

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
APRIL 25, 2014**

APPROVED 06-27-2014

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:01 p.m. Friday, April 25, 2014, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

A quorum of the Commission was present. (See Record of Attendance.)

Mr. Bill Mitchell: Alright. Good afternoon everybody. We'll call the, the Maui Redevelopment Agency meeting to order, today, April 25th, 2014. It's 1:00 p.m. In attendance this afternoon we have Carol Ball, we have Don Fujimoto, myself Bill Mitchell, and our newest member, Mr. Jonathan Starr. And a big welcome and aloha to Jonathan for choosing to step into the fray. Appreciate it.

B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.

Mr. Mitchell: Let's see, I guess we will open up the floor to public testimony. Anybody that's here that would like to testify on an agenda item now may take three minutes to do so. Also having the opportunity to testify on the item after discussion among the board. Is anybody? I do see Mr. Dan. Welcome and good afternoon, Mr. Dan.

Mr. Richard Dan: Aloha my name is Richard Dan. Aloha my name is Richard Dan. Thank you all for all your hard work especially you Bill. Jonathan, I'm so glad you're on this board. I'm 100% behind you as I have been for decades. I think you're going to be – you being on the board is going to do nothing but help Wailuku and make things better for all of us. Alright. You gotta be careful of the conflict of interests that you may run into. Okay, you're doing a development in town, which I'm 100% behind. The Dragon Arts Cultural Center, you will finally have the whole plan. And you have commercial parking lot. Those things may pose conflicts to you. You've got to figure out how you're going to handle them. It's not my business. I want you to be productive and do a good job here, Jonathan.

I've – you all have a copy of the testimony that I gave to the... County Council. If you have any questions about what I said, read it, I'll be around for a few minutes after I speak if – that you want to talk to me about. That's fine. I met with Bill and Erin about a week ago, maybe five days ago, and we went and walked the property. This is what I have to say.

I took a look at the – I'm intimately involved with the clean ambassador, clean and green program, and have been since its inception. I have some minor concerns about the clean and green person, but I think your description of the ambassador, at this point, really vague and ambiguous and very subjective. I think it's got to get really dialed in a little bit more.

Parking meters, I've been asking everybody here to help me get parking meters for Market Street now for nearly a decade. Well not everybody, but every, every position. And I think it makes a lot of sense. I think we all think it makes a lot of sense. I haven't heard from anybody really decent from that concept. Why are we not getting them? That's all I've got to say. Have a great day. Good luck.

Mr. Mitchell: Anybody...anybody had any questions for Mr. Dan?

Mr. Jonathan Starr: Yeah, I do.

Mr. Mitchell: Jonathan?

Mr. Starr: Mr. Dan, I'm – thank you for your comments. I'm wondering if you studied at all the parking management plan that has been worked on by the MRA? And I'll tell you that's one of priorities to see that, in the next few months, we, we work on that, so that we have a policy for, for Wailuku and the area that will allow whether it's metered or tickets or tokens, or you know, whatever, to actually start to happen. So, I just wondered if you had any comments on the management plan. I think it will be, you know, new, new iterations will be available pretty soon.

Mr. Dan: I have lots of comments on the management plan. The three minutes or the time that we have today, I could go on for days. I've done a lot with regards to the management, and basically what I've been following is Brad Segal's lead. I met with Brad when he came out three, five years ago, and I met with Brad again this time. Last time when – I've said this few times here, maybe you never heard it. Last time when Brad was here, he said re-stripe that parking lot. I went ahead, I hired Bill Mitchell. I paid him. And he went ahead and redesigned the parking to get us, I don't know how many new, new spots. Jocelyn Perreira presented it here. Everybody said, yeah, it's go. And to this day it hasn't been done, but now we have a promise that they're going to re-asphalt and re-do the lines again. So, yeah, there are a lot of comments I can make about it, parking. Parking's a gigantic issue. You're taking away – well as I wrote in my document, you're taking away parking by building the beautiful grass lot, and I think it's a great idea to build a grass lot there. But I'd like before you have any commercial vendors for the, the impact and for Wailuku, and parking in that area, in that park, for you to give us back the parking spots that you first taken away. Because the plans take away spots. I hope I answered your questions Jonathan.

Mr. Starr: Yeah, I don't believe they take away legal spots.

Mr. Dan: Yeah, they do. They do. I went over it, and I sent you pictures and everything. You're taking away legal and illegal spots. The entire lot is illegal. You know, the entire lot is illegal. However, it's a lot that's being used. It's not form over substance here. We're dealing with

substance over form. Right now the substance, Jonathan is, there are that many spots being used. Legal, illegal, or whatever the case. It's a County lot. That's the substance. The form is, well, you just put signs up in that lot. But the form is that, you know, maybe they'll only take away a couple. But you are taking away a lot of spots. Less people will be parking there then then there are now.

Mr. Mitchell: Question. Thank you for that draft, employee survey, that you forwarded to us. Do you have any objections if we use that?

Mr. Dan: I gave it to you.

Mr. Mitchell: Okay.

Mr. Dan: And Harry did it, not me.

Mr. Mitchell: Okay. And – because that would be useful, I think, for WCA.

Mr. Dan: Yeah.

Mr. Mitchell: To have that available for all the, for all the merchants . . . (inaudible) . . . and they can take it. Well, I think it's good.

Mr. Dan: You want to expound on it, Harry is available to you guys. Pick up the phone and give him a call.

Mr. Mitchell: Okay.

Mr. Dan: I referring to Harry Eggert. He works for us on Mondays, Tuesdays, and Wednesdays.

Mr. Mitchell: Okay.

Mr. Dan: And he does a lot of our outside, you know, public relations work.

Mr. Mitchell: Great. Thank you. I appreciate it.

Mr. Dan: Sure.

Mr. Mitchell: Seeing no one else from the public to testify, we'll close public testimony right now. We did welcome Jonathan Starr, but we'll do it again. Jonathan Starr, welcome. Since you're item C, officially, on the agenda. Thanks Richard.

C. WELCOME TO NEW MEMBER - Jonathan Starr

Mr. Starr: Hold on a second. Do I get to make a comment?

Mr. Mitchell: Absolutely. Please, please do.

Mr. Starr: Okay. Just to put my, my two cents in as a new member. I...I applied to join this board because I was impressed by the people on it, and the potential direction, and the staff, and it just – I just started having a feeling. I was almost intuitive that it was time for this MRA to really start doing great things, and not to be just processing variances and, you know, and permits and so on. But to actually create a downtown policy that will help us make the center of Wailuku thriving. And I believe the economic times and conditions are such that the potential is there. There's capital and there's enthusiasm. And, you know, when I was appointed and talked to the Mayor and people up in administration, and when I went before the Council, they said, we really want to see the MRA do real actions that are tangible and are positive so that the town is filled with people. And so that the more people want to come there, want to come for entertainment uses, wants to shop in the stores. And, you know, if we start seeing that happen, we'll help to build and pay for the infrastructure that will be needed to support it, including parking, on a much larger scale, either transient, you know, sidewalks and so on. So, you know, I feel like we're, we're here on a mission. And, you know, I, over the years, in the past, coming to MRA meetings, it just, you know, it maybe didn't have the spirit that I'm hoping we can have. And we've had members of, you know, community come and mostly, a lot of it was just kind of negative, just kind of picking at this and picking at that. And I hope that, you know, as part of our function it's to lead and inspire so that we end up with a lot of people coming here and helping us figure it out and supporting it and doing the same. I really have high hopes but, there, I really feel like we're in the right time and the right place and we're the right people to do it. So, you know, I just feel enthusiastic and I'm proud to be here, and I, I think this is going to be a, a great opportunity and, you know there's a lot of folks out in the community that will work with us, and Wailuku can be our, our example, our model, and something we're proud of.

Mr. Mitchell: Well, well said. I think, I think –

Mr. Dan: Thank you Jonathan. . . .(inaudible) . . .

Mr. Mitchell: Thank you Richard.

Mr. Starr: Thank you.

D. ELECTION OF OFFICERS FOR THE 2014-2015 BOARDS AND COMMISSION YEAR

- 1. Chairperson**
- 2. Vice-Chairperson**

Mr. Mitchell: Okay, let's see, some board business. I guess we're at the cycle of the new year for the MRA and we need to elect officers for the next, this year 2014-2015, and that would be chairperson and vice-chairperson. So I guess we take nominations?

Mr. Don Fujimoto: Mr. Chair, I nominate yourself.

Mr. Mitchell: We have –

Ms. Carol Ball: I second the motion.

Mr. Mitchell: We have a second. All in favor? Oh, any other, any other discussion?

Mr. Fujimoto: Nope.

Mr. Mitchell: Any other nominations?

Mr. Fujimoto: Nope.

Mr. Mitchell: No? Alright, well that was simple. All in favor? Thank you for your vote of confidence.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes, sir.

Mr. Starr: I voted for you because I feel you're doing a great job. Thank you.

