

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
MAY 23, 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 1:02 p.m. Friday, May 23, 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: . . . meeting of the Maui Redevelopment Agency to order. The May 23rd, 2014. It's a little after one o'clock. In attendance here, this afternoon, is the honorable Vice-Chair, Mr. Don Fujimoto, Tom Fairbanks, and the wonderful Carol Ball. Our staff planner Erin Wade, our Corp Counsel, Michele.

Ms. Richelle Thomson: Richelle.

Mr. Mitchell: Richelle. Thank you. I guess first off on the agenda, we'll ask anybody in the public if they'd like to testify on any of the agenda items. You have three minutes, either now or after the agenda item is discussed. Please step to the podium, state your name, and share your thoughts with us.

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.

Ms. Teri Edmonds: Aloha, honorable chairperson Bill Mitchell. Nice, positive start. So I'm Teri Edmonds speaking from If The Shoe Fits, addressing the safety issue in Wailuku. And I just wanted to again as a reminder I'm hoping we can get the minutes from that meeting that we had with the whole gang. The chief of police was here, Department of Housing and Human Concerns. It was a wonderful place that we stopped, so if we could just get that list we don't have a re-invent the wheel. We had a plan in place as to what steps to follow. I'm assuming now that the chief of police will be changing that maybe – anyways, I would like to propose a committee. I'm willing to do it on the outside of the MRA, working with other people. But I would like to start making progress on that. Even something in the interim because I believe you guys probably have some bigger plan coming. But it's really an issue with these phone calls. I don't want to be the only one, and there are still stuff happening. So, if we could do that, that would be great and make a move.

Mr. Mitchell: I'm sorry, Teri, which meeting was that?

Ms. Edmonds: I'm going to guess it was almost two years ago.

Mr. Mitchell: Oh, that meeting. Okay.

Ms. Edmonds: The big one where we set out a plan as to step one, step two. We go to this person from the homeless shelter who is kind of incognito. He addresses the homeless in this nice, loving way before we take any major issues.

Mr. Mitchell: Right. Okay.

Ms. Edmonds: So it was a whole group of, and a system of who we call first. One of the people I would really like to make sure is on that list is whoever deals with the fairly, the newly released jail people. They do get left off right in Wailuku and I don't know what their integration plan is, but I think if we were educated on the way to handle that emergency we'll be willing to be open to some strategy.

Mr. Mitchell: That was the meeting we had here, wasn't it?

Ms. Edmonds: Yeah.

Mr. Mitchell: I do remember.

Ms. Edmonds: Right, and it was great. All the key players were here.

Ms. Carol Ball: . . . (Inaudible) . . . who organized that meeting?

Ms. Edmonds: I think you guys did.

Mr. Mitchell: We did. It was an MRA meeting.

Ms. Ball: It was a regular MRA meeting?

Mr. Mitchell: It was. Yes.

Ms. Ball: Then it should be in the minutes.

Mr. Mitchell: Yup.

Ms. Erin Wade: No, it is. Part of the issue is at least half of the players have changed. So having a new meeting would probably be worth while.

Mr. Mitchell: Right.

Ms. Wade: Showing the –

Ms. Edmonds: Yeah.

Ms. Wade: Here's what we did in the past. How do we continue this? Because George the intervention guy is no longer with the department.

Ms. Edmonds: Okay.

Ms. Wade: Which is actually part of the reason we're seeing so much.

Ms. Edmonds: Got it. Got it.

Ms. Wade: They don't have the intervention staff anymore . . . (inaudible) . . .

Ms. Edmond: Yeah.

Ms. Wade: But we can plan for it.

Ms. Edmonds: A new meeting would be great. I agree. And if you need anything from the public side, don't hesitate to ask. Testifiers, you know, whatever.

Ms. Wade: The last time we did the meeting it was an investigative committee because we wanted to hold it as a dialogue. Remember, we didn't really have mics, and there weren't whole minutes taken and that kind of a thing. Because we wanted all of the members of the public to be able to say whatever they were feeling uncomfortable about in the . . . (inaudible) . . . and to interact with the members of the different departments that headed it up. So we could do it either way. But we did form an investigative committee the last time. And to do that we have to put it on an agenda.

Ms. Ball: So, and I'm sorry because I'm not familiar about it. But the meeting was just the regular MRA meeting, and what was the topic that was discussed? Or how did all of these people know about it and what did they expect from the meeting?

Ms. Wade: The – the investigative committee was on crime and homelessness, and they were tasked with reaching out to the social service providers and entities to determine what everyone's role was and they often share their role, and to offer opportunities for members of public and neighborhood to explain what their concerns were, and then to have, you know, for the social services to understand what those were and then also to come up with a system for how to deal with those concerns. And it was kind of held more like a conversational meeting than the formal MRA meeting. And then that panel, the two members of that investigative committee came back and reported to the MRA about what was the take away were, what we should be working on. And for us that came out to be clean and safe. And for the community association, it was like here's the protocol, if somebody's on your property, you know, first file something with the police and say – so you can say if they're trespassing or not. Because the police won't enforce somebody on your property. If you haven't let them know they can enforce trespassing on your property. So there's a series of steps for property owners.

Ms. Ball: So it was an action meeting where they were suppose to come, discuss this thing and actually come with – go away with specific actions that they were to take when they encountered these problems.

Ms. Wade: Correct. Yeah. Yeah.

Ms. Ball: But what was this plan thing that –

Ms. Wade: So and then because the redevelopment agency couldn't – couldn't say, okay, we're going to be the ones being the social service entity. There wasn't a whole lot for to take away for MRA to do in terms of job. But WCA was going to work out setting up a community watch program, and I don't know if that ever happened. I don't think it did.

Ms. Edmonds: I think we were at the point where we wanted to make a brochure, something with a list of instructions. So something – it would be, like, let's say for me, or somebody who didn't own the land, an action that came out of that meeting was the banyan tree. It was having a lot of trouble at the time. And so we were able to get permission from the landowner for anybody – certain people on that permission list could call the police on behalf of the landowner and that's really nice. And then I understand in this new discussion, Jonathan and Helen, I think, are going to bring something to the table here on the safety issue. But they were talking about having one person that is kind of an ambassador that you to go, so Teri doesn't have name on there every time for calling. It's this other person who maybe could do it more diplomatically instead of just police – you know, the police angle.

Ms. Wade: Yeah, and that's the component that the MRA is actively working on, the ambassador.

Ms. Edmonds: Yeah, a bit, so thanks again.

Mr. Mitchell: Anyone else had any questions for Teri?

Mr. Thomas Fairbanks III: I don't have any questions for Teri. So, I don't know if we're going to make this an action plan. . . (inaudible) . . . I think we did already.

Ms. Wade: Because it's not on the agenda today we probably can't make any determination about that. But at the time of on this agenda, where it says next agenda, would be time to recommend that that –

Mr. Fairbanks: Okay.

Ms. Wade: Does that make sense Richelle?

Mr. Fairbanks: Does it require a motion?

Ms. Wade: Not really.

Mr. Fairbanks: Okay.

Mr. Mitchell: Thanks Teri. Seeing no one else from the public here to testify, we'll close public testimony. I do have a question. I don't see any approval of minutes.

Ms. Wade: Not ready yet.

Mr. Mitchell: It's not ready. That's why I don't see it. Thank you. Okay.

C. OLD BUSINESS

- 1. Discussion on requesting changes to Maui County Code Article I Maui Traffic Code, Chapter 10.48, Stopping, Standing and Parking and Chapter 10.56A Loading Zones, as well as Article II Special Parking Regulations, Chapter 10.76 Parking Lots and Piers in keeping with the recommendations of the Parking Management Plan.**

Mr. Mitchell: On to Item C, Old Business. We talked about having discussion – (*Chairperson Bill Mitchell read the above project description into the record.*) This is in respect to amendments to the parking.

Ms. Wade: Yeah.

Mr. Mitchell: Ordinance.

Ms. Wade: Last meeting you folks identified the key priorities for you, moving forward. No. 1 was moving forward the parking management plan and ordinance amendments.

Mr. Mitchell: Right.

