

PLANNING AND SUSTAINABLE LAND USE COMMITTEE

Council of the County of Maui

MINUTES

February 27, 2019

Council Chamber, 8th Floor

CONVENE: 9:02 a.m.

PRESENT: VOTING MEMBERS:

Councilmember Tamara Paltin, Chair
Councilmember Shane M. Sinenci, Vice-Chair
Councilmember Kelly T. King
Councilmember Alice L. Lee
Councilmember Michael J. Molina
Councilmember Keani N.W. Rawlins-Fernandez
Councilmember Yuki Lei K. Sugimura

NON-VOTING MEMBER:

Councilmember Tasha Kama (out 10:10 a.m.; in 10:49 a.m.)

STAFF: James Krueger, Legislative Analyst
Clarita Balala, Committee Secretary

Zhantell Lindo, Council Aide, Molokai Council Office (via telephone conference bridge)

Denise Fernandez, Council Aide, Lanai Council Office (via telephone conference bridge)

Mavis Oliveira-Medeiros, Council Aide, Hana Council Office (via telephone conference bridge)

Don Atay, Executive Assistant to Councilmember Shane M. Sinenci

Jennifer Karaca, Executive Assistant to Councilmember Keani N.W. Rawlins-Fernandez

ADMIN.: David A. Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel

Erin Wade, Planner, Department of Management

Michele McLean, Director, Department of Planning

Seated in the gallery:

Jordan Hart, Deputy Director, Department of Planning

OTHERS: Saedene Ota, Owner, Maui Thing (Item 27)

Richard Dan (Item 27)

Susan Halas (Item 27)

Jim Smith (Items 1(2) & 27)

Farron Cabral (Item 27)

Robert Street (Item 27)

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Vernon Kalanikau, Aha Moku O Kula Kai (Item 25)
Joe Myhand (Item 27)
Stephanie Ohigashi (Item 27)
Terri Erwin (Item 27)
Frank De Rego, Jr., Chair, Maui Redevelopment Agency
(7) additional attendees

PRESS: *Akaku: Maui Community Television, Inc.*

CHAIR PALTIN: . . .*(gavel)*. . . The Planning and Sustainable Land Use Committee meeting of February 27, 2019 will come to order. The time is now 9:02. May I please request that everyone disable cell phone ringers and other noisemaking devices. I'm Tamara Paltin, Chair of the Planning and Sustainable Land Use Committee. Today, we have Vice-Chair Shane Sinenci, Mike Molina. Alice Lee is excused. She'll be with us shortly. We also have Council Vice-Chair Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha, Chair.

CHAIR PALTIN: Council Chair Kelly King.

COUNCILMEMBER KING: Good morning, Chair.

CHAIR PALTIN: Good morning. Member Sugimura and we also have non-voting Member Tasha Kama.

COUNCILMEMBER KAMA: Good morning, Chair.

CHAIR PALTIN: From the Department of Corporation Counsel we have David Galazin.

MR. GALAZIN: Good morning.

CHAIR PALTIN: And we also have from the Administration, Department of Planning, Michele McLean, Planning Director, in the audience. And from the Department of Management we have Erin Wade, Planner, in the audience. Committee Staff, we have Committee Secretary Clarita Balala and Legislative Analyst James Krueger. In the District Office Staff, Molokai Office we have Zhantell Lindo; Lanai Office, Denise Fernandez; and Hana Office, Mavis Oliveira-Medeiros. And at this time I'd also like to welcome Committee Member Alice Lee.

COUNCILMEMBER LEE: Hi.

CHAIR PALTIN: Hi. So, for today we have three agenda items and if you folks would allow me, I'd like to take it out of order and address PSLU-27 first, Planning of the Wailuku Civic Center Complex followed by PSLU-1(2), Pre-Budget Session Department of Planning Presentation, and then PSLU-25, Community Plan Amendment for 1488 South Kihei Road.

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COUNCILMEMBERS: No objections.

CHAIR PALTIN: Thank you very much. And so I'll open for public testimony at this time. For individuals testifying in the Chamber, please sign up at the desk just outside the Chamber door. If testifying from one of the remote testimony sites, please sign up with District Office Staff. Testimony will be limited to the items on the agenda today. Pursuant to the Rules of the Council, each testifier will be allowed to testify for up to three minutes per item. When testifying, please state your name and the name of any organization you may be representing. If you are a paid lobbyist, please inform the Committee. So, our first testifier this morning testifying on agenda item PSLU-27 is Saedene Ota, owner of Maui Thing.

. . .BEGIN PUBLIC TESTIMONY. . .

MS. OTA: Good morning. Good morning, Chair Paltin and fellow Councilmembers. Thank you for your service to our community. My name is Saedene Ota and I'm the founder of Maui Thing on Market Street and I'm here to testify in support of the civic complex. We've had the pleasure of opening our doors for over 11 years and is only coincidental that our closing of our store has happened right before the construction breaks on the new...on road improvements. I have always supported the project and my only regret is that this didn't happen sooner. Operating a small business in Wailuku is tough and it takes courage and a lot of hard work and tremendous support from the County. With that, we chose Wailuku Town because of people and the promise it held. We only saw potential and with planning in place we took the plunge. A large project like this takes time and with change in leadership, community vetting, consultation, enormous amount of mindful planning, decisions don't happen overnight. In fact, I had the opportunity several years ago to participate with the reWailuku community engagement sessions. Through that process, it was obvious that the community dreamt of a vibrant Wailuku Town and saw its potential as well. I see this project as a seed of Wailuku's future that harkens back to the days of thriving epicenter of commerce and community. I see this project as drawing more restaurants and a stronger merchant mix. I see this Wailuku as a place where my children can come home to, to nurture, prosper, and live. Thank you to the County and the MRA for not giving up on Wailuku and for believing in our small town with big heart.

CHAIR PALTIN: Thank you, Ms. Ota. Any questions for the testifier? Seeing none, thank you very much for your time. Next up, we have Richard Dan, also testifying on PSLU-27 to be followed by Susan Halas.

MR. DAN: Good morning and thank you all...good morning and thank you all for your service. My name is Richard Dan. I'm the owner of Valley Isle Loan and Kamaaina Loan. My business occupies, rents, owns, and leases eight locations between Main and Vineyard on North Market Street. I'm the majority retailer on Market Street. Wailuku is the County seat and we have to have pride in this County. This project will be the jewel, will make what Market Street and will make Wailuku the jewel of the

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Pacific. Over my 40 years of being a merchant on Market Street, I've been on many of the community boards as the parking chair. Parking is the number one issue in Wailuku. It's caused us to lose anchor locations like Valley Isle Motors, Bank of Hawaii, and Kress Store. At present, there's very little identity to Wailuku other than State building, County building. We have no more anchor locations. Parking is horrible. We lose customers on a daily basis with customers picking up the phone, calling us up, I can't find parking, Rich. Where can I park? And they have to drive around the block once, they drive around the block a second time, and they don't drive a third time and they don't come back. We need parking. One hundred and sixty spots is fantastic, that's what they're adding and that's fantastic. We have to show pride in Wailuku. I read an article in *The Maui News* that said they were going to be changing the parking in the back parking lot behind the Iao Theatre to two-hour parking as part of the mitigation plan. Be aware that there are ten parking spots in the County-owned parking lot behind the Iao Theatre that are reserved presently for Lokahi Pacific. That's patently unfair and unreasonable to all the merchants and it's basically a non-profit getting in the way of the for-profit arena. There shouldn't be ten parking spots reserved for a non-profit in a County parking lot. I brought this up many times before. If you're going to be going ahead and limiting the parking in the back parking lot or any of the parking lots, I would like you to consider giving merchants parking passes so they have places for employee parking during the day, drop-offs and pick-ups. Also, recently there was an article in *The Maui News...Maui Time* magazine. That article is misleading and it is fraught with misquotes and misrepresentations. I want this project to go ahead. I'm 100 percent in favor of it. It will provide us more parking and an anchor location for Wailuku which is badly needed. Thank you.

CHAIR PALTIN: Thank you, sir. Any questions for the testifier?

COUNCILMEMBER KING: I have a question.

CHAIR PALTIN: Chair King?

COUNCILMEMBER KING: Thank you for being, Mr. Dan. So if this project were to go ahead with private funding, would you be one of the investors in it?

MR. DAN: I would consider it.

COUNCILMEMBER KING: You would be interested in investing it?

MR. DAN: I would consider it.

COUNCILMEMBER KING: Okay. Thank you.

CHAIR PALTIN: Any other questions? Seeing none, thank you for your testimony, Mr. Dan. Next up, we have Susan Halas testifying on PSLU-27. Her title is property owner and Wailuku resident, followed by Jim Smith.

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MS. HALAS: Gee, this is a little bit new to me. I'm usually sitting over there. Today, I am a neighborhood resident and a property owner in Wailuku Town. My name is Susan Halas and I am testifying in opposition, total complete opposition to this project except for the infrastructure improvements which I think are long overdue and well-considered. But all the rest of it, uh-uh. Okay, my name is Susan Halas. Thank you to Committee Chair Paltin for putting this item on the agenda. I'm here to testify in opposition to the Wailuku Civic Complex. I'm a longtime resident and property owner in Wailuku and I live a block from the site. I look forward to the presentation by Erin Wade of the Redevelopment Office and I hope it will be widely broadcast so the community can get a clear understanding of what is proposed and how it will gentrify and super-size the town without actually solving the parking problems. This project is budgeted at over 80 million and it virtually shuts down Wailuku for two years or more. It has yet to be reviewed or explained to the people who live and work in the area despite the numerous protestations to the contrary. I went door-to-door in the area. I have over a very great number of business cards and everywhere I went people thank me and said thank you for coming by this is the first we're hearing of it. These are people who are all like me within a block of the project. I think I'd like to ask that I'd like to request that this Committee hold a nighttime public hearing in Wailuku with enough advance notice that working people can attend and speak. All of the people who came on February 20th did not have an opportunity to speak or ask questions or let their views be known. It was an overflow crowd, was 150 to 175 people, and I think they would show up again and you would see that the people who are here in support of this project are people who either have independent means or they have County jobs and they can show up at a nine o'clock in the morning meeting on a working day. I oppose the project because it is not a high priority use of public money. It does not add a single unit of housing. It super-sizes and...does that mean I'm almost done? Almost. Super-sizes and destroys the small-town character of Wailuku and paves the way for real estate speculation. Even now, two different hotels are in the planning stages. The parking garage segment is obsolete before it is built. If the garage is built, the actual net gain in parking spaces over what presently exists now is only 160 stalls. The office and retail components are expensive, out of character, and not a priority use for taxpayer money. May I have another 30 seconds?

