

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
NOVEMBER 16, 2018**

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Frank De Rego, Jr., Chair, at approximately 1:00 p.m., Friday, November 16, 2018 in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

Mr. Frank De Rego, Jr.: Meeting at...it's actually one o'clock. Okay, everyone's here except for Gwen who's excused. Commissioner Hiraga. Welcome. Testimony will be taken either at the beginning of the meeting or before an agenda item. It's not both and. It's just that you have to make a choice. If you want to do three minutes now you can do three minutes now. If you'd like to testify before a specific agenda items then you have three minutes for each of those. So is there anybody who would like to do testimony at the beginning of the meeting? Okay, so let's move on to new business. Discussion of proposed bill for amending the Fiscal Year 2019 budget to appropriate funds for the Wailuku Civic Complex and additional funding options. Erin?

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. NEW BUSINESS

- 1. Discussion on [proposed bill](#) for amending the Fiscal Year 2019 Budget to appropriate funds for the Wailuku Civic Complex and additional funding options.**

Ms. Erin Wade: Okay, thank you. We provided for your information the bill that was sent from Mayor's Office to Chair Hokama regarding a budget amendment to appropriate the an additional \$40 million for the remainder of the Wailuku Civic Complex project build out. This did go before Committee on Tuesday and passed five to three. So what passed was agreement to appropriate the funds but they would like us to come back when it's time to bond. So they did not authorize bonding at this time. So that was the -- that was essentially the matter in question. The five to three I guess was if you're interested was obviously Chair Hokama, Council Member Sugimura, Council Member Guzman, Council Member Crivello, Council Member Carroll -- right that was the five -- that voted in support. So I have --

Mr. Keone Ball: Question on that, on the three that voted no, did they have comments or is it just

a no?

Ms. Wade: Yes good question. So the comments were now is --. I would say all of them said they're supportive of the project and then they said you know we've already allocated \$40 million, we'd like to know what that's been for. And I will tell you I wasn't present at the meeting so I wasn't there on Tuesday. I had a prior commitment on Oahu so I wasn't there as a resource for the Department or the project. But what was stated was that they haven't been given an update recently about the \$40 million that's already been allocated which is correct. And that I would say Council Member King's summary saying if it's a good project today it will be a good project during fiscal 20 budgeting. And I think that was probably the consensus of the three members that voted against; more feeling that is the timing necessary right now. I don't know if you wanted to share.

Mr. De Rego, Jr.: So any questions about the --? I didn't get a chance to see the meeting on TV, but I was in the midst of doing a presentation. But I do have a question. So your, from what you know from the meeting that you've sensed that the Council Members were essentially supportive of the project, but didn't feel the timing of -- I'm just repeating what you just said, but I just want to get it clear -- that the thought of the timing of the second installment for the phase two was not opportune at this time until they got a sense of what was going on with the first installment.

Ms. Wade: Yes, I think that was essentially --. Well, that was what was shared on the floor.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Yes.

Mr. De Rego, Jr.: And is there a way you can share this information either individually with the Council Members who had those questions or are we going to do a follow up at another meeting to kind of give them an idea of where things are at?

Ms. Wade: So it's now been moved out Budget and Finance. It hasn't officially been scheduled yet for Full Council at this time so if it were to be scheduled it would be at the first December meeting, and that would probably be our opportunity in advance when we know if it's on an upcoming agenda.

Mr. De Rego, Jr.: Okay, good. Any other questions? Okay, thank you very much.

Ms. Wade: Did you want to take public testimony on this item?

Mr. De Rego, Jr.: Yes, public testimony on this item? Okay, hearing none, we'll move onto new business, presentation of attendees' observations and take-aways on the International Downtown Association Annual Conference in San Antonio, Texas, in October.

- 2. Presentation of attendees' observations and take-aways from the International Downtown Association Annual Conference in San Antonio, TX from October 23, 2018 to October 26, 2018.**

Ms. Wade: Okay, so Chair, I'm going to hobble over to the laptop. But in general what I would like is for those that participated in the conference as the slide comes up about a topic that you participated in a session about and maybe Dave Yamashita can come and sit at the table with me to come and provide your insight that you learned about some of these topics.

If you guys wanted to move. Oh, never mind.

Mr. De Rego, Jr.: It's better on that side.

Ms. Ashley Lindsey: Sorry.

Mr. De Rego, Jr.: So, yes, just some reflections this was my first International Downtown Association Conference. It was an eye opener actually. San Antonio has a lot of things going on and all of them sort of fit in with the culture and the place I would say. I'll make notion of and then I guess with Dave who will talk a little about the Yanaguana Gardens. That was an amazing place. That was the thing that really kind of was a highlight for me was going through the space that they had renovated from the World's Fair in 1968.

But overall I think I learned a lot about BIDs, Business Improvement Districts, which makes up which makes up the majority of the people who attend this. And they actually call themselves an industry which Erin enlightened me. It actually is because they basically organize themselves as for the most part non-profits and provide clean and safe programs and other kinds of programs that's supposed to attract people to their downtown areas. And the membership is mostly or almost businesses so they're, they're legal entities that are created by the counties and municipalities that they're in. But they're actually private non-profit organizations that run these things. And it's actually like a paid membership into, into the BID. And so they do a lot of things independently. But as I learned there's always that constant friction between government and the BIDs in terms of supporting downtown businesses as versus dealing with the social issues that also are challenges to downtown areas.

So those are just some of the comments overall, but it was a great learning experience. It was a good walking experience especially going down the Riverwalk and seeing how they've developed that whole area in terms of business but also the culture, the kinds of activities that go on. We were actually during the Dia de los Muertos, right, de los Muertos, the day of the dead because it was close to Halloween, so it was that celebration on Saturday, I think, the day we left. So I'm going to hand it over to you Erin.

Ms. Wade: Okay essentially the organization, International Downtown Association, is intended to focus on downtown specifically. And the way downtowns are typically defined is the civic center of the community. So wherever the court system, the city hall, the social services that support it, all of those things are located because those create an eco-system of themselves. An economic eco-system of their own that is different from any other neighborhood that would be in a community. And so then the retail that supports it, the business that supports it, the housing that supports it all have a little bit of a different perspective than other neighborhoods would have. And so it comes with additional challenges like the social service agency having issues with clientele or having issues with being able to find affordable space to provide those services in proximity. So all of the nuance that comes with what the organization itself calls a downtown,

whether we call Wailuku a downtown or not it falls under the category of being part of the place where the civic center of the community is. So I wanted to give that as a caveat.

Oh no, are all my photos going to be like that? Shucks. Let me just see. Okay, some of them are okay.

Well this was a beautiful picture of a historic building in San Antonio that is in disrepair. So two members, Dave and Ashley, attended a session on Historic Preservation. So if you had any thoughts you wanted to share relating to that, your big take-aways please.

Ms. Lindsey: For me the legacy business part of it was the most interesting because they treat a legacy business like a historic building in San Antonio, and I feel like we have a bunch of legacy businesses in Wailuku that could take advantage. They get like additional tax benefits from being over 30-years old I believe. And then, and then they are registered and they get all kinds of things. But I think it keeps the identity of the place by having a business, you know, a legacy business like that, just as much as a historical building would. But, it's living, you know, an alive thing instead of just a building which is great too, but, you know.

Mr. David Yamashita: I'll jump ahead a little bit because one of Erin's take-aways at the end is the story of a place is everything. And historic preservation is a part of making that a reality. That's how you help to preserve the story. So I was looking for the low hanging fruit and the presenter offered a couple of really specific ideas. The Zoning Code idea. I mean, things that can be changed in the Zoning Code that's a very tangible kind of thing you can look at.

The other thing that caught my eye was using -- she talked about using the IBC, International Building Code, to help save older buildings because it lowers the barrier and it deals with a lot of problems that developers have in trying to save older buildings. So I thought those are really specific things that I think we ought to be able to do.

Ms. Wade: Yeah, break out of the system to do if we need to.

Mr. De Rego, Jr.: So it begs the question about how do we deal with cultural legacies like older buildings in the Code right now?

Ms. Wade: Well so you know with our revisions to the Mixed Use District we added some historic preservation incentives. One of which I think it was also stated one of the biggest obstacle is the parking requirement on properties with historic buildings. So providing parking waiver for buildings. You know, if you look at some of our older buildings, like the old Crest Store or the building MAPA is in now, the -- those are built essentially on the entire footprint on the lot itself so there is no availability for onsite parking. And if you want that building restored you can't have an expectation for parking. They can't do both you know. So because those things are at odds that's one of the things that we've added in there.

The other thing that we've talked about is the tax abatement program and that can be woven into the existing tax abatement that we've discussed already so that could be another one.