Ms. Wade: So, I put the different sections of the Code that basically have to be revised, and that would be three sections, in order to implement the existing recommendations in the parking management plan. None of this – I haven't done any edits to these. So these are – this was kind of informational. These are the sections of Code today as they exist and one of the things, Mr. Starr, he followed up with me after this got sent out and said, you know, I've been trying to envision where all of these places are. It would be really great if we could see all of this, so he, I think, he was going to suggest that we do some kind of site visit for – to better understand it. I know Bill and I are constantly walking around the, the district, but not everybody's that way, so it might be worth while. Maybe a not so hot day to go check it out.

Mr. Fairbanks: We have . . . (inaudible) . . .

Ms. Wade: Yeah. So for discussion today it's kind of – here's the existing sections of the

ordinance, and it's basically when – if and when we have a parking management plan for time and monetary assignments created that these are the sections that we have to fix.

Mr. Mitchell: Because we are occasionally asked for variances specifically on the parking sections, correct?

Ms. Wade: Primarily we're asked for variances – primarily we're asked for variances to our own zoning and development code number of parking stalls and loading stalls. However, in one case, which I think was the David Sereno's application, it – the on-street parking affected the road width. So it – they couldn't meet the required 20 foot road width because of the existing on-street parking. And so one of the things that we had said in granting that approval was at the time it came back to County Council to amend we . . . (inaudible) . . . parking ordinance we would have to remove those two stalls so that they would have the required road width.

Mr. Mitchell: Right. Didn't you do a matrix last year? We had made some proposed changes to the language in the Wailuku Redevelopment Code Parking.

Ms. Wade: Correct. That was a package and ready to go actually. That was . . . (inaudible) . . .

Mr. Mitchell: This one?

Ms. Wade: No. That didn't come out with the packet.

Mr. Mitchell: Maybe you can send that to us 'cause that had edits in it and was a reflection of a couple three meetings worth of discussion.

Ms. Wade: That one is actually ready for public hearing if you wanted me to schedule that. Because as he said it had the three meetings of discussion. . . (inaudible) . . .

Mr. Mitchell: How would everybody feel if you had time to review the edits on the proposed language in the Maui Redevelopment Code Parking – how would you feel about a public, a public hearing? Or do you want another general meeting – you want another meeting to go over it I guess is the question.

Ms. Ball: Do we have a meeting to go over it?

Mr. Mitchell: Well, it would be the next regular meeting in June. If not, we'd have to schedule – a public hearing would be in conjunction with our regular meeting, correct?

Ms. Wade: Right.

Mr. Mitchell: So it would either be to have a special meeting or we could postpone it till July if you wanted to go over the edits in June. I mean, I'm comfortable either way just to get everybody's –

Mr. Don Fujimoto: I agree. We wait.

Mr. Mitchell: So, you want to review it then in June. So we'll review those edits in detail and we'll get them before hand so you can read and see them, right? And then we'll go over it in June and, and any final comments, and then we can schedule a public hearing in July. Because those are changes we can unilaterally make to the Code for the Maui Redevelopment Agency. So those can – we don't need anybody else's approval once we've done the public hearing. If we approve it, it can be changed.

Mr. Fairbanks: That's good.

Mr. Mitchell: We're not . . . (inaudible). . .with these, correct?

Ms. Wade: No.

Mr. Mitchell: These are all standard County of Maui ordinance so they, they –

Ms. Wade: Right. So the role of the redevelopment agency would be to recommend changes to County Council.

Mr. Mitchell: Okay.

Mr. Fairbanks: And those changes would only apply to the redevelopment agency area?

Ms. Wade: Well, yeah. If you go through – and this was really interesting to me when I first came to Maui but there – all the parking standards are broken up by different districts. So like if you turn to page 3 of the first one you'll see Wailuku District. And then the first – everything on the first page of – on page 3, the majority of these are in Wailuku, down to 16. Further than that – basically down to 27 – are all in the redevelopment area. And so – so you see that's about park – they're parking prohibited. Then you go on and then it talks about where parking is two hour and then where it's all day kind of thing.

Mr. Mitchell: Would this be where – if there's fee parking it would be written into this? It would be specified in this document, the cost of parking?

Ms. Wade: That's a good question. That might be in the Finance section. I'll get an answer to that.

Mr. Mitchell: Okay.

Ms. Wade: Because in addition to stating that you can collect fees, there would also have to be a specific fund developed for the collection.

Mr. Mitchell: Right. So these County wide ordinances would need Council approval for amendment.

Ms. Wade: Correct. Yes.

Mr. Mitchell: These three sections of the Code.

Ms. Wade: Michele, what committee do you think that they would be referred to?

Ms. Michele McLean: I would guess it would be Elle Cochran's Infrastructure Committee.

Ms. Wade: Okay.

Ms. McLean: That would be my guess. Depending on when they go up, after the elections starting in January, Council may reorganized so there might be different committee chairs and even the make ups of the committees and change. But for the sitting Council I would guess it would be that committee.

Ms. Wade: Okay.

Mr. Mitchell: Need to be idealist these parking fees would go directly to fund our clean and safe person, but I know that's probably a bridge too far when it comes to government. Yeah?

Ms. Richelle Thomson: . . . (Inaudible) . . . They probably go into – amounts to your general fund, and then you would be managing that – give us money, right?

Mr. Mitchell: So if Council said MRA you can take those funds and spend them maybe specifically on these things or not. I mean, can it go into – I was under the impression that the MRA could not collect money as an entity. The MRA as entity. It could not have a bank account and – I don't know if that's correct though.

Ms. McLean: I don't know. My guess would be no right now. That's not how the MRA is structured. I think it would be possible, but I don't think that's how it's structured today. There could be the creation of a special fund for those revenues to go into and that the expenditures of those funds are tailored to, to –

Mr. Mitchell: Specific to a –

Ms. McLean: – to, you know, use in a redevelopment area.

Mr. Mitchell: Right.

Ms. Wade: The issue today is the only funding the MRA has comes through the Planning Department.

Mr. Mitchell: Right.

Ms. Wade: However, generally – or in this case, let's say if there's an opportunity for revenue

generation, an enterprise fund is created where the money is being taken in for a specific purpose. And then it's defined what the use of that money can be. So we've already had conversations with Finance and Public Works, and we're like we want it for this, we want it for that, of course. But I think they all agree that use for the need, physical needs and possibly in the clean and safe needs, within the Wailuku Redevelopment Area could be on the table. In all the conversations they have said that would be okay. What they don't want to happen is that we collect all of the fees from the parking and use it for something other than the parking infrastructure. And then Public Works is left managing the parking infrastructure without, you know – we're using all of the money from the parking fund for something else and they still have to manage parking. So that was an important consideration for that single use there.

Mr. Mitchell: Okay. Any other thoughts or comments related to – or questions related to how the MRA can make changes to parking code?

Mr. Fairbanks: I guess my question is what can we accomplish this year? And are we looking . . . (inaudible) . . . I don't know – I know we are, but –

Mr. Mitchell: The public – the one where we had the public hearing that is accomplished immediately. And that would allow greater flexibility in the parking requirements for presumably landowners or tenants to redevelop their properties. Because what we talked about in – it's been a year ago – but lessening the parking requirement for restaurants and some other uses where there's shared parking opportunities. So that we can do immediately. The Council amendments to Title 10 and the County Code presumably would have to go through the process of three readings, the whole cycle of – in order to change the County Code you have to go through that process.

Ms. McLean: The Council process is typically that the subject matter gets referred to the appropriate committee.

Mr. Mitchell: Right.

Ms. McLean: And then the committee discusses it and passes something out of committee meeting, then make a recommendation to the Full Council. And then the Full Council have to pass the bill on two readings.

Mr. Mitchell: Two readings.

Ms. McLean: So there – there generally are three meetings. One being the committee meeting and then first and second reading before the Council.

Mr. Mitchell: So, and what – what's the time frame on something like it? I guess depending on the complexity of it.

Ms. McLean: Depending on the complexity, how quickly – if the committee only needs to meet on it one time, and it's – they're ready to meet it right away, they might have other items that

they need to calendar. But if they meet on it right away, it can be finished within, I'd say, three months. Three months.

Mr. Fairbanks: . . . (Inaudible) . . .