Mr. Fujimoto: I agree.

Mr. Mitchell: Thank you very much. Well, it's always available to anyone that wants to take over. I guess you can't now. It's too late. You're stuck with me for another year. But I appreciate everybody's input and, and comments, and suggestions are always welcome. I guess we also have to have a vice-chair person.

Ms. Ball: Mr. Chair?

Mr. Mitchell: Yes ma'am.

Ms. Ball: I nominate Don Fujimoto. . . .(inaudible) . . .

Mr. Mitchell: Do I have a second?

Mr. Starr: I second.

Mr. Mitchell: Any discussion? Seeing none, all those in favor? All the signs remain where they are. No complicated moving things around.

Mr. Fujimoto: Life is simple.

Mr. Mitchell: That makes it very simple. Okay, on to new business. One of our very top priority tasks – has every –?

It was moved by Mr. Don Fujimoto, seconded by Mr. Jonathan Starr, then

**VOTED: Mr. Bill Mitchell as Chairperson for the 2014-2015 Board Year.
(Assenting: C. Ball, D. Fujimoto, J. Starr
Excused: T. Fairbanks III)**

It was moved by Ms. Carol Ball, seconded by Mr. Jonathan Starr, then

**VOTED: Mr. Don Fujimoto as Vice-Chairperson for the 2014-2015
Board Year.
(Assenting: C. Ball, D. Fujimoto, J. Starr
Excused: T. Fairbanks III)**

E. APPROVAL OF THE MINUTES OF THE March 28, 2014 MEETINGS (draft minutes provided via e-mail)

Mr. Starr: We gotta do the minutes.

Mr. Mitchell: Yeah, we need to do the minutes. We do need to approve the minutes of the last meeting, March 28th. Anybody have any items they want to see amended or changed from those minutes? Do I have –

Ms. Ball: . . . (Inaudible) . . .

Mr. Mitchell: I have a motion.

Mr. Fujimoto: Second.

Mr. Mitchell: I have a second. Any discussion? Seeing none, all those in favor? Minutes of March 28th are approved by unanimous vote.

It was moved by Ms. Carol Ball, seconded by Mr. Don Fujimoto, then

**VOTED: to approve the March 28, 2014 meeting minutes as presented.
(Assenting: C. Ball, D. Fujimoto, J. Starr
Excused: T. Fairbanks III)**

F. NEW BUSINESS

1. Discussion on draft scope of work and budget recommendations for Clean and Safe Ambassadors received from Progressive Urban Management Associates.

Mr. Mitchell: Okay, on to new business, and in your agenda for today you'll see a discussion and a draft scope of work and budget recommendations for this clean and safe ambassador. And we received this from PUMA, Progressive Urban Management, Brad and Rena, based on discussions we had when they were here a month ago. And I don't recall who, which meetings all of you attended but we had an interesting meeting. I know Jonathan was there, Carol was there, I was there, and Erin was there, with merchants and downtown folks, stakeholders and it's become for a whole lot of reasons apparent that the cleanliness and safeness in of the downtown has just deteriorated on an exponential basis in the last year. And I know Jonathan can speak to specific examples, but -. So it's one of the items that we're asking Council to fund for this next year is a clean and safe staff person. I'll let Erin go through the scope of what we're proposing is because what we need to do is get a letter to Council next week, describing what the scope of that person's job would be so that they'll feel comfortable funding it, and along with, and we'll discuss that in a moment, the lao Plaza. And maybe it's also good to mention, I think all of us is - did you get a chance to talk? Well, we've all spoken to Council or someone - our understanding is that we need to make a show of force next week at these final budget hearings, in support the MRA and to support these items. And right now we're tentatively talking about 9:00 a.m. on Wednesday morning, is that correct? To all show up and testify. Jonathan and I testified previously and I think Carol has as well. But we need to go back. And Erin has asked also for support from the other County agencies. Excuse, Michele, has asked for that. So, with that, Erin, do you want to sort of describe what PUMA is recommending for the scope of that, that person?

Ms. Erin Wade: Thank you. The draft that was distributed with the packet was the preliminary version, and I gave you a . . . (inaudible) . . . looking version today on the PUMA letterhead that doesn't have the track changes. It's very similar. It's just sort of the parts that were highlighted aren't there anymore. It's a little bit cleaner to work with.

Essentially it has, at the beginning, it's a recommendation for what the two positions would be, if it would be two positions. But really highlighting that the first is kind of - I described it yesterday, I think it's janitorial services for the downtown area, as well as, some coordination and landscaping, grounds keeping kind of things. The second position is really security services, and I particularly appreciated the explanation in the bottom about serving as eyes and ears of the police, offering a helping hand, giving directions, generally enhancing the public's experience and perception and safety. I think that's the - that's what we're trying to accomplish with the position. And in terms of the scope of work, it doesn't give more detail, and then there's the preferred skills and the background. So today, the discussion can be about refining this if we need to do that at all, but not, at this, at this point we don't have a budget for it. We're now . . . (inaudible) . . . the budget from Council to do this.

Mr. Mitchell: Any discussion? Don? Yes, Don, please?

Mr. Fujimoto: Have we decided who's going to administer the management of these two people? Or, entities or –?

Ms. Wade: Well, it would be a contracted employee that would be managed by the Planning Department.

Mr. Michele McLean: There are a few options for that. It could be a contract where the Planning Department contracts directly with a vendor who provides the service. Or it could be a grant that's given to a non-profit or the community association to provide the services and then they determine, they as an organization, determine how to perform the services. When we form a – when the County executes a contract for services, we do not dictate the hours, the work schedule and so forth. We say this is the task that needs to be done, and you accomplish it. If you hire, you know, for the clean ambassador if you hire 10 people to go out there for two hours a day and do everything, or if you hire one person to go out there for 10 hours a day, it's – you know, as long as the work gets done, we don't dictate that because it's a contract. They're not an employee. But I think the scope of work and the detail is clear enough, and, you know, the vendor or the grantee can, can demonstrate to us how they will accomplish it. I don't know if there's a preference with the MRA for the purposes of discussion with Council I don't know that it has to be specific. It's – we believe that these tasks can be accomplished for this amount of money and then we'll figure out what mechanism to procure the services.

Mr. Mitchell: Councilman Mike White specifically asked that question, is the MRA, you know, in our judgement what would – who would be the managing overseer of that contract person. And my response was, well, it can be the MRA, but it could be any County agency as long as we get them. And he said, well, we'd prefer to have the MRA do it just because you're knowledgeable about the scope and what's necessary. And I said, we'd be comfortable with it. We've been talking about it for a number of years and we know what's required and we know the issues involved so just for the record they have, the Council has heard that.

Ms. McLean: And, and if that funding is simply added to the existing MRA budget that's fine. The MRA and the Planning Department certainly would be the administrator of that grant or contract.

Mr. Mitchell: Right.

Ms. McLean: Whether it's a grant or contract.

Mr. Mitchell: Yeah, it doesn't matter as long as it gets done. Jonathan?

Mr. Starr: You know, I think this is gonna have to be an evolving process for the first year or so. I pulled down about 25 websites from different towns and cities of different clean and/or safe programs, you know, and downtown ambassador. Perhaps we could circulate, circulate that because it was really interesting going through them and seeing, you know, the way different towns and cities go about it. You know, but just a quick web search brought me hundreds of, you know, of different municipalities that not only had programs, but, you know, had websites

for the program that were, you know, part of the town's, you know, kind of template and character that they were doing it. And, you know, so I think we're going to have to evolve it and figure it out. I, I spent the morning with our Congress woman Tulsi, both her D.C. and also Honolulu staff this morning, and...you know, she comes from a military police background. And, you know, was saying, you know, there's all these people on Maui who would be perfect for it that were, you know, military police. And, you know, I also just – there's also opportunities under, under some Federal programs to gain training funds and possibly also pay for part of the compensation, you know, so that might be –. You know, I'm hoping that becomes part of the evolution if we get the funds to get it, to get it started we can, we can expand, we can expand it. But I don't think we should be too specific. And I also think that it might be best to actually – although the MRA has to have the decision making and management on a certain level it may be best to utilize a non-profit to actually do the contract with the, with the service provider so that there's a little more flexibility in the mechanics of doing the contract awards. And I know that this is something that's in place, in County government in many areas, so we've, you know, we'd have to develop that. But I don't think that's hard to do. The hard thing is to get it, get it started and get everybody on one page, and you know, really thank all our, you know, everyone who's . . . (inaudible). . . We need to make a push and, you know, get a lot of phone calls, e-mails, people coming down and testifying in the next few days.

Mr. Mitchell: Council . . . (inaudible) . . . Carol, any thoughts?

Ms. Ball: No.