Mr. De Rego, Jr.: Okay thank you.

Ms. Lindsey: They did talk about making the Code instead of non-conforming, existing non-conforming to make what is existing already conforming. So make them fit, make the historic buildings fit already instead of changing the Code so it is automatically non-conforming.

Mr. De Rego, Jr.: Okay. Again, it begs the question in terms of not only us but the larger framework, who defines what a historic building is and whether or not it should be preserved. I think there's a process outside of us that goes on, correct? Isn't there?

Ms. Wade: That's a really good question. So both the State and the Federal level have historic registries which buildings can apply for. Right now there's not a whole lot of incentives to be on either registry. And I think building owner's perception is it's more of burden than it is an incentive. So I think our responsibility at a County level is to build in the incentives, you know, to do the historic preservation, if they are on the registry. So those are --. But right now I'll tell you because I did this with the Cultural Resources Planner about eight-years ago, every single property that is on the historic register State or National is flagged right now in our permitting system. So if you submit a permit for any of those a big, red flag comes up at DSA. So you know intentional or unintentional you know I think we've created a barrier already by just saying the minute that shows up I think your whole review staff gets really nervous. Where what we want to do is say we see that this is flagged now we know what the process is. Or basically it just sets you to a different process. So we're processing under a different code. We're now processing under existing building's code or that kind of a thing.

Mr. Yamashita: And if I can add when I lived on the mainland we lived in a National Register of Historic District. It was on the National Register. And so we were on the registry or whatever we want to call it. And so we received an incentive to make the appropriate repairs, but what was good is that the process was pretty clear. And I think once people see that it's not as onerous as they think it is because that's what you hear a lot is things like if I want to change my door I can't do it on the inside of my house. Well that's not absolutely not true. You know I think if people understood how this really works, and to me that's incumbent upon maybe the County to make that clear. I think people will see that. It's not that big of a deal. It may cost a little more but you know there's something that the community gets in return and maybe the property owner as well. So I think to me that's just a big part of it is just the education.

Ms. Wade: And the clear process, yeah.

Mr. De Rego, Jr.: Okay, thank you.

Ms. Wade: Frank and I attended a pre-conference workshop on Downtown Marketing, and I thought it was really interesting. You probably can't read this. This is San Antonio's downtown marketing website. And it was about using technology to market your downtown and how the face of that is changing. But this is probably not, probably not legible but it says "From the world renowned to the historically classic to today's modern city every one of them has a vibrant place of gravity at its core." And that was very evident in San Antonio itself, and what really became the foundation for how they were expressing their identity, both through art and culture. But I think one of the most interesting take-aways for me and they did lay out this really great strategy for how to go about marketing a downtown area and how to direct that marketing towards your

expected customer. And the neat thing I think about Wailuku is the expected customer is the local. We're not marketing and never have intended to market to the Wailea crowd or to the Kaanapali crowd. It's always been intentionally local, locally based business, and knowing and identifying. And they were saying how important it is to identify that from the outset, know right away who your audience is that you're trying to market to, to develop to. And because --

Mr. De Rego, Jr.: They actually developed personas.

Ms. Wade: Yes, they went to the extent as they thought of, like, 10 specific individuals. Like who, if you wanted them, who are the people you want people coming to? Who are you building this for? Identify profiles for those people. And then as you're developing your marketing message, keep them in mind as you're developing that message. That really resonated with me because I think that's kind of how Dave and I think all the time. When we're --. As we go through the planning efforts we're constantly quoting people who participated in our workshops thinking, oh, this is exactly what they actually wanted, you know, and how can we make this work for them, so that's really resonated with me.

The other thing that resonated was the guy from Philadelphia who was one of the presenters. And he said it doesn't have to be polished. And he said you know once Philly accepted that he said we're fine with gritty, we're not fine with gross, and I was like that is a great defining line, you know. You can be gritty, you can be blue collar you know, that all works for Philadelphia, gross doesn't work, you know. And I think --. I've heard that about Wailuku also that the intention is to not make it polish, it's not to make it resort like, it's not to make it, you know, overly refined. It's just to be and continue to be Wailuku and to build those character details in when we have the opportunity and to let the community itself build those character details in.

Mr. De Rego, Jr.: I think they also mentioned a lot about building community by finding who the influences are in the midst of the community. So you can carry the community forward you know, and generate some excitement, some support, some, you know idea of, you know, of place. So, yeah. So that, that, that also struck me about their approach.

The persona thing kind of struck me like a computer software guy, you know, because they develop personas for users right? I mean, you know, so they actually took that from software development. But, but, yeah, the influencers, I think, gave me a personal touch. You know, get the people involved and get them talking and the community, and you know, get them, you know, getting the community moving forward. So, yeah, that was a really good session. Those guys were on it. I think they said something about the fact that we talked about this, but I know you're going to talk about the Google for Business, right?

Ms. Wade: Yes, that's next.

Mr. De Rego, Jr.: Go ahead you start and then I'll give you my observation about the --

Ms. Wade: So I mean I think the other thing that they suggested and part of our difficulty in Wailuku is we don't have a strong merchant's association. We sort of started to develop a merchant's association once or twice, but that can't be something the County really initiates. The businesses have to want to do it. But it was saying and I think we're maybe at that point now but it was

saying that Google My Business can be such a fantastic platform because it's a reciprocal relationship. Where if you register with Google My Business the majority of people -- what did it say -- 89% of people are using Google as their search engine.

Mr. De Rego, Jr.: Yeah.

Ms. Wade: So they're typing in and it's almost all mobile. So they're typing in whatever their query is and Google is the one giving you results. So if your question is where can I find the best cup of coffee in Wailuku? you want to be registered with Google My Business so that Wailuku Coffee Company is coming to the top or whatever the business is. So they're acting as a partner. In reciprocal relationship Google wants to be the best search engine so they want the best information, you know, and the most information, so it benefits them. For the businesses, it's to their benefit because these people are already looking at Google for information. So this was the number one thing that they recommended in terms of marketing and businesses can do it themselves.

The number two is reviews that the majority of decisions that are now being made online are happening because of reviews. So encouraging -- so getting the businesses to encourage their customers to be doing reviews on yelp or whatever format that they prefer to use because each time a search is happening that's one of the primary decisions is how many stars does this business have and are there photos of the food or whatever it is, you know.

Mr. De Rego, Jr.: And that's where they dovetailed into the influencer's conversation especially on social media.

Ms. Wade: Did you have more on Google My Business?

Mr. De Rego, Jr.: No.

Ms. Wade: Yeah, because we both went to special sessions and with Google to learn how to do this.

Mr. De Rego, Jr.: It's really very easy but there's got to be somebody who coordinates the process.

Ms. Wade: Yes. So we've been talking is that OED? Is that the Chamber of Commerce?

Mr. De Rego, Jr.: Yeah, but it gets you on the map basically, literally.

Ms. Wade: Yes, exactly. It gets you on the World Wide Web for sure.

Mr. De Rego, Jr.: Okay, Social Equity and Inclusion. I went to both of these sessions. I went to the one on Social Equity Inclusion and the Urban Renaissance, and . . . (inaudible) . . . role in achieving equity. The whole issue of gentrification came up and I think I would interpret that there was a slogan that was coming out of what was going on. Most of the people who attended the sessions were leaders of BIDs but they were leaders of BIDs in some of the most difficult areas of downtown, let's say, San Francisco, like the tenderloin. There were some people from very depressed areas in Los Angeles, you know, where they're trying to develop business as a

way of looking all . . . (inaudible) . . . but at the same time not displacing people. So the -- basically the slogan was gentrification but not displacement. You know that you can improve the district without displacing people and still keeping that flavor of mixed incomes and different kinds of people walking the streets. Almost like Jane Jacobs in her book, right, you know, the eyes on the street and very different people exists. Or Janet Jacobs, right?

Ms. Wade: No, Jane. You're right.

Mr. De Rego, Jr.: It's Jane. Okay, I always get that --. But, yeah, it was very interesting because a lot, there was a lot of tension in the room actually because as people kind of explained what their issues were with local government, again, this is the whole BID, Business Improvement District, and they're trying to get business going. At the same time they feel they shouldn't have the total responsibility of having all of these social issues on their back, you know, because they're in a sense because they're a BID their first responsibility is to the businesses in the area. I mean the ones who are their members. At the same time they realized they live within a community and they're trying to build the economic foundation that will allow that community to thrive and improve the lives of everyone in that community. So there's a real struggle in BIDs in terms of satisfying almost a bifurcated need to be a part of the community and to make sure the whole community thrives, but also that in some way that some of the challenges that are happening in the downtown area don't affect business. So, yeah, it was a very interesting discussion. A lot of people from very, very challenge BIDs, but a very forward looking discussion. How . . . (inaudible) . . . especially. And I noticed my suggesting actually that we put housing as an agenda item that we need to look at as a part of our overall approach to development in the area. Because we're seeing this development as more like concentric circles, right. It's going to be the little pebble in the center of a pond that's going have, you know, I think, reverberations throughout, throughout Wailuku, even further than that area. So, and we hope positive ones, but we also have to think ahead and also be on the edge of discussing those other issues ourselves. So that's my thing on Social Equity and Inclusion.