Ms. Wade: Well the next – really the next step for the changes is getting a finalized parking management recommendation for times, pricing, that kind of thing. And I did contact Andy Miller yesterday and he was saying because in the conversations when he's been here the last couple of times, Public Works has said, well we might want to charge in Lahaina and there might be other places. And he said, you know, finding a vendor and setting the pricing is going to dependent on how broad base charging for parking is. If it's island wide, you know, in the municipal lot we're going to start charging. He said setting up your rate schedule is different than if you're only going to charge for parking in Wailuku. So he wanted to know that in terms of the response – how he would respond to a scope. So kind of our next step as the MRA is to create a scope for this finalized, you know, recommendations for pricing and timing within the district. And that was one of the assumptions he wanted to know the answer to if he was going to respond. I think we also need to put it out – put out – do a – call for proposals and have responses because I'm not sure if this is going to be something where – I'm not sure what the pricing is going to come in at for the complete parking management plan for the whole district. And if it's going to be over 10,000 then I'd really like to have request for proposal for that. So we can, we can do that though.

Mr. Mitchell: Does that answer your question?

Mr. Fairbanks: Yeah.

Mr. Mitchell: Mr. Starr, welcome. Good afternoon.

Mr. Jonathan Starr: I apologize. A little late.

Mr. Mitchell: No problem.

Mr. Starr: Can I get a little briefing on the – on where we're at on the parking management plan because I know we've been through several iterations of it and I thought for the most part it was kind of – it was kind of done in draft form.

Ms. Wade: Okay. I should be – I should change the terminology I'm using. The parking management plan I think is done. The general recommendations for what we should do in relationship to the parking is done. The next thing we need is a set of recommendations for timing and pricing, and that's a much more specific kind of a thing so – and possibly technology – recommendations for technology that would be used and what type of a company we would want to seek to manage and what that structure might look like. That's – it's a really specific parking pricing kind of a deliverable.

Mr. Starr: So it's like an additional module on to the – the management plan?

Ms. Wade: Yes. So the management plan had all kinds of big picture stuff, you know. Eliminate 12 hour parking and create more supply. You know, do all of these regulatory things which we can do in the interim to get the ball moving forward prior to actually doing the charging for parking. So all of those things, that's kind of what this, this regulatory piece was about today.

Mr. Mitchell: And then the other component we just talked about is last year we had taken the Wailuku Redevelopment Area Zoning Code parking section and made some recommendations and modifications. And we've asked Erin to give us all a copy of that so we can discuss it at the next meeting to make whatever final adjustments to it . . . (inaudible) . . .

Ms. Wade: Leilani asked me specifically to ask people to speak into the mic today. I'm sorry because we had to put a bunch of inaudible in the minutes the last time.

Mr. Mitchell: Thank you. And make whatever final adjustments to the draft recommendations in the redevelopment area parking code. With that we can scheduled a public hearing in July and then that could be adopted.

Mr. Starr: I, I read through the – through that whole thing and tried to visualize in my head where the different places are and where it would affect and came up short. And we're thinking if it's possible it might be really interesting to do a site inspection, you know, and actually look at all these listed – all these listed places where there's no parking or where there's, you know, whatever, whatever it is. I noticed that it has loading zone in front of – in front of any theater which I think those discussion about putting back some parking in front of Lao Theater and so on. But maybe if we could go, actually go around and look at, we might – we could, we could have decision when we're there.

Mr. Mitchell: What's a, what's little confusing is there's two components to the parking code. And Erin correct me if I'm wrong. We've got the general Maui County Code elements which essentially we can't do anything with. The Council would have to amend those. We can make, we can make recommendations. And then we have the redevelopment area development code. It has parking section, that we can change. So is that –

Ms. Wade: And the distinction between the two is the zoning and development code requires off-street parking. So on your property, supporting your business, it defines what your parking requirement is or exempts you if you're a certain distance from public parking. And the County Code defines the parameters for public parking or on-street parking.

Mr. Mitchell: Good. Thank you for – yeah, that makes sense – clarifying that. Don?

Mr. Fujimoto: So, so in terms of the Code itself, what are we looking at revising? We're looking at revising the –

Mr. Mitchell: The off-street component.

Mr. Fujimoto: Yeah, but to add a cost sticker in there so we can charge for parking?

Mr. Mitchell: Not in the off-street as Erin described only encompasses the requirements for landowners where, where Title 10 is the public.

Mr. Fujimoto: Yeah. So, but we're looking at changing something in Title 10, right?

Mr. Mitchell: That's correct. We would be making recommendations in the Title 10 that would then have to go back to Council for approval.

Mr. Fujimoto: Yeah, I understand that, but, what, what are the scope of the changes we're looking at? I mean –

Mr. Mitchell: We'll send – there is a matrix for the off-street has been done. I don't think – has MRA ever looked at the Title 10?

Ms. Wade: No.

Mr. Mitchell: I don't think we've ever looked at it.

Ms. Wade: We have not. We did not.

Mr. Mitchell: We've never looked at it.

Mr. Fujimoto: Okay, I guess, you know, when I, when I scan this, there's areas that doesn't allow parking. But in terms of if we're going to charge parking in the municipal lot, then I think we should also take a look at maybe having some limited time parking on some of the other streets around here. Because otherwise these guys are gonna just clog up all the streets. In Wailuku there's nothing less than an hour, under limited parking or even less – even less than hour, 20 minutes. Oh well, two hours, 120 – yeah. Less than two hours. You know, I'm not sure if you wanna include some of the roadways adjacent or, you know, within the vicinity of the parking.

Mr. Mitchell: So they don't back up . . . (inaudible) . . .

Mr. Fujimoto: Yeah, so at least they gotta move their cars after one hour, or whatever. So, is that something that we should look at in revising this also?

Mr. Mitchell: Yes. Yes. Yes. That's where, that's where those recommendations would occur in these.

Mr. Fujimoto: So in terms of Jonathan's proposal of doing the site inspection, personally I'm not too concerned about areas where parking is not allowed. But I'm more concerned about where we may be limiting in this, you know, having people just park all day.

Mr. Mitchell: Right. I think a site survey makes sense whenever – whenever everybody or anybody is available, we can – Erin can send out an e-mail and see when everybody can meet. Morning, afternoon.

Mr. Starr: Can we look – is it possible we could kind of look for a day now?

Ms. Wade: Okay, I don't know if you feel it would be helpful to have whomever is going to help us make the decision about timing to be a part of this or if you want to do it separate from that.
(31:36)

Mr. Mitchell: To engage Andy we need to send out another – we need a scope of work for him to give us a price right now?

Mr. Fairbanks: Is that the parking consultant?

Mr. Mitchell: Yes.

Mr. Fairbanks: I thought that we had already set aside areas in the parking plan that were going to be metered.

Ms. Wade: He did –

Mr. Fairbanks: On the streets.

Ms. Wade: – in the parking management plan, he had a recommendation for the different spaces in the municipal lot, and how to change the timing on that. His recommendation was also that we do meter all off and on street parking.

Mr. Fairbanks: Right. Right. And I thought there was even diagrams of the area – how many spaces and –

Ms. Wade: Yes. Exactly. So the question is now how do you time it.

Mr. Fairbanks: How do you time it and how much. So it's still the same question.

Ms. Wade: Yes. Yes.

Mr. Starr: I know I'd like to see it as large scope as we can, you know, to, to – you know, as much of the on-street as we can. And if there's some of the on-street along Main that we can't right now because we need to have a state ordinance passed then we can start working on that. And, you know, I feel maybe we could be very liberal to start with on rates. Maybe even give the first half hour or hour free to – you know, for the first year or two.

Ms. Ball: Get people use to it.

Mr. Starr: Yeah. to eliminate the push back from, from merchants who might think that it's going

to cut them off. But try to make it kind of all encompassing so it doesn't suddenly clog up.

Mr. Fujimoto: Yeah, I don't want to come back every year and change the parking ordinance.

Mr. Mitchell: No.

Mr. Fujimoto: So we should just do it once, if possible.

Mr. Starr: I know I sat through several presentations on parking technology at IDA and ULI and APA, and I actually subscribe to *Parking Today*, and sometimes even read it. And, you know, the trend is definitely away from the, the . . . (inaudible) . . . stall meter. That, that's really become an . . . (inaudible) . . . and it's more towards –

Mr. Mitchell: Paid.