Mr. Mitchell: One of the – parts of this discussion and maybe everybody can give us your thoughts about it is the clean and safe person, the clean ambassador, the way we've got it written right now is two separate individuals or entities potentially because the scopes are kind of very different. And that's the way we're sort of asking for the money. So is it possible that those scopes might be one scope may go with the non-profit and maybe the other scope stays under Planning or would they both go together? And I don't know what the –, you know, like you say, it's going to be a learning curve. What's the most efficient way to administer this is?

Mr. Starr: I mean, my guess it would probably be easier to go through, to go through a non-profit because of the procurement, the procurement that we would have to face either through the MRA or Planning. You know, I'm not an expert in that, but I believe that makes it a lot, makes it a lot easier.

Mr. Mitchell: Go ahead Carol.

Ms. Ball: . . . (Inaudible) . . .

Ms. McLean: I don't know if we've had anything similar where we'd be looking at two different, two potentially different contracts.

Ms. Wade: The Lahaina one for grounds keeping that was referenced earlier. Lahaina right now has grant for the parking. The Lahaina Restoration Foundation has a grant. And then they

contracted vendors and pick up the trash or cut the grass. Then those vendors, there's a series of different vendors that she manages under . . . (inaudible) . . . but they don't do the safety component.

Ms. Ball: And is there a safety component there, in Lahaina?

Ms. Wade: They're absolutely looking at it right now whether they need to. So far it's only been grounds keeping and historic property . . . (inaudible) . . . And I think that grant is \$178,000 grant.

Mr. Starr: Is that separate from the administration of Lahaina Restoration Foundation? Does that include their, their overhead and office . . . (inaudible) . . .?

Ms. Wade: They have – the breakdown of the budget shows labor in house. There's some labor that's on staff with Lahaina Restoration Foundation. There's a supervisory fee and then there's a contract labor. . . (inaudible) . . .

Mr. Starr: So there is a precedence for this type of arrangement operating and been going for –

Ms. Wade: Since 1990.

Mr. Starr: Since 1990. So it's been going for 24 years in Lahaina, so that's good.

Ms. Thomson: Maybe I can add just in terms of whether it should be a grant or a contract. Because the deliverables are pretty specific, it would lend itself to being more of a contract rather than a grant. As far as procurement being an issue, it's, you know, fairly straight forward. You would write an RFP and issue it, and, you know, you base it on that. With the safety person for a contract, we might end up needing to look into if there are any union issues. I'll probably get some advice on that from Greg King or talk to the Police folks to see if they had any insight into because you're almost looking at an off duty officer type person.

Ms. McLean: For both contracts actually we need to go through Civil Service review. Typically with your contract for services you need to justify why those services can't be provided by a County employee. And that's Civil Service as well as union concerns that need to be addressed. But I think we can get through that mostly because I would look at it initially as a trial basis. You know, we're not certain that the scope is what's needed that the terms and the money that we're talking about are appropriate to get it done. We want to see what the outcomes are, so it's not something that we just assign to any County employee to do it. It's sort of a pilot project so let's see how it goes. And then if it's something that's going to continue then maybe we'd look at it being as County positions.

Ms. Ball: So are you still talking about that other layer? . . . (inaudible) . . .

Ms. Thomson: You could contract with a non-profit, you know, or with a, or a profit entity. Either

way. You know, and then they would in turn do what ever they need to do to fulfill the contract, hire an employee or sub it out to another entity.

Mr. Fujimoto: But what you would recommend as the first step being an RFP versus . . . (inaudible) . . . ?

Ms. Thomson: I think, you know, we've gone back and forth with, you know, the difference between contracts and grants, and kind of generally if you have a pretty well defined scope of deliverables that lends itself to more to being a contract. And you also have more control over it because if they're not performing you have easier remedies to go to, you know, to get rid of them and get somebody to doing, you know, the job. Whereas, with a grant you are pretty much set. . . . (Inaudible) . . .

Mr. Starr: So in other words the – if it's a grant, it's more about who is getting the grant and the relationship with them. And if it's a contract, it's about what's being performed for the money. So that, that, that kind, that kind of makes, makes sense. I think we're more concerned with the deliverables than who it is.

Mr. Mitchell: So we, we could do that on a six month trial basis as a beginning. We don't have to necessarily contract for year. We can specify whatever –

Ms. McLean: It could be a shorter time period.

Mr. Mitchell: – period of time. Or we could have, we could have something written into it there's going to be a 90-day review or write it any way we want to, right?

Ms. McLean: Sure. Sure.

Mr. Mitchell: Okay. But I think today and Erin you can, please, add to this, is what we'd like is – if, if everyone feels comfortable with this scope of work, at least schematically, that we could include this with the letter to Council for budget. Anybody have an objection to that? Is that okay? Go ahead Jon.

Mr. Starr: Yeah. I, I'd just like to add that when, you know, before we start doing it, it will come back to us for another –

Mr. Mitchell: Absolutely.

Mr. Starr: – discussion for fine tuning, and then we'll have a mechanism to adjust it after x-number of months.

Mr. Mitchell: Yeah, and I would assume it would come back for a formal RFP. Provided we get the funding, it will come back for an RFP refinement. Then that will be – then we'd have some sort of in place check and balance to refine that again with whoever is selected as the contractor knowing that we may get one and not the other. We may get the clean and safe, or

the clean person individual first, and may not get the safety person.

Mr. Starr: Yeah.

Ms. Thomson: The other way you can structure the, the request for proposal is that you can ask for a per unit kind of . . . (inaudible) . . . so that they can come in and report to you and say you know what, really this . . . (inaudible) . . . street cleaning is not working, we need to do it three times a week. But the planters clean out, you can do that once a month. You know, it depends, kind of look at each one of those as different deliverables, and then, you know, have your proposal drafted as such that you can increase or decrease quantities as you go.

Ms. Ball: Then who is going to do this? Do these things? Who's the administrator, you know, to say well that's . . . (inaudible) . . . ?

Ms. Thomson: I think you could, you would contract with an entity, a profit or non-profit, to provide a scope of deliverables and then probably have them come in on, you know, maybe every 60 days or whatever you decide that you want to hear from them, and they can report on their progress. You know, then you can make some adjustments if you need to at that point. So you'd be overseeing the contract.

Ms. Ball: You meaning the MRA?

Ms. Thomson: The MRA. And, you know, or Planning Department or a combination, and then the entity that would be . . .

Ms. Ball: Is it the Planning Department or the MRA? I mean, I'm not putting you on the spot.

Ms. Thomson: .Right. I think it could be either one.

Ms. Ball: We need to identify that.

Mr. Starr: Yeah, yeah, I'd like, I'd like it to be the MRA and, you know, I'd like us to feel that that's part of our responsibility and also our friends in the community to speak out about whether there's satisfaction with the results, and if, you know, there's still beer cans, you know, in the morning. You know it's not. But certainly we would want the department to, to help us to kind of be eyes and ears of that. But I think that it should be the MRA that's making that call. If we're going to push for it, we should live or die with it.

Mr. Mitchell: Michele, you have a comment?

Ms. McLean: Yeah, we'd have to look at your, your rules and your authority to see if you are authorized to enter into contracts. I don't know if you are. If you are, then that's fine with me. I don't have any, you know, turf feelings about this or anything like that. The MRA does have some budget within the Planning Department's budget and everything that we spend under that the Planning Department signs for. That doesn't mean that you might not have that authority

as well, so we'll look into that. And if you can, then that's fine with me. And if not, then it will have to be Planning, with complete . . . (inaudible) . . . to the MRA. I'd have no problem with that.

Mr. Starr: It's a team, ultimately, it's a team.

Mr. Mitchell: Don't?

Mr. Fujimoto: In terms of – you're saying six months, right?

Mr. Mitchell: That was just a suggestion, yeah.

Mr. Fujimoto: So that would be a condition of the contract. But the budget would still be for year.

Mr. Mitchell: For a year, correct. So then we'd request some time to work it out. And, I know, presumably it would be like any other contract we enter into for professional fees as well. But it would be different and that we're supervising or we're proposing that we would have some oversight in the physical scope of work that would be performed out in the, out in the community. Is that, is that – what would be the difference from MRA contracting with a clean person versus contracting with PUMA and Brad to come in and do a, do a report?

Ms. McLean: We'll again like the PUMA contract is technically with the Planning Department . . . (inaudible) . . .

Mr. Mitchell: Okay. There you go. So it's technically like a Planning contract, not an MRA contract.

Ms. McLean: But it doesn't seem like that to you folks.

Mr. Mitchell: Right.

Ms. McLean: Because you call all the shots, so if, if that's how this one has to be it would have the same feel.

Mr. Mitchell: That's fine. Yeah. Absolutely.

Ms. McLean: I mean, if we said, if the Planning Department said we should do the contract for a year, and you say, we'd like to do it for six months. Then we'd do it for six months.

Mr. Mitchell: Right.

Ms. McLean: And as Jonathan said, yes, we're a team. I don't see that there would be conflicts like that arising, but in the event that they would it is the MRA budget.