CHAIR PALTIN: Yes, please finish up.

MS. HALAS: Okay. The phase is, the first phase is scheduled to break ground in June, but we have yet to see a viable plan for parking when the municipal lot closes later in the year. In short, many unanswered questions remain. The Wailuku Civic Complex costs the earth, it isn't a priority, it's ugly, it doesn't solve the problem, the neighborhood doesn't want or need it, it benefits only a few landowners, and it is paid for, 100 percent paid for with taxpayer dollars. I am against it and my neighbors are against it. I urge you to listen to all who would like to speak on this subject and then reconsider if this funding from this expensive boondoggle shouldn't go to more important and necessary public objective like housing. And if you have any questions, I'd be happy to answer them.

CHAIR PALTIN: Thank you. Mr. Sinenci?

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VICE-CHAIR SINENCI: Yes. Thank you, Chair. Thank you, Ms. Halas. You mentioned hotels?

MS. HALAS: Right. The hotels are not...excuse me...the hotels are not directly...we're only considering this project which is being advanced or sold to the people as a, with the idea that it will, at the expense of \$80 million public monies, revitalize and lively up the town. But I don't know how many of you are aware of the Opportunity Zone function and the other kinds of incentives that have been added to the mix so that there are at least two landowners, investors, people of that nature who have already come forward and announced that they hope to build hotels on, inside this area and that they're thinking that this project that we're looking on at today is only the first step in what they hope to be an intense urbanization, in-fill up building. Because what you're not really looking at today is all the zoning and parking changes. The, as much as I support the underground improvements, when you really get into the nitty-gritty, that takes away all the on-street parking that is along Church and that is along Vineyard, so you have to subtract that. I think if you look at the *Maui Time* article, if you open into the middle, open your thing, your folders to the middle and you look at the pink area; see the area outlined in pink? That's Phase 1A and that's where the off-site improvements will go. But in the process of making the off-site improvements the plan calls for eliminating all the parking in, that is presently on those streets and then it also calls for parking to be...how do you say...when you consider the 40 spaces that were going to be used for electric vehicles in the new parking structure, if it's built, and then you consider the handicapped parking that will also be required, you really aren't, you're going to spend a great deal of money and you really aren't going to get very much more parking. I mean, in my view, I had the opportunity to talk to Representative Hashimoto, I was the author of the story by the way, and...

CHAIR PALTIN: Ms. Halas, are...

MS. HALAS: Too long?

CHAIR PALTIN: Did your question get answered?

MS. HALAS: Did that answer your question?

VICE-CHAIR SINENCI: Thank you.

CHAIR PALTIN: Okay.

MS. HALAS: Any other questions?

CHAIR PALTIN: I have...Member Sugimura had a question.

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COUNCILMEMBER SUGIMURA: Thank you, Ms. Halas. I just wanted to, you mentioned that you walked your neighborhood and you got a lot of business cards of people and I wonder if you would be interested in sending a list over to our...Erin Wade or the --

MS. HALAS: I actually --

COUNCILMEMBER SUGIMURA: --people working on it.

MS. HALAS: --I think that I am not really...because I am opposed to this and because I feel that they have not been really forthcoming, that a lot of this has been done on the down low, I'd be happy to share it with the Chair of this Committee and I'd be happy to send it out myself. I'm hoping that you will have an evening meeting --

COUNCILMEMBER SUGIMURA: Thank you.

MS. HALAS: --and I'd be happy --

COUNCILMEMBER SUGIMURA: I was just curious about that.

MS. HALAS: --to be...but I don't want to share it with Erin Wade, no.

COUNCILMEMBER SUGIMURA: Or share it with...

MS. HALAS: I'll share it with Tamara Paltin.

COUNCILMEMBER SUGIMURA: Share it with the people, well, whoever you want to share it with, but if you would pass it on then to --

MS. HALAS: Right. And I will --

COUNCILMEMBER SUGIMURA: --Committee Chair.

MS. HALAS: --personally notify every single --

COUNCILMEMBER SUGIMURA: Thank you.

MS. HALAS: --one of them if you decide to host an evening meeting.

CHAIR PALTIN: Thank you. Chair, Council Chair King?

COUNCILMEMBER KING: Thank you, Chair. Well, we did get a list of 80 names. So, I'm...hopefully --

MS. HALAS: My list is longer.

COUNCILMEMBER KING: --Councilmember Sugimura...do you...does this...these are some are of the names that you...

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MS. HALAS: I think she, I think --

CHAIR PALTIN: That's from the next...

COUNCILMEMBER KING: Right.

MS. HALAS: --that's Farron coming up.

COUNCILMEMBER KING: That was another testifier. But --

MS. HALAS: Right.

COUNCILMEMBER KING: --I'm just gonna ask you if you had, if the names you got were similar to the names on this list?

MS. HALAS: I think they're not much of an overlap because --

COUNCILMEMBER KING: No.

MS. HALAS: --I actually canvassed it door-to-door and got business cards and most of the people I canvassed are merchants --

COUNCILMEMBER KING: Okay.

MS. HALAS: --and lawyers and accountants and --

COUNCILMEMBER KING: Okay.

MS. HALAS: --physical therapists.

COUNCILMEMBER KING: That's aside from the list that we did get?

MS. HALAS: Yeah.

COUNCILMEMBER KING: Okay.

MS. HALAS: So, it's in addition to those names.

COUNCILMEMBER KING: And then my other question for you is have you done any calculation on how much free parking we're going to lose with this? Because --

MS. HALAS: I think...

COUNCILMEMBER KING: --my understanding is that this entire structure is going to be paid parking so all that parking that's there now that's free is going to be taken away.

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MS. HALAS: That is my understanding as well, but I think you have the chairman of the MRA here today in the audience...

COUNCILMEMBER KING: Yeah. Okay. So, I just wanted to know if you had done any calculation on that. So, if you haven't that's okay. We can ask...

MS. HALAS: It's significant. You can check with...I think you should go directly to the source on that. I'm just a --

COUNCILMEMBER KING: Okay.

MS. HALAS: --reporter following up on that.

COUNCILMEMBER KING: Okay. Thank you.

MS. HALAS: Is there anything else? Thank you for your...

CHAIR PALTIN: Any other questions, Members?

MS. HALAS: Anybody else?

CHAIR PALTIN: Seeing none, thank you for your testimony, Ms. Halas.

MS. HALAS: Thank you for having this meeting and I look forward to your other comments.

CHAIR PALTIN: So, next up we have Jim Smith testifying on agenda item PSLU-27, as well as PSLU-1(2), followed by Farron Cabral. And so, Mr. Smith, you have three minutes per item and you can begin with your first item.

MR. SMITH: Aloha, Chair.

CHAIR PALTIN: Aloha.

MR. SMITH: Aloha, Members of the Council. The important thing to recognize is that you lead by example. Okay. So, you're affecting people by how you think, how seriously you take what you receive, how you understand words and when you don't understand words, you ask. And that is what we do on a small scale, but you represent us. And it's so important that you maintain that ability. Okay. To keep with us, keep with us. I'm testifying first on the presentation by the Planning Department and it has to do with what their goals are and how they're gonna administer the plan and there are some problems that I'd like to bring to your attention. One of them is an act of the Planning Department that took place in Paia, Haiku which was, had to do with a bed and breakfast. And the Paia-Haiku Community Plan says no bed and breakfast on the shoreline and the Planning Department conflicted. It said oh, we're in conflict with this. We can't do this. We have to change everything. There was no conflict. The problem was the community plan was very specific. The boundary was very clear. And Chapter 19, okay, was used

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as a excuse or maybe inability to understand the importance of community planning. So, it's important that I feel that the Planning Director be asked to bring its idea that its discretion really is all that matters and that the common understanding of law and the words that are in law that are created by you must be adhered to. It's not rocket science. It's not a courtroom. The discretionary authority only applies when there is a significant issue of meaning and the community plans are written in common language so there is no significant meaning because you always err on the side of the community; so there is no problem as far as that goes from the planning and law state of view. So, I'd ask you to be very, very precise and dogged in your questioning of the presentation of the Planning Director and Department. Thank you. That's my testimony on PSLU-27. My second testimony is on something that is a bit, it's a terrible thing. Alright. We shouldn't be financing the free market and we shouldn't be taking our resources and putting them as an investment because that makes your job different than representing, than oversight, than being the control and manager of power. It makes you a part of that power. It makes you someone to be careful of and you . . . *(inaudible)*. . . And you lose the separation of powers when you lose that ability to stand back and say sorry, this is an abuse of power, and this clearly is an abuse of power, this project. It started with executives, there's an executive summary and it has funny names about the campus, it's gonna be a campus. And this started...a campus? But this is a government so it's gonna be a campus. So, what is that? In loco parentis, right? What's in loco parentis? I went to a college. They had in loco parentis. That's where the head of the college is the king; in loco...the parents away from your parents. You're not our parents. You're our brothers and sisters and you must protect us. And this project does not do that in many different ways. It's ill-conceived, it came up and as a part of this project, they demolished the Wailuku Post Office. And at the time, the Councilmembers said you're changing the word from demolished to rehabilitation in our budget. You can't be changing our budget like that. And so there was this whole cacophony of problems that happened when they started that and everybody walked away from it. It wasn't filed. It was Resolution 13-83 which was talking about this terrible thing. Representative...the Council, Corporation Counsel Wong recused himself and he told you that the County is not...he defends the County. He doesn't do this personal stuff. Well, he recused himself. That means he said for you guys to hire a special counsel and that to me was the start of it and now he's passing it on to Member of Council who said, who's been told that Corporation Counsel represents the County. Well, he does, but he didn't then. So, I would ask you please civic improvement district is an ordinance. Okay. You did that and if you want to do a civic improvement district you can do that and then get 29 percent or whoever to initiate that because you got it on the books. So, it makes no sense to do this thing, whatever you want to call it. And I would appreciate you to spend time with this thing. Don't file it because there may be a good use, civil improvement district for some people. I would ask that don't file this thing. Keep it on your docket, but remember that...