Ms. Wade: My take-away from the session was inclusion first. So just with every decision point have you thought about inclusion and have you thought about the needs of all possible users and all groups affected. So I thought that that was kind of one of the big take-aways. Mobility for you, Dave.

Mr. Yamashita: One of the other phrases that goes with this is, and this is one of the quotes I remember is "Reconsider the curb." Because -- and that was one of the major lesson from this is that mobility consists of just a much wider range of options than we ever thought possible I think, you know, beyond bikes and buses. And now you've got ride share and scooters, and there must be something I'm missing. But that was the point is to --. And thinking about the curb and how we design curbs or that curb area in downtowns is you have to consider all these different nodes. And the ways that people get around and there's an effect on parking of course. So they all go hand and hand. But a pretty simple lesson.

Ms. Wade: The other take-away I think is with the Ride Share Pickup Zones as it becomes popular -- and we're not there. I think Honolulu is about to get here -- is identifying specific pickup zones and how important that becomes for both the user and the person providing the ride. So there's certainty, it provides route clarity, and people don't then try to get in a car in the middle of a street,

which happens all the time now in these downtown areas that are unregulated. So that was actually a combination San Antonio came to was they identified a Ride Share pickup areas to prevent the chaos of people just getting in and out of cars at all over the place.

Mr. De Rego, Jr.: And this actually dovetails in another discussion in another session I went to. I don't know if it's in the slide, but on the Autonomous Vehicles.

Ms. Wade: Nope, it's not in the slide.

Mr. De Rego, Jr.: No, it's not in the slide. Well I did, I did attend the session autonomous vehicles and this whole ride share idea is going to change in the next 20 or 30 years simply because these kinds of nodes will be determined as part of a larger system. Then you're reevaluating, you know, parking and, you know, all of those issues that, you know, that affect the downtown area because once autonomous vehicles if and when they're perfected you'd actually need less space to park a car which means you can pile a lot more cars in a parking space. And what you're basically doing is calling your car down from a space instead of actually parking it yourself. So, yeah, there's -- this is an issue that is of course as with any technology there's multiple types of kinds of technologies that are out there. Google was playing with this. Tesla is playing with this. Waymo is playing with this. There's a, there's a bunch of technology companies that are actually looking at this issue which means if there's that much money and concentration you know something is going to be happening in the next 10 to 20 years in terms how we transport ourselves and the kind of things it's going to mean for our downtown area.

Ms. Wade: Ashley and I went to a mobile workshop for Creating Cultural and Creative Districts. This was a beautiful photo of La Villita. With the Dia de los Muertos there's these really cool big papier-mâché skull heads that were all throughout that area and they were lit so that was really neat.

Mr. De Rego, Jr.: Was that the stage? Because I saw --. Was that the stage?

Ms. Wade: There's a stage right in here.

Mr. De Rego, Jr.: I took a picture of the stage.

Ms. Wade: So the take-away for me here identify historic buildings and landmarks worth preservation. So I think that's like our step one right now is who's going to qualify for -- who'd qualify to be on a register now. There's really probably about a dozen buildings within Wailuku that would. Identify your creative and cultural businesses. We've already done that with our NEA Grant. And then that marketing signage wayfinding those things become the connective tissue to identify a cultural district. So you have to already have the landmarks, you have to already have the businesses to create it as a cultural district. So we know we have those things, there's just no connective tissue now indicating that that's what's going on. And then programs like art walks, festivals, events, activation becomes the spark. That those are the things that enliven the districts. So you can have all these things, but it's not providing the whole package until you have programming in combination with it. So I don't know if you had more you wanted to add.

Ms. Lindsey: No.

Ms. Wade: Good? Okay. Trash Talk; Ashley and I did this one. I think we were both pleasantly surprised how advanced we are as a district and it really is the credit of the businesses. Our existing businesses all use compostable materials and have used it for a longtime. All of the food vendors at least use compostable containers, use compostable straws, silverware or whatever the -- not flatware. Anyway, so that's been a plus. The take-aways for me from this were number one is all starts with your business because as much as I try not to burden you guys with this, worrying about trash collection in the district is a percentage of my daily work to figure out what's happening, what messes are getting created, and how do we clean those up. What just got dumped in the municipal parking lot overnight, how do we deal with it? Those kind of things are happening very regularly and we have this sort of team we have to coordinate. All downtowns have this, you know this is not only us.

And then the conversation was about how do you encourage people to recycle as well? Everybody hands down said the best, the best thing to do is side by side placement of cans. Have a trash can and a recycle can. There's really no way around that. At this moment and nobody knows this because we don't advertise it but the trash collected on Market Street is sorted. And that's for multiple reasons for us. It identifies for us kind of where the trash is coming from, is it business related, is it just street related? They do pull out the recyclables now and those do get returned if they haven't been pulled out by somebody other than our team you know. But it recommends even -- regardless we know that will happen. It says for cleanliness purposes because you know people are going to be going in your cans, that's an experience in downtowns, other than your trash collectors, use a recycle bin. It keeps it neater, it keeps spills from happening. There's not as much clean up and maintenance if your recyclables are independent. Then you don't have people diving into your trashcans and creating more of a mess. So that made a lot of sense to me because we do have messes associated with that.

We have been discussing the trash compactor. So you might have seen in other downtowns there's a solar trash compactor. And it has like this solar panel on the top and you pull it open and you put your trash in, and then periodically as it gets full it uses solar power and compacts it down. The general consensus was they can be unreliable if it's a cloudy day. And then it's filling up just as fast if not faster than your other cans. And that because it's not hands free because you need a hand to open it, it creates more spills. So people are trying to balance stuff and get it into the trashcan and then open it, and it creates an additional mess for you. So unfortunate -- as excited as I was about that technology and how cool.

Mr. De Rego, Jr.: You can't retrieve your ring or your phone, right, if it goes down?

Ms. Wade: That's true.

Mr. De Rego, Jr.: It goes down.

Ms. Wade: No you cannot. Or your keys.

Ms. Lindsey: Unless it's a cloudy day.

Mr. De Rego, Jr.: You can.

Ms. Wade: You still can't get back into it unless you have the key. So anyway that was kind of key. One of the things, that just a take-away from the guy sitting next to me who runs the district adjoining Skid Row actually was he said ask the homeless. Have your, have your team ask the homeless if they have trash to throw away. So when you see them there just ask them. You're collecting the trash anyway you know. Otherwise it's going to end up somewhere so you might as well --. Nobody asked them. We all have trash service at our house you know where it gets picked up and taken away. So it's either going to end up in our can anyway or just strewn somewhere. So while they're there just take it away, so that's probably a good, that's probably a good take-away for trash. Do you have any other take-aways for that Ashley?

Ms. Lindsey: No.

Ms. Wade: I would say this can that you see here -- I mean this is right outside the Alamo actually. I took this right outside the Alamo. But this is the Victor Stanley trashcan. What I learned is this is the gold standard for public trash receptacle. Like if you're going to order new trash receptacles, get these. They are indestructible. The paint lasts for 30 years. They don't ding. So, you know, it's funny because ours are looking dingy already. We've already cleaned. We've pressure washed them multiple times which is a part of it. We've repainted them twice. But, you can't keep it clean, and it's not --. With these they said you don't have to do anything. They scrub it periodically, but that's it. This lid obviously doesn't look great, but that's replaceable.

Ms. Lindsey: It's used in the big city than we would have.

Ms. Wade: Yeah. Yes. They also --. The funny things you learn. I mean they've seen everything. We think we've seen a lot, but this is the great thing about going to these industries. They said don't get trashcan liners because people will set them on fire when you're not there. It's like interesting. I can see they would do that because they would set our tree grates on fire. Before we put sand in the bottom of our tree grates on Market Street, we'd come back and the whole tree would have been burned up to the bottom to where it's green. Because people -- you know the leaves fall and the cigarette butts and that kind of a thing so fires would catch in our tree grates. And apparently the trashcan liners will burn and it's fun to watch when nobody's around. So, okay, no liners.

