

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 15, 2011**

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A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Katharine Popenuk, Vice-Chair, at 1:00 p.m. Friday, April 15, 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.)

B. PUBLIC TESTIMONY

Ms. Katharine Popenuk: Okay, I'd like to call to order this meeting of the Maui Redevelopment Agency, April 15th, Friday. Present are myself, Katharine Popenuk, Vice-Chair; Alexa Betts Basinger, our new member Bill Mitchell, and Warren Suzuki; and County of Maui staff.

Public testimony will be taken at the start of the meeting on any agenda item in order to accommodate those individuals who cannot be present at the meeting when the agenda item is considered by MRA or regarding general business within the Maui Redevelopment Area. Testimony is limited to three minutes per testifier. There will be a warning at two and a half minutes. With the recommendation of the Chair, an additional minute may be granted. A person testifying at this time will not be allowed to testify again when the agenda item comes up before the board unless new or additional information will be offered. So, at this time I'd like to open the floor to any public testimony. State your name.

Ms. Yuki Lei Sugimura: My name is Yuki Lei Sugimura, and I'm speaking on an item that is, to me, a left over from the last meeting that I wanted to make a comment of and I have a letter that I can pass out to you after I read this. On March 18th, the MRA received testimony from the public regarding the 346 Market Street project. In the testimony was added a comment about Erin Wade, an employee of the County of Maui and staff for the MRA which was not agreeable to me. I tried to comment on that statement as I do believe that Erin has been a huge reason why the MRA has made great strides for the betterment of Wailuku town. I also believe that Ms. Wade works hard to persuade to provide accurate information to the MRA as a professional planner, and would not slant information or be inaccurate as implied. But I was correctly asked to write a letter since it was not on the agenda, and I was ruled out of order. This letter is to express my appreciation to Erin Wade.

And some history of my interest. In 1999, under Mayor James "Kimo" Apana, I had the privilege of being the coordinator for the County of Maui's Wailuku Revitalization Initiative. Working in the Office of Economic Development, I was able to walk into a town with vacant

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store fronts and looking a bit like a ghost town at times. I got to network with stakeholders and work for the revitalization of Wailuku town. In 2002, I left the County, but today I still continue to passionately work on projects for Wailuku town.

I have attended the MRA meetings from 1999 to 2001, sometimes more than not, but I can attest to the fact that Erin is a huge plus to the MRA and Wailuku town to help move it forward. Erin has integrity and I trust that her actions are always for the betterment of the town. Erin Wade with her small town planning experience and talent has brought years of knowledge, hands on experience to work with the community and bring together the many pieces that make up this dynamic town. Erin is a huge asset and I do not believe that she would lie or knowingly forge facts to the MRA.

I would like to add my appreciation to Ms. Wade, to the MRA records, to ensure that it is known that her integrity as a planner and professional is top notch and appreciated by myself and many others, and can be witnessed by the great strides that Wailuku town has made under her guidance along with the MRA members. Thanks Erin. Thank you very much for all that you have done, and I just wanted this to go on record. Thank you.

Ms. Popenuk: Thank you. Any questions?

Ms. Alexa Betts Basinger: I have a comment, only that at least I concur with what Yuki Lei has just said about the quality of Erin's work, and the asset that she's been to this body since she was hired by the County.

Ms. Popenuk: Any other questions or comments? And I would agree with also. Okay, any other public testimony? Okay, seeing none, I would like to introduce our new member, Bill Mitchell.

C. INTRODUCTION OF NEW MEMBER BILL MITCHELL

Mr. William Mitchell: Thank you very much.

Ms. Popenuk: Thank you. Do you want to say a few words to introduce yourself?

Mr. Mitchell: Hello. My name is Bill Mitchell. Thanks for the aloha, and I look forward to being part of the MRA. And I've been involved in a lot of projects here in Wailuku town for well over a decade so it's an exciting place to try to get things done and hopefully I can bring something to the conversation and continue on in promoting Maui and Wailuku town as part of the MRA. So, thank you. I appreciate it.

Ms. Popenuk: Thank you. Any questions? Comments? All right, moving onto agenda item (D), elections of officers, Chair and Vice-Chair, for the 2011-2012 board year. I would like

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to open the floor at this time for nominations.

D. ELECTION OF OFFICERS, CHAIR and VICE-CHAIR, FOR THE 2011-2012 BOARD YEAR

Ms. Popenuk: I would like to nominate Alexa for Chairperson for the MRA.

Mr. Warren Suzuki: Second.

Ms. Betts Basinger: I would like to nominate Vice-Chair Popenuk for Vice-Chair.

Mr. Suzuki: Second.

Mr. James Giroux: Wait, let's dispose of –

Ms. Betts Basinger: One at a time?

Mr. Giroux: Yeah, let's vote for Chairperson.

Ms. Popenuk: Any other nominations for Chairperson? In that case, I close nominations. Alexa, would you like to say a few words?

Ms. Betts Basinger: Thank you very much for the nomination. I had a year experience as Chair which I think will stand in good stead if I'm elected again. Thank you.

Ms. Popenuk: Okay, at this time, I'd like to take a vote. All those in favor please say aye.

Agency Members: "Aye."

Ms. Popenuk: Opposed? Okay, Alexa is new Chairperson.

It was moved by Ms. Katharine Popenuk, seconded by Mr. Warren Suzuki, then unanimously

VOTED: Ms. Alexa Betts Basinger as Chairperson of the MRA for the 2011-2012 board year.

Ms. Betts Basinger: Thank you everyone, and continuing with the agenda, the election of our Vice-Chair. Do I hear any nominations for Vice-Chair?

Mr. Suzuki: Chair, I'd like to nominate Katharine Popenuk as Vice-Chair.

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Ms. Betts Basinger: Any other nominations before this body?

Ms. Popenuk: I'd like to nominate Warren.

