay.

Ms. Popenuk: So do you feel like there's not enough time to address our priority list that we're focusing on?

Mr. Horcajo: No, no. I don't think so. I just want to be sure we talked about it, what the game plan is.

Ms. Betts Basinger: I think the urgency is putting a nice smiling face, and some legitimate tasks to the MRA. This is what we're about, and you're going to see us come up in the budget, and we want to leave you with this information and ways that you can contact us because they have a lot to look at. And when they go, what is MRA?

Mr. Horcajo: Okay. So you agree kind of what the general scope that was talked about?

Ms. Popenuk: Yes.

Mr. Horcajo: Okay. Any more discussion? All in favor?

Agency Members: "Aye."

Mr. Horcajo: Any opposed? Okay.

It was moved by Ms. Alexa Betts Basinger, seconded by Mr. Robert Horcajo, then unanimously

APPROVED 03-18-2011

VOTED: to approve a committee, consisting of two members, in order to market the MRA for budget purposes.

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

Excused: Mr. Warren Suzuki)

G. APPROVAL OF THE JANUARY 21, 2011 MEETING MINUTES (via e-mail)

Mr. Horcajo: Alright gang, approval of minutes.

Ms. Wade: And those have been e-mailed to you now. You have to vote on it at the next meeting.

Ms. Betts Basinger: Okay, deferred.

Ms. Wade: Deferred.

Mr. Horcajo: Okay, you guys want to talk about setting agenda before we adjourn?

Ms. Betts Basinger: I do have –

Ms. Perreira: . . . (inaudible) . . .

Ms. Wade: The minutes weren't ready.

Ms. Perreira: . . . (inaudible) . . .

Mr. Horcajo: I'm sorry.

Ms. Perreira: The minutes are still going to be at the tail end of the meeting?

Mr. Horcajo: For one more month, and then next body and Chair can decide.

Ms. Betts Basinger: Speaking of which, when you were at your meeting with Mayor, was Keith Regan there?

Mr. Horcajo: Only Chief of Staff.

Ms. Betts Basinger: Herman.

Ms. Wade: Herman.

Mr. Horcajo: Herman Andaya.

Ms. Betts Basinger: Do we have any idea who our two new members might be?

Mr. Horcajo: I have no idea.

Ms. Betts Basinger: Or when they are coming on, I guess. When do you officially not vote and when do two new people?

Mr. Horcajo: March. My last meeting is the end of March. The new, any boards and commissions starts April, the month of April.

Ms. Betts Basinger: Okay. So you'll be chairing March.

Mr. Horcajo: That's why I said in answer to the question for the minutes. One more month.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Okay, it's after 4:30 p.m., so let's go through the agenda real quick. Have we got any public hearings for next month?

Ms. Wade: No. Nothing can make it in time for a public hearing.

Mr. Horcajo: Okay. So we're going to have parking structure, Market Street may or maybe not. Well, I guess probably, at least some final stuff. Discussion on action charts.

Ms. Betts Basinger: I think we're done with that.

Ms. Wade: Yeah.

Ms. Betts Basinger: That's completed. Although, while we're on that, will you be able, by next month, to have, you know, the final?

Ms. Wade: To re-do it based on the comments?

Ms. Betts Basinger: Yeah.

Ms. Wade: Yeah.

Ms. Betts Basinger: Perfect.

Mr. Horcajo: What are we doing now?

Ms. Betts Basinger: Just so that the body can see what we worked on today in final form.

Ms. Wade: Taking out the italics, and CDC and all that.

Mr. Horcajo: Okay.

Ms. Betts Basinger: And then I guess we will vote on it at the next meeting.

Mr. Horcajo: Okay, so for our purpose can we say we'll leave four and five on?

Ms. Wade: Yeah.

Mr. Horcajo: Okay.

Ms. Betts Basinger: Or vote maybe.

Mr. Horcajo: Both right? Are TIF and –

Ms. Betts Basinger: Well, I don't know. Corporation Counsel, can we vote today on all the work that we did on this?

Mr. Giroux: Sure, it was agendaed.

Ms. Betts Basinger: Yeah, it's an agenda item. We completed it. Can we vote to approve this final thing forever?

Mr. Giroux: Forever?

Ms. Betts Basinger: Approve the work until we come here again.

Mr. Giroux: Yeah, I assume that Erin, you're going to want Erin to re-draft it or something? I think that's appropriate.

Ms. Betts Basinger: But can we vote on the changes that were made as a body, that we've approved them. And then, of course, she'll bring them back.