I went to the session on Form Follows Finance. This was very good as a reminder that it's essential for us to always be communicating the financial message. Demonstrating how infrastructure investment leverages private investment, educating about economic disparity. So this is, this is true of almost all downtown and it's true of our neighborhood. The services and civic functions provided are greater than any other district. The amount of low income housing is greater than any other district. And, it is of higher value than almost any other district as well per square foot. So that was one of the interesting take-aways. I came back and thought I wonder if that's the case? So I looked up Oprah's estate which is only worth about \$3 a square foot when you look at it. I looked up the Ritz Carlton; it's only worth on \$34 a square foot. I looked up Queen Kaahumanu mall, it's worth \$75 a square foot. This is in value, taxable value. And the downtown -- downtown Wailuku is worth \$77 a square foot, so it's actually more valuable

today in its existing condition than Queen Kaahumanu mall is. So having those numbers and presenting that becomes really important to making the case for why this is an important area to invest in.

Mr. De Rego, Jr.: Right.

Ms. Wade: Providing information graphics is key, so that's one of the things. And then there is a report. It's called the Value of US Downtowns and Center Cities, and it talks about all the financial information. So I'll send everybody a link and I'll post it on the website for anybody who wants to see the link to Value for US Cities, and it gives you breakdowns of information to provide.

Mr. De Rego, Jr.: So basically the message is we're building on something that already has is of value.

Ms. Wade: Right. And providing the most service as well at the same time. So it's providing the most community benefit while also generating the most money. Well not the most. To be honest it would be Wal-Mart produces more when I looked at it. It's almost \$95 a square foot, which surprised me because it's a suburban design, but it is what it is.

Mr. De Rego, Jr.: Right.

Ms. Wade: Data Collection, Dave.

Mr. Yamashita: I love data. Any session on data I'm there. But I mean, the lesson is simple. You need to collect data, and I'll give you a really specific example to illustrate how important even collecting what even seems to be mundane data is helpful. They talked about a program that's like our clean and safe program, and they collect data and through I-pads and I-phones. It's easy to do now days, but they collect information on for example where Lawrence and his group where they would talk to some group of homeless people. Where people are hanging out they would track that, set it up so you could also map it. So GPS is the other tool. But they would collect data. They would go in and talk to or collect things like how many times they went and talked to businesses for example because one of the things that this clean and safe team did was they tried to have this on-going relationship with the businesses. So this was a way for supervisors and managers to keep track of accountability for how their staff are doing in terms of performing that function. But it's about even things like trash. How times the trash has to be picked up.

Ms. Wade: And which can.

Mr. Yamashita: Yeah, and which can. And then again you map it. But you can map --. I mean you can collect all kinds of data. But the other part that was interesting was they talked about all these -- there are several free programs out there or free apps I guess is the term where you can translate all this information into info-graphics really easily. It's not difficult. So I'm going to try and look some of those up and just see which ones we could use, but it was a really interesting session. But again, really simple lesson, got to start collecting data.

Ms. Wade: Yeah, and for everything. And I will tell you OED is doing a business survey right

now collecting quite a bit of data to create a baseline for us with where the businesses are at for a number of things so that will be a good, that will be good thing.

This is you Frank, Downtown Organization and BIDs.

Mr. De Rego, Jr.: This one was interesting because...we not having any BIDs it doesn't really apply to us in a certain thing. But it was interesting that BIDs as what they call as an industry needed more regional cooperation. So what they wanted was to start creating these associations in certain areas where BIDs would get together and have meetings and also some leadership and begin sharing more information between BIDs especially since they share common challenges and they want to know what best practices are, what people have discovered in their own BIDs you know. So this is why the name of the thing was collected BIDs was a collective action. They were looking for collective action which basically meant regional BIDs. I also found that they called them BIAs, Business Improvements Area in Canada. So there are BIAs in Canada, and there's BIDs in the United States, so but that's all that session was about.

Ms. Wade: This is you Dave, Face of Retail.

Mr. Yamashita: Okay, again, the lesson is pretty simple and this is one way to express this. This is what someone said "People don't want stuff that they used to, they're looking for the experience." And I think this session or the idea of talking about retail and how people shop and the mobility session were the two sessions that I think really brought home the point to me that we need to be designing for the future because these things are changing so quickly that if we continue to use our existing way of dealing with the way that we look at things it's not going to work for the future so we need to do that.

Another way, another quote I remember from the session was that "Retail isn't dead. It's the way people -- it's the way done that's changing." And so the other thing was the speaker made the point that people who shop online also shop in stores. It's not an either or situation.

Mr. De Rego, Jr.: That was the point that they also made at the Urban Land Institute was that retail was not dead, it's just the way people approach shopping is very different. They're actually looking for an experience. But within a certain area, they're looking for many different experiences. So they're repurposing things like Sears stores which will happen pretty soon obviously into these little pop up shops, and you know, little places where people can go from place to place. There's a theme to it, sometimes there isn't. But people are going from place to place and it becomes sort of an experience being in the area.

Mr. Yamashita: And that was the point of, you know, we had gone to visit the Pearl Brewery. And here's an example, right, so every Saturday they have a farmer's market. So you have, you have food, you can also go shopping, and they also had music. So it's the combination of food, shopping, entertainment all in one, one area. And it's again it's that idea of the experience. And so I was talking to someone at lunch and he was describing this Sunday event that happens down at Kahului, the old Kahului Shopping Center. He was describing how there are food trucks, there are vendors, and there's also music. And I thought, okay, that's the holy trinity, right? Food, shopping and entertainment. And so again it comes down to a real simple kind of principle.

Ms. Wade: Yeah. I think one of the things was scaling it up and scaling it down depending on

the day of the week, the time of the day, those types of things, and having that kind of that flexibility which we you know we've intentionally built in into the Wailuku Civic Complex where you can scale it up and scale it down and we've got spaces for all of this kind of thing. But also based on the resources available you know. So like for us example when you have -- if your parking is saturated during office hours, it's not possible to have lots of food trucks and farmer's market. Nights and weekends, we've got lots of available parking, and we'll continue moving forward, we'll have the capacity to be able to host something like this.

Mr. De Rego, Jr.: And the lot itself actually becomes a resource.

Ms. Wade: Right. Exactly. So my major take-away for Historic Preservation has to go hand in hand with redevelopments if you want to preserve a place. If you want to preserve a sense of place throughout you have to, you have to look at each with equal value. That the story of the place is everything -- Dave stole my thunder on that one but I, I --. And he didn't talk about the hemisphere.

Mr. De Rego, Jr.: Yeah I wanted Dave to talk a little bit about that. And we both went to the hemisphere which was the repurpose 1968 site of the World's Fair which they started putting the convention center, but they now have this wonderful area with parks, and they are also building housing in the area. And the park actually the Yanaguana Gardens actually tells a story, and it was told by public art. They brought in public artists to be able to tell the story of that area or the founding of San Antonio. And it had to do with the panther and a turkey. And the spirit of those two somehow became merged and it turned into this beautiful -- was it a swan, I think it was?

Ms. Wade: It was a crane.

Mr. De Rego, Jr.: A crane. Okay, was it a crane? But, but, but yeah, but it's all expressed in public art. And some of it is actually play equipment for, for children. You know the panther is this wonderful sculpture actually that children climb all over.

Ms. Wade: It's interactive.

Mr. De Rego, Jr.: Yeah, it's very interactive.

Ms. Wade: And I went to this. This is the San Fernando Cathedral, and every night they do this projection show. Three times a night. This is the oldest church in the southwest. And they do this very modern public art just on the church, on the façade of the church. And what it details and the --. So it's a 30 minute show that shows basically the whole history of the City of San Antonio. So you see it when it was Native American. You see it when it was Spanish. You see all of these transitions of ownership and it's this beautiful public show that's totally free. And when I went there, there must have been 400 people in this little plaza out front, and I went at the nine o'clock show. It's was 9:00, 9:30 and 10:00. But again it's the story of San Antonio which really was a motivator you know and clearly gave people a lot of pride. The people that were local that we there kind of walked away. You know you could tell that it was a real sense of pride. And it was educational for me as well so I saw that as a positive.

Mr. De Rego, Jr.: We spent quite a bit of time in our planning for the Civic Hub to make sure. We

brought in Ramsay Taum and you know to be able -- and we've done a lot of historical research on that area in terms of the larger significance of it being in the lao region and the whole importance of the . . . (inaudible) . . . I want our gecko actually in our --. I saw the panther in San Antonio. I want our mo'o in the, in the plaza.

Ms. Wade: We'll get it back.

Mr. De Rego, Jr.: Yeah, yeah.

Ms. Wade: And that's a piece that we can continue to layer. And I think that the community can continue to layer it and tell the story which is important. The experience will bring people to visit, the accessibility will entice them to want to live. So like this, this is a perfect thing. Like I went to visit this projection show, but because it was so easy and convenient for me to walk just down the river walk half a block and back I thought, gosh, I really need to bring my family back here. It made the experience really think about what it would be like if you were living there full-time.