Mr. Suzuki: . . . (inaudible) . . .

Ms. Popenuk: No? Okay, I withdraw my nomination.

Ms. Betts Basinger: I was going to let him make his own comment, but that's okay. Okay, would you like to say a few words?

Ms. Popenuk: Yeah. I'm perfectly willing to serve as the Vice-Chair. That will be fine.

Ms. Betts Basinger: And you've had a year of experience.

Ms. Popenuk: And I've had a year of experience as a Vice-Chair.

Mr. Mitchell: Second.

Ms. Betts Basinger: Thank you. Nominations are closed at this time. I'll call for the question. All in favor of Katharine Popenuk as Vice-Chair indicate by saying aye.

Agency Members: "Aye."

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

It was moved by Mr. Warren Suzuki, seconded by Mr. Bill Mitchell, then unanimously

VOTED: Ms. Katharine Popenuk as Vice-Chair of the MRA for the 2011-2012 board year.

E. ORIENTATION

- 1. County of Maui Sexual Harassment Policy**
- 2. Ethics**
- 3. Sunshine Law**
- 4. Chapter 53 Hawaii Revised Statutes**
- 5. Wailuku Redevelopment Plan**
- 6. Wailuku Zoning and Development Code**
- 7. Wailuku Redevelopment Area Design Guidelines**
- 8. Supplemental Studies**

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Ms. Betts Basinger: Moving on. Item (E) on the agenda, orientation, is – Erin, I'll let you explain why we're going to defer that for a special meeting that we're hoping to have this month.

Ms. Erin Wade: And do you notice we don't have a full board yet? We do have one Commissioner who has been nominated by the Mayor's Office and will be reviewed in the Policy Committee, actually as we speak. We're hoping that that nomination moves out of Committee and to the Full Council the first week of April. But, if there's an opportunity include that member, that new member, in the orientation activity, the department felt that would be wise so we don't have to go through it twice. Everyone gets the same information. So, the department is requesting that we postpone the orientation agenda item.

Ms. Betts Basinger: Thanks Erin. Before we move onto item (F), Maui Redevelopment Agency business, I want to make a statement as Chair again as we move forward, very briefly. I want to thank the members for trusting me to be able to be Chair again. 10 years ago, the Maui – we've got a lot of work to accomplish here. Fortunately, it's all been cut out for us. 10 years ago the Maui County Council authorized the Maui Redevelopment Agency to implement the Wailuku Redevelopment Area Plan. And one of the things I'm going to require is we bring this to every meeting because this is what we go from. There are 35 tasks in this plan, grouped under five sections. About half of them, 17, have already been accomplished. 10 of them are currently in process which is our work, the work that we do. And there are eight yet to be started. My association with this agency began 11 years ago in 2005 as a member of the board of directors of Lokahi Pacific which is Maui County's only CDC by the way. Director JoAnn Ridao had a very exciting redevelopment project sitting on the back burner. The project's incorporation of small business incubation and economic development with affordable housing and community revitalization aligned well with my own business background. I resigned from the board and became that project's champion. What we called the Blue Hawaii Building project, then, is known today as the Pono Building at 62 Market Street, next to the Iao Theater. It is exactly the kind of redevelopment this agency was envisioned and created to advocate. In 2007, like each of you, I was appointed to this agency and this year I celebrate my fifth and final year as a member. By implementing this plan we fulfill our mandate and I look forward to a very, very productive year. Thank you members.

F. 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**

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Gerdel, AIA, Parking Structure Coordinator)

Ms. Betts Basinger: I'd like to move on now with item (F) on our agenda. Number one, the Wailuku Municipal Parking Structure update on the parking structure project including parking management plan, project site, project design, project schedule and other related issues. Morgan Gerdel from Nishikawa.

Mr. Morgan Gerdel: Good afternoon members. Morgan Gerdel with Nishikawa Architects. I did have a written project update but some of the information changed so I can revise it and submit it later today. But I can go through the update with you.

For the municipal parking structure, the original intent was to submit this month to the MRA for design review, but Public Works has, and in working with the consultant, they have additional elements of the design they would like to approve, so they asked that it be submitted in May, and then it will be scheduled on the June 17th meeting for design review. And I think it's not affecting the overall schedule. It's more of just the design review schedule itself for the project. The EA work for the parking structure is also underway. The initial drafts of the preliminary engineering report, soil investigation report, traffic impact report, and phase one environmental assessment have been completed. Letters to various government agencies, utility companies and community groups have been sent out to request preliminary comments. And according to the consultant team, the draft EA is to be submitted to the County in May as well.

I've also been working with Andy Miller of the Downtown Parking and Planning Associates. He visited Wailuku earlier this month to continue his mapping and surveying work he needed for the parking management plan. He gave a public presentation on parking management strategies that could be helpful for Wailuku on April 7th. And he's projecting that he's going to complete his plan by June 2011. He's looking at returning to Wailuku to present his findings once the plan is complete. We don't have an exact date set, but it will depend on his schedule. And his recommendations are going to focus on the following areas: the parking supply, demand and utilization. Two, the parking management enforcement and regulations.

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

Mr. Gerdel: Sure. One would be the parking supply, demand and utilization in Wailuku. Two would be the parking management enforcement and regulations, and I guess that's looking at how it's working now. Three would be the parking revenue budget and finances. And four would be parking enforcement program and policies, and I guess that's looking more at how it could be changed. And his final deliverables for the project would be recommendations for an organizational model for the creation and implementation of a parking management plan. Two, establishment of a statement purpose and guiding

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principals for the new downtown parking system. Three, specific recommendations for parking rates, fees and time limits; and a set of policies and regulations for an effective but user friendly parking enforcement program. And four, a map base inventory of parking facilities in the downtown Wailuku town area which could be used by the County for future planning efforts.

