

## MAUI REDEVELOPMENT AGENCY

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

### AGENDA

**DATE:** January 22, 2016  
**TIME:** 1:00 P.M.  
**PLACE:** Planning Department Conference Room  
First Floor, Kalana Pakui Building  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Bill Mitchell (Chair), Don Fujimoto (Vice-Chair), Carol Ball, Frank De Rego Jr., Jonathan Starr

- A. CALL TO ORDER
- 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.
- C. APPROVAL OF THE MINUTES OF THE NOVEMBER 6, 2015 SPECIAL MEETING (transmitted to members via e-mail)
- D. NEW BUSINESS
  - 1. Update and discussion with Yuki Lei Sugimura on Wailuku First Friday event and plans for 2016. (no action)
  - 2. Presentation on Wailuku Town Walking Map by Michelle Halcomb. (no action)
  - 3. Review and discussion on partial text for the draft Wailuku Town Center Redevelopment Plan. (no action)
  - 4. Discussion on whether or not to update the Wailuku Redevelopment Area Design Guidelines to accommodate business owner requests regarding signs, outdoor sales, food trucks, and murals.
- E. BUDGET (Attachment A)
- F. DIRECTOR'S REPORT
  - 1. Open Application Report (Attachment B)

- a. MRA 2016/0001 commercial building renovation at 2114 W. Vineyard Street
  - b. Vineyard Street Housing - requesting preliminary design review at February 12, 2016 Special Meeting.
2. Wailuku Community Association annual meeting scheduled for February 11, 2016 at 5:00 PM at Wailuku Coffee Company.

G. NEXT MEETING DATE: February 12, 2016 (Special Meeting)

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE AGENCY TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE AGENCY'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(A)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE AGENCY IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC AGENCY RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE AGENCY MUST BE FILED WITH THE AGENCY AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculations of time deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE AGENCY IS NOTED ABOVE. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on \_\_\_\_\_ was on \_\_\_\_\_.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI REDEVELOPMENT AGENCY'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE AGENCY. TEN (10) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

TESTIFIERS: Please be advised that application for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OF FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

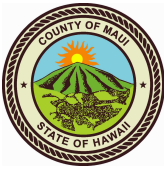
**PLEASE NOTE: If any member of the Agency is unable to attend the scheduled meeting, please contact the Planning Department at least one (1) day prior to the meeting. Thank you for your cooperation.**  
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County of Maui  
Department of Planning

| MAUI REDEVELOPMENT AGENCY  |  | FY2016 Budget | Actuals Year to Date | Open Commitments | Balance      | % of Budget |
|----------------------------|--|---------------|----------------------|------------------|--------------|-------------|
|                            |  | \$ 275,000.00 |                      |                  |              |             |
| Tri-Isle RC&D              | First Friday Security                                  |               |                      |                  | \$ -         | 0.00%       |
| Teens On Call              | Market Street Maintenance<br>PO 326814, 329247, 332069 |               | \$ 8,435.00          |                  | \$ 8,435.00  | 3.07%       |
| Maui Nui Botanical Gardens | Market Street Native Plant Project                     |               |                      |                  | \$ -         | 0.00%       |
| Aloha Waste Systems        | Market Street Trash Service<br>PO 332372               |               |                      | \$ 3,277.00      | \$ 3,277.00  | 1.19%       |
| SAE Design                 | Branding Materials and Collateral Format<br>PO 326612  |               |                      | \$ 2,900.00      | \$ 2,900.00  | 1.05%       |
| PBR Hawaii                 | Wailuku Town Core - Planning & Design                  |               | \$ 5,214.00          | \$ 18,486.00     | \$ 23,700.00 | 6.72%       |
| Other Expenses             | Travel/Per Diem  |               | \$ 10,968.00         |                  | \$ 10,968.00 | 3.99%       |
|                            | Registration/Training                                  |               | \$ 5,895.00          |                  | \$ 5,895.00  | 2.14%       |
|                            |  |               | \$ 30,512.00         | \$ 24,663.00     | \$ 55,175.00 | 18.17%      |