Mr. Starr: And conversely if Planning Department said well there's a reason why it should be year, I'm sure we would –

Mr. Mitchell: Right.

Mr. Starr: – you know, do that. It's just how do we get it done.

Mr. Mitchell: Right. And I was only curious in questions from Council when they asked those kinds of questions because I don't know if they know what the distinction is. If they think the MRA is going to be, you know, going out and doing punch list, which I have no problem doing, I mean, in an hour, to walk the whole area and do a punch list.

Mr. Starr: That's probably a really good thing if we do.

Mr. Mitchell: Yeah, I think we should. I mean, if it were – like you said we're the ones taking – we're going to be heroes or zeroes on this deal so we're going to have to take responsibility for it, and not, you know, relying on Erin here. Hey, Erin, did you go, did you go out there last week? How are they doing? Well, we're gonna have to do it, and we're all in town, so it's our responsibility to do it.

Mr. Starr: And, and, I think that's something that we should extend to the community for input and try to get --

Mr. Mitchell: Absolutely.

Mr. Starr: – use this as a way to get buy in and maybe it's a way to get, you know, lazy property owners like me to, to clean up our acts a little more, you know?

Mr. Mitchell: So we could ask, or maybe on a monthly basis, we send out a blast e-mail to everyone and say, how, you know, give us your comments? That or indifferent on clean and safe and see what we get back. That sounds like a good idea.

Ms. Thomson: You know, I think I would ask for the money for a full year though, and then work out the actual nitty gritty of what you want the contract to look like later on.

Mr. Mitchell: Right. Any other discussion, thoughts or comments? So we're proposing or we're asking Council right now to fund \$79,000 for a, for the clean and safe budget for 2014-2015. So when we go up there that's the magic number if you will. And, of course, we're all gonna get up and speak to it at some, in some form or fashion. Any thoughts on Council? Is everybody able to make to it on Wednesday? Carol, are you here?

Ms. Ball: I'm here.

Mr. Mitchell: Fantastic. Don, you're here?

Ms. Ball: What time is it? Nine o'clock?

Mr. Mitchell: You can come after nine. I think they'll – they'll be taking testimony all day? The budget?

Mr. Starr: No.

Mr. Mitchell: Or only till.

Ms. McLean: They usually just take it at the beginning of the meeting.

Mr. Mitchell: Right. Right. Thank you.

Ms. McLean: They'll be deliberating all day, but they'll usually just take testimony at the beginning at nine o'clock when the meeting begins.

Mr. Mitchell: Are they also going to be meeting on Monday, again?

Ms. McLean: They're meeting everyday next week.

Mr. Starr: No. Not, not Tuesday.

Ms. Wade: . . . (Inaudible) . . .

Ms. Starr: Okay, well, so there's no reason not come in Monday, Tuesday, Thursday, Friday.

Mr. Mitchell: Okay. Good. And so any day you – thank you – any day you can make it. And since it's nine o'clock and there's usually nobody there at nine o'clock it's easy to get in and get out. At least there wasn't when we did on Monday morning a couple of weeks ago.

Mr. Starr: Yeah. Their subjects of discussion will be something completely different.

Mr. Mitchell: Right. Right. They'll be discussing other components but they'll take public testimony. Alright?

Mr. Starr: Can I, can I add one thought?

Mr. Mitchell: Yes, please.

Mr. Starr: Let's, let's each try to get as many other folks to call, e-mail, or appear.

Mr. Mitchell: We've asked one other board member, previous board member who's going to come and testify.

Mr. Starr: Okay. Let's each try 10.

Mr. Mitchell: Okay.

Mr. Starr: Well then go, go get MAPA, you know, they can get 20.

Mr. Mitchell: There you go. Good idea. The more, the more better, the more –

Mr. Starr: They're like someone looking after the folks . . . (inaudible) . . .

Mr. Mitchell: Yeah.

Ms. Thomson: Can I add one last thing in case I'm not around when you start discussing the nitty gritty of the contract. There was an RFP that recently was just issued by Department of Transportation regarding the bus stops cleaning, and it has very many of the same deliverables so just pick that one up and copy it, and tailor it. Yeah.

Mr. Mitchell: Thank you. Yeah, there's no reason to re-create the wheel.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes sir.

Mr. Starr: You ready for a motion?

Mr. Mitchell: Do we need to make a motion on this? I'm ready for a motion if you want to make a motion.

Mr. Starr: Mr. Chair, I move that the body authorize the Chair to make a request to County Council with this scope of work.

Mr. Mitchell: Do I have a second?

Mr. Fujimoto: Second.

Mr. Mitchell: Any discussion? All those in favor? Motion approved. Thank you. We will do that next week. We will be sending that letter, that draft letter that Erin circulated to you. I'll be signing that. We'll be sending it to Councilman White for inclusion in all the other requests. Alright, on to item number two, discussion on creating additional residential density in Wailuku. Erin, do you want to bring us up to speed on where that's generated and where we're at?

It was moved by Mr. Jonathan Starr, seconded by Mr. Don Fujimoto, then

**VOTED: to authorize the Chair to make the request to County Council
with the scope of work.**

(Assenting: C. Ball, D. Fujimoto, Jonathan Starr

Excused: T. Fairbanks III)

2. Discussion on creating additional residential density in Wailuku Town.

Ms. Wade: Sure.

Mr. Mitchell: Please.

Ms. Wade: So we've been approached by the property owner who I provided you a schematic design work about additional height and residential density in Wailuku, specifically on Main. So he was more than willing to share his, he called it a scaling and feasibility study, basically at this stage of the game. So I think we're, we're all in agreement it needs some further design refinement. But in terms of what the building footprint and massing looks like this is, this is sort of where we're headed with this. We want us to have a conversation today in the Wailuku Redevelopment Area Zoning and Development Code, there's a maximum height limit on Main of four stories or 60 feet. And then this project would exceed both of those. And we've talked with other property owners who have said the same thing. Essentially the four stories or 60 feet doesn't cancel out for anybody who wants to do a project really bigger than a handful being five or six people. So wanted to talk about additional residential density, where it makes it sense, and where it doesn't make sense. We actually thought we would get people to come to this, sit in the audience, based on the way that we had agendized but it's not a big deal for people. So, yeah, just in our original thought process, the additional density on Main probably makes sense, and height. Maybe some additional density and height on Vineyard, but not, not beyond probably four stories. But talking about what that might mean because we are in the process of updating the Zoning and Development Code. So I just wanted to put it on here for discussion with this as a sort of point of reference.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes, sir.

Mr. Starr: Before we get too deep into it I, I wish to disclose that I, you know, do own property in the area, and I maybe developing it, and I may, you know, if it's changed, I maybe looking to build higher than the current number. So, I, I have a question for Corp Counsel which is, you know, we're, we're discussing an overall zoning and envelope for the area. But since I may theoretically benefit from it I don't foresee action, action on it today, but I would like to take advice as far as my necessity or not to recuse since I've disclosed.

Ms. Thomson: I think the, as you said, the important thing is that you are disclosing to the body. And as far as participating in discussions, I, I would feel, you know, no problem when you're participating at any level and that it's depends on what the action is at the time that you get to it. But I would just advise you to revisit it as you get further into the process and actually entertain motions to see if you might need to recuse yourself.

Mr. Starr: And I would like to request of the chair and the other members that if there's any

feeling that there might even be the, a feeling of conflict, help me be aware of it, and I'll, you know, take it well because . . . (inaudible) . . . do the right thing.

Mr. Mitchell: Sure. Fair enough. Thank you. And thank you for making that comment. One point, and correct me if I'm wrong Erin, but the MRA does have the ability to change the Zoning and Development Code unilaterally without anybody else's approval. So this is one thing we can positively affect without having to go to any other agency or Council. And I think, it maybe, you know, it's one piece of a larger puzzle, but it's an important piece and we've had meetings – Jonathan, myself, Carol's been in those meetings. This issue of density is, is, it is a financial reality that without the density we're not going to see probably any multi-family housing in downtown Wailuku. There simply – the numbers don't support it. I have no objections to six stories. Let me back up. The tallest building in downtown Wailuku right now is nine stories. Thank you. Is that Maui Realty? Is that Maui Realty? The County building is nine stories, and maybe one of the most unattractive, the most unattractive. And I don't mind saying that on the record.

Ms. Ball: Maui Realty is eight.

Mr. Mitchell: Maui Realty is eight. Does anybody have any...sentiment one way or another? One of the exercises we're currently engaged in and we've funding is this view corridor study down Main Street to look at building massing. Something similar to what Mr. Joslin has done. And he does have two additional renderings. Maybe we could send that. He's done two additional renderings of looking up and down the street which are very illustrative and I think exactly what we're proposing to do on a larger scale looking down the street on both sides. In my estimation this super helpful not only for us but it's also super helpful for the public in visualizing what potential could be. And that the buildings that exists on Main Street, most of the larger ones are not that attractive, and some attractive larger ones would actually help the street scape. Any thoughts? Any thoughts on that?