And I've also been working on the interim parking plan for the construction phase of the parking structure, and we've created a list of potential properties that could be used for parking. And based on the feasibility in terms of location size, and the improvements required to the property, we'll work with Public Works to narrow it down a short list of property owners to negotiate with in terms of parking. And that's about it of my report.

Ms. Betts Basinger: Members?

Mr. Suzuki: Chair? A request, and I've stated this at numerous prior meetings about written submittal. And I understand that there might have been some changes that have recently occurred that may not have been included in the written report. But irregardless, and again I hate to be the one to keep repeating myself, but I don't know what it's going to take to ensure that we will get the written report that we stated previously needed to get. And hopefully going forward into the future we will.

Ms. Betts Basinger: Thank you Mr. Suzuki it's so noted. Any other comments members? Erin?

Ms. Wade: You said that we won't be hearing the parking structure design review at the MRA until June. But would the public meeting that was going to be scheduled for May 18th remain the same, or is it going to be moved as well?

Mr. Gerdel: Right now Public Works is looking at having the meeting before the June 17th, so it would be June 16th for the public meeting.

Ms. Wade: Okay.

Mr. Gerdel: June 16th. And I guess I can mention, I do have a written copy of my report. It just didn't want it to be confusing if the first paragraph had changed.

Ms. Betts Basinger: Would you be able to supply that to us today?

Mr. Gerdel: Yes, I can update it and supply it today.

Ms. Betts Basinger: And then update it later.

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Mr. Suzuki: Give us what you have.

Ms. Betts Basinger: Yeah, give us what you have today, and then we'll note that you'll update it, via Erin, even via e-mail so we can get an update.

Mr. Gerdel: Okay, I can do that.

Ms. Betts Basinger: Thanks Morgan.

Ms. Wade: You know I can assure you too that I think the decision to move the date was only made yesterday afternoon because we've been calling back and forth all week about the content of the submittal and ensuring the application was complete or not. So, I know you only knew that as of this morning probably.

Ms. Betts Basinger: So we're happy with what you had prepared.

Mr. Gerdel: Okay. And I do, I guess I also mentioned, I do have a list of the properties. I know there was something that was requested earlier.

Ms. Betts Basinger: Is that ready too to present?

Mr. Gerdel: That's available. That's ready.

Ms. Betts Basinger: Excellent. Thank you Morgan. I'd like to open this area up to public testimony. Any public testimony on this report?

Ms. Perreira: Jocelyn Perreira, executive director of the Wailuku Main Street Association Inc/Tri-Isle Main Street Resource Center. I would like to thank Morgan for his comprehensive report. And I'd like to especially compliment him on his efforts in getting Mr. Andy Miller. We have been working with him, and discussed a lot of aspects relative to the work that he is undertaking now. And we will be discussing it further with him when he returns. And we are very pleased the direction that this is going in. Thank you.

Ms. Betts Basinger: Thank you. Any other comments? If not, moving on to item number two, Market Street Improvement Project, Phase –. Yes.

Ms. Wade: I just need to make one comment. I did receive the EAC which is our Environmental Assessment Comment letter as was noted by Morgan from the consultant about the environmental assessment. Basically this is the pre-consultation period where any agency can identify any particular concerns that they have that they would like to see noted in the environmental assessment document. So my time frame for this is I have to respond by the end of April. So if there are any issues in particular which you would like

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to have me make a request to be addressed in the environmental assessment, please don't hesitate to e-mail me those ideas or concerns.

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

Ms. Wade: Yes. Absolutely.

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

Ms. Betts Basinger: Thanks Erin. Any other comments on this item?

Ms. Wade: Nope. That's it.

Ms. Betts Basinger: Okay. Moving on to (F2) Market Street Improvement Project, Phase II through Happy Valley, update on project progress, public relations and schedule. Yuki Lei Sugimura.

Ms. Sugimura: Thank you Commissioners. I wanted to just give you a brief report as to where we are with the project for our Market Street. My name is Yuki Lei Sugimura. On Wednesday we had a site visit that members of Public Works, MRA, Erin and Alexa were there, and we did a walk thru of the street basically. And I'd like to report that commendable to Goodfellow – they were there too – that basically all of the items that needed to be taken care of were all handled. And so the one item that didn't get off that particular list is, as you can guess, is the angled parking in front of Valley Hardware and the Yamashiro property. So Valley Hardware as you know is purchased right now by Lance Takamiya, or Takamiya Market, and it is going to be the home of Takamiya once this transition happens, with renovations, according to Lance. And then next door is the Yamashiro property. The Yamashiro's, Mr. and Mrs. Yamashiro have been living in Happy Valley for about 60-years, so they have lived with us literally as we went through the renovations. Maybe Alexa and Erin can tell you, but, as I walked through the project and just saw really what Goodfellow did, because it's really a magic. You've met Mark (phonetics) – I think is his last name – and he was like the onsite project guy for Goodfellow, along with Kelly and Warren from SSFM. I mean those guys literally went door to door and made sure that the concerns were met along the way. So that's why this site visit that we did was really almost seamless, you know, because all the hard work was done. And a good example is when we did the paving, for example, the Yamashiro's who actually live there on Market Street, we went there and made sure that they knew when we were going to be in front of them, and make sure you leave before this time because we're going to start construction. And we just did kind of hand holding along the way.

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The – I don't know if you know the property where Salty Dog is but it's up further by Banana Bungalow – that drive way, once it was done, according to specs, we got a call from the landlord, we arranged this meeting for everybody to gather on the street, and they actually fixed that driveway three times. And the third time came because the neighbor, Pascal, who has that workshop right next door, his little driveway, that grassy driveway was impaired through a great rain that we had, you know, in December, or I think it was November. And so they went and they actually fixed that again. So, that's the kind of spirit that Goodfellow and SSFM, and the County because they had to pay for a lot of this, did just to solve the problems as we went along. It was kind of amazing.

