

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
AUGUST 28, 2015**

**APPROVED 09-25-2015**

**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, August 28, 2015, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

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

Mr. Bill Mitchell: Call the meeting to order. Thank you all. Welcome. Good afternoon to our Maui Redevelopment Agency meeting on August 28<sup>th</sup>, 2015. We'll call the meeting to order. In attendance today are Vice-Chair Don Fujimoto, Mr. Frank De Rego, Mr. Jonathan Starr, our staff Erin Wade, and Corp Counsel Mike Hopper. We'll open up with any public testimony on any of the agenda items you'd like to come up and speak to. Please limit your testimony to three minutes. You may either testify now or you can come up when the agenda item is called. If anybody would like to testify now, if you could come to the podium and state your name.

**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. Harry Eagar: Good afternoon. My name is Harry, Harry Eagar. I work part-time on Market Street. I read the RFPs and I am encouraged that the MRA might do something locally, but I would like to have the MRA itself and all of the people who deal with it think a little larger and lobby our legislature to start getting some money into mental health treatment, stop ruining our hospital. We could drain away some of our problem causers if they had housing, medical treatment, social services, and also that would be a decent thing to do. But it would much better to -- we cannot, the MRA cannot and Maui County cannot address that. It has to be addressed at the state level. So something that the MRA should do is think about lobbying for restoration of mental health services in Maui County and ever where else in the state that we've been hit very hard by the lack of the ability of the legislature to come up with funding.

Mr. Mitchell: Thank you. Any questions for Harry?

Mr. Jonathan Starr: Mr. Chair?

Mr. Mitchell: Yes Jonathan?

Mr. Starr: Yeah, come back up Mr. Eagar. Thank you for your comments, and they, they are

to the point, and we are seeing the effects of shutting down Molokini and other, other support networks, and creating, you know, kind of a band aid infrastructure in Wailuku. And, it is a bigger problem, and, you know, I agree we should work to address that, but that's going to take a while. And it's, as you say, it's beyond our control. I know, I know quite a few people who've had interact -- dangerous and even harmful interactions with some of the clients recently and it's getting worse. The police are trying to do their best but, I know, I have had conversation with some of the police involved in the command structure, and they look back and there were virtually no calls to the police over the last year or so for Wailuku. Even though those of us who are on Market Street and Main Street every day know that there is danger and problems there. And what we heard was that they would try to help us but it's difficult for them because they just reduced the Wailuku patrol by two officers because there weren't calls here and there were problems else where. So the staffing is directly related to the amount of calls. So everything we can do to encourage people when there is a reason to make a call and put in a report and take the time to do it. It will help both for the police staffing, and also for the awareness that service through public agencies and other aspects is needed. You know, and I don't think, you know, Letters to the Editor or, you know, really public comments are, are necessarily helpful, but if the community could help spread the word but when there are dangerous people on the street or someone is getting threatened or accosted. I've had my life threatened several times recently and I started calling, calling it in. You know, let's all try to encourage others to do that because that will at least create a paper record of what's going on.

Mr. Eagar: I wasn't necessarily thinking about Letters to the Editor or statements by the MRA as a board or as an organization. I was thinking that the people who coalesce around the MRA should be talking to their legislators and to their other influential people in the community and make it clear to them that it doesn't do any good if we had two more police or if we had four more police and you could call them and they come down and they find someone who needs mental health services. What are they going to do if there's no place to take him? And that's the situation frequently right now. Now I've worked down here for about a little over three years, part-time. I have not personally had any problems, but I've talked to some of our customers and they've told me what kind of problems they have. So I have not felt the necessity to call the police to deal with, with anybody who is aggressive or violent. But I have alerted the police to people who were sleeping on the sidewalk in the middle of the day. And they come out and they wake the guy up, and what are they going to do with him? That, that -- you know, you can push the string from one end only so far and it bunches up. There has to be, you have to turn the string into a stick so that when you push it something happens at the other end. If there's no other end, there's not really not much point. Moving vagrance around doesn't accomplish very much.

Mr. Starr: I, I know it's frustrating, but making the calls that you started making is a helpful, a helpful part of the process because it, you know, it's a numbers game. And if there are 10 times as many people in Kihei who are calling and saying, you know, we need, we need services --

Mr. Eagar: At Kamaole II?

Mr. Starr: -- in Kihei, then they're going to get 10 times --. You know, we're going to have two

people pulled from Wailuku and two people pulled from Paia, and they're going to get sent to Kihei.

Mr. Eagar: Well, everybody's phone them. We document what we see on the street. We take pictures of it.

Mr. Starr: Okay, and please call it in, and thank you for doing that.

Mr. Eagar: Okay.

Mr. Mitchell: Any other testimony?

Mr. Joseph Blackburn: Good afternoon, I'm Joe Blackburn. I'm the president of Maui Land Broker. We're at Leo Gilberts, right on the corner of Market and Vineyard. I work for my wife. She owns it. And I'm just going to talk first off about -- I looked and saw there's an RFP for parking. And I believe I talked about this a couple of years ago. Why would we even be looking for paid parking in Wailuku. It's a low income area to begin with. We see it every single day. We have a visual of the corner and the parking lot. So I'm just not sure how that solves any kind of problem. We do have a parking patrol officer. He's very cooperative. He's new. He's the new Taguma. But I've talked to him and I asked him, has anybody talked to you about any of this, and his answer was no. So, you know, I don't think paid parking solves anything. We already have an enforcement officer there who's enforcing the two hours and he's doing a good job. He's been on the bike. He's been off in the community. He walks the streets which I've never seen before. And so I'd be really concerned especially after watching what happened with the Shops of Wailea that, you know, we're going to into even more low income area. I'm saying, oh yeah, paid parking is going to increase traffic for the merchants. Thank you.

Mr. Mitchell: Thank you. Any questions for Joe? No? Thanks Joe. Appreciate it.

Mr. Richard Dan: Aloha. Thank you all of you for your hard work and dedication to our community. My name is Richard Dan. My family owns or leases nine addresses on Market Street between Vineyard and Main. Between myself and my tenants, we employ approximately 35 people. Number one, the issues that we've discussed, that have been discussed are a result of parking problems. When they gentrified Market Street, they took away 23 parking spots from Market Street between Main and Vineyard. That caused less street traffic on Market Street with people walking up and down. Market Street has been a diversified street, diversified retail street, and people would always come to Market Street, and Market Street was a very busy place. By cutting out the street traffic, it allows problems that we've been having to fester. Many of the people who've had these problems aren't part of the mental health issue. Are just...ladies and gentlemen who just don't belong in a retail area. But our retail area have very little street traffic because there's nobody to, there's nobody to make me feel uncomfortable. There, you know -- that's what it is. So if we increase the street traffic, by increasing the parking, these problems that we have right now will go away.

Now, we have an issue. I had a similar experience to Jonathan recently. I called the police.

They dealt with it. They're going ahead and looking at Market Street, and making sure Market Street is still a welcoming retail environment, which it should always be. They're not going to be doing it for too long. The police told me that they don't have the funding for this. But, you know, they're doing a little. The RFP that you have for a safe Wailuku probably won't kick in until probably about mid-October from what I see. You guys have to act courageously. You have to go ahead and spend your money, and go ahead and put somebody on Market Street temporarily until the RFP kicks in. Because we can't count on the police. And I'm not just talking Market, I'm talking Market, I'm talking Main, I'm talking...Church, I'm talking Wailuku in general. Just walk around, have a cell phone, pick up the phone, deal with it. Most of the situations can be dealt with civilly and the person will just move along.

As to the parking plan that you folks have, the proposed RFP, I took a look at that. I'm 100% in support of it. As Bill and Don -- I'm done? Okay. Wait, let me just finish this one point.

Mr. Mitchell: Go ahead.