Ms. Ball: I think that – yes, I saw that other that other . . . (inaudible). . . that you're talking about and it is very helpful get the perspective. The concern of course is the design element of the proposal, of the proposed change. Not the proposed change, but the proposed building. And what we don't want people to think is that that's necessarily the end result. Now what we're thinking about is the density as opposed to the design. And so, you know, the impression initially is that it's the design that we're doing because it's so overwhelming, let's say, and not in conformance with the rest of the design of the corridor which makes it look out of place. But I think what we have to make people understand, anyone who cares about Wailuku as we do is that our goal is not necessarily at this point to dictate the design. The design we want harmonious in keeping with what we desire. But it's the density that we're examining.

Mr. Mitchell: I think that's, I think that's exactly correct, and it's also a good point. Erin and I have discussed it. And I think Jon and I have discussed it. The MRA is not really a design review body. And ultimately the MRA will probably want to either contract with or if someone volunteers the AIA or someone to have professional architects look at these designs, once it's goes pass the building envelope code sort of standards into the actual design articulation of

whatever that structure may be. I don't – we haven't approached anybody, we haven't talked to anybody, but it's a good point of topic for discussion if anyone has thoughts or ideas on how to achieve that because I don't think the MRA wants to be the design review body, but I think we need to shape the conversation and how it will be accomplished. And right now there's not a design review in a –. The design review is the MRA, but we're not – there's not a professional design review stipulation in new buildings in the MRA. Is that, that correct?

Ms. Wade: Right. Yeah. The MRA can act as that body today.

Mr. Mitchell: Right. Jonathan?

Mr. Starr: At some point I'd really like a bit of education. I mean, perhaps Erin or Michele want to take it on now or maybe sometime in the future or maybe when some, some wise person is in town or something on a form base versus Euclidian and other more traditional type of codes for, for a town. And in my very limited understanding is it, you know, the move is towards form base where you define how you want the town and the structures in it to function. You know, do you want enough density to be able to keep the stores and restaurants going, you know, and in a walkable radius. And I know that density equations for that. And, you know, basically what you want it to look at feel like versus kind of the old style more Euclidian where it's more enveloped based or functioned based. I mean, do I kind of have that right?

Ms. Wade: Yeah. The existing zoning form is use base zoning, the Euclidian form of zoning. The form base essentially combines the design guidelines with the zoning code and makes the form of the building drive, the driver for approval process, not the use. For, in my opinion, and there's a lot of other, there's a lot of other people the can and should weigh in on this, but because we kind of want to drive a dining and entertainment district, I think a hybrid concept is the ideal for Wailuku. And the Maui Research and Tech Park recently did something – they say a form base is more of a hybrid kind of a form. Most of the trans-orient development going on in Honolulu right now is focusing on sort of a hybrid concept because you do want to attract some certain uses. And I think in Wailuku, in particular, there are, with the dining and entertainment concept as a niche, we do want to attract uses, and maybe give incentives for certain uses. But there's no reason that the form shouldn't be right up front in terms of the approval process as well. And we can accomplish that with basically just combining the two things that we have now and then looking at things like the trans-orient development review in Honolulu right now where they have thought about much higher densities. We wouldn't probably go to a level they have, but I know Aiea's just got approved. The Aiea Trans Orient Development concept looks really, really good. It looks like, okay, this is the Hawaii version of mid rise density, the modern Hawaii version of the mid rise density. So I think we can learn from lessons from them, the HCPO Conference coming up in September. A lot of those people will be over here, so that could be an opportunity for us to maybe meet with them.

Mr. Mitchell: Get us a copy of that, the Aiea –. Is that document public now, the form base code?

Ms. Wade: Yes.

Mr. Mitchell: Could we get a copy of that?

Ms. Wade: There's no form base code adopted, but I know that the, the plans for the, the master plan for the trans orient . . . (inaudible) . . . is. And I think that can provide a lot of guidance.

Mr. Mitchell: Yes Jonathan?

Mr. Starr: I was introduced to the, the Aiea guys last week, and heard some glowing things about it and having seeing more of it in the newspaper, but people are talking about it glowingly, and people who are doing it seem like really smart people. I mean is that something that we might look? I know HCPO is one opportunity but I wonder if we asked them whether they'd fly over on their dime, and maybe we could do a joint thing with us and Planning Commission, or us and some, us, Planning staff, and we can all learn and get to see whether that's stuff we like or not.

Ms. Wade: Yeah. Harrison Rue who coordinates the transit.

Mr. Starr: . . . (Inaudible) . . . last week.

Ms. Wade: Okay. So, Harrison's actually the reason why I'm in Hawaii. I worked in the traffic calming program in Honolulu when I first came over here, so I know him well. He works with Dan Burden very closely, and I'm sure would love to, the opportunity to come over and talk story, and maybe some of the people who worked on the development project would be interested in coming over, and having a conversation. Frankly, I don't think it would be a bad idea to go there. That's, that's something that we could --

Mr. Mitchell: Can we put that in our budget? Field trip?

Ms. Wade: Yeah. I mean, I don't see -- we send CRC places, and --

Mr. Mitchell: Can we all go at one time or is that --

Ms. Wade: With meeting notice and sunshine law, and Leilani gets to come and --. But kind of seeing first hand how it's done is totally different than just hearing it.

Mr. Mitchell: Right.

Ms. Wade: So --

Mr. Mitchell: We can have lunch at Carol's.

Ms. Wade: Yeah.

Mr. Mitchell: I have a question. In the interim, in the interim, I, I agree with Paul that -- I'm

familiar with the Maui Research and Technology form base code and working one for another community. If, if Robert Joslin came in today though and he want – he was ready to go and he brought these plans to us, can MRA send, can MRA send him to Urban Design Review Board?

Ms. Wade: Absolutely. Yes.

Mr. Mitchell: So in the interim could Urban Design Review Board be our – functioning as they do for Planning Commission, do the design review component of --

Ms. Wade: Yeah. If that's what the body feels is the appropriate next step you certainly are able to do that. In other circumstances, and I think I mentioned this to you I have seen two different methods as well. One is where you contract with an independent design professional that does review for you. And then you don't have the timing issues that you get UDRB because that's the, that is the constraints of working within another board and commission. You gotta get on their schedule and then they have noticing requirements and things. The second is an informal peer review kind of a concept where other architects who work in the same field, at the same scale. You don't want to have a residential architect reviewing a nine story building. But that you do just sort of do an informal peer review that makes recommendations to the body. So either of those concepts can work. So you've actually go three choices then of how to go about it.

Mr. Mitchell: Thoughts on that?

Ms. Ball: So, frankly I'd like that to happen because I think before other people are involved in this . . . (inaudible) . . .

Mr. Mitchell: Right. To have that process in place.

Ms. Ball: Right. You have that process in place. . . (inaudible) . . .

Mr. Mitchell: Jonathan?

Mr. Starr: Yeah, I do think it's much more complex than just looking at the, you know, the size of the bones, you know, because something that's –. You know I'm getting back to classical and traditional architecture, you know, traveling around Chicago, and there's some dense stuff that's really graceful and really beautiful. And there's some chunky stuff that doesn't give a sense of inviting ease. And I know as a lay person it's hard for me to quantify that, but it's definitely more than just the dimension. It's, you know, it's a quality.

Mr. Mitchell: Articulation of the massing. Well, in, in –. I think it's important to address the zoning, the code issue, and not be held up, as Carol said, with the specifics of the design, but have in place if, if Robert Joslin or some other property owner comes in. The reason I like the Urban Design Review Board is, well, they're, they do it all the time and usually the architects on that board pretty akamai local to issues. And there would be a consistency to it rather than having an individual architect that may or may not do that forever. And then it would give

property owner's a certainty of the process. And I think that's the hardest thing being on the private side is coming to the County for review is certainty of the process. And in my estimation I would be more comfortable of certainly of the process of going to Urban Design Review Board rather than not knowing who the design architect that's going to review it this week or if there's going to be, if it's going to be a peer review, who's on the peer review. So I would have the ability to go back to Urban Design and have that discussion in a public forum, and sort of work it out versus the MRA sort of being the mediary to that. So that's my thought.

Ms. Ball: Good point right there.

Mr. Mitchell: Don?

Mr. Fujimoto: I agree. Having gone through the process.

Mr. Mitchell: Yes, you. Yeah, I think we've all gone through the process. What's the next step we can take, we can take, the MRA can take in the zoning code refinement? I know we've talked a little bit yesterday about how that's going to happen. There's an actual – it's pretty complicated –. It's kind of a complicated deal if you're going to get in to all of it. Does it make sense to do it in a piece meal way or should we try to go through the whole thing and do it all at one time?

Ms. Wade: I say approach it all at once in my opinion.

Mr. Mitchell: Okay.