The other part which is not part of the project which we got to see was that Lani and Alahee which are the back streets from the Spreckles ditch up to Market Street, those two rows were actually paved as an additional cost to the County, as an enhancement to the project so that it wouldn't be just back roads are bumpy and junk in comparison to the beautiful Market Street project.

So, going back to the angled parking stalls which I know is a concern for the community and the MRA. As Erin submitted a great letter – thank you – to Public Works which I got cc'd. On that April 13th site visit, we had kind of a spontaneous meeting with Lance Takamiya, from Takamiya Market, as well as the Yamashiro's who live in that house next door. Because the angled parking in front of their two properties would then change to parallel. That's the scenario that we are looking at. So we had discussions with them, and just right now, Public Works asked me, you know, to not say anything more because right now the final plans for that is being again reviewed, back to the drawing board basically, by David Goode, and Cary from Public Works. So, it's sort of in the hands of the upper . . . (inaudible) . . . to look at the safety factor. That's kind of my report.

Ms. Betts Basinger: Thank you Yuki.

Ms. Sugimura: Can I make one more?

Ms. Betts Basinger: Yeah, go ahead.

Ms. Sugimura: And in addition to this, as we go along and look at parking, as it may affect the municipal parking lot, I would like to suggest maybe, because it's in the MRA area and with the powers and duties of the MRA, that you possibly look at the empty lot at the very end of Market Street, Mokuhaio Street, that little corner, there's that empty parking lot that actually during construction there was abandoned cars and whatever. Just to show Goodfellow after all the notifications were done as to that legally had to be done by the property owner that Goodfellow help move those cars. Anyway, that parking lot, I would like the MRA to look at to see if possibly you could do like what Paia has as an additional parking area for the community to open it up. If you drive pass there because I've been

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there so much, day and night, that there aren't that many cars parked there during the day. But a lot of the apartment owners, they have parking spaces in that area. And I guess a more extensive study would have to be done, but that is, you know, available parking possibly. That's it.

Ms. Betts Basinger: Thank you Yuki. Any public testimony on this report? We'll call you back. Public testimony. No, go ahead Jocelyn.

Ms. Perreira: We would like to thank the MRA for supporting our urgent request to look at the parking, the diagonal parking in this area. It's been very precarious and a dangerous situation, and I'm very, very pleased that the Public Works have kind of taken it to the drawing board to re-look at it. That was the one area that we got repeated calls and concerns. We likewise want to echo our voices. We have a very good strong partnership with Goodfellow company, Steve Goodfellow, and that particular company as being entirely responsible, and that was in keeping with their norm, what they do when they work in sites, different sites when they have projects to do. Those kinds of projects, in appreciation to those that have put up with all of that kind of activity because it is hard to take construction activity noises and what not, so there's always really a nice public thing to do which they always do so well. And I'm also glad to hear it presented once again about looking at that parking lot across from where was the old TK Supermarket. We are willing to pull up our capital improvement request to the County that has been requested for repeatedly and it has been a lower priority. But now that things are improving and that area finally got fixed as been so earnestly asked for and worked on, I think it's time to look it, dust it off and take a look again because it is a very viable property for, you know, to provide some additional parking in that area if we're going to encourage expansion or people coming in and reinvesting in that area, there's certainly is going to be a parking. So thank you very much for your kind assistance in that. We are very pleased with that. Thank you.

Ms. Betts Basinger: Thank you. Members, any questions of Yuki?

Mr. Suzuki: No Jocelyn.

Ms. Betts Basinger: Jocelyn.

Mr. Suzuki: Do you know who owns that property?

Ms. Perreira: The corner of Mokuahau?

Mr. Suzuki: Yeah.

Ms. Perreira: I'm sure we have it in our records, and we'd be happy to get that to you.

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Ms. Betts Basinger: Mr. Suzuki, that property is owned by Giovanni . . .(inaudible) . . . Members, questions for Yuki Lei? Bill?

Mr. Mitchell: Thanks Yuki. When it rained heavily in November and December, does everybody feel comfortable that the drainage works properly down at that section of Market Street? Because I know in this upper section there are parts of it that don't work.

Ms. Sugimura: . . . (inaudible) . . .

Mr. Mitchell: Yeah, the newer section. Are they comfortable with the drainage?

Ms. Sugimura: Yes.

Mr. Mitchell: Okay. Great.

Ms. Sugimura: That was a big part of the project. That's why they did it from that Spreckles ditch all the way. So, yeah.

Mr. Mitchell: Right.

Ms. Sugimura: But that one area that I did mention in my report next to that Salty Dog property and the Pascal, his rental. Just because of the grass and that muddy drive way that he has is not really an asphalted one. But what Goodfellow did was help fixed it. That's why they went back a couple of times.

Mr. Mitchell: Good.

Ms. Sugimura: It was pretty awesome.

Mr. Mitchell: Great. Thank you.

Ms. Betts Basinger: Members, any other questions? Warren?

Mr. Suzuki: Yuki, I have a question. Has anybody talked to the residents of Makua Road? Because during construction, the detour was routed through that very residential area. And I know of numerous, you know, old people that have lived there for a long time that were greatly inconvenienced, you know, with traffic, and had expressed to me some concern about, you know, what might, as far as damage. Has anybody gone back and looked at what might have happened as far as on their local street to see if there's any sort of repair work that needs to be done, given the fact that there was a huge increase in traffic?

Ms. Sugimura: Yeah. So like the Okamoto's or some of the old time families there, I did

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go back and thanked them basically. But just to let you know because I did bring it up with Public Work's that concern about the street because a question came from the residents. And basically that they did look, it's not going to be resurfaced, and it didn't damage as much as it did like in Lani Street or Alahee where they did fix it. It was inconvenient for them though. They were very patient.

Ms. Betts Basinger: Thank you. Members, any other questions of Yuki? Seeing none, thank you. Thank you very much. Warren?