Mr. Dan: As Bill and Don and I were on a different board together, we talked about temporary parking meters to see if they work, just on Market Street. I think that would be fantastic. I still support that. That's all I can say on that. Thank you very much for allowing to speak.

Mr. Mitchell: Thank you. Any questions for Richard, anyone? Thanks Richard. Jonathan?

Mr. Starr: Yeah, Mr. Dan –

Mr. Dan: You can call me Richard, Jonathan.

Mr. Starr: Richard, okay. Yeah, I like your suggestion. I, I see difficulties in trying to do something faster than, than what we're projecting simply because it's already September and it's going to, you know, it has to be done thoughtfully. I think the, you know, the last thing we want is to create a dangerous situation by kind of authorizing someone that might not be vetted or, you know, create a --. I mean, I'm tempted to go out there and try to, you know, round up people and so on, but it's not, it's not helpful. It's not –

Mr. Dan: We're not looking for vigilantes. We're not looking for that. There's Whackenhut. They're all these professionals that are out there, that we could just hire them temporarily. And you know, these are professionals. I'm not looking for, you know, a John Noble issue. I'm looking for people who can just go out there professionally and take care of business. We need that just in the interim until the RFP is done. We're approaching the retail season. September 15<sup>th</sup> starts retail on Market Street. It gets busy. Tourists starts coming. The last thing we need is what we have. You guys have to act courageously, reach into your pockets, hire a Whackenhut, or this or a that, whatever the professional company is, temporarily until your RFP comes into place. But we need to have the place covered. Jonathan has had problems at his place. I've had problems at my place. We don't need the customers which drives all of this to be scared of Wailuku.

Mr. Starr: Okay, well said. Thank you.

Mr. Mitchell: Erin?

Ms. Wade: I'm sorry, Richard, could I ask you a question please? Are there particular times of the day that you would see to be helpful to have staff on the street if you were going to look at a temporary measure?

Mr. Dan: I'd say 7:00 a.m. to 9:00 a.m. in the morning. Get someone to spend the night. 7:00 a.m. to 9:00 a.m. in the morning. And then again, 4:00 p.m. to 6:00 p.m. in the afternoon when the people, when the girls, when my workers are leaving work, and everybody are going home or leaving work.

Ms. Wade: Yeah.

Mr. Dan: Those are issues. Concentration on areas where there's money -- banks, pawn shops. A lot pan handlers hang out in front of the pawn shops and the banks trying to go ahead and...get money.

Ms. Wade: Okay. That's helpful. Thank you.

Mr. Mitchell: Thank you Richard. Anyone else would like to testify before we continue on with the agenda? Seeing no one, I'll close public testimony. For right now, we'll move on to agenda item C, the approval of minutes from July 24<sup>th</sup>, 2015. If anyone or everyone's had a chance to review those, any comments related to those minutes? Seeing none, would someone like to a motion to approve the minutes?

**C. APPROVAL OF THE MINUTES OF THE July 24, 2015 (transmitted to members via e-mail)**

Mr. Starr: So move.

Mr. Fujimoto: Second.

Mr. Mitchell: Any discussion?

Mr. Starr: Yes.

Mr. Mitchell: Mr. Starr?

Mr. Starr: Just once again the form of the minutes, I, I really appreciate how good they are. And I actually used them...a month ago to shame the State Water Commission and land board staff into trying to get up to that standard because they were far, far below it and was saying it was impossible, so thank you.

Mr. Mitchell: Great. Thank you very much. Discussion closed. We have -- we'll take a vote. All those in favor of approving minutes? Aye. So moved, approved. It was unanimous.

If I could ask the members, would you be opening to moving Old Business, Item No. 1, up to -- in front of our new business because we have a number of people here to testify so we can get right into the Clean and Safe RFP and that discussion. You all be open to that, be alright?

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

**VOTED: to approve the July 24, 2015 Maui Redevelopment Agency meeting minutes as presented.**

**(Assenting: F. De Rego Jr., D. Fujimoto, J. Starr  
Excused: C. Ball)**

## **E. OLD BUSINESS**

- 1. Revised Clean & Safe Request for Proposals (RFP) and alternative Safety Ambassador Services only RFP to be considered for bidding during the month of September.**

Mr. Fujimoto: Sure.

Mr. Mitchell: Okay, so we're going to move Old Business, Item E, up on the agenda, before New Business; and I'll let Erin brief us on the RFP, the status of that, a little history and...where we go from here.

Ms. Wade: Okay. Thank you. So I sent out two RFPs to you folks, and the last time we met the discussion was thinking we could just send out the RFP that we had already discussed and approved as a Board. In the mean time we have had a significant increase in the calls and concerns about relating to safety. So, I went back, I talked to some of the providers that could be able to respond to the safety components, and two of them said it's very common to do just the safety component first. So, what I did was I reconstructed the RFPs giving you two options -- an option an A and option B. Option A continues with the clean and safe in one. Option B is just the safety ambassador program to be first. And, you know, in the sense that budget is limited, and we want to be able to be effective. The scope for the clean and safe RFP we had discussed about this in terms of service. That it would include the core block and all of the Market Street streetscape improvements up to Mill, as well as down Main a little ways and up Main a little ways. But, that this would, it would essentially be downtown core. But I'm getting calls from this kind of an area, right now, with concerns. So, thinking about how best we utilize the funds. And you can see too that the RFP I did change it significantly, to be honest with you. I changed it significantly from the first time that you reviewed it because I was concerned that we weren't, from my conversations with potential responders, I was concerned we weren't clearly identifying what our expectations were. We were sort of saying the types of person we

wanted, and, you know, some of the services they wanted them to do, but we weren't saying here is what we expect to be completed. One of the scenarios relating to cleaning was -- this is something we struggle with, with our current provider -- that we expect the trash cans to be emptied when they're half full. You know, that's the point in time where we don't ever want to see anything more than a half full trash can because that's what your customers expect. So that's -- those were some of the things that the firms who might respond were saying that's the kind of guidance they need. You know, not just the, yeah, I emptied the trash. You know, well, that doesn't explain when. You know, maybe that overflows for days before they empty it, but they empty it, which is kind of some of the current situation that we have.

So just to be clear I felt it was necessary because I did make such major changes to bring it back to you folks, and because I felt it was necessary to review the two alternatives. Knowing that what the request with the County Council was, was to identify \$125,000 for this program. And County Council agreed to that, which is why we got the increase in the MRA's budget. But I did provide for you what we have. It's sort of a budget sheet that shows what we have agreed to spend on different things so far, and what we anticipate clean and safe to be. That doesn't include, right now, the parking RFP because there's a possibility that we could use some of the capital improvement monies for that because it's a much larger issue than just for Wailuku. But that, that would be about, if we did use, if we did move forward with that, through the MRA's budget, it would about \$50,000 for that.

Mr. Mitchell: For, for the parking component.

Ms. Wade: Right. Okay. So this is just some of the clean stuff. This was this morning that we were hoping to address with the clean contract. But this is neither dangerous or threatening, you know. I mean, it's uncomfortable and I hope that if we do retain the current contractor that we could improve the situation from what it is today, but...I'll leave it to you folks to decide what you feel are your priorities.

Mr. Mitchell: Any discussions or comments? Jonathan?