Ms. Wade: Having done it twice before, zoning code amendments, once comprehensive piece meal, once comprehensive all at once. It's way easier the all at once because you have all of these references that suddenly have no, nothing to hang on to otherwise. But, that's a time issue, you know? That's really what it comes down to in terms of your prioritization so quality of process is better if you do the whole comprehensive thing. If it's a time sensitive subject which of course is going to be, we might want prioritize certain segments.

Mr. Mitchell: But if someone came in today with a project we could – we wouldn't amend the code, but we could give an exemption or a waiver. If somebody came in and wanted an eight story building today, at 100 feet, we have the ability to say, well based upon what you presented to us, we're gonna to send you to Urban Design Review Board for comments, but we're okay with the massing density. We just like more design review. So we could accomplish that today if someone came in and wanted to do it.

Ms. Wade: Correct. Yes. Yeah.

Mr. Mitchell: Okay.

Mr. Fujimoto: What is the process in amending this?

Ms. Wade: Both, both the guidelines and zoning and development code right now you are the sole authority.

Mr. Fujimoto: So we don't have to go to Council then?

Ms. Wade: At this point, no. I think we would highly recommend, though, that at some point the comprehensive package gets adopted as part of the zoning code. It just makes everything cleaner and easier. So today it functions independently on its own which is nice because you can just do piece meal revisions. And then maybe what we do is as a package once those are done, the whole thing goes up to Council and gets pulled into the zoning code.

Mr. Mitchell: Did you –? I thought we did a spreadsheet about – you did a spreadsheet about a year ago.

Ms. Wade: I did.

Mr. Mitchell: That went through different components of the code that we –? Could you bring that to us again?

Ms. Wade: Yes. . .

Mr. Mitchell: Yes sir.

Mr. Starr: I, I'd like to make – add, add to our priority list that we start – that we look at what resources and mechanisms would be needed to, to embark on a, on a comprehensive update. And, you know, it may take a while and be hard, but the sooner we start, the faster we're there. And if we don't have the resources or something, we'll figure out a way to try to get it.

Ms. Wade: Okay.

Mr. Fujimoto: So in your opinion, how would this work? I mean, is it going to look like adopting the Island Plan? I mean, you know, like going through each, going through each thing and having a public hearing and people –. I mean, do we need to have, like, a public hearing to change?

Ms. Wade: Yes. Yes.

Mr. Fujimoto: So, you know, we'd go through the whole thing and we would go under, whatever, building heights. And then we go, okay, we want to change this to eight stories. I mean, is it going to be like that?

Ms. Wade: That's where the piece meal thing ends up costing you a lot of time because you do have to publish, you know, publish notice, give it time, hold the hearing, give it the wait time.

Mr. Fujimoto: So, I mean, but, so we can do all of the revisions and then say this is a document

and whatever?

Ms. Wade: Yes. The -. I mean -

Mr. Fujimoto: But we're not required to, like, go through every paragraph and -

Ms. Wade: Absolutely not. You can - you can keep or throw out as much as you want. This document is much lighter than the Maui Island Plan. So, and, a good deal of the contents, I think, would stay. I think if adding in some things, it's adding in a lot of design concepts. And it's creating a lot of flexibility, and flexibility is sort of a fun thing to add in that gives you more discretion when projects come before you.

Mr. Mitchell: In reference to what Jonathan said, we could develop, certainly for budget, for our own budgetary purposes, develop an RFP out to consultants for the form base part of that to get that started. Our budget is - we've already spent. Well, we don't know. Presumably we're going to get a new budget.

Ms. Wade: Yes.

Mr. Mitchell: So, we'll have that to work it. A lot of it gets allocated to other things, but maybe that needs to be part of the discussion. We want to set a percentage of that aside for beginning the form base section of redeveloping the zoning code. Does that make sense?

Mr. Starr: Yeah. I, I, you know, I think the first steps is let's figure out what, you know, have a number of what it will cost and an idea of how many weeks or months or whatever. And then we can, we have something that we can see if we - well, what we need to be able to do to afford it and so on. And then I would assume what that means is we would get back - we would have an old document, we'd have a new document.

Ms. Wade: Yes.

Mr. Starr: And then we would have a hearing and we would all, in our own time, we'd go through it, and, you know, make our, make our call.

Ms. Wade: I think the best way to do it is go through chapter by chapter here, and say, what do you like, what don't you like. Then those comments get taken either to staff or a consultant for the revision and a working draft comes back.

Mr. Mitchell: Right.

Mr. Starr: So maybe two - it may be a two step process, and then public can comment twice.

Ms. Wade: Yes. Exactly.

Mr. Mitchell: Can - could you, could we get a form base code we could use a template to see

it?

Ms. Wade: Yes.

Mr. Mitchell: Because that would be helpful for everyone to see what is entailed in that and how it might dovetail with the current zoning, zoning code.

Ms. Wade: Okay.

Mr. Starr: Did the Aiea one, do they have one like that?

Ms. Wade: I don't know, but I will look. I would suggest that, and I can circulate the research and tech park code which is not exactly what we want.

Mr. Mitchell: No.

Ms. Wade: But the concept of them having their own chapter in the zoning code with their package zoning code and a process, I think, is exactly what we're trying to accomplish.

Mr. Mitchell: And that document is a not a few thousand dollars. It's hundreds of thousands of dollars. So just to keep in mind in terms of scope. It's a real complete document. Well, you know Peter . . . (inaudible) . . .

Ms. Wade: Yeah. Okay.

Mr. Mitchell: Any other discussion that . . . (inaudible) . . . We kind of segue into the number three, but anything else specific to residential density anybody wants to discuss?

Mr. Fujimoto: I'm a little – not necessarily – but I'm a little confused on the zoning. So if we incorporate this into zoning, and like the research park has the zoning type. Does that MRA will have its own zoning? Like for Wailuku we won't have like . . . (inaudible) . . .

Mr. Mitchell: We do. We have our own zoning, basically, yeah. Good point. We have our own zoning.

Mr. Fujimoto: Never mind.

3. Follow-up discussion on the Strategic Planning Workshop on March 28, 2014. Discussion will focus on preliminary recommendations and next steps.

Mr. Mitchell: Unfortunately we can control the density, at least, it looks like it. But that is a segue unless somebody has another comment on density. It's the follow up discussion to the strategic planning workshop we had with Brad and Rena last month. And I think today, one of

the things we wanted to get accomplished was what specific next steps do we want to take to try to fulfill, in addition to, the funding for Lao Plaza and the clean and safe staffing. What are the next steps that we want to try to accomplish this year? Mr. Starr, I knew you might have a comment.

Mr. Starr: Yes Mr. Chair. I, I think, I think we just discussed one, but the top of my list is parking management plan.

Mr. Mitchell: Okay. And implementation strategy.

Mr. Starr: Yes.

Mr. Mitchell: We have, we have a document, but we don't have an implementation strategy.

Mr. Starr: Yeah, and it's never been approved.

Mr. Mitchell: Do you have specific components of that that you would like to see or that we might accomplish this year?

Mr. Starr: I'll plead ignorance.

Mr. Mitchell: Okay. I, I'm thinking of the things that we can do and the things that we can't unilaterally do that have to go to Council which are the metering, the change in time. Not that we're not going to do it, but I don't – and Erin, correct me – I don't think there's anything that we can implement unilaterally other than changes to the code related to . . . redevelopment area specifically. So we can change the code, we can change the number of stalls required for use, et cetera, but we have no ability or authority to either change, in the field, parking timing, parking costs, et cetera. Yes, Jonathan?

Mr. Starr: I think we need to do that, but, you know, I don't know what, I don't know what the steps are, whether we need to list them separately. You know, I think we may even need to get a state ordinance changed. Yeah, for Main Street.

Mr. Mitchell: For Main Street.

Mr. Starr: But I look at it as one. One package. It's all parking management. What we need to do.

Mr. Mitchell: Yeah, again, I think Erin, you done a matrix last year with a part of that.

Ms. Wade: Yes.

Mr. Mitchell: So maybe we could get that matrix and we'll add to it, and prioritize the things we can do here, and those things we have to do politically to get them done. Yes?

Mr. Starr: I have another.

Mr. Mitchell: Yes, please.

Mr. Starr: I'm reading down this list. Launch website and branded entity.

Mr. Mitchell: Status on that, Erin? I think we're close.

Ms. Wade: Yeah. So we should have the website up by the end of May. We've had conversations about the additional events and things to emphasize the brand, but I don't know that's – so it's up to you folks if you wanted to do more on additional events . . . (inaudible) . . .

Mr. Starr: And my feeling is that we should dedicate a meeting to that.

Mr. Mitchell: I have no problem with that. Have a separate, we'll have a separate meeting to talk about branding and things the MRA can help the downtown, downtown, including WCA –

Mr. Starr: Yeah. And maybe Ashley or Saedene and whoever else.

Ms. Wade: So, the Board of Regents meeting always conflicts with the MRA meetings on the fourth Friday. So we may need a special meeting.

Mr. Starr: Special meeting?