Mr. Suzuki: Can I ask question on Phase I? Is it appropriate at this time?

Ms. Betts Basinger: You know it's the phase II report. What do you think?

Ms. Wade: Yes. They're connected.

Ms. Betts Basinger: I think they're connected. So, Yuki.

Mr. Suzuki: No, not of Yuki, but of staff. So what's the status on the water meter? Because I continue to see the planters where the plants that are put in there are dead.

Ms. Wade: We just fixed that.

Ms. Betts Basinger: Go ahead Yuki.

Ms. Wade: Well, the planter issue, we fixed. The water meter itself, we didn't actually have the as-built plans from the contractor until last week. I'm sorry, last month. And they delivered the as-built now, but the County has to put them now into our infrastructure system in CAD. And once that is complete, then the Department of Water Supply can issue the meter. So I'm told by Wendy Kobashigawa we're about six weeks out of getting the meter. But the plants, I can explain that in the department report. The plants that are in there now are called drought tolerant, so we pulled the impatience out.

Mr. Suzuki: Okay thank you.

Ms. Wade: At least for the time.

Ms. Betts Basinger: Thank you. Regarding that walk-thru on Wednesday through Happy Valley, both Erin and I were there. And my impression, and I'll let Erin give a brief comment on her impression. It really was a pleasure to see how well that diverse group came together. The love for Goodfellow and Public Works department, and the MRA, and everyone else that was involved. And also the conversation that started about the safety concerns we and many others have about those parallel spots brought forth a very lively

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conversation of suggestions and ideas, all of which have gone to Public Works. And Public Works is going to be making a decision. But it's kind of that flavor of let's all get together and fix Wailuku that wasn't arbitrary. It was, hey, we all have good ideas, so I felt very good. I had on a really huge hat because it was hotter than heck, and I got sunburned elsewhere. But I think it's something that each of us should try to do when we have a chance at projects in Wailuku, in our MRA area, just actually go out there and meet with the contractors and do a walk-thru. So I was very thankful that we were allowed to do that.

Ms. Wade: Thanks Alexa. The only area during the walk-thru that I had a little concern about – the walk-thru was fantastic – was the bus stop area by the Piihana Housing. And originally when you look in the conceptual plans, there was a significant planting area right there which for me like my background is in . . . and traffic calming. That's how I actually got to Hawaii was the traffic calming project in Honolulu. And I know that it would had a positive effect slowing traffic down as it came off the highway, coming into town. But I understood from the discussion on the site visit that the bus had a problem with some of the turning, with some of the trees that were proposed to be planted and things. But I would really like the MRA to maybe to take a second opportunity to at least get the documentation from Department of Transportation to find out what the concerns were, and potentially look at some alternative traffic calming measures or landscaping features for that bus stop because it's just like a sea of concrete right around the bench itself. And I think it could be a real feature, a real entry feature. So, you know, not with me making any recommendations, just providing to you the objective report of what, you know, Department of Transportation told the contractor where their concerns, and then identifying, you know, the basic road width and things like that. And perhaps we can have a discussion later about the bus stop.

Ms. Betts Basinger: Yeah, following up on that. I know that we are trying to get in touch with Joanne Johnson, and bring that conversation here about that. A last comment about speed mitigation which was the conversation throughout the walk thru because people speed through that area. So those protruding cars and trucks and people moving into the middle lane to get around them, and people whizzing down from Kahikili. So a lot of the discussion had to do with speed mitigation. Whether it's an enforcement issue, new signs, new speed limits, speed bumps, speed tables, or whatever, but I felt a real good energy about trying to focus. And I think this body should follow up on that, that we're looking at slowing folks down. The only thing that bus stop does is actually slow people down, sort of, because it sticks out so much. But speed is an issue.

Mr. Suzuki: I have a question. You know in terms of procedure just based upon what Erin had said, because the Market Street plans came before the MRA for some sort of sign off. And I guess I have some concern that, you know obviously, when you do construction, changes onsite will be made to accommodate conditions that maybe could not have been recently anticipated. At the same time, there are certain changes that are made that are

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initiated by something other than actual field condition, onsite condition. I would have hoped that and I consider this to be something fairly significant, you know, based upon what you just said Erin. I would hope that the MRA would have been notified of what was being considered and contemplated so at least some sort of input could have been obtained from us, maybe some sort of direction could have – maybe the issue maybe could have been resolved while construction was going on as compared to we being aware of it after everything is all said and done, all the inspection is done. So, maybe that is something that, I don't know how we can follow up on it, but maybe kind of put something for the record that in this type of situation I think more so out of courtesy to the MRA that we need to be advised of changes that are occurring that really we would have a concern with and finding out about it at that time and not after.

Ms. Betts Basinger: Thanks Warren. That's true. Bill?

Mr. Mitchell: I'd like to make a comment related to that in phase I. Can I make a comment about phase I?

Ms. Betts Basinger: Go ahead.

Mr. Mitchell: The stop sign at the corner of Market and Vineyard is so high that a lot of people don't see it and they go right thru it. I drive thru there three times a day and could never figure out why most people don't stop there. And I finally realize the sign is so much higher you can't see it from your car unless you're aware of it. And I'm surprised there's not more accidents there because I think people think it's probably stop on the other three corners but not that corner and they just run right thru it, so anyway.

Ms. Betts Basinger: Thank you.

Mr. Mitchell: I don't know what the standard. I don't know what the standard height is Warren, but it's –

Mr. Suzuki: I think it's seven feet clear from the bottom of the stop sign.

Mr. Mitchell: It's much higher that because the one going west on Vineyard is much lower. You can see it.

Ms. Wade: Would you like then for me to draft a letter to the Public Works Department just asking that when plans have been approved by the MRA, if there's substantive changes that they be brought back?

Mr. Suzuki: I think that would be a good thing to issue out.