Mr. Starr: Well, you know, having kiosks around the town. And now, even being able to do it from your – from your phone if you put in a space number and, you know, and pay for it online. Systems are, are really good. But I understand that, as far as who's going to monitor it, that's gonna require some changes too. Because, I think, that becomes – that becomes the outside key scope of work. I, I – do you have an info on that?

Ms. Wade: For the off-street we could use a metered maid kind of a concept. For the on-street it's currently a traffic violation, if, you're violation of the stopping, standing or parking. So it has to be enforced by a uniformed officer. So that would be one of the potential changes. But I think that was in – what Andy determined was that was a state law issue that police officers need to issue violations for anything on public right of way. Right?

Ms. McLean: And the monies collected for those go to the state. It doesn't go to the county. So that would be a pretty big undertaking to change that component of it.

Mr. Starr: Is that – that's just for Main Street as far as the MRA goes, right? Or is High Street.

Ms. Wade: Well, once – if a uniformed officer issues a citation it goes into the court system no matter where they issue it. But for the collection of revenue on Main, also, it's state real estate. So that was something else we had to kind of determine. If we put meters on Main, who gets that revenue? Because it's not the county's real estate.

Mr. Starr: I'm curious – I'm curious what – what happens in other counties, what that –

Ms. Wade: I don't know how Honolulu handles it.

Mr. Starr: This is a lot more complicated than I thought.

Mr. Mitchell: Yeah. Well, our basis for the walk around, though, would be Andy's plans. We could walk around and see what he's recommended, and where he's recommending it, and we

can certainly from that build on our own thoughts and consensus and go from there. It is complicated unfortunately.

Mr. Starr: Maybe it would be good if we did a preliminary walk around.

Ms. Wade: . . . (Inaudible) . . . proposal?

Mr. Mitchell: The scope.

Mr. Fairbanks: Early morning.

Mr. Mitchell: Early, yes.

Mr. Starr: Yeah.

Mr. Fujimoto: Maybe at night.

Mr. Mitchell: Michele?

Mr. Fairbanks: We can do cleaning. Safety, cleaning.

Mr. Mitchell: Michele?

Ms. McLean: I think if the MRA can focus on what parking restrictions you want where and if you have thoughts on what you want to charge for parking in some areas, we can work on how to enact those.

Mr. Mitchell: Okay.

Ms. McLean: Whether it's something in your code that you can do, whether it goes to Council, whether it involves the state, that instead of trying to take on, you know, the substance of the issue, which you guys are the expert on and then all the regulatory pieces. Don't worry about those next steps yet.

Mr. Mitchell: Okay. Makes sense.

Ms. McLean: You make the policy recommendation and then we'll figure out. And maybe we need to do it in increments, but just focus on the, on the policy side of what you think the plan should be, what restrictions you want to see, where you want to see revenue, and then we can tackle the other stuff with departments, with Corp Counsel, whoever we need to talk to figure out how to get it enacted.

Mr. Starr: I think that, that's really right, that's certainly as far as the county's purview of stuff. If we recognize anything that we really want to do on a, on a state ordinance level I know I'd be willing to start to work on that as long as it's during – it's early – it's like, you know, in the

summer. And my guess is that, you know, Senator Agaran and Representative Souki would be willing to have their staff work, work with us as long as it's not, you know, in –

Ms. McLean: In the heat of discussion.

Mr. Starr: Yeah, in session. So, you know, it's like – even if, even though it's campaign season kind of August, September is like the golden time to, to get them to take on stuff like that and draft that. So that when stuff starts in session it's – it has a chance. So, you know, I think we could probably, if not the first year at least by the second year get it. Sometimes it takes two years.

Mr. Mitchell: Well, good, good point. You know, thinking about Andy's plans, I think we're probably in some sense more qualified to speak to times and cost than he would be just because we know how the town kind of works. Not to take away from what he does because he's given us the basis, but we might be able to come up with some pretty good recommendations and maybe he could take those and review them and give us, you know, he might say, well, that's not going work. Then maybe the basis of that structure is – comes from us. Because there's all kinds of nuance to things that are going to happen once we start charging that none of us are going to know what the reaction is going to be but we're gonna have to do it.

Mr. Fairbanks: So maybe it's not such a bad idea to do the, to do the drive around or walk around.

Mr. Mitchell: I think it's a good idea. I think it would be helpful to give – to take that document and put notes right on it. And if we walk around and say this makes sense here, it doesn't make sense there and lay that out and then if we need Andy's input, we could do that, that would be the basis of his input. We've got plenty of detail from him right now. Unless somebody else has another – another idea approach.

Mr. Starr: Can – can we kind of narrow down – figure on a day?

Ms. Ball: Are we walking or riding? It makes a difference for me.

Mr. Mitchell: Thank you for asking. Good question.

Mr. Starr: Can we all – call we all fit in a, in a county van?

Ms. McLean: I don't know if we have a county vans.

Ms. Wade: MPD has vans.

Mr. Starr: So does that mean we have to be arrested first?

Mr. Fujimoto: But the fee you pay it goes to the state.

Ms. McLean: If you wanted to do it driving, then you would have to have specific stops noted and your discussion would have to take place in an open public format. So you could drive, but you, you really wouldn't be able to talk when you're in the cars because you still have to have a public meeting even though you're, you're mobile. But otherwise, certainly you can, you can go in a car.

Mr. Mitchell: Does the walk around require – if we're all doing a site inspection, does it require any kind of noticing if we're all going to be?

Ms. McLean: Yeah. Both of them –

Mr. Mitchell: – require noticing.

Ms. McLean: – require a notice. And you just notice your starting point and time.

Mr. Mitchell: Okay.

Ms. McLean: And then if you're going to be driving, you could pick two or three or, you know, dozens of stops of where you would stop and have discussion and people could offer testimony if they wanted to. If you were walking you'd have your starting point and then maybe just – you would, you'd lay out what your path was going to be so people could catch you wherever they wanted to and you could talk the whole time.

Mr. Mitchell: How do we notice that? Is that just –

Ms. McLean: The same way we notice these meetings? It's a site inspection agenda rather than a meeting agenda.

Mr. Mitchell: Okay. And that just gets published a week ahead of the site inspection?

Ms. McLean: Yeah.

Mr. Starr: We did that plenty in Planning Commission.

Ms. McLean: And minutes are taken, but they're, they're summary minutes. They're not verbatim minutes. And you don't make any decisions at site visits. You just gather testimony and have discussion.

Mr. Mitchell: Okay.

Mr. Fairbanks: So you can have discussion so long as you . . . (inaudible) . . .

Ms. McLean: You can have discussion but you can't vote on anything, you can't make any decisions.

Mr. Starr: I mean, I, I, I would think that if we had three or four stops, and then in that area we could, you know, walk up and down – walk up and down a little bit so we're not getting into a van and go 50 feet.

Mr. Mitchell: Right. Right. Well, we seemed to be – before the next June meeting it might be useful in that we're going to have the discussion about the MRA off-street parking code. We're looking at the same time we're looking at the on-street county code, so sometime between now and June 27th.

Mr. Starr: Could we do it on the morning of the June meeting?

Mr. Mitchell: It would be okay with me if it's –

Ms. Ball: I'm not going to be here for the June meeting.

Mr. Mitchell: That's right. We knew – we couldn't remember. Okay, Carol's not here for the June meeting.

Mr. Fairbanks: The other thing is if we do it then we don't have a summary like that or anything. I think it would be better to do an extra one. But I don't know if that's available or possible. And then maybe Carol could be there.

Mr. Mitchell: What about – the Friday – are you here the Friday before? When do you leave?

Ms. Ball: Yes.

Ms. Wade: The 20th.

Mr. Mitchell: The 20th.

Ms. Wade: But if we did it on the 20th we still might not have a summary.

Mr. Fairbanks: Yeah, I'd do it earlier. Yeah.

Ms. Thomson: I don't think you would necessarily need a summary though to be able to discuss everything that you saw when you were out. Once you get back to the regular meeting, you know, your one o'clock where it's, you know, much easier obviously to have the minutes recorded and then do the full discussion then and take action if you want to.

Ms. Ball: I'm leaving on the 16th, so anything before the 16th.

Mr. Fujimoto: What if we just look at the maps first. I mean, you know, we can just check the sites that we have any questions on. A lot of the sites we all know anyway.

Mr. Mitchell: Right.