Ms. Wade: Or, you know, swap out a regular meeting with a special meeting.

Mr. Mitchell: Okay. Don't?

Mr. Fujimoto: I guess my same grumblings, Mr. Chair.

Mr. Mitchell: It's not a grumbling.

Mr. Fujimoto: In terms of, in terms of staffing.

Mr. Mitchell: Okay.

Mr. Fujimoto: To do all of this stuff, you know, we're going – Erin's going to need a lot of help.

Mr. Mitchell: Yes. It's a very good point. And we've had that discussion and I'll let Erin and Michele speak to that. There, there is movement for more time for Erin to work –

Mr. Fujimoto: Great.

Mr. Mitchell: – on behalf of the MRA. Is that true? Is that a fair statement? Some more time.

Ms. McLean: There's a serious type of war going on. We're actually meeting with the Mayor, I believe, it's Monday next week. He has certainly made it clear to some of you folks or all of you folks that he really wants to devote resources.

Mr. Mitchell: Right.

Ms. McLean: You know, for the next year, give or take. And we are meeting with him to say, well, these are the things that we see happening in the next year, and this is how we think it can be accomplished. And it's not just Planning. Public Works is involved. OED is involved. The Mayor's Office is involved. So we're proposing for Erin to not be exclusive to this. But that will be the Mayor's call. So we'll find out on Monday, and if he – whatever he decides then that will be what we do. And if it does involve other departments, then we expect that he'll follow up with those departments to ensure their commitment of those resources as well.

Mr. Fujimoto: I guess my concern, Michele, is that I don't want the board to be goat in the end, you know, in terms of, you know, the Mayor comes out or whoever comes out to say, hey, you know, we set all these goals up for you guys at the beginning of the year, you haven't done anything, when we haven't – you know, when we don't have the man power or the staffing to carry it out. Because a lot of the stuff will require, you know, preparation of things that go to Council or State or whoever or coming up with, you know, guidelines or –. And we only meet once a week, I mean, once a month, so that's my thing. I mean, personally, if we don't have the Mayor's support or stuff, my feeling is that, you know, we should just go back to how we were before. Because no sense in taking all this stuff and then we get, we get slammed for it in the end, you know?

Ms. McLean: Agreed. And if Erin didn't have in the range of 70 to 80 projects on her desk, and we weren't accountable for those 70 or 80 applicants then –. I mean, she'd love to do it, I know she would, and she'd be awesome at it. But we have to look at our overall departmental function and use our people as, as best as that we can.

Ms. Ball: Did you say that you were going to meet –? What did you say?

Ms. McLean: I, I think it's on Monday. I think it's on Monday.

Ms. Ball: So we'll know something.

Ms. McLean: If it's Monday, you'll know as soon as we get out of the meeting. I'm pretty sure it's Monday afternoon. I can look right now.

Mr. Mitchell: Jonathan?

Mr. Starr: I'm, I'm here to do great things. That's the reason I'm sitting here on Friday to accomplish. And this is the year to accomplish if we want the market to help this town. And I think that we're going to need great resources to be able to do it. But, you know, I know I was told by Mayor, by managing director and by Council members that this is the year to accomplish

a lot, and that they would help with the resources we need to do it. So, I don't really see us being served by piece meal, piece meal staffing. You know, I don't think if there were 10 people and they each gave us an hour a day we can accomplish anything. I, for one, am amazed that there's someone as good with the specialized issues that we're dealing with as Erin is actually here on this island and willing to do it. And, you know, I, too hear that the department is saying that because it's more important to process 70 –

Ms. McLean: I don't think you heard me say that.

Mr. Starr: I'm sorry. I don't want to be critical. I, I just want to move forward, and more forward we really . . . (inaudible) . . . and I think we all know what that is.

Mr. Mitchell: Any other discussion? Other items, other items for 2014-15 that we want to try to, try to get done? Yes sir.

Mr. Starr: I think we should look at, look into a tax abatement program.

Mr. Mitchell: Agreed, and was Brad going to get some language on that?

Ms. Wade: The MRA actually adopted a tax abatement about a decade ago.

Mr. Mitchell: I remember that because I tried to use and it was very difficult to use. In fact, real tax knew nothing about it.

Ms. Wade: Okay.

Mr. Mitchell: Yeah.

Ms. Wade: Two people actually used it.

Mr. Mitchell: They did? Wow.

Ms. Wade: So it was possible. But, what I think instead of maybe asking – because Brad copied the scope of work that we asked him to complete.

Mr. Mitchell: Right.

Ms. Wade: Except that what I've given you is a draft that we can amend and use this, or ask him to amend it. So, what we might do is maybe ask him to review our existing tax abatement ordinance or the one that had now expired.

Mr. Mitchell: Okay.

Ms. Wade: And then red line it or something, and then we send it back because we know that that –. And he might just say, don't use this at all. Here's a, here's better example that we

could go with. But maybe sending him something to take a look at.

Mr. Mitchell: We need to contract with him to do that, though, correct? Is he out of scope or –

Ms. Wade: He hasn't said that. He might be willing to do it, but he, he's more than happy if I give him a phone call to respond or talk to me for half an hour or 45 minutes. I doesn't charge anything. But I think we actually asked for some type of a deliverable back, we're going to, we're going to have to pay.

Mr. Mitchell: Okay. Anybody have any other comments? Any other bullet points for 2014-2015?

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes sir?

Mr. Starr: Can I ask just a different strategy in, in this item?

Mr. Mitchell: Yeah.

Mr. Starr: Which is I would be willing to, to adopt this draft Wailuku activation strategy, possibly with, you know, if there's some stuff we should cross off or change. But, you know, there – I kind of like having, you know, not in the first six . . . (inaudible) . . . but beyond it, these other items there, and if opportunity comes to, you know, to go with them, then they're, they're there as part of our strategy. Like the infrastructure repair and replacement plan, and the pop ups for quick wins and stuff like that, we can, you know, when opportunity comes we should be able to do that. So, you know, I don't know if anyone else supports that. But, I, I think we have a pretty good list here.

Mr. Mitchell: I, I agree. Anybody else want to comment on that?

Mr. Starr: Is anything missing from here so far on what we discussed? I don't think so.

Ms. Wade: I mean, I've been over it a couple of times. I've been taking notes the whole time Brad was here, and kept going back and comparing to each conversation we had with stakeholders and the different groups and I think he did good job of summarizing it all, and it's pretty compact explanation.

Mr. Mitchell: Do I have –? Did you give me that one? I have the clean and safe but I don't have –. Is that the same?

Ms. Wade: No.

Mr. Mitchell: It's different. I don't have it. Thank you. We had talked about trying to prioritize effort to see, to get a survey and study done for the widening in sidewalk on both Vineyard and

Central Avenues. You know, we can put that on our list to do because it's something we can, we have the ability to do and put it in our budget, right? Not the work, the initial study. I think, I think that's what held that up, that, those projects going forward is there's not been a study or master plan on, on what to do.

Mr. Starr: Isn't that under, on page 3, the item, create a coordinated infrastructure repair and replacement plan?

Mr. Mitchell: Yes.

Mr. Starr: Wouldn't that be a, you know, kind of sub item on that? Or unless it already says it. You want to make it specific under that, it might sit there.

Mr. Mitchell: Yeah, specific to Vineyard and Central Avenues.

Mr. Starr: So can we add language right there to –

Mr. Mitchell: Does he say anything or reference in here to additional parking or parking structure revisited?

Ms. Wade: He says expand parking supply. . . (inaudible) . . .

Mr. Mitchell: Well beyond, yeah. The bridge too far?

Mr. Starr: I, I heard from three council members . . . (inaudible) . . .

Mr. Mitchell: That's why I brought it up.

Mr. Starr: Don't give up on, on parking structure.

Ms. Ball: Well, you know, that parking structure has taken on a life of its own. And that's why people who don't know anything, who don't know anything, talk about the parking structure plan. They think we, you know, we included that, the parking, it's integrated with the use. And right now we don't know the form of the use. We're working on the form of the use. And so to identify specifically parking elements is . . . (inaudible) . . . I think. I think that's what we concluded.

Mr. Mitchell: And until, until we have a parking management plan in place that self corrects or doesn't self correct some of the timing issues of the municipal lot, it's unsure how much additional parking we need for just today's uses. There may be additional parking be required for future uses and development. But in fact, the municipal lot may satisfy today's use if it was managed properly. That's what my take was on the management plan. Don, anything?

Mr. Starr: I, I mean, I'm happy to move ahead at this point with what we have here because I think it says it, you know, it kind of says it but vaguely. But I think that a little bit more of

success in Wailuku town, and we're going to be hitting up, play hard against the, the parking inventory. You know, you don't have to have too many cars that can't park, driving around in circles before it becomes an issues. And, you know, one or two more successful shops and or a restaurant and we're going to be there.

Mr. Mitchell: Right.

Mr. Starr: So, but I think it says it here well enough.