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Ms. Betts Basinger: You want to make a motion on that?

Mr. Suzuki: Sure. So move.

Ms. Betts Basinger: I'll second that. Members?

Agency Members: "Aye."

It was moved by Mr. Warren Suzuki, seconded by Ms. Alexa Betts Basinger, then unanimously

VOTED: to draft a letter to the Public Works Department just asking that when plans have been approved by the MRA, if there's substantive changes that they be brought back.

Ms. Wade: You know, to be honest, there was one design consideration, the crosswalks, that came up. They had discussed just using asphalt and color paving them, not using the concrete pavers that like they had used up at the top. And we basically told the construction crew if they wanted to make that change, they'd have to come back to the MRA. Oh, no, we'll do it concrete. So honestly I thought we had kind of a reciprocal and open relationship. But I think it would be helpful just for expectations purposes to put it in writing.

Mr. Suzuki: Right. Thank you.

G. PLANNING DEPARTMENT UPDATE

- 1. Wailuku Redevelopment Area enforcement action**
 - a. Subway Sign Interpretation**
 - b. Maui Medical Group Preliminary Review**

Ms. Betts Basinger: Thank you members, moving on to item (G), Planning Department update. The first area we'll hear from Erin on Wailuku Redevelopment Area enforcement actions. Erin?

Ms. Wade: Sure. The only enforcement action issue that came up and I do not have the letter at this time. It's still making it's way for signature. But basically the Subway sign on Main Street – you folks know where the Subway is. It's Edward Jones and Subway in that building – was replaced. During interior renovations they replaced the film component of the Subway sign. It is an internally lit sign, which doesn't comply with the sign design guidelines for the district. So there was a request for service filed which is essentially a

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complaint with the County that a sign had been replaced and it was inappropriate with the design guidelines. Because the sign is less than 12 square feet in size, it actually doesn't even require a sign permit. But 100% of the visible area of the sign being replaced, my interpretation of that, as staff, was that that was a sign replacement, and in effect, constituted a sign replacement. And I notified the property, or Subway tenant, that they would need to come and submit a design that complied with the sign design guidelines. I also informed them that they could appeal my interpretation of that, so I actually expect them to appeal it and probably be before you guys next month. So I'm just giving you a heads up. Next time you drive by take a look at the new sign. And as soon as the letter is prepared, I'll be sure to get that out.

The second issue is Maui Medical Facility, The Imaging Center. That plan has been submitted to us this week. I'm still waiting though for colors and specifications for the building materials, and some additional things to be reviewed. So, at this point the application is not complete and probably will not make the May agenda. I was hoping not to have the parking structure and the Maui Medical Imaging Center on the same agenda, but it might get to that. We'll see what we can do to try to expedite to the extent possible.

Ms. Betts Basinger: Why don't we go ahead and finish all four items, and then I'll open it up for public testimony.

Ms. Wade: The whole Planning Department update?

Ms. Betts Basinger: Yes.

Ms. Wade: Okay.

Ms. Betts Basinger: Moving on now to item number two, and we'll take public comment at the end. Maui Nui Botanical Garden planter project follow up and Police consultation.

2. Maui Nui Botanical Garden planter project follow up and Police consultation

Ms. Wade: Sure. As we had discussed, Maui Nui Botanical Garden has essentially adopted all of the planters on Market Street. On Wednesday morning, before we did the site visit on Lower Market, we did the planters, the small planters, which do have the irrigation connection next to the trees. It was neat. They brought out almost 30 volunteers, and we had coffee and donuts set up formed under the lao's canopy and things like that, so it was a really neat service activity. And the volunteers seemed really excited. So please take a look at that.

All right, that was our phase I. Phase II as you know is moving the older planters to the

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mini park between the Lao Theater and the Police substation. There had been a comment last month that potentially Police might have a problem with those planters in that location so I did meet with Sergeant Mark Vickers who's the community police officer for that area, and Officer Keith Taguma, and talked with them about traffic. Officer Taguma knows everyone who drives every where for every reason in Wailuku, so he's very familiar. They brought up two reasons why they felt it was a good thing to put the planters along that sidewalk. One is if – actually I have the mini park here. This is the location that we were going to put the planters. This is Market Street. Right out on Market Street is the handicap accessible parking which is accessible to the restrooms, so it is strategically located. So that was a positive. Well that actually discusses the interim parking. I'll come back to that. But one of the reasons they really felt strongly is they actually see people trying to pull up this crosswalk. There's a crosswalk right here, next to Lao Theater, which is wide enough to pull a car in. People think it's a driveway to get to this parking lot, and it's caused some safety problems so they were very supportive of having this here.

The other thing that came up was the identification of maybe using this as an interim parking lot which I did talk to Wendy Taomoto about. But because these two are handicap accessible stalls, we would have to get rid of those to create a driveway here, which means you lose four stalls instead of two. Because then you have to move those two handicap accessible ones down further. So in essence the location works. It works because of the water, because of the prevention of access for driving cars and for the visual screen to the gravel lot.

So what we've done now is we've asked the Main Street Association's Structure and Design team to take a look at the – because there was some concern about putting them in a long straight line. If they should be grouped or things like that. As long as everyone is okay that this is the location, we'll just move forward with whatever we can come up with as a group – Maui Nui Botanical, Wailuku Main Street Association and Diversified as the contractor who's going to be do the moving – and we'll try to get it done this month.

Ms. Betts Basinger: Members, you recall that at our last meeting we funded this project. Any public comment? I'm sorry, moving on to item number three, website update.

3. Website Updates

Ms. Wade: Website update, this month, includes everything that the parking management plan consultant provided to the public so that's going to be posted on the web page, both his power point presentation from last week – was that last week already?

Ms. Betts Basinger: Yeah.

Ms. Wade: Time flies – and any additional information that we have about the parking

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management plan. Also, as soon as the parking structure application comes in we'll create an additional page for all of that information.