And then most importantly and we keep hearing this over and over the best way to reduce crime, vandalism and vagrancy is having people regularly coming to and living in the neighborhood. And that becomes --. I mean that's the big problem for Kahului right now is nobody lives there. There's no eyes on the street and so anything can happen during hours that people aren't there with businesses open. And the more you have people there, people claiming ownership of a place, the cleaner, the nicer, the better it stays maintained. And so encouraging more housing in our neighborhood is going to be really critical.

Mr. De Rego, Jr.: Well I always make this observation having been born and raised and lived on Market Street, you know -- I mean Wells Street -- watched the County building get built, the whole nine yards, right, you know played at Wells Park. But what happened eventually in terms of zoning, and planning and building is there's always hollowed out. I mean I can count four neighborhoods that disappeared from buildings that you know Meyer Ueoka's building. You know go down the line, those are neighborhoods, those are my neighbors that lived across the street from me. The judiciary building is over my house, right, where it once was you know. So a lot of the development that went on there, I think we need to bring back and start building housing within the urban area if that's what you're saying. I think we need to start recreating neighborhoods. It's not going to be neighborhoods we knew before right because these were all single-family homes. But we need, I think we need to start rebuilding neighborhoods and infill development within the course of what we're planning to do so.

Ms. Wade: Good transition unless anybody else has more comments or take-aways that you wanted to share. Or questions.

Mr. Yamashita: I would just add I mean one of the real take-aways from again the sessions on Mobility and Transportation and there was another one it there. But it was about designing for the next generation or designing for the future because I've been doing this kind of work for a long time and it's clear that when I started doing planning work, I mean, these issues are so different and so it's just really important to think about where we want to be in 20 or 30 years and not, not you know be focused on designing the future for today.

Mr. De Rego, Jr.: Yeah. Neighborhoods aren't going to look the same as they did when I was growing up you know but we need to start bringing people back into the center of town. So that might be you know more apartments, or you know condo living where you know young professionals and also older people. I would love to move back into Wailuku. I'm tired of mowing lawns. You know that's my dream is the condo back. You know build a condo in Wailuku, I'll move back tomorrow, you know. Yeah, no, that's a good point because I would like to be able to walk to the market you know in the center of town and be able to go to a restaurant and that kind of a thing. So I think you know but you need an economic engine that kind of develops that kind of excitement and in my opinion.

Ms. Wade: Chair, did you want to keep going or take a five minute recess before the next item?

Mr. De Rego, Jr.: Do you guys want to keep going? We can keep going.

Ms. Wade: Keep going? Okay.

Mr. De Rego, Jr.: Okay.

3. Discussion on expanding the affordable housing inventory within and immediately surrounding the Wailuku Redevelopment Area (WRA). Board members to discuss existing obstacles to building affordable housing within the WRA and possible policy changes or capital investments to encourage the creation of new housing units.

Ms. Wade: The next item is discussion of expanding affordable housing inventory within the immediate and surrounding WRA. I -- the point of this item is for board members to be able to freely discuss the opportunities that could be available. I did bring some resource information for you which I can huddle back over and then pass out.

Mr. De Rego, Jr.: You want me to pass it out for you?

Ms. Wade: But we did, we did write two letters. And just by way of background when the affordable housing ordinance -- you might remember this JoAnn -- when the affordable housing ordinance required 50% affordable housing we requested an exemption for the Wailuku Redevelopment Area because of the high proportionality of affordable housing currently in the district. And there's graphics. I have some graphics that show that. But now moving forward and as we continue to talk about wanting housing, wanting it to be exclusive, wanting it to stay local, how do we do that if it's not with just existing affordable housing ordinance. So with that I'll come back, I'll pass those things out, and we can start the dialogue.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Okay just in summary this was before the Kulamalu affordable housing was built so it doesn't obviously include that new program or housing units. But as you can see in terms of the proportion of affordable housing provided within Maui County currently and subsidized affordable housing I should say the majority the vast majority is in Wailuku town. Not just Wailuku in general

in downtown Wailuku neighborhood. And I would say at the time that we wrote this letter asking to be exempted we were hearing that there was no possible way for anyone to build any housing in Wailuku with the 50% requirement when that was the requirement. So I think that's changed and I think maybe our position in the market is changing a little bit especially once we move forward with redevelopment it might become more possible as the market rate has a greater likelihood of balancing out an affordable unit. And that's the whole goal, right. That was our goal is to increase the attractiveness of Wailuku so that it can create that better balance, but there might be other tools. So, and we have people at the table too who I know are very well versed in this so I'll leave it to you, Chair, to facilitate the discussion.

Mr. De Rego, Jr.: Okay, well, I'd like to hear JoAnn's ideas on what you think might be possible in Wailuku. I mean I don't want to put you on the spot but I am, having have had experience in this area.

Ms. JoAnn Ridaio: Has that 50% changed? Do you know?

Mr. De Rego, Jr.: Yeah.

Ms. Ridaio: I thought it did, yeah.

Mr. De Rego, Jr.: Yeah, it's 20.

Ms. Ridaio: What is it now? 20?

Mr. De Rego, Jr.: 20 or 25, I think yeah.

Ms. Ridaio: Okay. I do know that from a, in my experience, from a perspective from a developer and Jonathan can address this also is when you require affordable housing most developers are going to ask for concessions because now you're saying yeah go ahead you can build but you got to do 20% but we're not going to give you any incentive to do that 20%. And when they do their numbers sometimes it works out and sometimes it doesn't. The experience I've had of course were was when it was 50% and most developers said no way, it's not going to pencil out. And you know there's this feeling that sometimes developers are only in it for the money. But in my experience when they show me their numbers and they show me what they have to do it only makes sense. They're in this business because they got to make a return. It's just common sense, it's their business, and at 50% it just didn't pencil out. I haven't seen many projects at the 20%, however, I think it probably would be more workable. And there are a couple of projects I think in Wailuku town that we might want to revisit with them and see --.

Mr. De Rego, Jr.: Could you give me some examples?

Ms. Ridaio: Okay so the one...I think they used to call it . . . (inaudible) . . . Court. Is that --? Yeah on Vineyard Street, . . . (inaudible) . . . park, where the apartments are? There's that big lot and the last I heard it was owned by a Korean family from LA. And they were looking to do housing there, but they asked for concessions because of the 50% affordable and I mean the negotiation didn't get far enough. And then the other one I think is Jonathan's. You know he can maybe address that a little more because he is more I think in the heart of town so you would,

he would probably want to do a mixed use. You know it would be commercial as well as housing, and I think it can work out really well. But I don't know the numbers you know. So I'm not sure what our role would be as a redevelopment agency to assist these people to get to a point where they're going to feel comfortable that they can do it and financially it would work for them.

Mr. De Rego, Jr.: Erin, do you want to make a comment on that? What would be our role?

Ms. Wade: I would --. What I would like to see us do if possible is identify what we feel the barriers are to providing affordable housing within Wailuku. And whether it's to operate under the current workforce housing ordinance or not I think that's a later conversation. I think identifying what's preventing the numbers from working and what are some tools that might be out there that we could use to incentivize. You know I think for an area that we're not just hoping to tack it on to something. You know we're hoping to incentivize a whole new market of affordable housing in Wailuku, so perhaps it's a more proactive tool than just the workforce housing, than what the workforce housing ordinance is. It's not a stick, but a carrot. That's what my thinking has . . . (inaudible) . . .

Ms. Ridao: You want to have that mixed use. You don't want only low income. I mean we've got plenty of it already in Wailuku. We don't only want the middle income, but we want the high income people to live here too you know. I mean I think the mix makes a very...a healthy community to have that mix. So yeah the incentives, I think we need a workshop to figure that out.

Ms. Wade: Okay.

Mr. Keone Ball: I think that would be...probably something that would be helpful is, is to get the developers over here and say okay tell us what you need, right? Is it the lack of property, right? Do we have to identify developable lots within the area? Are there enough right? Maybe adding another story onto a building will make feasible, right? Definitely the walkability right. People that live in this area are like I'm parking and I want to walk. I don't want to --. You know so they get their little cart, they walk down to the grocery store and fill up the car and walk it back to their place, right. And so that's an essential part of it too because we want to develop it in that sense of walkability type of town. So I think if we have the developers come in and say what will it take for you guys to start building something here? Maybe they can do the affordable or maybe they say they I need another story on this building to make it work or I don't know. Who knows, but -. Or you know they have the grocery store underneath type of thing and then living above, and a lot of Oahu is doing that now because people want that walkability thing right so. I mean one of them has a grocery store and a school within the building so there's all those possibility too.

Ms. Wade: And I think piece --. Sorry Chair.