Mr. Starr: Yes. I want to start by re, reiterating some, something that I mentioned to this body, I think, a year ago and two years ago and three years ago after attending International Downtown Association Conferences in different parts of the country. And the...what I, what I had heard repeated numerous times is that when a town is looking to be improved from the kind of state that we have with, with safety and issues and appearance issues and lack of confidence in, in both the retail and street environment. The first, the very, very first thing that needs to be attained is to have a safe environment. And the second, once it's safe, then the second is to have a clean environment. And then once the, the streets and the feeling of the place is clean and safe, then that's a base line. It's like once you're below that nothing much is going to happen kind of above, above in terms of real economic improvement and creating a street life. So I think it makes a lot of sense for us to concentrate first on, on the safety component, and to try to get our RFP out as soon as possible, and then to look at it for the safety component, and get it implemented as quickly as we possibly can. Even if we realize that there are likely going to be some holes in it, and we know that it's a moving target that we're going to have to

evolve both in our own knowledge and in the scope of work and so on. So, I for one would like to see us get that moving as quickly as possible and see if, you know, realistically we're not going to operate 12 months starting last July 1<sup>st</sup>, which is what we're funded for \$125,000 for. We may get -- you know if we start -- say we were to start October 1<sup>st</sup> which is probably dreaming, but, you know, that would be...nine months. So already the, if we annualize the \$125,000 that would actually be...more like \$150,000 annualize, you know. And perhaps we may even need to add a little bit more, but let's see. We should get the safe component going and then once that's running we can start looking at ways to implement the clean aspect of it. And, you know, if there's a way we can get up to baseline by the end of the fiscal year, even if the cleaning component is only running say from the holiday season or something like that. And then we're up to baseline, we can start on the next, the next stage. The next stage is IDA folks tend to define it as vibrancy, and you know, there's another catch phrase they use which is the, you know, the feeling that if you go there you're going to stumble in, likely stumble into some funds...that there is interest happening, something to shop for.

So, you know, I feel like we're on a trajectory, and, I, you know, I think we need to do the safe part first, then we'll evolve to the clean. And meanwhile we need to be looking further down the line because the moment we start having some vibrancy, the parking thing is really going to catch up with us. Along with the need for some kind of a place that we feel is the center of our being in Wailuku. Whether it's, you know, the plaza, tied in with the parking, and that will create...more economic development and the ability to have anchors and historic renovations and all the other things we're talking about. So I feel like we're doing really well. We just gotta push it this point really hard on our first step. I'm sorry for ranting so long.

Mr. Mitchell: No, thanks Jonathan. Don or Frank anything? I have a question for Erin because I think there's some validity if we can do it, to put some sort of temporary security on the street until we get this contracted person in place. Do we -- does the County or the Planning Department have the ability to do that, for a lack of a better word, hire a mall cop for Market Street?

Ms. Wade: If the contract's under \$25,000 and you authorize today that is an interim measure I could solicit three, three quotes for that type of a service. And we could just make it as, like, a gap, you know, until this service comes online. And it may very well be the same people who are intending to bid on the safety ambassador program who pick it up now. But with a contract of the size that we're anticipating for the safety, we can't, we have to go through the formal RFP process.

Mr. Mitchell: But under 25 we can have a temporary contractor come in as a...a security agency?

Ms. Wade: Right. Yeah.

Mr. Mitchell: Yes, Mr. Starr?

Mr. Starr: I, I am not all that excited about doing it without having a real scope or goal for it



which we do with the safe program. I do think we have a little bit of breathing room because in that the police are starting to look and respond and pay attention. I -- and I feel like, you know, we're -- if we are gonna need the funding which is very borderline and limited to really make the safe program work for the rest of the fiscal year and to start getting the clean program going. You know, I don't really know what a, you know, what a security guard is going to do one or two hours...you know, kind of in the day. You know, I tend to find we have issue 7 p.m. or 8 p.m.

Mr. Mitchell: Right. 24/7.

Mr. Starr: Yeah.

Mr. Frank De Rego Jr.: So what would be the mechanics of this? We'd do a safe RFP first and then do a clean one later? Is that, that the suggestion?

Ms. Wade: It is, but I would expect that the clean one's gonna take the full financial resources that you folks had identified for both the clean and safe, given the amount of staffing that's probably going to take up front. When I was talking to people, they were saying until you establish the level of safety and maintenance that you want to achieve, you have to have a greater presence on the street. So they will have likely more people at first, and then reduce it down once it's in a manageable situation.

Mr. De Rego Jr.: Chair, can I ask another question?

Mr. Mitchell: Absolutely.

Mr. De Rego Jr.: Is there a possibility if the -- I think this is a priority at this point. I think it should be safe, then clean. I agree with Jonathan. But if there are inadequate resources to do this, is there a possibility of applying for a budget amendment through the Council in order to get the funds that we actually need to make this workable? It's just a comment. It doesn't seem to me we need to go in to this halfway. You know, if we know what resources it's going to take help our merchants, and to make it clean and safe, and we have an adequate idea of what those resources are, I think, you know, we should be going after to those resources and maybe explaining to the Council that thank you very much for what you gave us, but we need a little bit more to really make this effective. So, that's just my comment.

Mr. Mitchell: Thank you. Don?

Mr. De Rego Jr.: But I would go with the safety one first.

Mr. Mitchell: Okay. Yes, Mr. Starr?

Mr. Starr: I would...I, I would feel a lot better going back to the Council and the administration after we have something that is showing positive action and projectory. I never like to ask for something and have it be given in good faith and good will, and you know, certainly beat out

other competing . . . (inaudible) . . . from other communities, and then before we're able to accomplish anything, come back and say, no we can't really do it. You know, I feel like we can get the safe program going, even if we can't get it going to last the entire fiscal year. You know, nine months, maybe we can get it eight months or seven months. Then, you know, and then if there's an issue a little later in the year. But I really think we should just do everything we could to actually create progress so the town is better, and also be able to show that...and I think it makes our argument to expand it a lot more, a lot more compelling.

One thing that I had heard was really what surprised me and it made me realize, you know, that kind of the difficulties in funding it at the level we, we thought we could. I understand that in some of the con, conversations that our team had with, with vendors that have been doing it, I had thought that if there's one person out there doing the safe part of it that's copasetic, but apparently there's a reluctance to at least start that way. That they want to have two, they want to have two people working together for safety reasons and logistic reasons which means that it's not the one person that, you know, kind of we had originally envisioned, but it's, it's two people. You know, and maybe over time as we kind of get the safety aspect under control then maybe there's becomes a two person team that are doing clean and safe. But I think initially. Am I correct with that Erin?

Ms. Wade: Yes, absolutely. Yeah.

Mr. Mitchell: As soon realistically somebody could be on the street. If the RFP is due at the end of September, then you have to go through a selection process and a contracting process?

Ms. Wade: Yes. Correct.

Mr. Mitchell: And that would be?

Ms. Wade: Two to three weeks.

Mr. Mitchell: Two to three weeks, so like Jonathan said probably October 1<sup>st</sup>.

Ms. Wade: Yeah, if the bidder is, if the low bid is compliant. That's something we found out recently too so. An alternative could be contacting police about just off duty officer positions, you know, for, for the mornings, for the morning and the afternoon. Like, businesses opening and closing. Which is -- that's what's used for First Friday are the off duty officers. So we already have an established payment mechanism with them too. So that would be a really easy -- maybe potentially even just an extension of an existing arrangement.

Mr. Starr: So what we would be talking about then would be basically a sweep in the morning and a sweep in the late afternoon.

Ms. Wade: Right, for the temporary.

Mr. Starr: I mean, I, I can see, I can see merit in that just, you know, doing...you know,

someone, someone doing that sweep.

Mr. Mitchell: That's a great idea. Don, yes?

Mr. Fujimoto: Erin, you know, in the budget allocation...does it specify clean also? I mean, . . . (inaudible) . . . get into trouble if we just do safe?

Ms. Wade: No, the -- but we probably do want to check back with Council. So, what, what it says is the MRA gets this total amount, and there isn't even a proviso. Normally there's a proviso, but there wasn't one done for the clean and safe. But we certainly advertised to them that that's what we were going to be doing. So it would be good to check back, attach copies of the minutes from this meeting, and I've gotten at least 20 phone calls in the last month that I've documented and can route that as well, just to, as an informational piece.

Mr. Mitchell: Yes, Frank?