CHAIR PALTIN: Thank you, Mr. Smith. Can you wrap it up?

MR. SMITH: You're welcome.

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CHAIR PALTIN: So, I just wanted to clarify --

MR. SMITH: You're very polite.

CHAIR PALTIN: --it looks like the first testimony you gave was on PSLU-1(2) and the second testimony was on PSLU-27.

MR. SMITH: Correct.

CHAIR PALTIN: Any...Members, any questions for this testifier? Seeing none, thank you for your testimony today, Mr. Smith.

MR. SMITH: My pleasure.

CHAIR PALTIN: Next up we have Farron Cabral testifying on PSLU-27 followed by Mr. Robert Street.

MS. CABRAL: Good morning. Thank you, Maui County Council. Thank you so much for opening up this time to hear more about the Wailuku Civic Complex and to allow for public comment. My name is Farron Cabral. I'm a current Wailuku resident and I was born and pretty much raised in Maui. Today, I stand here in proxy of about 80 Maui County residents who could not be in attendance due to work or other obligations and we are opposed to this project. We, Maui citizens, strongly urge you to rescind funding for the proposed Wailuku parking structure in the old Wailuku Municipal Parking Lot and reject the Wailuku Civic Complex altogether. Our reasons include, but are not limited to the following, this plan appears outdated. Planning for this project dates back to the '60s. We would appreciate less building and more revitalization for the area. The off-site improvements, road and sidewalks repairs that are included as Phase IA in the project are needed and actually very much welcomed. The price tag for the project is too steep. The proposed \$84 million for this project is very high compared to say 1 million budgeted for affordable housing and 1.6 million to address the growing homeless problem in the Fiscal Year 2019 Budget. This disparity is unacceptable. Old Wailuku Town streets are already very congested. There's no clear plan to address the current congestion issues and adding more development to this area will lead to undesirable traffic and bottlenecks, further affecting local commuters. Kahului already has numerous vacant commercial buildings. It is unrealistic to think Wailuku will fare any better. The County should repurpose the vacant buildings or incentivize occupancy before building additional structures. Affordable residential housing is lacking considerably. This project will not help that problem and could make it worse by turning this area into a more business-focused zone and potentially do away with the local housing in the area. This development could raise local housing prices making it even more difficult for local families to afford buying a home which is already out of reach for so many Maui residents. We understand that this project has been in the works for a very long time; however, many of us feel that sufficient outreach has not been done to gauge the temperature of those living, working, and visiting old Wailuku Town. Even if things are already set in motion, it would still be beneficial to engage the community. We ask if the appropriate

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Committee could hold a nighttime public hearing meeting in Chambers to allow for more citizens to attend and share their thoughts. We sincerely ask for your consideration in this very important matter. We love old Wailuku Town as it is and while we support the needed road and sidewalk improvements, we are firmly opposed to the parking structure and the Wailuku Civic Center. I stand here today, not for myself and my own interests, but rather for those who will come after me when all of us are long gone. Thank you so much.

CHAIR PALTIN: Thank you, Ms. Cabral. Members, any questions for this testifier? Miss...Vice-Chair Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Mahalo, Ms. Cabral, for your testimony and your written testimony. I, on your written testimony it says that you stand here in proxy of about 80 and then where you attached the signatures it says 83 Maui residents.

MS. CABRAL: Yeah. Correct.

COUNCILMEMBER RAWLINS-FERNANDEZ: So, is it 83 is the final number?

MS. CABRAL: Well, I don't know if she made a copy of...this was my actually my work document. So, I'm not sure. I had three handwritten signatures on the back. So, I don't know if you guys got that on your last...

COUNCILMEMBER RAWLINS-FERNANDEZ: Yes. We did.

MS. CABRAL: And then also we had people that signed that were not Maui County residents. So, I crossed them out. Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: Oh, I see.

MS. CABRAL: But there were like almost 110 people that signed altogether, but I mean they're not residents.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Thank you, Chair. Thank you, Ms. Cabral.

CHAIR PALTIN: Member Molina?

COUNCILMEMBER MOLINA: Yeah, thank you, Madam Chair. Good morning, Ms. Cabral. And just for further clarification on the names that you listed, provided us. The names that you crossed out were these individuals at one time living on Maui or...

MS. CABRAL: Yeah, some of them said that they were, like in the comments on the petition they said that they were residents of Maui before or visited or had some kind of impact, you know, or yeah.

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COUNCILMEMBER MOLINA: Connection.

MS. CABRAL: I mean, I can't say that for all of them, but I know some had said that. So, yeah.

COUNCILMEMBER MOLINA: Okay. Thank you.

MS. CABRAL: You're welcome.

CHAIR PALTIN: Council Chair King?

COUNCILMEMBER KING: Thank you, Chair. Thanks for being here, I appreciate it. And I appreciate the fact that you made an honest attempt to, you know, just focus on the people who live here for your, I think that, you know, that shows the integrity of this petition. What I wanted to ask is you made a statement about asking for a nighttime meeting in Chambers. Do you think the Chambers... 'cause I know people often time ask for a nighttime meeting in their community. Do you think the Chambers is close enough for folks from Wailuku to if we had a meeting here versus trying to go like somewhere downtown Wailuku?

MS. CABRAL: I think so. I attended the one that was in the promenade and I mean it was packed and there was, you know, people standing so I don't think it's too far here and I think there might be more space here, but whatever is more feasible.

COUNCILMEMBER KING: Okay. 'Cause it's actually, you know, it's actually less expensive to hold it here since we have all the facility, but I just wondered if people felt more intimidated coming to the Chambers or --

MS. CABRAL: Maybe.

COUNCILMEMBER KING: --in your opinion.

MS. CABRAL: Yeah. Possibly.

COUNCILMEMBER KING: I'll leave that to the Chair. Thank you.

CHAIR PALTIN: Thank you. Committee Vice-Chair Sinenci?

VICE-CHAIR SINENCI: Yes, thank you, Chair. I just had question about some of the local businesses. Have there been other businesses that are against the project or they feel that the construction would affect their business?

MS. CABRAL: I'm sorry. I actually didn't reach out to any local businesses. This was more just reaching out to many of my colleagues, many of my coworkers who couldn't be here. And I actually took vacation time to be here from work today. So, I didn't do that outreach yet. And this is only, I only started this like a week ago so I mean if there's more time then I'm sure I could reach out to more people.

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VICE-CHAIR SINENCI: Thank you. I appreciate your efforts.

MS. CABRAL: Thank you.

CHAIR PALTIN: Members, any further questions for this testifier? Seeing none, thank you, Ms. Cabral, for your testimony. Next up we have Mr. Robert Street testifying on PSLU-27 to be followed by Vernon Kalanikau.

MR. STREET: Aloha mai and thank you for the opportunity. Howzit, James. I'm here because last week Wednesday I also went to the promenade to listen to the discussion on the Civic Center and it wasn't a discussion. What I went to was a community association that was electing new officers and this was a sideshow on that. Okay. So, I didn't spend much time, but I did go home and read this and it was very difficult for me to get past the first page on this because whoever wrote this for the County doesn't have a clue as to the history of what went on in this phase in Maui. And as somebody that was born and raised here and whose family has deep roots here and whose family also was involved in development in this County, I went through this and my first thing I go is I go to the financing of this thing; but I couldn't help but notice the hotel. And I was wondering when the hell did Maui County ever get involved in the hotel industry? Is this a County hotel? It's gonna be built by the County? And I was wondering what genius would suggest something like this? And so as I read through here I get to the stakeholders. Now, who are the stakeholders? Off of this paper I can see the Dowling Company, MRA [sic] Image Construction, LLC, and who else? So, I'm wondering is this the new age, new wave occidentals coming from America to save us heathens? Or is it the pay-to-play crowd that spread their hewa wherever they go? So, I'm left with I don't know if I should, you know, if I'm in favor or not. But I don't think we've been dealt a straight hand on what we're getting in Wailuku. And for somebody that's born and raised here and has seen development go on here, this is very disturbing; especially when you look at the price tag of \$80 million. What do we get? We've never seen a traffic mitigation plan. Is the County exempting itself? So, that's all I have to say and I give up my rest of the time to anybody else who wants it.

CHAIR PALTIN: Thank you, sir. Members, any questions for the testifier? Seeing none, thank you for your testimony, Mr. Street.

MR. STREET: Yeah.

CHAIR PALTIN: Next up we have Mr. Vernon Kalanikau testifying on item PSLU-25 testifying on behalf of the Aha Moku O Kula Kai.

MR. KALANIKAU: Good morning, Chair and Council. It's been awhile. But, yeah, on this issue with PSLU-25, you know, we talked about this most recently, you know, when it was talked about being a wellness center. That got squashed. And then we also knew of the concerns of the designation and here we are. So, I think I like ask the County, well, I want to ask the County that we look into this landowner in violations. Although this property was designated as not a wetland, the surrounding area of this parcel is

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still wetland and the reason why this parcel is not a wetland, the previous owner was allowed to do a basin, a retention basin on the side, and that's the switcheroo. You know, now the parcel we talking about here today is not wetland, but the surrounding area is. I was there the other day, got the aeo birds, got the laau lapaau stuff there, still get salt, you know, in the surrounding area, not on this parcel. This parcel was filled in about approximately four foot and from what I'm hearing there was no permit submitted doing so. I just recently heard from a resident in the nearby area that the Army Corps of Engineer is interested why they was not informed in the transformation of this parcel and they not supposed to do that. So, I interested after here today and following up with Corps of Engineers on possible violation to this parcel. That's one thing. The next thing, if we move forward with this and it gets to the next step to gotta go Planning and all that, you know, we gotta come up with conditions to this parcels 'cause I pretty sure this landowner going cut 'em up, sell 'em. But kind of not fair, yeah, the guys that going buy 'em not knowing what they buying is pretty much one swamp land again and the water is rising, it always floods over there. So, we gotta work on that better and be more transparent. In the area that we talking about is in the Keokea wetlands, across the street Wesco property and all mauka that's Keokea wetlands. Across this street, this parcel, this one parcel is not wetland, but around is. So, and then what we need to understand too, the water, the spring water that comes from mauka, Keokea, that still flows deeply underneath, three, five feet under this parcel and exits out to Halama Street and the Laie wetland next to St. Theresa Church. So, any action on this, we gotta just be careful. I only ask that we kinda process this thing better. Mahalo. I mean, I get plenty for talk about, but, oh yeah, let's do a site visit. We did one before, most of you guys never do 'em. I think we do one site visit 'cause when you see it then you can understand it more where I coming from, where most of the community coming from and then we make one determination. Thanks.