Mr. De Rego, Jr.: No, no. I was just saying so I think one of the barriers I'm hearing is information. We don't have enough information to be able to kind of make decisions right now or to be able to try to guide a policy. We actually need to start sitting down and talking to people about what their needs are, what their needs are of the community as well. So not only we're reaching out to the developers, but we're also reaching out to the community to kind of try to develop a forward looking plan for infill development as we, as we move forward. But yeah, no, I think you're both

saying the same thing. It's feasible, but we're not quite sure what all the variables that need to be in place in order to make it work for this particular area. And, yeah, I agree, I think a workshop or more information or --. You notice I'm putting more work on your plate Erin.

Ms. Wade: Well I mean I think it's not the people we think of as a developer right now. I think people who do the smaller infill housing you know they do 50 units or less typically. Mostly it's 25 units. And it might be a non-profit partner, you know, like Lokahi Pacific has done some infill in the immediate surrounding neighborhood. They don't necessarily have to develop a severely below market product type. You know they could develop a median -- I mean that most county workers would qualify for. So the product type I think might be a part of the conversation. And then those who are interested in doing the smaller scale infill type of redevelopment because that's what we have available. You're never going to assemble a big track of land in Wailuku to do affordable housing. It's all going to be small infill. So finding, finding a small group of those folks could be --.

Ms. Ridao: And I know that I believe it's Wailuku Union Church was interested in doing a small affordable housing project.

Ms. Wade: Yeah.

Ms. Ridao: So, you know, how do we help them or what do they need to get to that point?

Mr. Ball: Well and according to this graph here it looks like we have a lot of stock anyway so maybe we're looking at the wrong thing, right? I mean there's the supply and demand thing too, right, as a fact where you build it then everything else works out. The prices work out because of the supply you bring in, right. Because you know 61% is ...a lot.

Ms. Wade: That's a lot of units.

Mr. Ball: So do we even need it is the other thing right? To build it . . . (inaudible) . . . qualify for it right? We're talking purchase or rentals. And we had a problem on this island with that that people just couldn't qualify. They either made too much or they didn't make enough you know so we've got to figure that gap out too.

Ms. Wade: Yeah, that's true.

Mr. De Rego, Jr.: But, but what this doesn't tell me is the condition of the housing. It says there's a lot of housing that's affordable, but it doesn't talk about what the condition of the housing is. And I think that's always an important variable when you're looking at it.

Ms. Wade: We should clarify that. There's not a lot of housing available. Only 500 units in this district.

Mr. De Rego, Jr.: Not a lot of...units. Right, exactly.

Ms. Wade: So there's not a huge supply. But what there is the majority of it is either subsidized or in the low income category.

Mr. De Rego, Jr.: Okay. Would you like to share on this?

Mr. Ball: So that would probably be something thing to study too then is the need versus how many units do we need of that, right? We don't need any but we have 500 units then we just open it up for market, ask for the waiver of the affordable side and open it up to market housing you know. I don't know.

Mr. De Rego, Jr.: Yes, would anybody like to testify on this? Jonathan, you've got three minutes.

Mr. Jonathan Starr: Hi, I'm Jonathan Starr. I just wanted to put a few comments on this because for about 10 years we're trying to do a housing project and we were never able to get it to pencil it out you know. People said well if you want to do you know high end condo units you know that would work. But that wasn't our goal. Our goal was to try to create rental apartments, \$1,700 to \$2,000 a month which seems to be in the range that our County and State employees, and hospital and college people could afford. And you know we worked with some very competent people. We were working with Edward Dowling for a while. We came closest with Forest City which is the largest rental apartment developer in the country and certainly on Oahu and we couldn't quite get it to where it would work without you know a fairly substantial input from an external source of either funds or credits or something which none of which was forthcoming. But you know the obstacles in trying to do it could be overcome with density on a specific, on a specific suitable site. And to do a mixed use you need, you need good density because you want the people who are living there to be feeding the retail below. You're not going to look to put a tourist or something like that. And that you want you know groceries and utility type of stuff and parking as well because there's no way it's going to be able to absorb the cost of, the cost of parking in the same structure. So you know I would think that if there were an area in the core of Wailuku you know that would suitable and it would be possible to do you know a parking plan for and to give it enough density I think that you will have people come and be willing and be happy to do it and that might be a path. But having a discussion about it you're heading in the right direction.

Mr. De Rego, Jr.: Okay, thank you very much. Anybody else? Okay so we'll close testimony on this topic. I guess an action item is we're going to --

Ms. Wade: Set up a workshop?

Mr. De Rego, Jr.: Set up a workshop and do a bit more data gathering on this issue because you're asking good questions. You know looking at the numbers do we actually need it, what do we actually need? So we're not really quite sure where we're at with this right now?

Ms. Ashley Lindsey: Yeah, who's really going to buy it?

Mr. De Rego, Jr.: Who's going to buy it? Or, you know, or rentals as well, you know what is the range of an affordable rental for that area as well.

Mr. Ball: For rental in general at this point.

Mr. De Rego, Jr.: General, yeah.

Mr. Ball: It's not even affordable.

Mr. De Rego, Jr.: Affordable, yeah.

Mr. Ball: It has walls.

Mr. De Rego, Jr.: And it's in the center of town, right.

Ms. Ridao: I think if we can involve the Housing Division because they did that Kulamalu Project which is a big range; 30% to 160% income rentals. So we should ask them you know did they have problems. I heard that the higher end was having problems because their rent was higher and they knew that these guys were paying lower. And so we should get that information and see how that might affect developers coming into Wailuku. You know I understand it's completely full now because it's a beautiful place to live even if you are paying market rent you know.

Mr. De Rego, Jr.: Okay. Good. Thank you.

Ms. Wade: So maybe if you have too if you have contacts that you think that I should reach out to just send me an e-mail and I can be the person who tries to set it up. But I know that there's probably people you all communicated with about who could be helpful in this dialogue as a source of information.

Ms. Lindsey: Another concern I would have is like it being for local because this is our city you know so a lot of Maui people aren't used to living in the city. So somebody coming from a city it would more desirable to live in the Wailuku area but that isn't our target market, right? Any local you know who's interested in that is something that we would prefer.

Ms. Wade: You know one of the things -- this is a bit of just an extension -- but one of the things that someone brought up to me recently is how wonderful Lao Parkside has worked in terms of an introductory unit type within the Wailuku area. It's just a good product type for I know plenty of our County employees have bought there first and then moved into single-family housing. And so that as a product type I think potentially is a good place to begin. I know that actually the Eng family, Sue and Darryl, who own the lot on Vineyard they are going to move forward and it's a product type similar to that. And that seems to be a desirable but it's not high density. You know then you're talking more of a, really a medium density product that has space for parking and all of that kind of thing. So it's not taking us to the four or five story townhome kind of an idea that has --. There's already is some of that in Wailuku you know and it's full at this point. So maybe there is a market. Maybe there is small market for that, but I think the bigger market is more like an Lao Parkside. But that would be a good thing to test maybe too. And I mean I don't know -- we can discuss what should the area be that we assess. Is it right only in the redevelopment area or does it include Wailuku Union and down outside of the Happy Valley business district, so more of Happy Valley itself.

Ms. Ridao: . . . (inaudible) . . .

Mr. De Rego, Jr.: Can you speak into the mic so everybody can --?

Ms. Ridao: I'm sorry. I'm talking to him because I know he's a realtor. I've recently seen for sale in that Lower Piihaha area. I think it's large lots, and I think it's called Wailuku something.

Mr. Ball: I think it's large now, but I think they're trying to break it up.

Ms. Ridao: Okay. Because I'm thinking like the area that's closer like to the Millyard. That would be a great place for you know like the extension of Wailuku, Lao Parkside.

Mr. Ball: Right.

Ms. Wade: Yeah.

Mr. Ball: I know they have issues with that with the road by St. Anthony or something.

Mr. De Rego, Jr.: Yeah that old cane road going on the back.

Mr. Ball: Access was the biggest problem.

Ms. Wade: Yes, and for all of Wailuku. Bad access.

Ms. Lindsey: Is that -- that's not part of our redevelopment agency.

Ms. Wade: Correct, it is not part of our redevelopment area, but I think it does impact and feed into our customer base, you know, for Wailuku.

Mr. De Rego, Jr.: Exactly. We can't see this development isolated from other parts of Wailuku at this point, and we don't want to see it that way because it's actually going to be an engine that kind of brings people back in right.

Ms. Wade: Well it sounds like everyone is kind of on the same page with wanting to find an incentive for housing and a portion of it to be affordable housing in Wailuku. Why don't I talk to the Housing Division as you suggested and maybe we jointly hold a workshop that perhaps isn't hosted by the MRA. It's just hosted for Central Maui and we figure out what the variables are and the potential incentives.