Mr. De Rego Jr.: I agree with Jonathan in terms of kind of gaining a true proven track record before you go back. But I would still like to see a projection of how much a real adequate program would cost in terms of, you know --. Because I'm getting sense from what you're saying that this kind of covers sort of the, the baseline, the bare minimum of continuing a program that would also make the public feel safe as well as help our merchants begin developing the traffic that they need in order to survive so.

Mr. Starr: Well, maybe by the next -- is it possible -- by the next meeting that we might have some, some biz facts?

Mr. De Rego Jr.: Getting an idea, yeah?

Mr. Starr: Yeah. Because I think without that it's -- we're kind of --

Mr. De Rego Jr.: Flip flop.

Ms. Wade: Mr. Chair, I know there's a new member of the audience who'd like to testify if you would allow it.

Mr. Mitchell: Sure, absolutely, please, if anybody would like to step forward and testify.

Ms. Terri Erwin: Thank you for allowing me to testify late. I own Perfection Bra Fitting Salon on Central Avenue. My name Terri Erwin and I had a client, luckily, so I'm a little bit late. I, for two years, my business was located in a small cottage behind the McDonald's and Good Shepherd Church. And for two years was thankfully successful. Successful enough to move the business to a place twice as large on Central Avenue with much more visibility so I have some pretty strong sense of what it looks like in the early morning and the evenings in those two locations and being a business owner in those spots. So I really I appreciate this examination of this, of the two alternative programs. Before I was a merchant I was an academic type and my

expertise was in people's emotional connectedness to home and neighborhood. And so I'm familiar with the benefits of the clean part of the clean and safe, creating the very clear impression that this is a space that is protected and defended by keeping shrubbery trimmed and things like that. So I see a strong benefit to that.

Myself, in terms of what I've experienced lately at my business, the safe part is . . . (inaudible) . . . I had someone sleeping across the doorway of my shop in the middle of the afternoon last week. He had moved from down the sidewalk in front of Tsunami Electronics in front of my doorway, literally across the threshold, in the middle of the day. And my client saw him first as she was trying to leave, and I had to scare him off. Poor thing. So I, I've kind of come in late so I'm not sure that I've said anything that's important to you except to reiterate and thank you for really taking this seriously. Most of us on my street we're all in. Right? Wailuku is the, maybe informal and unintended business incubator of Maui. People who can't -- really you can't afford to start a business if you're boot strapping that you can't afford to start any place else. My competition, Victoria Secrets, is starting at the mall. You've probably seen their build out. I can't do that. Not yet, but I will get there. So a lot of families we have our entire life savings, we have everything we've got on Central Avenue, on Church Street, on all of this spot. So, thank you so much for your help.

Mr. Mitchell: Thank you. Any questions for the testifier? Jonathan?

Mr. Starr: Yeah, I just want to say that really rings true. I, you know, I've had some, some folks open a really beautiful yoga studio in my building recently.

Ms. Erwin: I'm a member.

Mr. Starr: And one of first evenings there was, there had a full class going and I walk out my driveway and there's someone lying right in front of the front door with a 40 ounce booze bottle. And just as, you know, just as I walked out there the class broke and someone opened the door and realized they couldn't walk out, you know. And they were just like out from the yoga class, and were going "ah," you know. So I went over and asked the gentleman to move, and he got really upset with me, you know. So we need to, we need to move beyond that and make it so that Wailuku not only is the incubator but it's a place where those businesses incubate and become successful they want to stay.

Ms. Erwin: Thank you.

Mr. Mitchell: Thank you. Any other questions for the testifier? Thank you very much. Anyone else who'd like to testify? Yes, Mr. Blackburn.

Mr. Blackburn: I looked at the RFP and I, I completely agree with Erin. We need to sharpen the scope. You know, what is tree trimming? How often? You have a specification? So a lot of it is in my written testimony. You know, what is security? Do we need a security license? What kind of first aid training? AED, First Aid, First Responder? You know, just sharpen it up so it makes a lot of sense. The idea of the off duty police officer is a really good stop gap measure.

Now when you ask about it, you cannot use the word security. You need to use the word community relations, okay. And if you do it -- you don't have to do it everyday, but you have it scheduled at various times because we've done this before for associations I manage. The word will spread. Alright, the word will spread tremendously.

And anyway, why I'm commenting on all of this stuff is, you know, I'm a retired police officer, fire captain, but I did all the Maui Electric security stuff too. So, you know, I love the idea. I think you want to keep them together because cleanliness and safety go together. I think, you know, as we make the place nice, it will kind of fall in hand. And so if you can get off duty officers it's tremendous, they're professional, they're trained, they know what they're doing. Be very careful with contract security. I've had that before so just be very careful with that. Thank you.

Mr. Mitchell: Thank you. Mr. Dan?

Mr. Dan: Hi, Richard Dan. Just a comment. There seems to be some apprehension about putting somebody on now. Public perception, it's a life blood for this community, okay? God forbid something happens on Monday, gets into the newspaper, that's it. We're done. Okay. We need somebody now. Police said they're gonna do something for this week. I talked to them. They swept. It's been a lot better. Simple. Easy. I was walking out behind...Lokahi yesterday, do some work in my parking lot, and I saw the police, they were doing behind Lokahi now. Never have I seen the police pull back there. This was two or three in the afternoon. So they're doing it. They don't have the funding, they don't have the man power. I was told that they'll help out for this week. I don't know it's going any further, but the last thing we need is the real issue. Public perception...and make everything we're doing for . . . (inaudible) . . .

Mr. Mitchell: Thank you. Any questions for Mr. Dan? Seeing none, we'll close public testimony unless there's anyone else that would like to testify. Do we have an interest in, in pursuing a community relations officer under a temporary scope of services?

Mr. Michael Hopper: . . . (inaudible) . . .

Mr. Mitchell: Is it part of clean and safe? We cannot talk about it?

Mr. Hopper: No, clean and safe was a specific proposal that you had before you.

Mr. Mitchell: Correct.

Mr. Hopper: And this is -- I think you're talking about something that's a bit, a bit different at this point if it's going to be immediate emergency. It's a different kind type of contract that Erin had mentioned.

Mr. Mitchell: Okay. So we cannot discuss that, is that correct?

Mr. Hopper: I'd advise against it if you've got a specific proposal. I suppose you could make

modifications to that proposal that's going to go out, but that was pretty specifically mentioned in your agenda, or on your agenda.

Mr. Mitchell: Correct. Correct. So then sticking to the agenda scope of services, does anybody else have discussion on those, those items? Related to the clean and safe? Mr. Starr?

Mr. Starr: Yeah, Erin, can you go into a little more detail and is there any action necessary on our part to proceed with getting these out to, out to bid, which I think is the fastest way we can move forward?

Ms. Wade: Okay, the only thing I wanted to add just in terms of my discussions of potential vendors is the perception -- or not -- the reality with the amount of cleaning that is required before you ramp up your safety is very different from the amount of cleaning required when you have a safety problem. So, that was part of the reason that they gave for increasing safety first because then you can easily assess what level of cleaning is going to be necessary following an increase in safety.

And the other piece and component of this is certainly the merchant community. So the merchants group does meet relatively consistently now. They're going to meet again on September 1<sup>st</sup>. So there's a chance to, I think, potentially talk with them about sort of sharing the burden and the clean portion. You know, they're doing what they can do now, but if the MRA is saying, you know, we intend to provide the safety features, but that means we're gonna not be able to provide this level of cleanliness, can you do -- and then we have a scope to what clean would be. It wouldn't be the trash collection but the daily, which some of the merchants do every single day, sweep in front of their stores, but not all of them. So those kinds of things we could say, hey, you know, if you guys could help with that for a period of time that would be greatly appreciated.