CHAIR PALTIN: Thank you, Mr. Kalanikau. Members, any questions for this testifier?
Ms. Chair King?

COUNCILMEMBER KING: Thanks for being here, Vernon, and --

MR. KALANIKAU: Yeah.

COUNCILMEMBER KING: --continuing to follow up on this. I mean the action is actually just trying to align the --

MR. KALANIKAU: Yeah.

COUNCILMEMBER KING: --community plan with what the zoning actually is because the right to do what you talked about is there with the zoning. So, do you have any written correspondence from Corps of Engineers? 'Cause, you know, we had them here when we were discussing that wellness center and there was no objection...

MR. KALANIKAU: No, no. This is all recent.

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COUNCILMEMBER KING: Oh, you got recent...okay.

MR. KALANIKAU: Yeah, this like recent.

COUNCILMEMBER KING: Okay.

MR. KALANIKAU: I going say that we got two weeks ago. So, from what I heard from a resident that brought that concern to me was...

COUNCILMEMBER KING: If we can get something in writing, --

MR. KALANIKAU: Yeah.

COUNCILMEMBER KING: --that would be great.

MR. KALANIKAU: So...

COUNCILMEMBER KING: And also I wanted to ask you if you contacted the Planning Department about this? Because really this is...those kinds of violations, if they were violations, would be enforced by the Planning Department.

MR. KALANIKAU: Yeah, I never and I know some never, but in the last time we had discussion with this, during the wellness center time, that was brought up --

COUNCILMEMBER KING: Right.

MR. KALANIKAU: --too, so personally, no.

COUNCILMEMBER KING: Okay. So, I think we need to move ahead with if we have anything, you know, concrete that we can look at that's new.

MR. KALANIKAU: Yeah.

COUNCILMEMBER KING: I would appreciate it if the Committee could get that. And then also, --

MR. KALANIKAU: I go look.

COUNCILMEMBER KING: --if you have any communications with the actual owner of the parcel, that would be...

MR. KALANIKAU: Yeah, that was the hope from the last time we, --

COUNCILMEMBER KING: Right.

MR. KALANIKAU: --yeah, --

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COUNCILMEMBER KING: But we heard nothing.

MR. KALANIKAU: --and she...yeah, we heard nothing.

COUNCILMEMBER KING: Right.

MR. KALANIKAU: So, we here. We not throwing anybody under the bus. We gotta think this better 'cause of the area kind of thing.

COUNCILMEMBER KING: Okay.

MR. KALANIKAU: Thanks, yeah.

CHAIR PALTIN: Thank you.

COUNCILMEMBER KING: Thank you. Thanks for being here.

CHAIR PALTIN: Council Vice-Chair Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Mahalo for your testimony --

MR. KALANIKAU: Yeah.

COUNCILMEMBER RAWLINS-FERNANDEZ: --Mr. Kalanikau. My question is the surrounding area where you say is designated wetlands, in the community plan are they also designated wetlands?

MR. KALANIKAU: Oh, that I'm not sure. I have not seen anything to do with community plans. I only, from only wetland experts that also working across this parcel, on Wesco property, I get my information from those guys, but there is documentation. The Planning Department should have it that the surrounding area around this parcel is still wetlands. But as far as Kihei Community, Kihei-Makena Community Plan, I don't know.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo.

CHAIR PALTIN: Thank you. Committee Vice-Chair Mr. Sinenci?

VICE-CHAIR SINENCI: Thank you, Chair. Thank you, Mr. Kalanikau, --

MR. KALANIKAU: Yeah.

VICE-CHAIR SINENCI: --for being here. Was this part of the...this area, wetlands area, was this part of the ahupuaa project of South Maui where you had signage put up at different areas, historic areas of South Kihei?

MR. KALANIKAU: Oh, to the sign project?

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VICE-CHAIR SINENCI: Yeah.

MR. KALANIKAU: So, right, St. Theresa Church off South Kihei Road, right in front the church there's a, the Keokea sign.

VICE-CHAIR SINENCI: Okay.

MR. KALANIKAU: So, we going into Keokea. So, that is in the Keokea ahupuaa.

VICE-CHAIR SINENCI: Right. And that one I see lots of wai, lots of water in that one, right next to St. Theresa's there some fowl wildlife that's always in that area. And I understand this whole area was once, you know, just kind of the flood plain where a lot of the mauka waters when it came down so this was natural wetlands area.

MR. KALANIKAU: Correct.

VICE-CHAIR SINENCI: So, this project is across the street from St. Theresa's?

MR. KALANIKAU: No. So, St. Theresa, after get that muliwai, the Laie muliwai, after get one condo, then after get the veterinarian center, and then it's right next door. So, it would be across like Maui Dive Shop, Pizza Madness off South Kihei Road. But that whole area is part of what was before; the water still flow three, five feet under on the springs from the very top of Keokea. And that still goes into the shallows on the shoreline where you can go rub your feet and it's all cold, it's still cold today. So, you know, it ain't going go back '60s, '50s. But the question I have for all of us here is, if we not going care, then I not going care and waste my time, then we cover everything and we make 'em flood like Louisiana. You know, so it's a tough one.

VICE-CHAIR SINENCI: Thank you.

MR. KALANIKAU: But it's in Keokea, yeah, ahupuaa.

VICE-CHAIR SINENCI: Thank you, Chair.

CHAIR PALTIN: Thank you. Committee Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you, Chair. So, Vernon, nice to see you.

MR. KALANIKAU: Yeah, same here.

COUNCILMEMBER SUGIMURA: I think I heard you say that surrounding this property is wetlands. Is that what you said?

MR. KALANIKAU: Uh-huh.

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COUNCILMEMBER SUGIMURA: And I remember last term when this item came up for discussions, I think we heard it twice, that on the property is a retention basin.

MR. KALANIKAU: Yes.

COUNCILMEMBER SUGIMURA: Is what was said, so not the wetlands. Is that correct?

MR. KALANIKAU: No. So, I going try describe this the best I can. So, the previous owner to the owner now, so the previous owner, was allowed to do that parcel and which was wetland, but he had to make a retention pond basin on the side and then that helped designate that parcel we talking about today not wetland parcel. Make sense? So, yeah, weird, yeah? It's kind of because you look the old maps, that parcel is wetland. So, how that when happen maybe that's not you guys' kuleana, but with the Corps of Engineers, they the experts; they did the same thing to Kulanihako'i River. So, we gotta figure out this, yeah.

COUNCILMEMBER SUGIMURA: You're gonna, you have documentation regarding the Corps of Engineers? Something recent?

MR. KALANIKAU: I gotta go through all my flash drives, but I can.

COUNCILMEMBER SUGIMURA: If you do --

MR. KALANIKAU: Yeah.

COUNCILMEMBER SUGIMURA: --if you could submit it to Committee. Thank you.

MR. KALANIKAU: Yeah. Thank you.

CHAIR PALTIN: Members, any further questions? Seeing none, thank you for coming today.

MR. KALANIKAU: Thank you.

CHAIR PALTIN: Our last testifier for today signed up we have Mr. Joe Myhand testifying on PSLU-27. If anybody else wants to testify, you can sign up in the lobby at the table.

MR. MYHAND: Aloha, everyone.

CHAIR PALTIN: Aloha.

MR. MYHAND: My name is Joe Myhand. I'm a merchant on Market Street. I've been there for 28 years. I'm also a disabled Vietnam veteran. My concern today is they're wanting to change the parking lot behind Iao Theatre from 12-hour parking to 2-hour parking and that's where the merchants, a lot of other businesses in the area park. So, I got here a little bit late 'cause it took me that length of time to walk from my store to this place. So, if they do as they propose, twice a day I have to walk two blocks and if it's raining and I slip and fall down on the sidewalk, whose name do I, does that

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appear on the sue because that...and we have merchants, one merchant is fully pregnant. We have a number of merchants that are elderly or handicapped and the reason for this was to give them our customers a place to park. Well, at the moment, they're not monitoring Market Street; that is where our customers should be parking. They're gonna disrupt the lives of well over 40 people for what purpose? Will our customers be able to find the parking lot? This is a big question. That's my concern.

CHAIR PALTIN: Thank you, Mr. Myhand.

COUNCILMEMBER SUGIMURA: Tamara?

CHAIR PALTIN: Members, any questions? Ms. Sugimura?

COUNCILMEMBER SUGIMURA: Nice to see you, Joe Myhand.

MR. MYHAND: Yes, nice to see you.

COUNCILMEMBER SUGIMURA: Thank you for walking all the way here and that's...I don't have a question for you. I just want to send you some appreciation. Thank you.

CHAIR PALTIN: Vice-Chair Sinenci?

VICE-CHAIR SINENCI: Yeah. So, do you support the project or you're opposed the project?

MR. MYHAND: I'm opposed to them changing the 12-hour parking to 2-hour parking because you want a pregnant lady walking two hours in the rain? Two blocks in the rain, back and forth, every day? Me and other disabled people doing the same? Sooner or later there's gonna be an accident and the County's gonna be sued.

VICE-CHAIR SINENCI: Thank you.

CHAIR PALTIN: Thank you. Any other questions for the testifier? Seeing none, thank you, Mr. Myhand. Do we have anyone testifying from the District Offices?