Mr. Giroux: Uh-huh.

Mr. Horcajo: Well, what change did we really make? This is just an internal worksheet right?

Ms. Betts Basinger: No, these are major tasks on our business plan.

Mr. Horcajo: Yeah. What I'm saying is already in here.

Ms. Betts Basinger: And they have not yet –. Well, we have never even voted yet on the ones that we did during our strategic planning efforts. So, what I'd like to vote on once and for all so it can move off the table is that our Wailuku Redevelopment Plan update has been completed. Staff is going to –

Ms. Wade: You've got to be careful. You're saying plan update which triggers the process.

Ms. Betts Basinger: Status update.

Ms. Wade: Okay.

Ms. Betts Basinger: Status update, thank you. That the Wailuku Redevelopment Plan status update has been completed and voted on.

Mr. Horcajo: I guess I'm confused because when we went through this strategic plan, I thought we voted on.

Ms. Betts Basinger: We didn't.

Mr. Horcajo: We did not vote on that?

Ms. Betts Basinger: We did all the work, but it was never finished. The work wasn't finished.

Mr. Horcajo: So why were we talking about printing if we didn't vote on it? I'm a little confused now.

Mr. Giroux: All the changes you made to Erin's draft.

Ms. Wade: Can I just say personally, I don't feel comfortable not having some document in front of you that says what everybody said. I would really like the opportunity to give you the revised draft so you can be certain that it's exactly what you've said.

Ms. Betts Basinger: Okay.

Mr. Horcajo: So we leave this item on then.

Ms. Betts Basinger: Yeah, with the idea that we'll vote on it next month.

Mr. Horcajo: Sure.

Ms. Betts Basinger: I agree with that. We never have received a revised draft so we'll get that.

Mr. Giroux: Maybe you can agendized it as adopting –

Ms. Perreira: . . . (inaudible) . . .

Mr. Giroux: What would happen is that you basically created amendments to something Erin has produced. And what you're asking for is that she go back, memorialize that and then you can then say that that is exactly what you agreed on. So you're basically then – then that will be part of your records and Erin can rely on it in the future.

Ms. Betts Basinger: Does it open it up for public discussion?

Mr. Giroux: Well, I mean, the public can testify but it would be very narrow on that they don't remember that you agreed on that.

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

Mr. Giroux: But if you remember that that's what you agreed on, then that's what it will be adopted at that time.

Ms. Betts Basinger: And it would be an amendment.

Ms. Wade: And the agenda only says discussion. It doesn't say vote.

Ms. Betts Basinger: Got it. So the next agenda we'll say vote on final.

Ms. Wade: Yes.

Ms. Betts Basinger: Okay.

Mr. Horcajo: Alright. So again, four stays in there, TIF; five stays in there WRAZDC. Planning Department update. Do we want to keep the FEMA thing in there? I guess you can decide.

Ms. Wade: If there's anything new.

Ms. Betts Basinger: Did we write about PUMA?

APPROVED 03-18-2011

Ms. Wade: No, it didn't fit.

Ms. Betts Basinger: I think we'll maybe take it off the agenda, but make it a next newsletter item.

Mr. Horcajo: And take it out the newsletter because it's already been published right.

Ms. Betts Basinger: Yeah.

Mr. Horcajo: Okay. We'll talk about budget of course and approval of one month's or two month's minutes.

Ms. Popenuk: Are we going to discuss the prioritize list, the thing that Alexa's working on? Where does that fit in on our agenda?

Ms. Wade: How about if we play that by ear, and as the thing comes back and we get closer to setting agenda time, I can distribute and we can determine at that point what needs to be done.

Ms. Betts Basinger: What I'm going to outline for Erin will include all of the comments from everyone as far as prioritizing, so I'll just make those overall assumptions, you know, everybody agreed to this one and this one.

H. NEXT MEETING DATE: March 18, 2011 (Friday)

I. ADJOURNMENT

Mr. Horcajo: Alright members, our next meeting date is March 18th. It's a Friday. Meeting adjourned, MRA, at 4:38 p.m. Thank you very much!

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 4:38 p.m.

Respectfully submitted by,

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

APPROVED 03-18-2011

RECORD OF ATTENDANCE

Members Present:

Robert Horcajo, Chair
Katharine Popenuk, Vice-Chair
Alexa Betts Basinger

Absent:

Warren Suzuki

Others:

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

Morgan Gerdel, Parking Structure Coordinator