The differences in the scope and, and you can see if you just turn to the scope of work section which is page 3 and page 4 if you have these two side by side. The one which is cleaning we've identified as general cleaning and staffing requirements. One of the things that -- and this is the perception issue that Mr. Dan commented on -- it talks about visibility. That it's really important to have not -- you know, to have whoever the cleaning crew is that are coming in a 7 p.m., that they're visible during open business hours for the very reason that Terri said, you know it illustrates people care about this place and are taking care of it. So that's one of the, that's one of the changes to, to what we had originally crafted. The trash bin being half full and being required to be removed. That's one of the changes in that.

The, the gutters and storm water inlets wasn't specifically identified as a place that needs to be cleaned before, so I called that one out as well. The public facilities, removing hand bills and anything that gets posted, that wasn't on there before. So that's what's changed to the cleaning section.

The safety and aloha outreach is the same. And I referred to it in the same way that the Waikiki Aloha Ambassadors are referred to so that whoever bids, if it is a national firm, that they have

an understanding that really, you know, using local people for this is going to be important, that there's a -- or people who are familiar with the local community is going to be important.

But this is the section that actually changed the most of the RFPs that we had before. So it's broken up essentially into three categories of service. One is the safety services, communicating and working with MPD, acting as a witness in criminal proceedings. And this is one of the reasons people don't call the police now is because they don't want to, one, stand there and wait for the police officers to show up, and then -- with the culprit -- and also to then have to be followed up. You know, there could be court proceedings and things connected to those which this person could act in their place for some of that.

Reducing vagrancy, providing outreach services to connect people to social service organizations. So this is beyond. That component of this goes beyond a mall cop kind of a security officer. And a lot of this does where it's not just someone patrolling to make sure illegal behavior isn't taking place, but it's more of the compassion side of it. Connecting people with the things that they need. And also being able to know those people in the network of social service providers to make those contacts.

The walking control was to be required, the first aid monitoring for safety conditions, and identifying hot spots. So I would expect -- and this is one of the things they mentioned -- that they would do, not a sweep, but a walk through of the entire service area every day, but would focus concentration on specific locations as well that we know and have identified as problems.

And then the Aloha Outreach is like sort of the flip side of the, you know, the crime enforcement. It's the greeting. It's the welcoming attitude. It's providing information to people who need it. It's being knowledgeable about the businesses and being able to direct people. So this staffing -- so that's the reason why it's as expensive as it is, as I was talking with service providers, because it's not, you're not just looking for someone who's a security person. You're looking for a much broader level of service. But we don't need individualized people for this. We don't need a security and an Aloha Ambassador and, you know, other catch all category. One person could do this, but you're going to need to pay that person to reflect, you know, the amount of talent and skill that's required to do that.

And then the other category. It's developing relationships with the downtown business owners. It's providing code enforcement and streetscape repair issues, notifying us and Public Works, other places when there's issues. The tree regularly block the stop signs, and I don't know about it usually until someone tells me. And so this -- but this could be something that gets identified immediately and followed up on with that.

And then, just some general discussion about equipment and uniforms. The equipment in the just safety scope is significantly reduced because there's not the cleaning equipment that we had anticipated necessary as part of that contract. And then it just outlines proposal evaluation criteria, timing and who to contact. And both are the same in both RFPs. So that's the two.

Mr. Mitchell: Yes, Mr. Starr?

Mr. Starr: Erin, are these ready to go out for bids?

Ms. Wade: So, we would send it to Finance, who has to do their final review and identify a date, and then once we receive -- they may have feedback and adjustments that need to be made, but then we could send it.

Mr. Starr: I'm ready to make a motion, Mr. Chair.

Mr. Mitchell: Please do.

Mr. Starr: I move that we authorize our, our staff to proceed as expeditiously as possible in putting out the RFP for a safety ambassador program, and the alternate, a clean and safe program. And I also request that our staff talk to the administration, to Mr. Agsalog, and make sure that this is expedited to the maximum extent by the Department of Finance.

Mr. Mitchell: Do I have a second?

Mr. Fujimoto: Second.

Mr. Mitchell: Any discussion? Just a comment. I presume that we can refine the scope after we receive RFPs based on the response of the RFPs if there are questions or -- I'm sure there will be. The frequency . . . (inaudible) . . . those can be addressed when we see the --?

Ms. Wade: Yes. There's actually a clause in here that says that, that once the preferred vendor is identified that we can work together to identify the, and refine the scope of their work.

Mr. Mitchell: Okay. Any other discussion? Yes please?

Mr. Fujimoto: So along those lines we could reduce the scope if we wanted to. Because off the top of my head I was thinking about the . . .(inaudible) . . .

Mr. Mitchell: Okay, any other discussion? We've got a motion and a second. We'll take a vote. All those in favor? Aye. Unanimously approved to proceed expeditiously please.

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

**VOTED: to proceed as expeditiously as possible in putting out the RFP for a safety ambassador program, and the clean and safe program**

**(Assenting: F. De Rego Jr., D. Fujimoto, J. Starr  
Excused: C. Ball)**

Ms. Wade: Could I ask a follow up question?



Mr. Mitchell: Yes, please.

Ms. Wade: So we -- hopefully we'll have several responses come in. How would you like to have the selection made? Would you like a panel of maybe members of the MRA and possibly business owners? Or would you like to do it in house? Sometimes we just select the staff depending on the contract. But if you have a preference for making a selection of the contractor now, now would be a good time for me to know that.

Mr. Mitchell: Jonathan?

Mr. Starr: I would suggest that staff and chair work together. And you know if any of the other, us other members, you know, have comments, talk individually to, to staff and chair.

Mr. Fujimoto: I don't have any problems.

Mr. Mitchell: Would anything prohibit us from inviting or sharing that information with members of the MRA in the process?

Mr. Hopper: I think you could go as Chair, but I -- you gotta be careful with communication to the body outside of a meeting. You could certainly give an update at the meeting, when the meeting happens, as to what happened and that would be expected, I would think. But yeah you wouldn't want to have that communication actually going on. Unless you wanted to schedule the selection as part of an actual open meeting where members of the public could come and testify. But if it's just the chairperson being on the committee which I think is, is probably okay, I would limit the communication with other members of the board during that time until the next meeting actually happens.

Mr. Mitchell: Can two members of the committee communicate on that?

Mr. Hopper: Well, one thing I'm concerned about is that this may be something that's considered an investigative group where you would need to take action today to appoint people, and then, and then that actually takes a couple of extra meetings before you can actually take action. If it's simply the matter of the chair, I think as the chair you kind of do have the inheritability to, to participate in something like that. But if you start adding members, then it could get potentially a little bit more, more complicated.

Mr. Mitchell: Okay. Okay thank you.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes?

Mr. Starr: I, I feel that you and Erin and Leilani certainly have the total confidence, and we've been kicking this around for so long that we'd love for you to just get it done.

Mr. Mitchell: Well, thank you for your confidence, and we will get it done. So thank you for the discussion, and Mike, thank you for the clarification, just to see what other alternatives there are. So, that's what we'll do. We'll expedite staff, myself, when the RFPs come back. Thank you all very much. We are moving forward with clean and safe. Jonathan?

Mr. Starr: Yeah, just -- I, I, I'm concerned with hearing that Finance is going to review it and I know that it could get lost there for many months...where we need to keep it within, you know, two or three days. So, I'm trying to under -- figure out what we need to do to get that done and I'm certainly willing to help and maybe some of our other members can help talk to --

Ms. Wade: Okay.

Mr. Starr: That's the importance in getting. . . (inaudible) . . .

Ms. Wade: Hopefully to increase your confidence, I used their format, and I have been in dialogue with them throughout the process. So I'm hopeful that it will be okay, but I do know Gregg King is on vacation for the next two weeks, and he's normally who does the review when purchasing is involved. So, but I'm sure they have delegated his responsibility to someone who I will be in contact with as soon as this meeting is over.