MR. KRUEGER: Hana District Office, do you have anyone wishing to testify right now?

MS. OLIVEIRA-MEDEIROS: There is no one here waiting to testify. This is Mavis. Sorry about that.

MR. KRUEGER: Lanai Office, anyone wishing to testify right now?

MS. FERNANDEZ: Good morning, Chair. This is Denise Fernandez on Lanai and there is no one waiting to testify.

MR. KRUEGER: Molokai Office, do you have anyone wishing to testify?

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MS. LINDO: Aloha, Chair. This is Zhan at the Molokai Office. There is no one here to testify.

CHAIR PALTIN: Anybody else in the Chambers wishing to testify? Oh, somebody signing up right now. Vice-Chair Sinenci, did you have a comment?

VICE-CHAIR SINENCI: Yes, I just wanted to let the other Members know that there was some testimony that included the Department of the Army in regards to PSLU-25, I believe. So, I know there was some questions about the Army's, I believe it's a letter that was sent on Granicus.

COUNCILMEMBER RAWLINS-FERNANDEZ: For the record, do you mean the Army Corps of Engineers?

VICE-CHAIR SINENCI: Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Thank you.

CHAIR PALTIN: Okay. So there's additional testimony on Granicus from the Army Corps of Engineers.

VICE-CHAIR SINENCI: I believe it was part of somebody else's, not directly from the Army Corps of Engineers.

CHAIR PALTIN: Okay. Alright.

COUNCILMEMBER SUGIMURA: It's not in Granicus.

CHAIR PALTIN: Oh, it's not on Granicus? Okay. We'll...James, --

MR. KRUEGER: Chair?

CHAIR PALTIN: --did you have something?

MR. KRUEGER: I believe Councilmember Sinenci is referencing Charlene Schulenburg's testimony.

COUNCILMEMBER SUGIMURA: I saw it. It's somebody's testimony.

CHAIR PALTIN: Okay.

COUNCILMEMBER SUGIMURA: It's not from the Army.

CHAIR PALTIN: Thank you. Next testifier we have Stephanie. If you can introduce yourself and what item you're testifying on please.

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MS. OHIGASHI: Okay. Sure. Stephanie Ohigashi. Sorry I'm so cas today. I wasn't planning to be on TV 'cause you know I always duke 'em up, yeah, so anyway. Anyway, thank you for calling this meeting, Chair Paltin. It really is much needed. I think I was also at the Wailuku Community Association meeting at the Promenade. Surprised I was elected to the Board of Directors; not really a surprise since I was a charter member 18 years ago. But I just wanted to preface it by saying that I'm probably the oldest person in this room, so and I was born and raised in Wailuku. I own a property, a home, a business. My mother started a beauty salon on Market Street in 1959. I happened to be there when she opened it. It was Statehood and we had a huge parade down Market Street celebrating becoming a state. So, I have a lot of history growing up in Wailuku. I've seen four evolutions of the town be demolished, build up, demolished, build up, shuttered, closed, totally run down to the town it is now. And it couldn't have happened without the condemnation of that parking lot. In the 1950s, my grandfather lived there. It was a camp. It was a cute camp; lot of green houses, lot of old soda bottles in the ground, you know, that kind camp. And so the County thought, oh-oh, we're growing. We have to have parking. Judge Kase Higa said in *The Maui News* if Wailuku doesn't have parking, we're dead. This building would not be here if we didn't get an agreement for parking. You'd all be next door squeezed into the planning room, but that's a different story. So, my thing is there's a lot of misconception about what we're doing here and I think a nighttime meeting called by someone would be great 'cause we can clear the air finally. And people who work, like this lady...I don't know where you work, but mahalo. And we can come and talk about Phase I, Phase II, Phase III 'cause there are three distinct plans. And the first two has to happen. I mean that infrastructure is makule and we need to take care of it. Okay. Please don't rescind that. The parking lot, that's a different thing. So, let's come back to the table, but I support it. Mahalo. Any questions?

CHAIR PALTIN: Thank you.

MS. OHIGASHI: Don't ask my age.

CHAIR PALTIN: Members, any questions for the testifier?

MS. OHIGASHI: That's all I ask. Any questions?

COUNCILMEMBER SUGIMURA: I do.

MS. OHIGASHI: Yuki.

COUNCILMEMBER SUGIMURA: So, thank you for being here and you're right.

MS. OHIGASHI: Thank you.

COUNCILMEMBER SUGIMURA: Normally you're bling bling when we see you out in the community.

MS. OHIGASHI: I tried.

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COUNCILMEMBER SUGIMURA: So, when you say three, so are you saying that there were three iterations of the...

MS. OHIGASHI: Well, I think, no, no, no. Back when I was on the Maui Redevelopment Agency, I was chair. We provided two or three plans that was drafted by Chris Hart and approved and, of course, they've gone by the wayside 'cause they are obsolete. This is not an obsolete plan. This is the most modern. This is the most up-to-date and it has the most input from the community 'cause we did the reWailuku plan for weeks and hundreds of Mauians came to see the plan. Okay. But the three things I'm talking about is the infrastructure that we have to take care of. The second is parking 'cause this is a parking lot; so, that's gotta happen. In what shape, what form I don't know, but that's a priority. Okay. And the third is the complex which lots of people have plans and objections over that. So, I think that's the area that we really need to malama, massage.

CHAIR PALTIN: Thank you. Council Chair King --

COUNCILMEMBER KING: I have a question.

CHAIR PALTIN: --you got a question?

COUNCILMEMBER KING: Thank you. Thanks for being here, Stephanie.

MS. OHIGASHI: Oh, yeah.

COUNCILMEMBER KING: I think you made it right under the gun before they closed testimony. So, thanks for hurrying over.

MS. OHIGASHI: I know that eyeliner took a little long, so, anyway.

COUNCILMEMBER KING: But, you know, I just I think I'm a little bit concerned because I think parking is an issue. I'm not necessarily in favor of this huge structure, but the intent in doing this structure would also encompass taking all the free parking now and basically would turn it all into paid parking wherever it is. And so, I just want to get your thoughts on losing all that free parking for Wailuku, other than what's along the street. I think...

MS. OHIGASHI: Yeah, well, you know, I think that the mitigation plan is an excellent one. I've seen it. I've heard the Planning Department articulate how we're gonna move people with shuttles. And actually, I went to Little Rock, Arkansas where, you know, Bill Clinton lives and it's a town so similar to Wailuku; it's small. And they are compact, they close at five o'clock, they have parking outside, and they have a shuttle bus that keeps going and you know what, it works. People need to think how they're gonna be part of this investment and it's a small sacrifice to make for something that's going to eventually be really beneficial.

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COUNCILMEMBER KING: Okay. Thank you.

MS. OHIGASHI: You're welcome. Paid, I don't know. But I'm willing to pay. Thank you.

CHAIR PALTIN: Committee Member Molina?

MS. OHIGASHI: Oh, yeah. Sure. Sure.

COUNCILMEMBER MOLINA: Good morning, Ms. Ohigashi. Nice to see you.

MS. OHIGASHI: Yeah.

COUNCILMEMBER MOLINA: You know, you stated your position on the priorities as far as the parking and so forth. What are your thoughts, have you taken a stand yet on proposed retail space and hotels? Any thoughts? I know for you having, you know, grown up in the area so like you stated you've seen it evolve. And back in the old days we had the old Wailuku Grand Hotel, but now this current proposal any thoughts?

MS. OHIGASHI: You know, I think the message from the Planning Department is we need to pay for it and this, with retail and hotels and other Pike's Market like farmer's market is the revenue income generator. You know, that's the deal. But, for me, Wailuku has always been it was kind of a Japanese, Chinese, Filipino town where we had tons of hotels. We had the Maui Hotel, we had the Grand Hotel, we had the Nakamura Hotel, we had the Domingo Hotel, we had lot of pool halls, too. You know, I love those pool halls; I wish they come back. But, you know, my thoughts is that a hotel, and I heard somebody say since when did Maui County get into the hotel industry, well, Maui County owns the Iao Theatre. Maui County owns 62 Market Street. We own apartments. We own spaces for restaurants, commercial kitchens, bars. So, yeah, Maui County is progressive. It can own. It can lease. It can do anything because we have the Maui Redevelopment Agency with HRS 53 to rid us of slum and blight. If you have a vibrant thing in the center that it inspires other landlords around it to do the same. So, there's gonna be more restaurants, more theatres, more bars, maybe a pool hall.

COUNCILMEMBER MOLINA: Thank you.

MS. OHIGASHI: You're welcome.

COUNCILMEMBER MOLINA: Thank you, Madam Chair.

MS. OHIGASHI: Any other questions?

CHAIR PALTIN: Yeah, I just was wondering what bar we own?

MS. OHIGASHI: What bar? You used to own Cafe O'Lei. And it was in the bottom of 62. So we were a lessor. Yeah.

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CHAIR PALTIN: Interesting.

MS. OHIGASHI: Yeah. It's really interesting. We got a lot of potential with this project. So, you know, the sky's the limit and it's really, we really need the support of the Council to see how far and how high we can go. Thank you.

CHAIR PALTIN: Any further questions, Members? Seeing none, thank you, Ms. Ohigashi.

MS. OHIGASHI: You're welcome. Bye bye.

CHAIR PALTIN: Next up we have Terri Erwin testifying on PSLU-27, owner of Perfection, LLC.

