

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI REDEVELOPMENT AGENCY

AGENDA

DATE: August 26, 2011, Friday
TIME: 1:00 P.M.
PLACE: Planning Department Conference Room
First Floor, Kalana Pakui Building
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Alexa Betts Basinger (Chair), Katharine Popenuk (Vice Chair), Bill Mitchell, Warren Suzuki, Mark Walker

Public testimony will be taken at the start of the meeting on any agenda item. Testimony will be limited to three (3) minutes per testifier. With the recommendation of the Chair, additional time may be granted.

- A. CALL TO ORDER
- B. APPROVAL OF THE MINUTES OF THE JUNE 17, 2011 AND JULY 1, 2011 MEETINGS (via e-mail)
- C. PUBLIC TESTIMONY
- D. PUBLIC HEARING - action items
 - 1. Mr. Morgan Gerdel of Architectural, Design and Construction Inc. requesting design review and approval of four variances for the construction of a new commercial office building to be located at 170 North Market Street, Wailuku, TMK (2) 3-4-017:026. (MRA 2011/0004). The following variances are being requested:
 - a. To waive the guidelines to site the building at the minimum setbacks (WRA Design Guidelines p. 38)
 - b. To waive the guideline stating that stucco wall finish should be applied only on the front facade (WRA Design Guidelines p. 43)
 - c. To waive the guidelines that requires windows to be constructed of wood (WRA Design Guidelines p. 45)
 - d. To allow a variance from the requirement that retaining walls not exceed 6 feet in height. (WRAZDC 30.09.030 (p. 37))
- E. MAUI REDEVELOPMENT AGENCY BUSINESS
 - 1. Discussion with contracted financial consultant, Dave Fruedenberger, of Goodwin Consulting Group, regarding the creation of a Tax Increment Financing District, the potential uses of funds, the structuring of the financing tool and anticipated collection of funds. This is a discussion item with no action.
 - 2. Wailuku Municipal Parking Structure update and potential discussion on schedule,

contracts, progress on the interim parking plan, and project collaboration (Morgan Gerdel, AIA Parking Structure Coordinator) This is a discussion item with no action.

3. Discussion and consideration of whether to authorize the Chair and staff to submit a grant application for the Open Spaces Sacred Places from the TKF Foundation. The MRA will evaluate whether the board would like to pursue this grant for the mini-park site between the Iao Theater and the Police Substation/restroom building with a collaborative team. The grant is up to \$50,000 of funding, requires research and documentation of the health and wellness benefits or urban green space. The grant application is due September 1, 2011.
4. Creation of an investigative committee to evaluate and report on recommended changes to the Wailuku Redevelopment Area Zoning and Development Code, Wailuku Redevelopment Area Design Guidelines, and other Maui County Codes. The MRA will determine whether or not to form the committee, assign members to the committee and define the committee's scope of duties.

F. REPORTS

1. Task Status LU-3 Wailuku Municipal Parking Lot for period from July 15, 2011 to August 26, 2011 (B. Mitchell)
2. Task Status VPC-6:9 Parking Management for period from July 15, 2011 to August 26, 2011 (W. Suzuki)
3. Task Status Administration and Operations for period from July 15, 2011 to August 26, 2011 (A. Basinger/E. Wade)

G. NEXT MEETING DATE: September 16, 2011

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI REDEVELOPMENT AGENCY RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. TEN (10) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

*AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE AGENCY TO CONSULT WITH THEIR ATTORNEY ON QUESTION AND ISSUES PERTAINING TO THE AGENCY'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT. THE ADDRESS OF THE MRA IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

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THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.
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