Mr. Starr: How about Corp Counsel, does Corp Counsel get to fool around with it for a while?

Mr. Hopper: I mean, we have to review it like we would review all contracts and things like that, so, yes, we would have to review it.

Mr. Starr: So who's going to do that for Corp Counsel?

Mr. Hopper: Probably it would be me...if it's an MRA matter.

Mr. Starr: If it's you, how quickly could you do it?

Mr. Hopper: Well, it's going to depend on -- we have others in our office that do the prep of the contracts. They do it with all the other contracts.

Mr. Starr: I know, and they usually take months.

Mr. Hopper: No.

Mr. Starr: Yes.

Mr. Hopper: Okay, they don't...not in my, not in my experience for them to do the contract and get it in. I mean we actually have the dates listed of when they come in and go out, so that would be a typical. Now it could be problematic if it's a complicated contract if they've got, you know, issues that, that come up, or the vendor doesn't want to deal with the standard terms of conditions or other terms of conditions and things like that. But they would be treated like any

other contract we'd get.

Mr. Starr: No, I don't think that's what we want is it to be treated like every other contract because you take months, Mike. It has in certain cases, so, you know, our eyes will be on this. Please, fast.

Ms. Wade: Could I ask Mike -- some of the vendors who are interested in bidding on this do this for hundreds of other communities. If they were to provide a sample contract they use with another municipality, does the County ever use or are they willing to use a sample contract, or how, how does that work?

Mr. Hopper: No, we would use this, the County's terms and conditions that would apply to all of the County contracts that would happen.

Mr. Mitchell: Yes Don?

Mr. Fujimoto: What if we attach our contract to the proposal?

Ms. Wade: We don't have a contract written up for this.

Mr. Fujimoto: I mean, a standard.

Mr. De Rego Jr.: A standard contract.

Ms. Wade: Attach the County's standard contract to the proposal.

Mr. Starr: Yeah, standard terms and conditions.

Mr. Hopper: Yeah, they can certainly see the standard terms and conditions. Those are, those are pretty much set. That shouldn't be a problem.

Mr. Fujimoto: And the rest of it is just filling . . . (inaudible) . . .

Mr. Hopper: Yeah, basically.

Mr. Fujimoto: And amount.

Mr. Hopper: Scope of work and things like that which are usually just referenced back to the other documents. I mean, they're generally standard forms, unless there's, there's, you know, something different about the contract. But normally the issues would be if the vendor would have a problem with the terms and conditions or something like that. And generally we don't run into that problem. I'm primarily familiar with Public Works types of contracts, and, you know, there's occasional issues. But in general, you know, there's, there's a standard set of terms and conditions that are followed. And if, you know, the contractor would like to get the contract, they would normally agree to the terms. I mean, occasionally, there's been modification made, but

we try to keep that at a minimum, again, to help expedite the contracts from going through. Because if we negotiate a new set of terms for every contract we get in our office, it's going to be, you know, it's going to take extra time for all of them. Yeah, we, we get those done as quickly as we can possibly can, and there wouldn't be no -- we wouldn't hold off on this for anything, you know, for any particular reason as long as it's, you know, in compliance with all of our regular requirements. I'm certainly not an expert on the contracting side, it's just that I do the Public Works, and occasionally the Planning contracts which are relatively rare. The Public Works are far more common.

Mr. Mitchell: Great. Thank you.

Mr. Fujimoto: Okay.

Mr. Starr: Yeah, thank you.

#### **D. NEW BUSINESS**

- 1. Discussion on use of Capital Improvement funds for the construction of additional parking at the Wailuku Municipal Parking lot (see recommended actions sheet attached).**

Mr. Mitchell: We'll move on to our new business item, D1, discussion and use of capital improvement funds for the construction of additional parking. Yes sir?

Mr. Starr: Excuse me, were we going to handle all of E first?

Mr. Mitchell: I was going back to project updates unless, unless you want to –

Mr. Starr: No, that's fine.

Mr. Mitchell: Just because this may take a little bit of time. Project updates should go relatively quick. Erin, do you want to update us on, on, I think we have a spreadsheet of projected capital improvement costs related to the municipal parking lot and proposed.

Ms. Wade: So, we've been working with the Mayor's Office to identify how the capital monies would be utilized, the \$7.4 million, identified. And Dave and I, together with some of Mayor's staff have come up with a very generalized appropriation for a variety of different activities. On the, on the slide that I have up I wanted to illustrate that some of the tasks are easily accomplished with existing, the existing CIP monies, and we could move forward as long as we're continuing to...inform County Council of what we're doing with those CIP monies. We could move forward with some of those. However there are a few -- there's three items that are not CIP related costs that we've been discussing.

One of those is the master plan infrastructure and financing of the project, and essentially

coming up with this document or developing this document is going to be necessary if we want to apply for any federal funding whatsoever for this project. So, what we wanted to do was get that started and request the County Council to be able to use some of that money to be able to do that, so it, it creates new opportunities for us. And frankly it keeps us on a path towards what our objective is.

The one that is second from the bottom is called the anchor tenant incentive package, and this was one of the things that has come out in the, since out last meeting. Originally when we created the 2016 budget we had said we wanted to do some historic facade renovations with some of the monies. But as we are starting to meet with potential tenants we're realizing that they are extremely disadvantaged to try to locate in some of the historic buildings. There's, there's so many improvement costs that would be required for them that it's preventative, and with Maui Lani just less than a mile down the block it's a whole more attractive. So Dave and I have been working together, and I want to show you a slide and have a little more discussion about that.

And the third component would be a programming outreach and management. And this -- this, for, as Dave and I have talked -- I kind of wish Terri was still here because she has done a lot of work relating to this -- but as we move forward through planning and construction, and the construction is going to start relatively soon in peoples' minds because the Lao Plaza is gonna begin happening this fall. So continuing to interact with the business community, let them know what's coming to allow for some additional programming so it keeps people coming to town and not living in fear of a big construction mess. You know, we felt, like, that was an important thing to anticipate. But all of the things that say not CIP are going to lead us to need to request a budget amendment. So I wanted to be, like, fully, make you fully aware that we, we have thought through some generalize costs for these things, and some of it we could probably update the Council on and begin moving forward. Some of it we would not be able to do that and we have to go back for a budget amendment.

Mr. Mitchell: And I just want to clarify the property acquisition relocation that's primarily for additional parking, is that correct?

Ms. Wade: It is 100% related to additional parking. Not all of the properties would be used for parking –

Mr. Mitchell: Right.

Ms. Wade: -- but would, would allow for the access to the parking or the construction of additional parking.

Mr. Mitchell: And the master plan scope area is primarily the municipal parking block, super block.

Ms. Wade: Right. Yes.

Mr. Mitchell: Okay.

Ms. Wade: With, with some surrounding, I mean, by super block, it, it extends to the makai side of Market Street.

Mr. Mitchell: Right.

Ms. Wade: You know, and buildings behind that and the immediate surround rights-of-way as well.

Mr. Mitchell: Jonathan?

Mr. Starr: I kind, I kind of feel like we need to discuss some of this a little bit further and I think that we really need to have discussion with individual council members before we just kind of announce this to them because I think that some of them would probably hit the roof if they got a copy of this right now. I don't think this is, you know, kind of their intention where --. I think where we're looking at, with the \$7.4 million that that was going to build, you know, actually a monolithic thing.

Mr. Mitchell: Right.

Mr. Starr: But it's not. It's not going to build any monolithic thing on the muni-lot. So I think we need to think it through, and you know, decide. I mean, there are, you know, infrastructure. There's no way that anything is going to get built in Wailuku until there's, you know, the pipes to handle expansion, and that's going to stop anything. You know, I do think that addition, you know, parking is going to have to happen, but I think we have to really think it through. The anchor tenant incentive package, I like it as an idea. But, I kind of feel like at this point to show a million two dollars being -- a million two hundred bucks being given to fix up private property for, you know, potential tenants is -- it may be a bit of stretch at this point. I, I had really no idea that the scope of that. I thought it was a \$100,000 thing. So --

Ms. Wade: . . . (inaudible) . . .