MS. ERWIN: Good morning, Council, and congratulations to all of you and it's a beautiful room today. My name is Terri Erwin. I'm the owner of Perfection Bra Fitting Salon located on Central Avenue in Wailuku. I'm also a resident of Wailuku. So, my perspective is certainly not as long as Stephanie's. I've lived on Maui nine years. I've had my business for...I always...long enough that I've lost track of the exact number of years. For two years my I had a tiny little shop located behind the McDonald's and Good Shepherd Church in one of the little cottages, 475 square feet. I started my business with 18 bras in a spare bedroom in Kihei and grew the business over the past, I think, it's 6 years now. And now I'm located on Central Avenue in the Furtado Building on the far end unit and recently expanded into the space that was Uncle Jesse's, a local business that was there for 25 more years. So, I'm kind of an inheritor of a long history. So, here's my perspective, I'm a small business owner that started with really nothing and have grown my business really by the grace of local clients. I'm a business that specializes in women's undergarments. I'm also the only ever post-mastectomy fitter on the island; Maui never had anyone. If you got cancer, who could fit you for a prosthetic bra or prosthetic breasts? We never had that. Now we do. And the business was really grown by the sales in the local community. So, I didn't come with money. I don't have big, deep pockets that I'm...I have a business as a hobby. I really am growing it organically. So, I depend a lot on what happens in my business neighborhood. So, I've seen in the last six years lots of people with businesses like mine; small businesses, mom and pop businesses, some have come and then gone. Not because of the lack of their own talents, but for lack of a kind of collective critical mass I would say in Wailuku; lots and lots of small businesses have put talents and all of their resources into growing their businesses, but there really is something organic and symbiotic that happens in a business district when there's enough small businesses and at the same time public investment that helps kind of put us over the hump into being a better place for everyone to thrive and that's local businesses, that's residents that are surrounding. So, I really see this project as a good use of public money being spent in a location where local people are investing all of their money and their skin. And so, I really ask you very humbly and respectfully to think about those of us who are trying to make a go of it in Wailuku and serve the community in a positive way and really what we need is just that little bit more help from the County and the investment to help make Wailuku a more workable business district because it's not for lack of trying from the small businesses and residents that

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we haven't quite gotten over the hump. We just need a little bit of help and that's what I hope you'll continue to support in this project.

CHAIR PALTIN: Thank you. Members, any questions? Committee Vice-Chair Sinenci?

VICE-CHAIR SINENCI: Yes, I just had one question. I know my office have been receiving some testimonies and I think one of the concerns from the general public has just been the amount that's being spent on the project and many have expressed their concerns that there may be other things in Maui County that might need more help like housing or the homeless. So, you feel, do you feel that that amount is fair?

MS. ERWIN: So, I know that when I go to Safeway when I get to the cash register, I have 18 things and it's \$200 and I'm always surprised at how things add up. So, the total is always, to me, a shocking number because I can't imagine that it could take that much money to do that project. But I do understand that that's simply the reality. I also understand that the infrastructure component and the construction component that those are two separate pieces and were they looked at separately that the dollar amount for the construction piece, like for like putting something new, would not be as shocking. But it's the combination of the infrastructure, the roads and sewers, and then the construction that add up to be quite a significant number and that I understand it's frightening. None of us operate household budgets at that with those dollar amounts. So, I'm not an expert. I'm not a construction person. I believe the County hired professional people to develop the plan and the budget and I'm certainly not qualified, not with my gut and not with my training to pick apart a budget like that. So, I think we have to rely on professionals at some point always.

CHAIR PALTIN: Thank you. Members, any further questions? Seeing none, thank you for your testimony, Ms. Erwin.

MS. ERWIN: Thank you for the opportunity.

CHAIR PALTIN: This will be the last call for public testimony. Seeing there are no more individuals wishing to testify, without objection, I will now close public testimony.

COUNCILMEMBERS: No objections.

. . .END OF PUBLIC TESTIMONY. . .

CHAIR PALTIN: Thank you.

PSLU-27: PLANNING OF THE WAILUKU CIVIC CENTER COMPLEX (CC 19-69)

CHAIR PALTIN: So, like we mentioned earlier, I was gonna skip ahead to PSLU-27 seeing as that garnered the most public testimony. PSLU-27, Planning of the Wailuku Civic Center Complex. The Committee is in receipt of County Communication 19-69, from

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me, relating to the planning of the Wailuku Civic Center Complex. I introduced this, I scheduled this item and invited Ms. Wade to give a presentation solely because I attended the Wailuku Community Association's annual meeting last Wednesday and I noticed that it was standing room only and a lot of people had questions, a lot of people wanted to testify and they weren't afforded that opportunity. So, because of the timeliness and the momentum of the project, I thought it would be a good item for us to hear from today. Ms. Wade, will you please proceed with your presentation and I'll ask Members to let Ms. Wade get through her presentation. If you have any questions, if you can jot them down and ask once the presentation is concluded, and we might take a recess right after her presentation and then come back with questions if that's alright. Go ahead, Ms. Wade. Thank you.

MS. WADE: Thank you. Good morning, Chair, and good morning, Members. Thank you for the opportunity to be here today. By and large, the presentation I'm gonna share is very similar to the one I shared last week Wednesday at the community association with a few slides added in relation to some of the questions that were asked. I'll try to keep it around 20 minutes. As it has been...I should clarify who I am, too, by the way. My name's Erin Wade. I work for the Department of Management. I was originally a staff member in the Planning Department. In last year's budget, my position was moved under Department of Management to continue overseeing this particular project. But I am a staff planner. I'm not, as has been said before, I'm not a developer. I'm an employee of the County of Maui as a planner. The project background, as many said this morning, has been in the works for a number of years. The property at the Wailuku Municipal Parking Lot was purchased in the '60s with the intent of building parking. At that time, commercial businesses and department stores were moving out of Wailuku in seek of, to seek parking, to seek additional square footage for parking. And so because the department stores were leaving, the anchor tenants in Wailuku were leaving and the business was dying in Wailuku so a series of plans was developed. That was the same time that Wailuku Town was designated as a redevelopment area and this is under State law which Stephanie Ohigashi referenced. So that's HRS 53. It's called the Urban Renewal Law. But it's also what created the Maui Redevelopment Agency, which in addition to establishing it as a redevelopment area, an inventory of all of the properties and buildings and infrastructure within the area has to be completed and identified as at-risk or in...or experiencing conditions of slum and blight. And that has been done and it has been updated regularly since. The last time that was done was in 2000. And so you know as well, the Redevelopment Agency Board is an entirely volunteer board. The five-member number of the board is defined by State law, HRS Chapter 53. These are our board members and Chair Frank De Rego is in the audience today as well. In 2000, when this plan was adopted and I should tell you that 90 percent, maybe more than 90 percent of the actions, there's 27 action statements in this plan, this is the only remaining task to complete. This is the opposite of a low-hanging fruit. It has been very hard to get this done and because it's taken so much outreach and conversation. But what this states is that redeveloping the municipal lot with a mixture of uses, it outlines potential for business hotel, commercial, residential, entertainment, and public parking as use generators, as activity generators has been the request. So, why build parking is the first question and I put this photo here

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because if you worked in Wailuku for any length of time this photo probably struck [sic] fears into your heart thinking you're gonna get a parking ticket. We've all been ticketed in Wailuku Town so the concept of parking being free, the more I talk to merchants, the more they tell me parking isn't free today. They end up either having to park in a two-hour stall and going out to move their car every two hours which costs them time and sometimes a loss in business or they get a ticket and depending on where you park, that's a 35 or a \$65 ticket. So, that can be if you're just going out to lunch or to have coffee with a friend, that's a very expensive cup of coffee that you just had to get and that's the obstacle that the merchants are having to overcome. The other reason to build parking is and this might sound counterintuitive initially, but building consolidated parking preserves historic buildings. And the reason for that is throughout Wailuku Town there's very small lots. Most have no ability to build onsite parking. And if they were to try to create that they would have to take down the building, in whole or in part; either their neighbor's building or their building. So, in order...and we've done this throughout all of the small towns in Maui County. We've looked at parking as infrastructure. So, in order to preserve those historic buildings and enable them to be utilized for an adaptive use, we have to provide parking as a resource. Wailuku just happens to have the additional burden of also carrying, providing the carrying capacity for State and County and medical services within the district as well. It's both a benefit to the district. It keeps it lively and it also creates challenges in terms of how do we get this many people around and get them parked. And then the question is why create an activity generator? So, this is the two parts of the mission for this task. If you've ever been to a downtown neighborhood in any part of the world where it's a ghost town and this happens in Wailuku Town, outside of Monday through Friday, 9:00 to 5:00, it is...there's not a whole lot of people around and so safety can become an issue. There's a lot of opportunities for behaviors that are not undesirable [sic] and this has been a stigma that Wailuku has had to work on for years. But until there's more activity happening nights and weekends we can't fundamentally change that. The other reason is for quality of life. Local residents continually tell us what a positive thing First Friday has been for them, that it's their, they look forward to it every month in order to see their friends, get reacquainted, grab some affordable food options. And having a space to do that, First Friday is a very expensive thing to pull off every month because we have to close the street and hire police and all of those things. So, having a space or a venue to be able to do that continually and affordably is something that we've looked to do. Then building a parking structure is expensive and if you're going to do something and invest that amount of money, the intention would be not to do it just for the 9:00 to 5:00 office worker, but to leverage that asset to work two and three more opportunities during that day; not just the eight-hour day, but create opportunities for after businesses are closed that there's activity or restaurants or theatre or entertainment happening. So, that you're multiplying the benefit of that asset. And then finally, just to inspire surrounding property owners to reinvest in their buildings. Right now, Wailuku is probably the lowest rent district for commercial space and we do see that as a good thing. Wailuku has been kind of an incubator for growing businesses which has been really very positive. But many of them are challenges. We have gone door-to-door to the merchants and talked about what their challenges are and very high on the list for them is the condition of their buildings right now whether it's a leaking roof or termite