Mr. Ball: And I do have concerns about that Lao Parkside style because it doesn't blend itself to the ideas of high density with the walkability.

Mr. De Rego, Jr.: Yeah, it's always on the fringe or the periphery. Yes, exactly.

Mr. Ball: . . . (inaudible) . . . hiding somewhere else. Whereas we're very dense up here.

Mr. De Rego, Jr.: Right.

Mr. Ball: Do you know what I mean? You just kind of want to feed them towards that density style. And maybe they just don't know it's available.

Ms. Wade: True.

Mr. Ball: Because they could make more. It seems like they'd make more if they do that way.

Ms. Wade: Yeah. Okay good. I'll talk to Housing Division and this will be continued.

Mr. De Rego, Jr.: Thank you very much. It was a very good discussion.

Ms. Ridaio: Maybe . . . (inaudible) . . . also might have some ideas.

Ms. Wade: Yeah, we're already working with them at the Kane Street property.

Mr. Ball: And we should probably invite the land, the landowners.

Ms. Wade: Yes.

Mr. Ball: They've probably already done a lot of things.

Mr. De Rego, Jr.: The leg work. Yeah, at least the research.

Mr. Ball: Right up against the wall somewhere in a way.

Ms. Wade: Yes. Yes. I heard that just the other night.

D. UNFINISHED BUSINESS

- 1. [Draft tax abatement ordinance](#) for consideration as it applies to properties within the Wailuku Redevelopment Area. MRA to review and forward with recommendations to the County Council.**

Mr. De Rego, Jr.: Okay, so let's move on to Unfinished Business.

Ms. Wade: Okay.

Mr. De Rego, Jr.: Thank you very much by the way for that discussion. The Draft Tax Abatement Ordinance.

Ms. Wade: Okay so you'll see the revised tax abatement ordinance was in your packets. The changes again are in blue. We -- there were a couple of times where the seven years had been left in and so I fixed that. On the back you'll see the changes in red. So the blue was the initial changes, the red is what changed since the last version.

So we took out Department of Public Works and changed it to Development Services

Administration since they're the one who issues building permits.

Down in (G) we corrected the name of the project itself and we adjusted from the time period was specified as an 18 month period not knowing how our funding is going to come. I think it's probably be to our advantage to not be specific about what that construction period is and just say the County's construction period.

Mr. De Rego, Jr.: Yeah.

Ms. Wade: So those were the changes you had requested at this time, but I'm happy to make others if you would like.

Mr. De Rego, Jr.: No, I think you did everything we asked.

Mr. Ball: Put an A in between Wailuku and Civic so we can make it WACC.

Mr. De Rego, Jr.: What's WACC?

Mr. Ball: Wailuku Arts.

Ms. Wade: Wailuku Arts and Civic Complex. I like it. WACC.

Mr. De Rego, Jr.: I like it.

Ms. Wade: We'll talk to Chair Hokama about that.

Mr. De Rego, Jr.: About that, yeah, exactly.

Ms. Wade: I've already tried to name it once and that didn't stick. Okay.

Mr. De Rego, Jr.: So are we supposed to vote on this? Approve it at this point?

Ms. Wade: That would be great. If you're feeling comfortable with the tax abatement as written, and then I can forward it Corporation Counsel for their finalization.

Mr. Ball: Move to approve.

Ms. Ridao: Second.

Mr. De Rego, Jr.: All in favor say aye.

It was moved by Mr. Keone Ball, seconded by Ms. JoAnn Ridao, then unanimously

VOTED: to approve the tax abatement ordinance as written with the amendments.

(Assenting: K. Ball, A. Lindsey, J. Ridao)
(Excused: G. Hiraga)

Mr. De Rego, Jr.: Approved. Let's move it on.

2. Proposed amendments to the Wailuku Redevelopment Area Zoning and Development Code, Article II Zoning Districts, Section 30.03 Commercial Mixed-Use District. Changes include updates to the permitted uses and performance standards, changes to the development standards based on block face and incorporating historic preservation and incentives.

Ms. Wade: Alright, thank you. And then again and hopefully finally before our public hearing is the zoning code amendments to the Commercial Mixed Use District. I'm jumping you now all the way to page 6 which was where we made a handful of changes that you've requested. So some of those include...first we move the Exposure to Sky section right under the Minimum Setbacks. That was further along and now it basically gives you the ability to use the 25% above the second story as open as an alternative to the minimum setbacks. And I did get some community feedback from the idea of side yard setbacks and how when you're in an urban neighborhood and even when you're in existing Wailuku town there's so side yard setbacks you know. So we built in side yard setbacks in a number of cases here and it was done intentionally to give light and air in between the upper stories. But it might not be necessary you know. It's really, it's really a preference. It can complicate things. And I was reminded that it can create an area that's hard to maintain between buildings if you're creating setbacks. And buildings aren't built one right against another which is typically how it's done in older neighborhoods. So I would give that to you as a consideration for thinking about first the type of development that we would see on Main Street is the side yard importance. All of the historic buildings of course were built one right next to each other. You can see that from like the MGD building and then there's a building immediately next to that. Some of them have alleys in between but then it's an actual alley. It's not a setback or a step back. It's a -- there's a clear space in between it.

Mr. De Rego, Jr.: It's not collecting junk.

Ms. Wade: And it's not collecting junk. It's a usable space. And then of course the block face B is the, is a block face type like Market Street. Third floor we have right now a 10-foot setback. That actually constitutes a down zoning I will tell you thinking about this. Right now there is no side yard setback. So for upper levels to have a side yard setback that might be something I would like to put to you to potentially reconsider is that one of the things that we want to maintain. So the only three-story building currently on Market Street is 33 North Market. So there's First Hawaiian Bank, and then there's the public right-of-way, and then there's 33 North Market. So I think someone's sleepy.

Mr. De Rego, Jr.: A couple of laps.

Ms. Wade: She just needs a couple of laps. Yeah.

Mr. De Rego, Jr.: Yeah a couple of laps around the parking lot.

Ms. Wade: She just wants to move. I know mine was that was at this age. As soon as he knew

we were moving, it's like, okay we're good. Yeah, so and that has a zero setback and you can see that by it does have the fire walls on both sides around the interior side of 33 North Market. So just thinking is it a priority to have that setback in block face B type.

And then C type is the type on upper Vineyard Street. So when you're thinking of upper Vineyard we've got side yard setbacks at every level, at first and second, at third, and at fourth floor.

So what I will tell you is when we go out to public hearing it's not required, but what I would like to do is a public notice to every property owner affected by this ordinance change.

Mr. De Rego, Jr.: Yeah, I think that might be good.

Ms. Wade: And I think we might get some additional feedback at that point. It's on our agenda every time but that doesn't mean everybody's seeing it and paying attention.

Mr. De Rego, Jr.: Exactly.

Ms. Wade: So if we did a mailing to every property owner affected I think then we might get some more productive discussion. We could put it out like this and then send it to public hearing and have the dialogue.

Mr. Ball: I think you need more visuals.

Ms. Wade: It does need more visuals.

Mr. De Rego, Jr.: Yeah.

Mr. Ball: Yeah, this is what what this looked like . . . (inaudible) . . . we're talking about.

Mr. De Rego, Jr.: Yeah I totally agree.

Mr. Ball: If you explain it to us so we can visualize it out.

Ms. Wade: Right.

Mr. Ball: . . . (inaudible) . . .

Ms. Wade: So before we send it out to each individual.

Mr. De Rego, Jr.: I agree.

Mr. Ball: With the letter maybe like . . . (inaudible) . . . talking about as far as these setbacks.

Ms. Wade: Yes. Okay. I may contract somebody to do that for assistance purposes then if you're okay with me utilizing a few thousand dollars to get those graphics implemented.

Mr. De Rego, Jr.: Well this is important enough I think that yeah.

Ms. Wade: Okay. Did you want to take any public testimony on this Chair?

Mr. De Rego, Jr.: Would anybody like to make comments on the zoning? Okay. Testimony? So three minutes. Go ahead. Three minutes.