Mr. Starr: I, I just think we need to really talk about the components of this and work, work into it. And if we get ahead of ourselves, I think we're going to end up in a war between council and, both council and ourselves.

Mr. Mitchell: I agree. Don or Frank?

Mr. Fujimoto: I agree.

Mr. De Rego Jr.: Yeah.

Ms. Wade: That's why we started here with one relatively blank sheet.

Mr. Starr: Yeah, it's good start. It's a good.

Mr. De Rego Jr.: Right.

Ms. Wade: And, you know, there is quite a bit of thought behind each of those. When we spoke with John Minn, we did, we did visit Council Hokama's office this past week. We visited Council Chair Mike White's office to have these conversations as well. And they've both given us some direction, you know, which will influence this. But, John Minn from Councilman Hokama's office recommended that, you know, we have a really good sense of what the funding amount is and all of the things that have to go into it, but that what we provide the council is something much more general like this, you know, so that we're saying here's the things we can accomplish and that each individual study doesn't get nit picked.

Mr. Starr: And, you know, some of us are heading out to some conferences in the next month or so, and that may provide a venue for us to discuss it with some people at the IDA. I'm also going to Urban Land Institute which is kind of the hot bed of this kind of thinking, you know. I'd like to take it there and see if some folks can give us some more ideas. I just want ahead of ourselves.

Ms. Wade: Part of the, the request though from council, specifically Councilman Hokama, was that we hurry up and get him a plan. And so we wanted to make sure that we were following up with him early and then, again, we asked if we could have some regular meetings with him as well, as this evolves, so we're hoping to be able to...start revising based on the feedback, and from your feedback. That's why I wanted to bring it to you today. . . (inaudible) . . .

Mr. Mitchell: Great. Go ahead Jonathan.

Mr. Starr: I...you know, I also think there is something we should be thinking about which is hopefully the Maui MPO is going to be set up...shortly. And that really revolves around Wailuku and Kahului to a little bit of a lesser extent. And I had a conversation with Ford Fujikami two weeks ago, the, the head of Hawaii Department of Transportation who's, you know, is on the OMPO, the Oahu MPO, and had some suggestions on the Maui MPO. And he, he actually approached me and said Maui is losing money every single month until the MPO gets stood up because all of the federal funds that would be going to the urban, urbanized area of Maui are not going to Maui. But they're all going to Honolulu, to the OMPO, until the Maui MPO gets stood up at which point the Maui share will be available for Maui. And he said that when they stood up the revised documents for the OMPO, they added in the TAP program, which is the Transportation Alternatives Program, which is a federally mandated program that involves urban planning concepts and pedestrian and bicycle and transient and multi-modal systems. And that money is being used very well on Oahu. That's what's building bike lanes, and that's what's, you know, improving the intersection design and circulation in downtown. And if we get TAP language in our perspective MPO then we'll get a good share of that money to be used in the urban core on Maui.

Mr. Mitchell: Jonathan, for the record would you, just for the record, in case somebody reads

the minutes, give us what the MPO, OMPO and the acronyms?

Mr. Starr: Yeah. Well, MPO is Metropolitan Planning Organization, and by federal law every urban area with a population greater than 50,000 gets their...federal pass through money, the STIP money, State Transportation Infrastructure Plan money, through an MPO. And the MPO, the Metropolitan Planning Organization is suppose to include both people who work in government and also representatives from community groups. And so OMPO is the Oahu Metropolitan Planning Organization. And the Maui MPO is still being created and Maui Transportation and Corp Counsel is kind of been sitting in without much movement for the last year or so. And it will really provide us with some of what we're going to need...for Wailuku. And I would guess that this project is part of the type of thing that TAP funding is designed to...help create with federal component.

Mr. De Rego Jr.: Chair, can I asked a historic question?

Mr. Mitchell: Yes Frank? Yes.

Mr. De Rego Jr.: We were at the same meeting. Actually, this was prior to me being on the MRA with the Department of Transportation, I think it was back in March of last year, or April, and then there was a council meeting afterwards where this proposal was, was actually presented. And I think the time line was to get it going by December of last year. Would you know of any reason why that deadline was missed, and why it's now continued into August?

Mr. Starr: I've been asking that question repeatedly and apparently there's a -- some disagreement about how the document that was, the draft document that was created will work. The feds that was . . .(inaudible) . . . folks -- yeah, FHWA, are in disagreement with what they were sent by Jo Anne. And Corp Counsel is in disagreement with what they were sent by Jo Anne, and Jo Anne hired a consultant that no one else seems to feel is on the right track. What Ford is suggesting is we use the Oahu one which went through a huge amount of process and was accepted by the State and the Feds, and change, you know, do a search and replace because it works. So, I mean, that's got to happen. Also I think there's a feeling that the format of the Maui MPO that was created in draft by Mark and Jo Anne and their consultant is made up completely of, of administration employees, directors and deputies of different departments, which is in conflict with the Federal requirements. The Oahu one, for example, has two people selected by the Mayor, two selected by the County Council, and one that's a representative of a, an independent citizen's group, you know, in the area. So whether the Council will really be happy with five, via five members, representing the administration, I'm not sure.

Mr. De Rego Jr.: Thank you.

Mr. Fujimoto: Chair?

Mr. Mitchell: Go ahead.

Mr. Fujimoto: I was wondering, could we just go back for a moment to the discussion on the



clean and safe?

Mr. Hopper: It's up to you Mr. Chair if you want to reopen an item. I mean, you did take action on it, but, I mean, if you want, if a member wants a discussion, it's up to you. If you want to say "no," then, then the item's done and that's fine. But there's nothing –

Mr. Mitchell: Nothing –

Mr. Hopper: -- there would be nothing illegal about opening a discussion.

Mr. Mitchell: Okay. Yeah, that's fine. Point reopen. Discussion. Go ahead Don.

Mr. Fujimoto: I was, I was just thinking here that, for what benefit it may serve, if there was a letter from the MRA to the Maui Police Department in regards continuation of the patrol, until we get the RFP documents.

Ms. Wade: You were reading -- I was texting our community police officer for an answer.

Mr. Fujimoto: But, you know, an official letter with your signature on it, and all that stuff?

Ms. Wade: Yes.

Mr. Fujimoto: And with, you know, maybe Erin can draft a letter with her statistics regarding how many calls she's been having and all that stuff.

Mr. Starr: Could I ask Commissioner Fujimoto if he just made a motion?

Mr. De Rego Jr.: A motion, yeah? I was just going to ask.

Mr. Starr: I hope he did.

Mr. De Rego Jr.: Did you make a motion?

Mr. Fujimoto: Is a motion is needed?

Mr. Starr: Yeah, say it's a motion. Second.

Mr. Fujimoto: So move.

Mr. Mitchell: Discussion? Vote, those in favor? Aye. Done. Alright, thank you very much, Don.

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

**VOTED: to provide Maui Police Department a letter from the Planning**

**Department to continue patrolling until RFP documents established.**

**(Assenting: F. De Rego Jr., D. Fujimoto, J. Starr  
Excused: C. Ball)**

**E. OLD BUSINESS**

**2. Project status Updates**

**a. Iao Plaza and Parking**

Mr. Mitchell: Moving along on agenda item, project, E, old business, item 2, project status updates. Number (a), Iao Plaza and Parking. I'm happy to say we do have bids in. Low bidders are being evaluated. We hope to have that low bidder evaluation, what, in the next couple of -- next week. Yes?

Mr. Starr: I mean, did they come back in?

Mr. Mitchell: Yes, we got all the bids.