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damage or any of those things. And then the property owner is unwilling to invest until they have certainty to know that one, there will be parking provided and two, that there's a reason to reinvest, that the market is gonna sustain their investment. Over the years, there's been four attempts at building a parking structure and activity generator on the property. I'm not gonna go into detail, but all of them had public input. We are on the fourth attempt right now which began in 2012 with the reWailuku workshops. I'm gonna share a little bit about that with you and then in FY '16, the Council dedicated design funds and that's when we hired a architecture firm. So, 2010, the most recent rejected design was discouraged for three reasons. One, people didn't like that it was as tall as the two four-story surrounding buildings. They preferred to see something smaller so that the parking could be more hidden or nestled into that back area. The second is that one was designed to be single-function. It was a scissor deck is how the parking designers describe it where the floor, each floor could only be used for parking because it was designed on a slope. So, we've took that to heart so that in the future if parking isn't in the best interest in the County, it can be redeveloped for another purpose. It will have flat decks. And then the third was the 2010 work was again going to be two phases, but there was no plan for the activity generator and that really made the neighborhood nervous to have a parking structure built with nothing to ensure that it was going to be safe and supervised into the future. They wanted to make sure that the activity generator would be there very early on. So, in 2012, having sent back to the drawing board again and this was just slightly before this is when I started staffing the Redevelopment Agency, so we did set up for eight weeks total on Main Street a space to invite the community to come and share their comments with us about what they wanted to see. There was all kind of folks. There's Stephanie in the bottom right corner. All kind of folks that came from the neighborhood and really many folks came once and then came back again and said they thought of something that they wanted to share, you know, they went home and thought about it and had something else that they wanted to share. So, having that kind of long time span to invite this ended up being very beneficial and people did not hold back; they told us all kind of things they wanted to see. We had this remember wall also where lots of folks came and shared with us their memories of Wailuku and these are the Sanborn maps on the bottom which shows how that space has evolved. And you can see how the town core hollowed out over time to accommodate for parking. And then towards the end of the workshop we started realizing focusing on just the block that's surrounded by Main, Market, Church, and Vineyard wasn't getting us the whole picture. We were hearing from neighborhood-wide what people wanted to see. So, we kind of started taking it block by block and working with property owners and it was really only then that we started to realize it's like a puzzle to solve all of the issues and there's no silver bullet to helping Wailuku move forward. There has to be a combination of solutions that we approach all at once. So, that was how we refocused our energy. And when I was here just very briefly at the Multimodal Committee we shared with you, we're taking a look now at both the State and County campuses, Wells Park, the Wailuku Civic Complex, and a transit corridor through Kahului to start trying to work towards a variety of options for transportation in the neighborhood; and of course, the civic complex would be part of that. The first step, once we hired a architect, was to assemble an advisory committee. So, we pulled people from the arts community, we

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pulled former MRA chairs who had worked diligently on this in the past, our Clean and Safe staff, local architects, local landscape architects. We pulled a team of Wailuku folks who we knew would be able to provide us guidance on what could be doable. And then throughout the process, we created seven ways for the public to participate. There were five ways general public could participate and we had two targeted opportunities. The first general public was an online survey that we did in 2017 and the results for that is on the reWailuku website, if you're interested in taking a look. We got 1,196 responses to that survey. So, it was a real good poll, scientifically significant. We did, again, we went back to our reWailuku model and did pop-up open houses. We utilized the corner of Main and Market and we also utilized First Friday. We utilized the mayor's tent at the Fair when that was there. So, there was multiple opportunities for pop-up. We had both MRA and Council meetings. There were multiple agendas where this was discussed and publicly noticed. We have a website and a Listserve and we had the EA process; and that started in August and was concluded at the end of October. Those were the public opportunities. Our targeted participation was stakeholder interviews. We did one-on-one interviews. Our cultural resource planner, Ramsay Taum, did individual interviews with those who stated cultural connections to the site. And then we have worked with merchants, Tokie Ogawa, from the Office of Economic Development has recently and for the past several months been going door-to-door and doing surveys also with the merchants. And then finally, we worked with member organizations that had a stake in Wailuku and made presentations and were available for comment at all of those organization meetings as well; and they keep asking us to come back regularly which we keep doing. So, at each phase of the project, we engage all these types of public participation. During the kickoff, when we didn't really have any expectation for what should happen at the site, as we understood what the community's direction was we presented concept plans, then we came back with what the public determined to be a preferred concept and then finally for refined concept. The survey itself directed us to focus on a public market for the ground floor. The community wanted to see a plaza and green space. They really like free Wi-Fi. A performance stage, classes, end space, a museum and cultural exhibit space, and reception space. So, this was what we were directed to begin working on. I think I'll go into the benefits of public markets another time. In terms of public kick-off, what we did was we presented a series of alternatives for design. So, we showed if we have a public building in the space, what would you like it to look like. We had these four were the top vote-getters. We did that for a parking structure. These four were the top vote-getters. And again and again we did that with street design, we did that with individual features, we did that with art. We asked the public how they wanted to see it. The next round for community outreach was this was the three alternatives. We provided a low, a medium, and a high-intensity design for the public to review. The low one, which is the green one on the far left, included only the parking structure, a community...a single-story community pavilion, and the public open space. The middle one was higher intensity and started to include some ground floor retail space in the building. The third one, the higher intensity one, has the community office, the County office spaces, and three-story public building. And then every time we went back, we asked people not just to respond to what we were showing them, but to tell us in their own words what they wanted to see. We did a space analysis for how much square footage would be

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needed for each of the uses that the community identified as a priority. And one of the ones that came out of this was a public hearing room. And as I'm sure you're familiar, the Planning Department's public hearing room in Kalana Pakui is small. It only seats about 40 people and that has continually been a point of concern with the public that that's not big enough to seat a full audience. So, we did identify a space in this project for a 150-seat public hearing room which can be utilized in the evenings then for rehearsal or practice space for the arts communities or a public meeting like the public is asking for, this could be utilized and then a community event space. The community event space would be planned to have the outdoor lanai space right off of the reception so you could open it up and utilize the exterior as well much like a community center, but right in the heart of the commercial core. So, what we landed on in terms of preferred design and this is in the centerfold of the handouts that was provided and this was also distributed at the community association meeting, this is the site plan with the parking structure. It's essentially...if you think about entering the parking lot where you pull up to go into American Savings Bank, that's kind of the dividing line of where the space unfolds. So, to the left would be the parking structure, to the right would be community plaza, and up towards the top of the block would be the community event building. This page also has the estimated construction costs and as several of the testifiers said, it really is multiple projects packaged into one. And as we've been working with Public Works and the other teams, we've realized were we not doing all of the roads, sewer, water, drainage all at once in a single project, that in itself would've been many more millions of dollars than it is now as we're packaging it altogether. So, we are having a cost-savings with the infrastructure being done all at one time, both to the County and to the merchants. The expected investment, and I'll make this clear right now, too, the County is not intending to build a hotel at this site. This is not part of the priorities for the County itself to build. No one from the public told us that the County should be putting our resources towards a hotel. We do expect and we have heard that there are property owners in the neighborhood that might be interested in building a business hotel. And so, our fiscal analyst did find out from all the property owners in the neighborhood, if we make this investment, what would you do on your own property just for us to determine what does our real property tax capture actually look like if we make this kind of investment given it's a economic development project. So, at five years at build out, we're already at 162 million in additional investment in the district. By 2028, we're at \$494 million in additional investment in the district. That's the point where, actually two years after this is the point where we break even in terms of debt service. So, this is our pro forma for the project and this is all available, too, at the reWailuku.com or .org website. But you can see at year 31, it transitions from the debt service amount of 5.7 million to having the tax income and revenue to offset that and then everything else beyond what's captured. So, once we are paying off easily the 5.7 million, all that additional revenue that's coming in goes to the General Fund and can be utilized for additional projects. So, in preparing for construction, the project is phased. So, the road construction, Vineyard and Church Street and their infrastructure improvements is planned to start in June; would start with the Church Street intersection. The segment of Church would go first, then lower Vineyard, then upper Vineyard. It's about a 18-month construction schedule. Also, in the handout that I provided, this is the page before the back, provides what we would do for

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temporary parking purposes. So, it shows the temporary parking; it does speak to the two-hour parking, converting the 12-hour behind the Iao Theatre to two-hour. And at Wells Park, converting that from Parks exclusive parking to customer parking. This was the first time at the Wailuku Community Association we've rolled out what this plan was so we're still in feedback mode. We're happy to adjust and if providing some employee passes; I know it was Erica from Green Ti that Joe Myhand was referring to. So, in terms of being able to provide accommodation, we're very open to being able to do that. It's just we need to hear from folks certainly on what the needs are. We're also looking to help businesses with interruption programs. There's no question that it will have an impact so we're trying to anticipate what those businesses expect that impact to be. They know their business better than we can ever understand it. So, owners are concerned about high vacancy rate. So, we had suggested coming back to the County Council and proposing a tax abatement that has gone to the Redevelopment Agency in draft form and will be coming to Budget Committee with a request to review. The proposed interruption grants for business would be a potential offset of loss of sales. So, the intention here is for businesses to document the amount of lost sales related to construction. We can collaborate with construction crew spending as they did in Lanai City for lunches when both the hotels were under construction there. And then communication and construction management is obviously gonna be one of the most vital things for people to be able to plan. And then finally, this is my last slide, the most important thing during any construction project because there's no question it's humbug for folks is to keep it as fun and interesting as possible. So, some of the collaborations that we've started is we applied for a grant from the National Endowment of the Arts to do a public arts program. We won that grant so that's 75,000 to run a small town big art program. There's a Wailuku Town app that we're partnering with the Maui Historical Society to create a...there is a historical walking tour now; it's just a brochure. The online app would be now transitioning that to something mobile-friendly that could provide a whole lot more content. We're hoping to hire a PR firm to help us do a under construction open for business campaign. And then...so the testifier's comment about how are they gonna know where to find parking we're gonna, intending to do some wayfinding signage about how to get around the neighborhood also when we're under construction. So, I'm happy to answer any questions you may have, Chair.

CHAIR PALTIN: Thank you. I just wanted to add on for Members and the record and public to know that Managing Director Sandy Baz sent in testimony that points to the final Environmental Assessment document is on the Office of Environmental Quality Control online library, I believe October 23, 2018. So, if anybody wanted to look into that, that's also available online. Thank you for your presentation. If there's no objections, did you want to take a ten-minute break and then we can come back and ask questions? Seeing no objections, I'll put the meeting in recess for ten minutes and we'll be back at 10:45. . . .(gavel). . .

RECESS: 10:36 a.m.

RECONVENE: 10:47 a.m.

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CHAIR PALTIN: . . .*(gavel)*. . . The Planning and Sustainable Land Use Committee meeting recessed February 27, 2019 will come back to order. The time is now 10:47 and we're gonna be moving into the question-and-answer phase of PSLU-27. Members...Ms. Lee, you have a question?