Ms. Susan Halas: I have to confess. I have a very hard time following this and your comments today have been helpful. There aren't any pictures. There aren't any maps. They talk about abatement, but they also talk about new construction. We know that almost all the properties in Wailuku town are non-conforming, smaller than normal lots, and most of the people who live there are towards the older end of the age spectrum and perhaps do not envision making dramatic changes to their property nor are they likely to be able to afford it. So I thought that your suggestions of putting pictures in it, putting maps in it, getting it out to everybody who's in the area and that might be a good idea to introduce this, your plans to all the people who are living and owning property in the region. And might also add to a more productive dialogue about what you hope to do above the ground. I think that most of us are not terribly opposed to what has been discussed below the ground or at the curb level. But as for the things that you are thinking about doing above the ground I think there's quite a bit of people who do not feel that this is the time or the place or the plan. So I think what you have just discussed now would be a good way to bring people who are actually residents of the area into a more specific discussion of what might be happening. And you don't have the approval on the second \$40 million and if you ever hope to get that approval it will be necessary for the people like myself who live and own property in the neighborhood to understand what it is that is anticipated and whether or not we really want to do it. So that's all I have to say. I don't think it's --. I thought this suggestion that you put pictures to it and maps to it and you invite all the property owners to discuss it was an excellent suggestion.

Mr. De Rego, Jr.: Good. Thank you.

Ms. Wade: Okay, I will get some assistance for the graphics.

Mr. De Rego, Jr.: Okay, sounds good to me. Okay so let's --. I lost my agenda. There go.

E. DEPARTMENT UPDATE

1. Phase 1A of the Wailuku Civic Complex out to bid with bid opening re-scheduled for November 15, 2018.

Ms. Wade: We're already to Department Updates.

Mr. De Rego, Jr.: We are to Department Updates. Go ahead department; one lady department.

Ms. Wade: Okay thank you. Okie dokie. So for Phase 1A which is the below ground, well, and at grade improvements, so it is the burying of the power lines, the road improvements, the sidewalks, the infrastructure improvements is out to bid. We had bid openings scheduled for November 15th. We have done a fifth addendum so there are --. And I have to say the interactive process, the construction community is positive because they're asking very good

questions. I mean it's an extremely complicated area to service with very old utilities, so they keep bringing up, you know, this is a very sloped road on Vineyard Street, and the match lines for example for the manhole covers and getting those placed correctly and the locations of those and how they need to be ADA accessible over those manhole covers. So there's a very fine level of detail in this Phase 1A.

And so because we want to get it right we will continue to push back the bid opening until we have the correct project bid. At this point the current opening date is November 21st. We believe all of the engineered drawings that are necessary are out there now. So that was published yesterday, the addendum five, and the change in bid date was published last week.

2. Selection process for Construction Manager for Wailuku Civic Complex Phase 1A & 1B underway.

Ms. Wade: For the selection process for construction manager, we do have a proposal from Dowling and Associates with Brian Ige to be the prime for construction management. And he'll have a number of folks with construction, inspection services. There's also a community outreach person planned in to that. So we're sending that contract to Corporation Counsel right now and finalizing with Budget as soon as I have a defined number. So you'll know by next meeting if we have a deal on this.

Phase 1B we postponed the bid on that because we wanted to get the initial comments from the agencies. We were ready to bid it out and then we submitted for permit as an alternative. We submitted for permit to get the first round of comments from the agencies back. We will be putting that out to bid sometime after Thanksgiving and before the end of the year. So that's the schedule for 1B. It will likely not be under contract prior to the end of the calendar year though; just letting you know that.

3. Temporary parking design at Wells Park.

Ms. Wade: And then finally temporary parking design at Wells Park. The Parks Department just secured a contractor to do the final design, the final master plan design for Wells Park. And we will be hiring someone to do the interim parking. But under Parks Department is the survey, the property survey. So Parks is going to do the property survey. Once we have that our design team can do the temporary parking while Parks Department proceeds with their final master plan design. So it's kind of -- it has to go Parks, us, Parks in terms of the transition. So we're just waiting for the property survey to move forward for our engineer to finalize the temporary parking design at Wells.

And that's our updates. Is there any questions?

Mr. De Rego, Jr.: Okay, thank you. Any comments or questions?

Ms. Ridao: I just wanted to comment on the infrastructure. Apparently there was a water main break on Central Avenue that affected Maui Memorial Hospital. So I don't know -- yeah.

Mr. Ball: That was the main. It was weird because it affected like all of Wailuku that water break.

Ms. Wade: Yeah.

Ms. Ridao: So I'm like what? So Maui Memorial Hospital was without water when that main in Wailuku broke.

Mr. Ball: Yeah. Baldwin High. Liloliho. Everywhere, this whole area from that one little spot.

Mr. De Rego, Jr.: One Main Plaza was out without water too.

Mr. Ball: Yeah, One Main Plaza was out. Liloliho Street.

Ms. Ridao: So I'm just thinking like, yeah, these guys are worrying about grade.

Mr. De Rego, Jr.: Worry about the system.

Ms. Ridao: Just kind of -- I don't know that's -- they need to know that I mean.

Ms. Wade: Yes. That is the age of the pipes that we are working with.

Ms. Ridao: No, it is. When we did the Lokahi Pacific building from --. You know it was clay pipes under there?

Ms. Wade: On Market.

Mr. De Rego, Jr.: Yeah, the ones that --

Ms. Wade: 1920's.

Mr. De Rego, Jr.: 1920's.

Ms. Wade: Era.

Mr. De Rego, Jr.: It's almost like you just stick them together, yeah.

Ms. Wade: Which the engineers keep telling me are the best and the most solid and I just keep shaking my head when this kind of thing happens and there's a main break.

Mr. Ball: Yeah, it solid until it breaks.

Ms. Wade: It's solid.

Ms. Ridao: And then, right, you cannot replace those.

Ms. Wade: Yeah, right. So we won't be replacing the clay I'll tell you that. If you'd like to have

a more detailed explanation from one of the engineers about what's involved in 1A I'm happy to have them come. It's, you know, kind of up to you guys. It's, it's very technical. Actually it might be worthwhile once Dowling is onboard they're going to be 3D modeling the --. Because there's so much that has to go into a very small right-of-way they're going to be 3D modeling the infrastructure and where everything gets placed, what comes out and what goes in, and what the timing is. So that might be a great time to see exactly what comes.

Mr. De Rego, Jr.: I think we need as much information as possible about this thing.

Ms. Wade: Okay. Okay. Great, I know that, I know that they have a team that can do that really well so that was part of the decision process.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Okay, I can do that.

Mr. De Rego, Jr.: Any other questions?

F. NEXT REGULAR MEETING: December 20, 2018 (3rd Thursday)

Mr. Ball: I will probably be absent for the December 20th meeting.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Thank you for letting us know.

Ms. Lindsey: . . . (inaudible) . . .

Mr. De Rego, Jr.: Pardon? On the update? Yeah. You can -- well not ask questions. You can testify, but not ask questions. Or you can ask the question within your testimony, but there won't be an answer directly. We'll take it under advisement and then answer you at a later date. Okay. Thank you.

Ms. Halas: I had heard that is was Brian and . . . (inaudible) . . . who are going to be the selected management group, and I want to commend the committee on that selection. I think they're both extremely qualified people. I've watched some of the other projects they've done over the years. They have brought them in on time and on budget. . . . (inaudible) . . . has his company right at the crossroads. And though he can be a difficult person at times, his heart is in the right place, so I think that's a good choice.

Mr. De Rego, Jr.: Thank you very much. Thank you for your comment.

G. ADJOURNMENT

Mr. De Rego, Jr.: Okay anything else? Next regular meeting is December 20th.

Ms. Lindsey: I might not be able to make it.

Mr. De Rego, Jr.: You might not be able to make it. So we might need to --. Okay, can you get out an e-mail and see if people have possible alternative?

Ms. Wade: I'll ask Leilani will help me with that to find an alternative date. That was our alternative wasn't it?

Mr. De Rego, Jr.: Was that our alternative date? Oh my god. So are we looking --

Ms. Wade: You're gone that whole week? Okay.

Ms. Lindsey: I leave at three on that day so I can go in the morning.

Ms. Wade: Okay, it is scheduled for the morning right now at 9:00 a.m.

Mr. De Rego, Jr.: Yeah, 9:00 a.m. Yeah, that's what I thought because Gwen said she could be there and you can be there.

Ms. Ridaao: Yeah.

Mr. De Rego, Jr.: Okay that should work.

Ms. Wade: Okay, we're only missing Keone.

Mr. De Rego, Jr.: And I'm on vacation so I can come to the meeting. So do I hear a motion to adjourn?

Mr. Ball: So move.

Mr. De Rego, Jr.: Okay, seconded? Do you guys want to get out of here? Okay.

There being no further discussion brought before the Agency, the meeting was adjourned at 2:39 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

Maui Redevelopment Agency
Minutes -- November 16, 2018
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PRESENT:

Keone Ball
Frank De Rego, Jr., Chair
Ashley Lindsey, Vice-Chair
Jo-Ann Ridao

EXCUSED:

Gwen Hiraga

OTHERS:

Erin Wade, Small Town Planner
David Yamashita, Parks Department
David Galazin, Deputy Corporation Counsel