Mr. Starr: Are they any where close?

Mr. Mitchell: Yes, the low bid was in.

Ms. Wade: The second was only \$3,000.

Mr. Mitchell: The second, so we're --. Yeah, yes, it was close because some of them were quite a bit over the budget. But the two lower ones were in the budget. The Wailuku Municipal Parking lot resurfacing, I think Erin spoke to that. Any other discussions or questions about it?

**b. Wailuku Municipal Parking Lot Resurfacing**

Ms. Wade: I don't think I explained quite the status.

Mr. Mitchell: Okay.

Ms. Wade: It was just -- I told you that we had ended up having to send the resurfacing plans to DCAB for ADA review, of which, they were not satisfied. And so we had to make some grade changes which affected ground altering, and so now we need a monitoring plan, which is getting reviewed and approved now. But it should move forward soon because the concern for us is that we had intended, when we had scoped it to be, the work to be done during the DOE's fall break, so that we could use Iao School as overflow parking during that time period, and some

of Wells Park because some of the teachers use Wells Park. That's not going -- we're not going to make that time frame now so I just wanted to --. The Public Works has allowed me to sort of work with them to set the time frame for the contractor. I would like to take this question to the merchant association to ask them what their preference would be because the lot will be shut down in half -- in half of the time it will be shut down for the resurfacing. And if you, if you're okay with us just directing Public Works, whatever the merchants are okay with, we're okay with...and that's what we'll do.

Mr. Mitchell: Okay.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes, sir?

Mr. Starr: I mean, it sounds like we're headed to tearing it up in Christmas season.

Ms. Wade: Which is why I wanted to allow the deferring to the merchants. I mean, I, I'll pose that question. And if they say it's no problem, we're happy to tear it up, then fine. But I seriously doubt that.

Mr. Starr: I think it is a problem.

Ms. Wade: Yeah.

Mr. Starr: I think we should not even...bring it to the merchants and say how do you feel about tearing it up in Christmas season?

Mr. De Rego Jr.: In Christmas, yeah.

Mr. Starr: I think if it's sufficiently before or, you know --

Mr. De Rego Jr.: Soon after.

Mr. Starr: Yeah, soon after...that's okay. But I wouldn't -- that would not be a confidence builder.

Ms. Wade: Okay, so how about if bring a calendar and I block out what their Christmas season normally is and say we're not considering these dates. We have this window before, or, you know, any time probably after the Christmas season, and then let them --

Mr. Starr: I mean, my feeling is it should be done as soon as it can without going into that window. If it can be done before, do it. Otherwise, right after.

Ms. Wade: Well, the only reason not to is we do not have any alternative parking arrangements. So if -- if it doesn't done during the DOE break. So, if, you know, their preference were to say,

you know, why don't we just wait till the Spring Break to do it. Unless you don't want me to even ask that question in which case.

Mr. Starr: My feeling is that it should be, you know, do it in...January. Well, I mean, it's not -- how long is it going to take?

Ms. Wade: Two weeks.

Mr. Starr: And it's only going to be half shut down?

Ms. Wade: Yes certain times.

Mr. Mitchell: To be continued based on DCAB slash . . . (inaudible) . . .

Mr. Starr: No one has any questions about landscape?

Ms. Wade: In what sense? Yeah, we fought the Planning Department.

Mr. Mitchell: Yeah, we fought the Planning Department, and we won. I think we won. Did we win?

Ms. Wade: No one won in my opinion.

Mr. Mitchell: No one won.

Mr. Starr: I don't know if we're on the right side of that one, but what the heck?

**c. Parking Pricing RFP**

Mr. Mitchell: Parking Pricing RFP.

Ms. Wade: Parking Pricing RFP is right now just the Public Works Department is finalizing their component of it, and it's ready to go to Finance for their approval to send out for bids as soon as, as soon as I get Public Works signed off.

Mr. Starr: I was expecting to see a, a room full of people here responding to the Maui Times article which was our meeting was going to be about.

Mr. Mitchell: Paid parking.

Mr. Starr: The price of paid parking. Someone should go and talk with...talk with Anthony and kind of explain what we're really doing.

Ms. Wade: Recently? The recent article?

Mr. Starr: Yeah. The one from yesterday's issue. It was, like, you know, the MRA meeting. . . (inaudible) . . .

Ms. Wade: How interesting. He never even called. He normally calls. I mean, but he never even called me.

Mr. Starr: This was like Wailea, Shops of Wailea Phase II.

Ms. Wade: I just wanted to double back real quick.

Mr. Mitchell: Sure.

Ms. Wade: I know they've been sitting here this whole time about handicap parking. I looked in the plans while I was sitting here and there's one additional handicap parking stall designed for the municipal lot after the resurfacing.

Mr. Starr: Do you have comments?

Ms. Wade: We don't really affect the design of the parking lot because it's -- all it is the resurfacing, you know? All it was suppose to be was the resurfacing, and you know, now they're realizing what the -- there's a few grading issues that have to take place, but it won't really change the lot substantively.

**d. Revisions to Parking ordinance**

Mr. Mitchell: Revisions to the parking ordinance? Is that what I just signed?

Ms. Wade: Yes. Yeah, so that's --

Mr. Mitchell: That's --

Ms. Wade: -- moving.

Mr. Mitchell: -- essentially done.

Ms. Wade: Yeah.

Mr. Starr: Was that's the zoning?

Mr. Mitchell: Yes.

Mr. Starr: So the Mayor signed it?

Ms. Wade: No. He, he signs then. I take it back to Will today, and then it goes to Corp Counsel

with those letters, and then it goes up to the Mayor. But I think that all happens early next week.

Mr. Starr: And Corp Counsel already reviewed this.

Mr. Hopper: Yeah.

Ms. Wade: Yeah.

Mr. Hopper: It doesn't haven't have to go through the same process because the substance hasn't changed.

Mr. Starr: Okay. I assume the Mayor understands what this is and will be supportive.

Ms. Wade: Absolutely. We'll bring it to him on our Monday meeting, and then walk it down to the Clerk's Office, and hopefully we'll be done.

Mr. Starr: Amazing. We've accomplished something.

**e. International Downtown Association attendance**

Mr. Mitchell: It's amazing. Any other discussion about the International Downtown Association attendance? I know a couple of you are going. You're all squared away?

Ms. Wade: We need to find Don a hotel.

Mr. Mitchell: Find him a place to stay.

Mr. Starr: He can sleep on the couch.

Mr. Mitchell: I was just going to say that. Yeah, there you go. Alright, anything on the open director's report? I'm sorry, Jonathan? I see none.

**F. DIRECTOR'S REPORT**

**1. Open Application Report (none)**

Mr. Starr: I have a question, but I . . . (inaudible) . . .

Ms. Wade: About ideas?

Mr. Starr: Yeah, but, well, I'll handle it off line.

Mr. Mitchell: I don't see anything on the open applications for new approvals is that correct?

Ms. Wade: There's none, except Lloyd Sodemani has been...we're anticipating the submission of a day care center at the corner of Vineyard and...Central.

**G. NEXT MEETING DATE: September 25, 2015**

Mr. Mitchell: Wow. Okay, great. Our next meeting is going to be on September 25<sup>th</sup>. If there are no other questions, comments or concerns I'll call for a motion to adjourn.

Mr. Fujimoto: So move.

Mr. Mitchell: Second?

Mr. De Rego Jr.: Second.

**H. ADJOURNMENT**

Mr. Mitchell: We'll adjourn. Thank you very much.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:35 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**Members Present:**

Frank De Rego, Jr.  
Don Fujimoto, Vice-Chair  
William Mitchell, Chair  
Jonathan Starr

**Excused:**

Carol Ball

**Others:**

Erin Wade, Small Town Planner  
Michael Hopper, Deputy Corporation Counsel