Mr. Fujimoto: What about reserving in our zoning, . . . (inaudible) . . . like a four or five story parking structure in that area at the same time that the six story building goes up. Right?

Mr. Mitchell: I think it's part of the discussion.

Mr. Fujimoto: Because wasn't he objecting to the four story parking structure?

Mr. Mitchell: I don't think -. Joslin? Joslin wasn't objecting to the size. It was Takitani.

Mr. Fujimoto: I thought both of them was.

Ms. Ball: Well, I think that size once again, you know, as these other aspects are developed and the County has other ideas too, with County cars in there. So we can't discuss the parking structure by itself. It has to be combined with the other discussions that are going on about complimentary parking, let's say, to, to that. Some of the buildings, like Joslin's building, has parking integrated into it, into the aspect . . (inaudible) . . . I know what you say is it's not, it's not - to, to okay or to suggest the four story is not necessarily the opposite of what we're doing, but I'm concerned about something like that. Once again it's going to have this life, right, it's own life. And I think the people who didn't like it in the first place won't like it now. And it might not be the case. That might not be a four story structure. It might be something else more appealing, essentially.

Mr. Mitchell: And, and there was the impression that I got from people that they thought the MRA initiated and was driving the design of the parking structure, which it was not. It was one reviewing agency with dozens of others because the parking was in the MRA. So I think if we pick it up again it's got to be clear that the MRA initiated it, and we're willing to take the responsibility for it. But based on what the Mayor said the only way he'd get behind it is if we can show need based reasons for wanting to do it of a new development. It's one piece of a puzzle just like you said Carol.

Mr. Starr: I think that it maybe - you know, that previous discussion may have been a fallen victim a little bit to, what are they lacked of, I think, ripeness where there isn't or wasn't perceive enough of a problem because of all of the free parking inventory that would drive 50 people to be in here or in the Council chambers testifying for it. And so the two or three people who had their issues were loud and there weren't a lot of people who were really feeling the issue enough to come out and, you know by - I sense that it's gonna - the parking situation will likely

to get tighter, you know, and at that point it's gonna become enough of an issue to, for people to be more vocal and maybe that's the point. We're able to find it, our consensus.

Mr. Mitchell: Good point. History will tell depending on who's in first with a major project. Right now, I think Joslin is planning for all of his parking within his building, yeah? He's not asking for any waivers. He's not suggesting -. Is he suggesting -

Ms. Wade: . . . (Inaudible) . . .

Mr. Mitchell: That's right.

Ms. Wade: . . . (Inaudible) . . . He's making up -. He's also making up for the parking he didn't provide with the promenade . . . (inaudible) . . .

Mr. Mitchell: That's right.

Ms. Wade: . . . (Inaudible) . . .

Mr. Fujimoto: So the parking plan that we had, you know, it came up with, you know, like rates and all that. Did it also have no parking area?

Mr. Mitchell: No, no, no parking?

Mr. Fujimoto: Because we may also want to look at that. Because if we start charging for parking along the streets, then they're gonna start moving in to. . . (inaudible). . . areas, you know, like, maybe a little bit by your place where it's really small and you can't really park.

Mr. Starr: You mean like Maluhia?

Mr. Fujimoto: Yeah, you know. So, I mean, it's part of the parking fee strategy, and you know, we've gotta look at the surrounding areas also, like, maybe designating certain areas as no parking, or no street parking.

Mr. Mitchell: Right.

Mr. Starr: So the management plan is there, is there or any where else with an inventory of parking spaces that are owed?

Mr. Mitchell: Yes, it's in there.

Mr. Starr: By the different.

Mr. Mitchell: What the management plan doesn't address is the new campus master plan which is happened since that which - and the State has a master plan.

Mr. Starr: No. I, I testified a couple of times asking that they do one, but that fell on deaf ears.

Mr. Mitchell: Okay.

Mr. Starr: I'm hoping that at some point we can inventory the parking to see how much of the parking inventory, both on street and muni lot, is being utilized for state functions.

Mr. Mitchell: I think Brad had, he had a number in there – excuse me – and he had a number in there, an estimate of what that was.

Ms. Wade: Just for the municipal lot though.

Mr. Mitchell: Correct. Just for the municipal lot. Correct, just for the municipal lot.

Mr. Starr: I mean, is there, in the management plan, does it talk about the on-street being for, specifically for customers? Or, I mean, should that be a thought? I know –

Mr. Fujimoto: Is Market Street?

Mr. Starr: I mean, I know, you know, I use to have experience, you know, and I played music and played, played gigs. And the band, we'd pull up in front of a venue with seven, eight vehicles, and take all the parking spaces in front of, you know, Charley's or somewhere. And then, you know, wonder why –

Mr. Mitchell: Nobody came.

Mr. Starr: Yeah. I don't know. I wonder if there's a philosophy about that that, you know, maybe the on-street should really be for the –

Ms. Wade: We can't really dictate who the person is . . . (inaudible) . . .

Mr. Starr: So if it's one or two hours then it's likely gonna be –

Ms. Wade: A customer. It's not going to be an employee. . . (inaudible) . . . I think that's what the management plan does is on-street parking . . . (inaudible) . . . your best parking and charge the most and has the shortest amount of time.

Mr. Starr: Okay.

Ms. Wade: It's less expensive and longer period that they would get.

Mr. Mitchell: Alright, moving on to item G, director's report.

Mr. Starr: Wait, one second.

Mr. Mitchell: Go ahead.

Mr. Starr: So, I move we adopt this...as our –. What was the item?

Mr. Mitchell: As our moving forward strategy?

Mr. Starr: Yeah.

Mr. Mitchell: We can.

Mr. Starr: I mean, I could make changes to it, but I don't think I need to.

Ms. Ball: I second that.

Mr. Mitchell: I got a second. Any discussion? All those in favor? Thank you.

It was moved by Mr. Jonathan Starr, seconded by Ms. Carol Ball, then

VOTED: to adopt the strategy plan.
(Assenting: C. Ball, D. Fujimoto, J. Starr
Excused: T. Fairbanks III)

G. DIRECTOR'S REPORT

1. Open Application Report

Mr. Mitchell: We have one open application and it is –

Ms. Wade: . . . (Inaudible) . . .

Mr. Mitchell: I thought we have a series of open applications based on . . . (inaudible) . . .

Mr. Starr: The Mental Health Kokua?

Ms. Wade: I actually – I delivered that to you because it's addressed to the Planning Department and you were asked to respond. But I did find out last week that the purchase fell through, so we don't actually have to comment.

Mr. Mitchell: Good.

Mr. Starr: I'd actually like to comment on it. I mean –

Mr. Mitchell: Sure.

Mr. Starr: I'm torn because on hand I really do want services for people with mental health needs. The other, I'm at wits end about people with mental health needs who are, you know, who are violating our premises every single day and night. And somehow I think this is a topic that we need to have a forum for, and maybe a solution. You know, that would be something that we might want to have an evening session with the community and try to find some, some wisdom because it's nasty out there on the streets and in our alleys, and our parking lots, and our building entry ways. And it don't smell all that great.

Mr. Mitchell: Agree. It is a topic by itself. It's a challenge by itself.

Ms. Wade: . . . (Inaudible) . . .

Mr. Starr: We'll try to do it in the evening, in a big room, and get, see if people want to come out and tell their story. I think there's a lot of folks who got a story going. They'd love to . . . (inaudible) . . .

Ms. Wade: . . . (Inaudible) . . .

Mr. Mitchell: I was just going to say, yeah, that's a good part of cleaning scope discussion. Any other thoughts, comments, suggestions? Well, seeing none, I will call adjournment. But we do have our next meeting on May 23rd. Is everybody available May 23rd? Carol, you here?

Ms. Ball: Yes.

Mr. Mitchell: Great. Okay. We'll see everybody next, when we go to Council budget hearing, I guess.

Mr. Starr: Yeah. If not Wednesday, whenever we can.

Mr. Mitchell: If not Wednesday, yeah, Monday, Tuesday, Wednesday, whatever day.

Mr. Starr: And if you know anyone, call them.

Mr. Mitchell: Call.

Mr. Starr: Call them. E-mail them.

Mr. Mitchell: Buy him a donut or something.

Mr. Starr: Yeah, we can win these two.

H. NEXT MEETING DATE: May 23, 2014

I. ADJOURNMENT

Mr. Mitchell: Yeah, these – if we can't win these, I daresay, we can't win anything, so this is our, this is our alamo. Remember the Alamo. With that I will adjourn. It is about 16 till three, today's meeting. Thank you all very much. Mahalo.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:44 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

Carol Ball
Don Fujimoto, Vice-Chair
William Mitchell, Chair
Jonathan Starr

Members Excused:

Thomas Fairbanks III

Others:

Erin Wade, Small Town Planner, Current Planning Division
Michele McLean, Deputy Planning Director
Richelle Thomson, Deputy Corporation Counsel