We took a lot of photos of the Botanical Garden's planting project and we'll have a page for that. I don't know if you a site visit things up, but we can do that as well.

Ms. Betts Basinger: Okay. Item four, planning next steps for parking management plan.

4. Planning next steps for parking management plan.

Ms. Wade: Yeah, basically there's some additional data gathering required for the parking management plan that we're trying to work with the State to get, but there haven't been -. We'll get together. But whatever information we're able to pull together I'll be sure that I get to you folks as well.

Ms. Betts Basinger: Okay, public, any comments on any part of item number (G)?

Ms. Perreira: Madame Chair, Jocelyn Perreira. We had additional discussion on the walk thru that you had at Happy Valley. There was just one item I needed to add on that I didn't hear before so I just want to ask that we also receive those plans, those preliminary plans, so that our teams of professionals which includes traffic engineers and so on and so for also can comment on that as this design review because we, in fact, brought up the concerns for the safety.

Ms. Betts Basinger: The Public Works plans?

Ms. Perreira: Yes. Thank you very much. Okay, on this other item, the Subway sign is located at 1955, just in case you guys wanted the location. And we also – thank you Erin – we're going to look forward to you sending me the application because the signage review, I think, would be interesting to see what the guys think about that kind of challenge. Especially in light of the fact that there was a lot of challenges with the sign ordinance just before the departure of the last administration.

Ms. Wade: Just to clarify, we don't actually have an application.

Ms. Perreira: You don't?

Ms. Wade: Because it was an enforcement action, so all I have is the photographs of the sign, before and after.

Ms. Perreira: Well, that's fine. We're happy to look at that because that's in our realm. We're really happy with the Botanical Garden's planters, and we're happy that they utilized

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our recommendations. We feel very honored because of the fact that the historical reference that was given came from very, very knowledgeable sources. We are looking forward to looking at the layout and the grouping, and things of that nature. And I'm glad that the website update shows that it's the PUMA stuff is a survey and not plan which we agree with that was going to be. And thank you very much for that. We will be having discussions with Maui Medical Group as well.

Ms. Betts Basinger: The PUMA study, not survey.

Ms. Perreira: Yes. That's what I meant. I'm sorry. Thank you for the correction. Yeah, it's the PUMA study, not the plan. Thank you.

Ms. Betts Basinger: Members, any comments on Planning Department update? Seeing, none, we'll move onto item number (H), budget, and I think all of you got a budget at your place this morning, this afternoon. Erin?

H. BUDGET

1. Expenditures Update

Ms. Wade: The only update between last month and this month was Nishikawa Architect's bill for \$13,500. I'm sorry, 800. That's the only change from last month.

Ms. Betts Basinger: Members: Any questions on the budget report, which is actually a cash flow report. I do have one question. Under date, I'm assuming we're going chronologically for fiscal 2011. 10/26 seems to be separated out, Erin, and I'm wondering if, are these dates that they were paid, or –?

Ms. Wade: No. I actually had that same questions, and I got to be honest, I didn't totally understand the answer I given. But, I think both the \$13,800 was actually a bill. It was submitted 10/26/10. It was only recently paid by the County. I don't know why it's broken up in three in that column of professional services though.

Ms. Betts Basinger: Members would you just simply like to see it as date paid per cash flow?

Ms. Wade: Okay. Got you. Date paid. Oh, and in addition, Sandi has provided now the ongoing, the Nishikawa Associates contract status on the second page for your information. Since it's being paid out of two different sources, it could get confusing, so she's going to continue to update that.

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Ms. Betts Basinger: I'll open this item up for public testimony before we comment. Public testimony on budget? Seeing none, members, any other comments? I do have one comment. Just keep in mind that what you're looking at here, when we look at the vendor column, we have some upcoming payments that are going to be, some of them substantial that, I don't know, perhaps we can put them in just so that we know they're coming up. Which would be things that have to do with the plant maintenance and moving those, that \$2,000 item, our staff, to just put it as a vendor item that we know we're going to expect to pay in this fiscal year.

Mr. Suzuki: But I'm kind of confused because we just said that we want just date paid in this report, and now we're going to –?

Ms. Betts Basinger: Yeah. Just the vendor column. Not the date paid column. Just so that we're aware that we're going to have vendors, and contracts, and other studies that we're participating in. Instead of just looking at what we have paid, it gives us an ability to project our needs by including on the vendor list, those vendors that we haven't received any invoices from yet because they haven't done the work or we just haven't received it, but we know it's going to be coming up. Would that be helpful?

Ms. Wade: I could do an additional sheet perhaps, or ask Sandi to help me do an additional sheet of contracts or encumbered funds on a separate, if that would make sense to you.

Ms. Betts Basinger: I don't know why you have to do it on a separate sheet, but however it would be easiest for her to do. So that we're just always reminded of money we've encumbered. If there are no other questions, we can move onto item (I), approval of the March –

Mr. Suzuki: Question.

Ms. Betts Basinger: Warren, go ahead.

Mr. Suzuki: So on that Nishikawa contract, I noticed, Erin, that you did submit a letter to Planning requesting them to look at the contract. Do you have an idea as far as when you expect to get some sort of response back from them?

Ms. Wade: Actually we had a meeting, and Michele is here so she can comment on it.

Ms. Michele McLean: Thanks. Coming from – prior to joining the County I worked for a State agency and was responsible for procurement and contracting. And the procurement and contracting process can be very lengthy and very cumbersome. And so my initial reaction was that it can be advantageous to keep a contract open even if it appears at that moment that the work has been completed or you don't want to proceed with it. Keeping

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it open just for a relatively short amount of time to determine can you modify the scope of services? Is there some other way that you can continue working with the contractor rather than closing the contract, and then realizing some time later, oh, we need to do another solicitation for a similar services that maybe they could have done. So that's sort of just a broad reaction that we've talked about a little bit. Not a whole lot of detail. But I'm thinking rather than closing the contract, I'm seeing maybe how we might either just put it on hold or look at modifying the scope of services for other things that might be beneficial to the agency. And I can put that in writing if you'd like me to.