Mr. Starr: I'd, I'd like to see them in this light. I – how about June 13th?

Ms. Ball: I think it's a good idea for us to look at the maps anyway prior to the, prior to the excursion because as Don said, many of us are familiar with these areas and it would just be a refresher or a reinforcement of what we're already thinking. If we can kind of make a, some kind of judgement or, or, or idea in our, our heads with the, with the map, it would really expedite things because that's a lot to do. But the 13th –

Mr. Fairbanks: We can do a morning one, like –

Ms. Ball: – is okay.

Mr. Fairbanks: – an early morning one.

Mr. Mitchell: The morning of the 13th.

Ms. Wade: And then would you want after the inspection to come back here and discuss? Did you say that was an option Richelle?

Ms. Thomson: I'm sorry, what's that?

Ms. Wade: I'm sorry. Could they do the site inspection and then come back here to discuss after?

Ms. Thomson: Yeah, that would be fine. That's probably preferable actually in terms of taking minutes, you know, rather than having too much discussion when you're out walking around. It's just logically difficult.

Ms. Wade: Okay.

Mr. Starr: Yeah, that's what we use to do in planning.

Ms. Ball: Okay. So how do you – tell us how you did it. It, it obviously works, so what, what did you do? You did your site inspections.

Mr. Starr: We do our site inspection and then come back here or sometimes it's some place in Lahaina where we were able to create a record and then have our discussion there. And when we're actually out we try to limit our – limit it to questions that kind of had to be asked.

Ms. Ball: About that particular site.

Mr. Starr: Yeah.

Ms. Ball: Yeah, I think that's a good idea. Otherwise it lags. I mean, spend all day on –

Mr. Starr: Yeah.

Mr. Mitchell: We start looking at stuff in store windows and all that.

Mr. Fairbanks: Was this meeting need to be on a Friday? I mean, just 'cause I think I have a conflict on that weekend.

Ms. Ball: Pick a date.

Mr. Fairbanks: Well, I can do the 11th. I don't know.

Ms. Ball: But not Friday.

Mr. Fairbanks: I'm not sure when we're flying so I don't have my flight. We might be flying on the 12th. I can't remember. It's could be the 12th, it might be flying.

Ms. Wade: What's open? We need to ask about this room availability. On the 13th. What about the 12th? Okay.

Ms. Ball: 11th? How about the 11th?

Mr. Mitchell: How about Saturday?

Mr. Fairbanks: Saturday is good with me.

Mr. Starr: So can we do the 12th at 9:00 a.m.?

Mr. Fairbanks: Yeah.

Ms. Wade: 12th at 9:00 a.m.

Mr. Starr: And can we leave it, can we leave it to chair and Erin to lay out our route?

Ms. Wade: We can do it based on the management plan. And we'll send maps in advance.

Ms. Ball: And we meet here, do we?

Ms. Wade: Did we want a vehicle or what was the preference?

Ms. Ball: I think so. Or you mean as opposed to what – walking?

Ms. Wade: Yeah.

Ms. Ball: I could not.

Ms. Wade: We could – can we do just like two of our Jeeps? We're so small. That would work.

Ms. McLean: Yeah, we could also ask the Clerks have a van, and Council Services has a van. We might be able to borrow their vans, or one of their vans. That would just make it easier.

Mr. Starr: It would be best if we could find someone who could drive it and then we don't have to worry about the parking – you know parking right there.

Ms. McLean: Parking?

Mr. Starr: It's kind of hard to figure out parking.

Ms. Wade: That's what loading zones are for right? Just to load and unload us at every stop. We'll work out the logics for that.

Ms. Ball: June 12th, correct?

Ms. Wade: June 12th, 9:00 a.m.

Mr. Starr: Is that a . . . (inaudible) . . .

Ms. Ball: Sorry, I have class that's going on between the 2nd and the 13th. I forgot all about that. X out that.

Mr. Starr: Going over to the next following week?

Mr. Mitchell: When does – when you leave Tom?

Mr. Fairbanks: I'm thinking I'm leaving on the evening of the 12th.

Mr. Starr: Can we go with the 5th?

Mr. Fairbanks: She's got class right? You have a class on the 5th?

Ms. Ball: 2nd to the 13th I'm all out.

Mr. Fairbanks: So . . . (inaudible) . . .

Mr. Starr: So how about the 19th?

Ms. Wade: After 2.

Mr. Fujimoto: I can't make that.

Mr. Fairbanks: 19th you cannot.

Mr. Starr: I'd hate to do it in, like, noon, you know, noon, sun.

Mr. Fairbanks: No, we do it in the mornings or evenings.

Mr. Starr: Is there a day, like – how's the 20th or something?

Ms. McLean: We have the room in the morning.

Mr. Starr: Well after 11.

Mr. Fairbanks: We should be back, yeah.

Mr. Starr: So 20th. So we're – our tour is 9 to 11 and then we're here at 11.

Mr. Fairbanks: Okay.

Ms. Ball: I'm not here.

Mr. Starr: What?

Ms. Ball: I'm not here. As I said, I'm going to be leaving on the 16th.

Mr. Starr: No, the 20.

Ms. Ball: I'm not here on the 27th, but I leave for my conference on the 16th.

Ms. Wade: June's a bad month for you, Carol.

Ms. Ball: June's a bad month.

Mr. Fairbanks: And this we have to give notification, right.

Ms. Ball: But I don't have to go. I can give you my thoughts by looking at the map if I have any.

Ms. Wade: Yeah, unfortunately, we can't really do it any sooner than the first week of June because we do have publish this.

Mr. Starr: Okay, well, let's leave it on the 12th then. We'll have to visualize Carol's presence. So 9 to 11 on the 12th. Yeah, we'll be pau by 11:30.

Ms. Wade: With the discussion too? Yeah, possibly. We could just do an hour and a half in the field, and then an hour back.

Mr. Starr: Yeah.

Mr. Mitchell: Alright any more discussion on item 1, old business? Yes sir.

Mr. Starr: Yeah and I don't know if I – I missed it. When we asked Andy to work on, work on the fees and rates and so on, is there a way that he can give us some ball park numbers on how much it would generate?

Mr. Mitchell: I think he's done that in his first report. Yeah, there is a fee structure in there based on number of stalls parked, number of days, etc. He's got – yeah, yes, there's some in there and we can pull those up and take a look at them. Because it's interesting – an interesting metric. It's more than you'd think than what I thought. But I think that was gross revenue. It didn't factor in having a vendor collect, and manage and all of those other things.

Ms. Wade: I'm also going to request from him like a sample of what the deliverables would have looked like have we hired him because I'm not sure exactly – I mean we can come up with, with the pricing and the timing among us, but I want the format to be similar to what he would have produced. So that when we ask him to review, you know, that will give us some basis . . . (inaudible) . . . we've got a complete enough package to send.

Mr. Mitchell: Does any – does anybody else in the county done one – Paia or Lahaina, have they developed any parking?

Mr. Fairbanks: How does the Friends of Mokuula do theirs?

Ms. Wade: They just have their off-street parking lot, so – and then they, they have a pay station where you go and pay for a stall per hour, and they just collect it. It's really great revenue source for them. But they charge, like, \$5 an hour which is probably not sustainable.

Mr. Fairbanks: No, not in, not in Wailuku.

2. Discussion on the layout of the Wailuku Municipal parking lot.

Mr. Mitchell: Any other discussion on under C, item 1, old business? Anyone else? We'll move on to item 2. I don't know how much discussion we need – well, it's part of, part of a component of the overall parking management plan and discussion. Discussion of the layout of the Wailuku municipal parking lot. I think last time we were trying to determine when Public Works actually had scheduled the re-striping, re-paving. Do we know?

Ms. Wade: Yeah. I haven't gotten an answer on that. You know they only got funded now – well, you want to explain their funding? They didn't get specifically funded for this, but they were told they had to do it. Is that accurate?

Ms. McLean: I think the full funding for – wait, you're talking about the –

Ms. Wade: The municipal lot.

Ms. McLean: I don't know what –. Well, the budget, the final budget hasn't been adopted yet, so there might still be tweaks to it. I thought that the municipal lot did get funding.

Ms. Wade: I know that they were instructed that it was a priority that had to be accomplished during the fiscal year.

Ms. McLean: We're talking about FY15, so it wouldn't start until sometime after July.