**BALANCE FY 2016 AS OF November 30, 2015** \$ 219,825.00 79.94%

|                             |  | Original Encumbrance | Payments     | Disencumbrance | Current Encumbrance |               |              |  |
|-----------------------------|--|----------------------|--------------|----------------|---------------------|---------------|--------------|--|
| <b>FY2016 Encumbrance</b>   |  | 909036B              |              |                |                     |               |              |  |
| SAE DESIGN                  | Wailuku Town branding materials and collateral format (PO #326612 - 07/08/15)                                    | \$ 2,900.00          |              |                | \$ 2,900.00         | \$            | 2,900.00     |  |
| PBR HAWAII & ASSOCIATES INC | Professional Planning and Graphic Design services- strategic direction/vision for Wailuku Town Core (PO #330013) | \$ 23,700.00         | \$ 5,214.00  |                | \$ 18,486.00        | \$            | 23,700.00    |  |
| ALOHA WASTE SYSTEMS         | (PO #332372 - 11/23/15)  | \$ 3,277.00          |              |                | \$ 3,277.00         | \$            | 3,277.00     |  |
| THREE KISSES LLC            | Wailuku Town Walking Map & Building Images   | \$ 2,350.00          |              |                |                     | \$            | 2,350.00     |  |
| ADC Architects              | Parking Structure Massing Study  | \$ 1,414.00          |              |                |                     | \$            | 1,414.00     |  |
| Ho'omaikai                  | Safety Ambassador  |                      |              |                |                     | \$            | 22,500.00    |  |
| ALAN TAKITANI               | Wailuku Town Holiday Lighting  | \$ 5,000.00          |              |                |                     | \$            | 5,000.00     |  |
| TRI-ISLE RC&D               | First Friday Security  | \$ 25,000.00         |              |                |                     | \$            | 25,000.00    |  |
| Clean & Safe                |  | \$ 125,000.00        |              |                |                     | \$            | 125,000.00   |  |
| <b>FY2015 Encumbrance</b>   |  | 909036               |              |                |                     | \$ 211,141.00 | \$ 38,859.00 |  |
| Sae Design                  | Website production and monthly maintenance (PO #315000 - 10/28/14)   | \$ 25,312.34         | \$ 17,906.14 |                | \$ 7,406.20         |               |              |  |
| Otomo Engineering           | Review Parking Plans (PO #320493 - 03/04/15)   | \$ 995.00            |              |                | \$ 995.00           |               |              |  |
| <b>FY2011 Encumbrance</b>   |  | 909036               |              |                |                     |               |              |  |
| Goodwin Consulting Group    | Assistance to Develop a Tax Increment Financing District Plan for Wailuku Town (259066 - 06/22/11)               | \$ 24,999.84         | \$ 17,439.38 |                |                     |               |              |  |
|                             | 11/20/2015 Reference 8209  |                      | \$ 1,737.50  |                | \$ 5,822.96         |               |              |  |



County of Maui  
Kalana O Maui Building  
200 South High Street,  
Wailuku, HI 96793-2155

## Open PD - Projects by TMK Report

01/14/2016

Entry Date: 01/14/2014 - 01/14/2016

Permit Type: MRA%

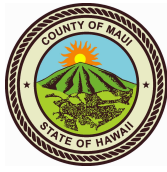
TMK: %

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| <u>TMK</u>    | <u>Project</u> | <u>Permit Name</u>                       | <u>Permit #</u> | <u>Applicant Name</u> | <u>Entry Date</u> | <u>Completion Date</u> | <u>Status</u> | <u>Project Lead</u> |
|---------------|----------------|--|-----------------|-----------------------|-------------------|------------------------|---------------|---------------------|
| 2340160020000 | JAIMES         | USE BUILDING FOR OFFICE<br>SPACE\WAILUKU | MRA - 20160001  | RAUL JAIMES           | 01/08/2016        |                        | OPEN          | WADE                |

Grand Total: 1

**ATTACHMENT B**



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

## Planning Department - Completed Projects by TMK Report

Completion Date: 10/14/2015 - 01/14/2016

Permit Type: MRA%

TMK: %

*Does not include permit types: LTR, SPC and S.*

| <u>TMK</u>    | <u>Project</u>     | <u>Description</u>                             | <u>Permit #</u> | <u>Applicant Name</u> | <u>Entry Date</u> | <u>Completion Date</u> | <u>Status</u> | <u>Project Lead</u> |
|---------------|--------------------|--|-----------------|-----------------------|-------------------|------------------------|---------------|---------------------|
| 2340110170000 | MAUI REALTY SUITES | MAUI REALTY SUITES SOLAR PV<br>ARRAY, PHASE II | MRA - 20150004  | MARY LIEBNER          | 09/25/2015        | 11/12/2015             | DONE          | AAKO                |

**Grand Total:** 1

### ATTACHMENT B