Ms. Wade: It's going to be in writing now.

Ms. Betts Basinger: Questions, members, about that? Michele, I have a question of that, which is, I guess, is a procedural question. If a contract is finally closed with funds unexpended, what happens to those funds?

Ms. McLean: They just get unencumbered. When a contract is executed, the County essentially earmarks those funds, so that those funds don't get invested, they don't get used for any other purpose. They're not technically withdrawn, but just a hold is put on them. And so, if the County does have investments and other financial strategies with their money, that money doesn't get included in it. If it gets unencumbered, then it's available for investing or other uses. It's why you'll see on complete budget statements, it will have an unencumbered cash balance, and that's the loop. So when you see unencumbered that means there's other monies that have been encumbered like contracts that haven't been paid for.

Ms. Betts Basinger: So in that scenario, relative only to the portion of MRA funding that is going into that contract, we would see that money become unencumbered for other purposes for the MRA.

Ms. McLean: Not for other purposes because they would have to be budgeted for a certain purposes. And those funds right now are encumbered and budgeted just for this purpose. If they get unencumbered, they just go back to you. They go back to you, but they just remain as unencumbered general funds.

Ms. Betts Basinger: General funds.

Ms. McLean: Right. It's not as if --. The remaining funds on the contract could not be spent on anything else. That's probably the most direct answer to the question. They couldn't be spent on additional planters, or other consultants, or what not, because they're encumbered for this contract only.

Ms. Betts Basinger: Okay.

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Mr. Suzuki: I just have a question. Just, you know, based on what you just said, Michele, now MRA, if there's a certain amount of money budgeted to the MRA, then MRA, as part of it's ongoing deliberation decision, entered into a contract, or directed the County into a contract for a specific service. The monies are technically, I mean, encumbered within the County overall, but it basically comes out from the MRA budget. And as Alexa said, let's say, all of the money is not used. So, as you said, it's no longer encumbered. But because it's money that came out from the MRA allocation – I don't want to say budget, but allocation – so it would still go back into overall County of Maui general fund, or is Alexa kind of moving towards? You know, does it come back into the MRA kiddy, then the MRA could use that money? No?

Ms. McLean: I understand your question, and had this discussion been taking place in the fiscal year when those funds were encumbered, that might have been possible for it be returned to MRA. But these were budgeted in a prior fiscal year, and so what's budgeted for the current fiscal year and for next fiscal year contemplates those expenses and only those expenses.

I. APPROVAL OF THE MARCH 18, 2011 MEETING MINUTES (via e-mail)

Ms. Betts Basinger: Thank you. Thanks Michele. Live and learn, right? Okay, members, any other questions on the budget? Is there any public testimony on our budget? I think I already asked that and have no testimony. Okay, very good. We now go onto item (I), approval of the March 18th, 2011 minutes. Did everyone receive these minutes by e-mail, and have a chance to read them, exclusive of you Bill?

Mr. Suzuki: Move to accept.

Ms. Popenuk: Second.

Ms. Betts Basinger: All in favor?

Agency Members: "Aye."

It was moved by Mr. Warren Suzuki, seconded by Ms. Katharine Popenuk, then unanimously

VOTED: to approve the March 18, 2011 MRA meeting minutes as written.

J. NEXT MEETING DATE: May 19, 2011 (Thursday)

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Ms. Betts Basinger: Because members we are deferring item (E), orientation, to another date, we've had some discussion about having that meeting be held on April 29th for the orientation. Is everyone available for that meeting? First I want to hear if everyone is available for an orientation meeting. Go ahead James.

Mr. Giroux: I've got an appointment on the 29th at 1:30. May 13th would work for me.

Ms. Wade: The May 13th was the date that I sent out because I would assume that the new member had actually been confirmed at that point.

Mr. Suzuki: I'll be here on the 13th.

Ms. Wade: So, on April 29th, Katharine, Bill and Alexa. And May 13th everybody's here.

Mr. Mitchell: Is that a Friday?

Ms. Wade: Yeah.

Ms. Betts Basinger: Okay members, I'm going to be adding an agenda item called new business which gives us an opportunity to talk about things that we want on our next agenda item. So for right now, instead of calling it new business, we'll be scheduling our agenda for next meeting, and is there any new business that anyone might want to schedule for next meeting? Our next regular meeting?

The other thing that I would like to request is that the approval of the minutes be moved back to their historic spot at the beginning of our meeting. I know this was something brought before our body by some members of the audience. Any objections to that? Then you'll see that back at the top of our meetings.

One of the things that I would also like to discuss when we have our orientation meeting, and that will be a single purpose meeting. Is that correct, Erin?

Ms. Wade: Right.

Ms. Betts Basinger: Yeah, it's going to be a single purpose meeting, so all it's going to be is orientation. And I would like to discuss the MRA's powers, duties, responsibilities in section six, as well as the status of MRA implementation which is section four which are priority project.

Ms. Wade: From the plan.

Ms. Betts Basinger: Yeah. From the plan. All from the plan. And if there's nothing else to

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add, I'm happy to adjourn this meeting at 2:04 p.m.

K. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:04 p.m.

Respectfully submitted by,

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

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RECORD OF ATTENDANCE

Members Present:

Alexa Betts Basinger, Chair
Katharine Popenuk, Vice-Chair
William Mitchell
Warren Suzuki

Others:

Michele Chouteau McLean, Deputy Planning Director
Erin Wade, Small Town Planner
James Giroux, Deputy Corporation Counsel

Morgan Gerdel, Parking Structure Coordinator
Yuki Lei Sugimura, Public Relations