Mr. Mitchell: After July. Yeah.

Ms. McLean: And probably later on because they need to get procurement and all that.

Mr. Mitchell: Right.

Ms. Wade: I don't think, though, there was money in the budget for relocating any of the planters or lighting or anything like that. That's just a superficial –

Mr. Mitchell: Resurfacing.

Ms. Wade: – resurfacing, re-striping.

Mr. Mitchell: The other part of that question, I think, was do they have a plan? Have we ever seen a plan? Their re-striping plan. Because the re-striping plan presumably was going to get a few more stalls. And I don't know what they're using for the re-striping plan. I know we talked about that. And I don't know if they're using one. I did years ago or if they did something else or what they –

Ms. McLean: My recollection is that there was a belief at one time that by really reconfiguring the layout that you could get a lot more stalls and that it would be worth the expense to move the lights and things like that. But then after really looking at it carefully it was realized that actually it won't really, notably increase the number of stalls. So I believe they're just going with the same layout.

Mr. Mitchell: With the same – what's there now. Okay.

Ms. McLean: I mean, they might make a modest, you know, change here or there, but for the most part of it will just –

Mr. Mitchell: What you see is what you get.

Ms. McLean: – just re-do what's there, yeah.

Mr. Starr: Can we request a plan and a presentation at a, at a future meeting so we can look at it and, and discuss it?

Mr. Mitchell: Sure. 'Cause re-collect without taking the lights and the complete reconfiguration there was a way to get a few more stalls relative to angle parking versus 90 degree parking. I think the bank against Takitani's building was originally at angle, and now it's at 90. And I think going back to the angle might – that's – it's worth having that discussion with them to see what they did and I'll see if I can find that plan that I did a couple, three years ago.

Ms. Wade: It was all angle though at one time.

Mr. Mitchell: Right.

Ms. Wade: You can tell by the way planters.

Mr. Mitchell: Correct. It was all angled based on, yeah, on the planters. Okay, any other discussion on that item?

Mr. Starr: I just want to comment for the record that I still haven't given up on doing something more productive with parking and possible additional uses in that area. And I would feel very concerned if the feeling is that this is – that by fixing the black top and re-striping that's a permanent configuration and that we shouldn't be thinking about additional parking and additional uses there because I for one feel ambitious in this direction and feel we should never give up on trying to increase and improve the parking inventory.

Ms. Ball: That's all part of the comprehensive plan. It's just that, that parking lot is in such horrible shape –

Mr. Mitchell: It's horrible.

Ms. Ball: – that something has to be done now. I don't think there's anyone who's in favor of, of rejuvenating that parking lot is thinking that's it, oh, great, now we did that. That's just something that has to be done presently. And we are still working pretty zealously on the comprehensive plan even, even before you came on board, Jonathan. So rest assured it's not –

Mr. Starr: Yeah, I just want – that's just what I wanted to hear and repeat because –

Ms. Ball: We didn't discuss this before right?

Mr. Mitchell: And just briefly share – there was – when we went up to testify – and thank you everybody for testifying at Council budget hearings. It made the difference in what appears to be that we will get funding for our Lao Plaza project. We are still lobbying for a clean and safe – clean and safe budgeting which we may get in the supplemental budget. But there was discussion at the public hearings about the municipal parking structure and there's still interest in seeing that and what I communicated to chair at the time was that there was part of a comprehensive – it is part of a component to a comprehensive master plan for downtown Wailuku. We haven't forgotten it. But this time it will be presented and brought forth as part of

an overall picture packaging master plan, and not as a stand alone project. And so we have some window of opportunity with the Council and hearing and being open to supporting that which was an interesting – an interesting and positive thing. . . (inaudible) . . .

Ms. Ball: It, it was and I'm going to interrupt Bill –

Mr. Mitchell: No, no, go ahead.

Ms. Ball: – because he did a great job in responding to that request about the parking structure which by discussing the fact that it was going to be part of the comprehensive parking plan to fulfill the needs of the entire plan and it was very well done.

Mr. Mitchell: Thank you very much. Everybody did a fantastic job. And one thing that I learned in that process is showing up at these Council hearings and testifying based on whatever or who you're representing or interest makes the difference when it comes to the final decisions on what gets funded or not funded, more so than I would have, would have expected. And that so it was – and the Council is always very appreciative and, and they're very interested in people's opinions so it was, it was a positive experience but it was also something that was eye opening in terms of how they make the decisions.

Ms. Ball: You know it really was interesting and any of us who have already served on any committees or agencies or councils of any kind realize how important it is for the advocates of whom or whatever is going on to come and present their case. Because there are reams and reams of information that have to be read and digested. And when the people come forth and bring their salient points and we see outright, and we realize the needs of the community in that respect or the needs of the advocates it makes a huge difference. And it was quite of apparent that morning, didn't you feel?

Mr. Mitchell: It was. That was – yeah at nine o'clock nobody else was there. It was easy. It wasn't like there was long line.

Ms. Ball: Yeah, and that is true. You know you go early and they're still shuffling their papers so they don't have a lot of questions to ask. Always be first.

Mr. Mitchell: Yeah, always be first. No, that was another lesson learned there that makes it a lot, a lot easier for them. They hear – I don't know if they listen –. They hear the first ones better, they hear the last one, but in any case it seemed to make the difference and everybody did a great job. What – when is the budget is finalized the end of June? So is that then it's adopted?

Ms. McLean: I think first reading is on Tuesday, and then second reading is the middle of June.

Mr. Mitchell: And then they –

Ms. McLean: And then the Mayor has to sign it.

Mr. Mitchell: Sign it. So end of June it's signed and whatever and so on.

Mr. Starr: I believe – I believe we're in there for . . . (inaudible) . . . Yeah, 335, so it's a little bit less. Hopefully it will, it will work. And, I, I spoke to a number of council members – I was approached by some of them the day after it was put back in. And a comment that I received was that, you know, I believe they had about 20 personal testimonies from us and from other Wailuku people. And those who had been around for a while said this is the first time ever that people from Wailuku came to them with a project or an idea. And they all asked for the same thing, and they were shocked.

Mr. Mitchell: Well, we know the formula now.

Mr. Starr: Our message.

Mr. Mitchell: Our message. Everybody's got the same one and we all show up in force and kick their shins a little. It was – it was interesting and I guess once that budget is approved, we can work with Public Works if there needs to be some value engineering on Lao Plaza so we can accomplish most of it and –

Mr. Starr: The, the other message I got was, you know, you think after they, you know – kind of in a tight budget time went out of their way to give us something. It would be like, well, no more for you. But the message that I got was, you know, now, now do something.

Mr. Mitchell: Show us.

Ms. Wade: If I could ask. So if we were going to invite Public Works to come and talk about the municipal lot, should we also ask them about Lao Square?

Mr. Mitchell: Yes.

Mr. Starr: Yes. Yes.

Ms. Wade: The time line – maybe they could – we could deal with both of those at the same time.

Mr. Starr: And perhaps, you know, with the Lao Square, you know, part of the – the way we frame it is what can we do to help, help get it accomplished and implemented.

Mr. Mitchell: Right.

Mr. Starr: Because we're in it we might as well.

Mr. Mitchell: Right. And we contracted with our consultants, the engineers, so if there was a

value engineering exercise, we, at the MRA, could work directly with our consultants to achieve the – get, get it built and phase it if necessary, if there's a component of it that needed to be phased.

Mr. Starr: Yeah, and if that we need to – if they need to some value engineering maybe we can go and get some kokua or something.

Mr. Mitchell: Right. Absolutely. You want to – you want to try for June with those guys? Or would the budget would have been adopted by June 27th?

Ms. Wade: So so far I have next meeting the creation of an investigative committee as discussed you so request on crime and homelessness. Review of the parking ordinance for a July public hearing. We do have the AT&T wireless antenna public hearing for that agenda already. So we could request Public Works. I will not be here for the June meeting. I think you'll probably going to have Joe.

Ms. McLean: I would wait, no. 1, until the final budget is adopted.

Mr. Mitchell: Right, that wasn't the question. Yeah.

Ms. McLean: But also we can just talk with them to find out when they will be ready to talk about it.

Mr. Mitchell: Right.

Ms. McLean: There's no point of them coming in, going, yeah we know we got the money, but I don't know when we're going to start, you know. So let – we'll just touch base with them, let them know that we would like to hear from them at some point and talk with them about the projects before they get too far into planning and –

Mr. Mitchell: Right, or maybe July.

Ms. McLean: So they can let us know when they think they'll be ready to have that discussion so that it's a meaningful conversation.

Ms. Wade: Put an update under Director's Report for next time, yeah?

Ms. McLean: What's that?

Ms. Wade: An update under Director's Report next time on that?

Ms. McLean: Next time is going to be June. The budget is not going to be adopted so –

Ms. Wade: Right. So July, right.

Mr. Starr: Is there a way we can adjust the next meeting date so Erin is here?

Ms. Wade: No, because we've already noticed the public hearing for AT&T.

Ms. McLean: For the second time.

Mr. Starr: One thing I, I would like to request after the budget is adopted would be to generate a series of thank you notes to the Council – nine of the council members and bring them to a meeting and all of us – all of us sign them and have them receive a thank you note from the MRA and the people of Wailuku for their help and moving our projects forward.

Mr. Mitchell: Great idea. I think that would be very appropriate and continue to lay the foundation for support with other projects. Absolutely.

D. NEW BUSINESS

1. Discussion on 2006 Tax Abatement ordinance to provide direction to staff about potential revisions.

Mr. Mitchell: New Business, item no. 1 is discussion of 2006 tax abatement ordinance to provide direction to staff about potential revisions. This was the outgrowth of discussions we had about two months ago when Brad from PUMA was here and how to stimulate or how to incentivize redevelopment in downtown Wailuku – incentivize private landowners to redevelop. And since the TIF did not seem to be an achievable way of doing that based on a number of things. One, scale of the MRA district, and the other, political will, was not there to take a look at it. The other suggestion was providing some sort of tax abatement fee change that would help someone who was going to redevelop their property and that they would have taxes waived or a percentage waived for a number of years, and I guess it's very common in other municipalities to do that. And there was one, which you have a copy of, done back in 2006. And I don't know if anybody ever took advantage of it. Do we know? Did anybody ever used it?

Ms. Wade: Two people used it. Doug McLeod and Robert Joslin. Those two projects.

Ms. Ball: And then what happened? Did it – is it continuing or did it have an end date?

Ms. Wade: No.

Mr. Starr: Sunset.

Ms. Wade: Yeah, so the – it was for no new taxes on the increase value for the first seven years, and then they would charge 50% on the increase value for the eight year, and then regular – they would just get charged what the regular rate is.

Ms. Ball: But that was just then, right?

Ms. Wade: That was then. That's how they did it in 2006.

Ms. Ball: That sounds good to me particularly since we have what they did as examples of how it worked. So what are you thinking? What are we thinking?

Mr. Mitchell: Well, our task is, you know, (a), do we – this is a good template, do we want to modify it? This again would have to be sent to Council for Council action to reinstate it because it does have value for redevelopment in downtown Wailuku. I don't – I did try to use it and I don't recall the conditions but it did seem a bit cumbersome, odd, to look at it again. It wasn't a very clean process, and real property wasn't very familiar with it as I recall. Erin, do you have any –

Ms. Wade: I think the term "qualifying construction work" was one of the issues. So 'cause one of the things I have been asked since that meeting when Brad was here was well if I put PV panels on my roof could I do that? I don't know so we have to be able . . . (inaudible) . . .

Ms. Ball: Well, I think that's –

Mr. Fairbanks: I think you should ask Jonathan, you know, he's an owner in town.

Mr. Starr: I remember when this happened and it seemed – and it was a brilliant thing. And once again we were – you know it started – the discussion started with TIF and there was a reluctance to do it. I think the problem with the last go around was that the – a lot of the financial market and the money supply collapsed before, you know, –

Ms. Ball: Before enough people could use it, right.

Mr. Starr: But I know that this would be very, very helpful if we could get it, get it back again. And I think there was some – push back a discussion, I think there was prevailing . . . (inaudible) . . . wording and something else. I guess maybe it was what qualified. So maybe that – those two areas that should be –

Mr. Mitchell: Qualifying construction work, what is that? What is that?

Ms. Ball: Yeah, I'm so excited about this. You know, I mean, here it is, it's already been used, we already know the bad part about it so we can fix that. We hear – and, and it was definitely the falling of the market. I mean, gosh, it just thundered down like an avalanche. It just followed just after this, and nobody could even breathe. And everyone thought, I'm sure, just as specifically as it fell, it would once again rejuvenate. And of course we all know that it just is . . . (inaudible) . . . This is so perfect. The timing is perfect. And all we have to do is fix the things that we know are bad about it. Wonderful.

Mr. Starr: Could we get maybe Mark Walker to make suggestions? Because I'm sure he was familiar with that and he might have some, some useful suggestions.

Ms. Wade: Michele, did you want to reach out to Finance and see if someone wants to?

Ms. McLean: Yeah we can. Mark wasn't on the MRA when this went through so he wasn't involved the first time around. I don't know if he's familiar with it. I don't know if he's seen it. But, we can write to Finance and send them a copy of it, and say we're talking about reintroducing it and if they have any comments.

Ms. Wade: I just wanted to comment, though, I think a huge piece of this not being taken greater advantage of is also the challenges with both the zoning code and the Maui County Code. So, there's multiple impediments to building the infill construction especially with infrastructure upgrades and things like that. So, in terms of timing what Brad was saying was we kind of want to fix everything at once so that when we improve – that we should be ready to initiate the tax abatement at the time that the permitting process gets easier, you know. So what this is, you know – I brought this today because we don't want this to get cold, this idea to get cold, but it might not be right now that we bring it to Council to say, hey, we're ready for this. Because then the clock would just start ticking on it and meanwhile we have a whole lot to fix for infrastructure and construction.

Mr. Starr: Any project that really gets laid out this summer would probably take about 18 months before it, you know, construction and the money moving and all that really would occur, so I would think that, that might be the type of – you know, if we're gonna try to stay within this, this market peak, we're probably looking maybe – you know, New Years 2016 or something like that.

Mr. Mitchell: I'll be gone. I don't remember. Did this include new building construction or only –

Mr. Starr: Yeah.

Ms. Wade: Yes.

Mr. Mitchell: Okay, it did –

Mr. Starr: That's prim, I think, primarily the intent.

Mr. Mitchell: Well, it include – the way it reads it reads sort as for existing building renovation, any incremental increase in building valuation as if the building were already there.

Ms. Wade: But a new – that's just real property's word, you know, if any, any building value increase. So if there was zero –

Mr. Mitchell: I kind of remembered why – the practical loop hole in this just because I was involved in the redevelopment of the building. Because real property is so slow in identifying – in identifying the increase in building value after the construction is complete, it was actually more advantageous not to identify the reconstruction and maintain the old building value.

That's just the practical side, and I remember that's the way it went down. So, in other words you get, you get a building permit. I don't know how long it takes real property to identify that improvement. And maybe Carol would know. But, yeah, I mean, it can take years before they'll actually identify that work was done or add any valuation to that building. And if you're inside of an existing building shell there's really no way to know what you did other than the valuation you put on the construction, or on the building permit which may not actually ever get translated into real property value of the building. So that being said, it was more advantageous not to try for the – it was to keep the old building value. Does that make sense?

Mr. Fujimoto: Yeah.

Mr. Mitchell: Yeah, so –.

Ms. Wade: So I wonder to set it in place and not pay the sunset fine, that any construction . . . (inaudible) . . .

Mr. Mitchell: That might be the better way to do it.

Ms. Wade: – upon the time where real property assess the incremental increase.

Mr. Mitchell: That's the key.

Ms. Wade: They get seven years.

Ms. Ball: Yeah. Let's, let's try to put something in place because like what, what comes first, right. If we're going to try to do everything simultaneously – and I agree that would be great – we kind of have to start somewhere. Otherwise you say ready, set, go, and everybody is trying to get in the door. This way it gives – it incentivizes the repeated of correcting those other things that we need to correct. I guess I call it corrections. Those other things that we need to fix too.

Mr. Starr: And also, I mean, if its sunset too fast then the risk is that, you know, you get one bump and then conditions are rise for it to keep going but because a program stops as soon as it has some effect. It doesn't carry – it doesn't carry through.

Mr. Mitchell: Right.

Mr. Starr: So I think what, just, two years or something? A two year sunset?

Ms. Wade: Yeah. It was very short.

Mr. Mitchell: Could it be written that it wouldn't sunset unless it was repealed or modified?

Ms. Wade: Well, that's, that's the assumption for any law, right?

Mr. Mitchell: Right.

Ms. Ball: Yeah, so let's not have it sunset.

Mr. Mitchell: No, that's not – no sunset.

Mr. Starr: Well, the, the Council doesn't usually like doing that, but I think what they do enjoy for whatever reason is wording that it shall be reviewed every year.

Mr. Mitchell: Could be. Yeah.

Ms. Ball: Okay. Something like that. Well, let's start with no sunset, and then we'll receive that annual review or something.

Mr. Starr: Yeah.

Mr. Mitchell: It's not a bad thing to actually see it working.

Ms. Ball: Right.

Mr. Mitchell: Because if nobody's using it, then we either got to change it or –

Mr. Starr: Actually it's good that were two projects that did take advantage of it.

Mr. Mitchell: Right.

Mr. Starr: It would embarrassing to, well, do it again and say, well, no one bothered last time.

Mr. Mitchell: Well, I think new construction – were those both new construction? Yeah, they renovations of existing, so that – the new construction automatically would have been assessed because it's new construction. Where renovation, real property, and you know – so you add \$100,000 worth of value of your building that's inside, it never, never gets translated down the, down the system. Like I don't know if . . . (inaudible) . . . was ever valued.

Mr. Starr: But don't they pull up from the permit?

Mr. Mitchell: That's – that's a good question. I, I didn't see the nexus there. They're suppose to, but I never saw it. Well, maybe.

Ms. Wade: Yeah, my property still shows as partial construction.

Mr. Mitchell: Right.

Ms. Wade: I've been living there for two years.

Mr. Mitchell: Right. Okay, good – yeah – good discussion and something's that already in place, and is useable that we can send up the flag pole to hopefully stimulate.

Ms. Wade: Will do.

E. DIRECTOR'S REPORT

1. Open Application Report

Mr. Mitchell: Alright, Director's Report, Open Applications are – well, we know we have AT&T on our next agenda item. The Yoshida project, I don't think we have any input in that right now. Is that correct? That's, that's something they have to –

Ms. Wade: That's correct. They're still trying to resolve the fire water situation.

Mr. Mitchell: Right. Re-branding McDonald's. Are they going to bring that back?

Ms. Wade: Yes. I gave them preliminary comments on the design. We had an initial meeting and then they delivered something that was identical to the Kahului McDonald's. And I kind of told them I don't think this is going to work. So, so they're back to the drawing board and are thinking sometime mid-summer – July, August, they said they be ready to come before the board.

Mr. Mitchell: And Green Lotus, what are –?

Ms. Wade: Green Lotus, just we have to close that file.

F. NEXT MEETING DATE: June 27, 2014

Mr. Mitchell: Okay. Our next meeting date is on June 27th. Are there any other agenda items that anybody would like to see? Right now we have three, is that correct?

Ms. Wade: If you did in fact want to do the creation of an investigative committee – or if you want to do it as a whole meeting, just an agenda item on your regular meeting, we could do it that way, for the crime and homelessness.

Mr. Mitchell: And that's just creating a committee. That's not having a meeting, correct?

Ms. Wade: That's right.

Mr. Mitchell: Just creating a committee.

Mr. Starr: Yeah, let's get it going.

Mr. Mitchell: I agree. I agree.

Ms. Wade: Get it going with the investigative or you want to have the discussion at the, at the MRA meeting?

Mr. Starr: Let's just get it going.

Ms. Thomson: You could put it on – put it on as a regular item and then have that as a potential creation of investigative sub-committee or something.

Mr. Fairbanks: And that would allow for discussion.

Ms. Thomson: Yeah.

Mr. Fairbanks: Then that's good.

Mr. Fujimoto: So is that enough time for you to research the check list that was produced?

Ms. Wade: Yes. And it's not in the meeting minutes because it was an investigative committee. It's just a summary that we did as the investigative committee basically, but I know where that is.

Mr. Starr: Okay. That the – I still have high hopes that we're gonna find a way to fund clean and safe. When does supplemental happen?

Ms. McLean: Supplemental what?

Mr. Starr: Supplemental budget or to be able to discuss unspent funds.

Ms. McLean: Budget amendments can be proposed at any time.

Mr. Starr: But isn't there usually a time after the – about a month or so after budget is adopted where they usually kind of go and move some stuff?

Ms. McLean: I don't know that there's a set structure to that. There's also budget amendments when a department or the budget office realizes okay you budgeted for this, but we got the bids in and it's half of what we thought so we want to re-budget the balance to something else. Or for whatever reason we're not proceeding with this so we want to re-budget it. But I don't know if there's a particular time frame to do that. I think it's – they just happen throughout the year whenever there's a reason.

Ms. Wade: The second item was review the parking ordinance, and of course the first item is going to be the public hearing for AT&T.

Mr. Mitchell: Okay, anybody have anything else they'd like to add? Nothing? Okay, so we're going to meet on – you're here on the 12th correct? You're here for the 12th meeting. We're going to meet on the morning of the 12th at 9:00 a.m., location to be determined. And we'll do

a ride around, walk around. And we'll have copies of the street. We'll have a map, if you will, and in advance if you have any thoughts or specific areas, I guess let Erin know and then we can put those on the tour, if you will.

Mr. Starr: And if we have any other ideas at that time that we might want to add the – have added on to the agenda the following meeting, we could still do it then, right?

Ms. Thomson: The meeting immediately afterwards, you mean?

Mr. Starr: Right. Yeah.

Ms. Thomson: I would make the agenda broad enough to cover the full discussion of, you know, whatever ideas came up on the – we can work on it so it's a bit broad. But as far as taking action on it, you might need to wait, you know, until the subsequent meeting depending on broad the idea is.

Mr. Fairbanks: I had one more question. Have we gotten a report back on the website?

Mr. Mitchell: Thanks. You caught it. That's exactly what I was going to ask.

Ms. Wade: The – Ashley who is the primary person working on it got married and went on her honeymoon, but she's back in the office as of Monday.

Mr. Starr: I thought she was in Bora Bora.

Ms. Wade: Yeah, she was in Bora Bora, and now she's back. So they thought at the time that I spoke with them last it would be two weeks worth of work left on it for the program. So I'll check in with them and find out where it is. I know that we, last time we talked, we were hoping for a mid-June launch, so I don't have any reason to think we're not still on that program. Because she was figuring in the honeymoon and everything at that time.

Mr. Starr: I have a question. Were we gonna have a roll out on June 30th of something? Sorry, for being so vague. I forget what – what it was.

Ms. Wade: A while back we had wanted to do a town clean up on May 30th.

Mr. Starr: May 30th.

Ms. Wade: Yuki is out of town and has been for her son's graduation from Harvard, and she was going to be the one primarily kind of spearheading it for Wailuku community. And the next two First Fridays are big first Fridays so we're thinking maybe August would be a better time.

Mr. Starr: Okay. So that's probably premature.

Ms. Wade: Yeah.

Ms. Thomson: I just wanted to bring up on the 12th, I'm not going to be here, but I wanted to ask if you would like me to find – I'm not sure if Mike Hopper is available or would you like another deputy to be along with you on the site inspection, or maybe not the site inspection but the after meeting. Or, if you don't need anyone here for that topic, you know, maybe – and just be free and on your own.

Mr. Mitchell: We're good. Thank you.

Ms. Thomson: Okay.

Mr. Mitchell: Unless anybody else has thoughts. The only minutes will be summary minutes of the walk around. Leilani, will you be here for meeting minutes when we meet here? No? Summary, right? Alright. Because we're talking about only half hour correct here? Half hour, 45-minutes, because 11:30 we're out of here. So 12. Okay, we might get an hour. Okay. Thank you for doing that. Anything else? Seeing nothing else, I guess we'll adjourn today's meeting, and for everybody on the 12th keep, keep things going here. Thank you everybody. Call the meeting formally adjourned at – what is it – 2:37 p.m. Thank you.

G. ADJOURNMENT

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:37 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Members Present:

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

Others:

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