COUNCILMEMBER LEE: Yes, I do, Madam Chair. Hi, Erin.

MS. WADE: Hi.

COUNCILMEMBER LEE: Okay. Maybe you've covered this, but specifically for those who live on Vineyard Street and some of the...like Central Avenue, you know, longtime residents who are accustomed to parking on on-street parking, using on-street parking, what's gonna happen to them?

MS. WADE: Good question. Chair?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. So, during construction, we will be allowing one lane of local access. So, I just wanted to get that in there, too, while you're asking the question. For on-street parking, there's one property owner that has a residence that does park on the street and we're looking...there's an adjoining property next to that; it's the Tong Society property where the historic archway is. We have made a request to acquire that and we got a letter back from that neighbor stating that they're interested in sale. So, we're in the appraisal process for acquiring that right now. That would allow us to shave off a portion of that lot to dedicate to the property owner, the adjoining property owner, for onsite parking so that the need to park on-street is no longer as critical. The remainder of the businesses...

COUNCILMEMBER LEE: Excuse me.

MS. WADE: Yeah?

COUNCILMEMBER LEE: One parking stall or two?

MS. WADE: The...Chair?

CHAIR PALTIN: Ms. Wade?

MS. WADE: The driveway does accommodate two full-size trucks right now. In fact, the property owner utilizes it for their parking today, but it's on the neighbor's property. So, we're trying to assist in resolving that with the neighboring property owner by acquiring.

COUNCILMEMBER LEE: You mean to say on Vineyard Street, there's only one person who parks on the street?

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CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. There's only one resident that parks on the street regularly. In terms of the businesses where there's seven stalls on Vineyard Street. The two, the six stalls that are on upper Vineyard Street are in front of Cain and Herren's business and then the upper building there's a Maui Medical building and the upper building that used to be the old Vineyard Tavern is also owned by Cain and Herren. When we spoke with those businesses about the parking, they stated they had real safety concerns about their clients parking there because of mirrors getting hit and falling off their cars when they're visiting with their lawyer. So, they expressed concern for safety for those stalls anyway and didn't have a problem with those being removed.

COUNCILMEMBER LEE: Okay. And then it's gonna be difficult...well, I have two questions. You're gonna have underground electrical wiring?

MS. WADE: That's correct.

COUNCILMEMBER LEE: Okay. Then, also, are we going to need to provide some kind of blanket exemption for Wailuku Town with regard to parking requirements because really it's, was developed in the 1900s, the early 1900s, right? And so, obviously it's substandard to today's standards so we need to, you know, recognize that and try to not make them provide...well, put them into compliance when it's almost impossible for some people. So, are we gonna do this blanket exemption for them?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. So, we do and we'll need to revisit the Zoning Code for Wailuku Town once we have an expectation of exactly how many parking stalls are gonna be developed and how many parking stalls could be utilized by the surrounding neighborhood. Right now, parking is exempt for restaurants and evening activities, such as bars and theatre use, for the purpose of they can share the exact same parking stall as an office use and there really isn't a conflict. The majority of the time when people are coming to park at those type of uses, it's in the evening when there's plenty of free parking. So, that's how we've been able to sort of leverage additional business with the resource we have today. But as the capacity grows, we'll be able to analyze and determine yes, what would the exemption look like and for what types of uses.

COUNCILMEMBER LEE: One last question, Madam Chair?

CHAIR PALTIN: Sure.

COUNCILMEMBER LEE: Okay. When Aria's was open, yeah, we'd go there in the evening and have hard time finding parking. Where do all these other people come from? I mean do they live in, you know, Wailuku and use the municipal parking?

CHAIR PALTIN: Ms. Wade?

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MS. WADE: So, can I ask for a clarification? You mean the municipal parking lot would be full when you'd go to Aria's in the evening?

COUNCILMEMBER LEE: Oftentimes, yes. Oftentimes. So, I used to think well, a lot of people, you know, work away and then come back in the evening and the parking is, parking lot is oftentimes full. So, do we have hidden residents or something?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. You know, the Iao Theatre does seat 400 and so if it was the night of a show --

COUNCILMEMBER LEE: Oh, I see.

MS. WADE: --that there's a possibility that it was heavily parked for those reasons and they have been doing a great job of really having a robust program at the Iao. So, I think that's a positive thing and probably illustrates the need for more parking.

COUNCILMEMBER LEE: Thank you. That's something I never thought about. Thank you.

CHAIR PALTIN: I'll just go down the line after...Committee Vice-Chair Sinenci, did you have any questions?

VICE-CHAIR SINENCI: Thank you, Chair. Yes, just couple general questions. First one, where are we in the process as far as the timeline of the project?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you for asking. Right now, we have gone out for and are under contract for the roads and utilities improvements. So, MIRA Construction, which was referenced by a testifier, was the low bid for that project and Dowling Company is the construction management team that will be working on that. So, that will begin in June with some of the new signalization work at the corner of Church and Main and will, our expectation is will evolve over 18 months, Church Street, lower Vineyard, upper Vineyard would be the sequence. For the parking structure, we'll be going to the Redevelopment Agency for design review in March, that's March 22nd. So, that'll receive final design review. Any amendments that are necessary will be made and then we are ready to go out to bid for the parking structure. Our expectation is that we'll come in under the 40 million that has already been approved for bond. So, we can move forward with the parking structure as the Council has already allocated those funds and provided for bond for that. The Phase II, which includes the community plaza space, the ground floor public market, second floor County office space, third floor reception space and public hearing room, we were only appropriated the monies in December of 2018 and therefore, having not been provided a budget, we did not move forward into construction design for that. So, we are still at a phase

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where if the Council and Administration would like to continue moving forward, we can take a look at the design and adjust according to community feedback.

VICE-CHAIR SINENCI: Thank you. And the second part is, is the County responsible if the project does go over budget?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Did you say is the County responsible?

VICE-CHAIR SINENCI: Yes.

MS. WADE: Yes, absolutely. So, that, and I'll tell you going into this that is the number one reason we hired a construction manager who has already saved us quite a bit of money identifying conflicts in design and identifying scenarios that would be likely to be problematic. So, we also have our in-house civil engineer, Alan Murata, who assisted with the Kulamalu housing construction and also saved the County quite a bit of money by identifying where cost overruns would be likely. So, those are our measures in anticipation of trying to keep costs low.

VICE-CHAIR SINENCI: Okay. Just one more question, will property values surrounding the site be affected?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. The likelihood is yes. The property owners surrounding, the property value surrounding the site would likely increase as a result of the additional asset within the neighborhood.

VICE-CHAIR SINENCI: Thank you. Thank you, Chair.

CHAIR PALTIN: Sure thing. Councilmember Molina?

COUNCILMEMBER MOLINA: Thank you, Madam Chair. Good morning, Ms. Wade.

MS. WADE: Good morning.

COUNCILMEMBER MOLINA: I appreciate the question that was asked by my colleague from Hana with regards to any cost overruns 'cause we've seen it before with County projects and, you know, somebody gets the low bid, next thing you know they come back to this Council and tell us oh, for whatever reasons we got cost overruns. So, we definitely need to keep a lid on that because there's been a lot of, you know, maybe I don't want to call it abuses, but that's what we really gotta watch out for. So, anyway, people taking advantage of the County. So, anyway, enough of my editorializing on that. With regards to the shuttle from War Memorial to Wailuku, now this will be the County's gonna pay for the shuttle and this will be exclusive only to shuttle employees

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or will members of the general public who park in the areas that are near the employee stalls will they be granted access to ride this shuttle as well?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. We would anticipate anyone that wants to park at War Memorial and take the shuttle up could utilize it where we'd intend to advertise it for any Wailuku Town employees. So, we've already spoken with Maui Medical who has a number of folks who park in the Wailuku Municipal Lot, certainly the State. The biggest and then I should say in addition to employees, jurors. So, one of the number one groups that parks in the municipal lot is folks assigned to jury duty and they're there early and park all day long. So, what you would get on your notice of jury duty instead of saying to park in the Wailuku municipal parking lot would say park at War Memorial and take the shuttle, the County's free shuttle into Wailuku Town. We have spoken with Judge Cardoza about participating in the funding for that shuttle as well and they have expressed an interest in assisting with that.

COUNCILMEMBER MOLINA: Okay. That's good to hear. I was wanted to follow up on that with State employees as well. And now, during construction, you have a plan to grant access to businesses while... 'cause, you know, I guess we heard from one testifier that, you know, Wailuku, that area could be shut down for two years. So, I'm concerned about the impacts it could have on the small existing businesses that are there. So, what is the plan when construction actually does take place?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. So, Market Street, to be clear, Market Street will not be impacted or closed. Main Street will only be impacted during the time of the signal installation and that's the very first activity. And then, we've broken it up by segment with the very intention of trying to be able to route people around. So, with Church Street going first, the lower Vineyard segment is going to be by far the most, the biggest impediment to the neighborhood because, as you know, folks coming from Kahekili in seeking Honoapiilani Highway as their commuting route come up Vineyard Street. Once that lower Vineyard Street leg is complete, we can work on upper Vineyard and they can turn down Church Street and head up. So, the routing won't be as problematic, but for access to the businesses, as I mentioned previously, we'll maintain one lane for local access at all times and that will be both for residents, business, and deliveries, and customers. And then for during the time of as we begin switching the different, between the different segments and for like on Church Street, that's one of the most challenging ones to maintain access for if we move forward with the parking structure at the same time as Church Street is under construction. So, that was part of the intent is while Church Street is under construction, we're hanging back and not doing the municipal parking structure yet. And then as that segment of Church is complete, we can begin moving forward with the municipal parking lot 'cause those businesses you can access from the parking lot.

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COUNCILMEMBER MOLINA: Okay. And, Madam Chair, my last question. We heard from testimony about the possibility of including housing into this whole or near this complex. Was that ever brought up? I'm sure it might have with the MRA meetings and so forth. Can you share with us why, I guess, there was no well, it appears at this point, no inclusion of housing?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. It has been brought up and was discussed by the project advisory committee and by the Administration to include housing. It's a very visible site. It's right in the heart of the neighborhood and with the anticipation of events and things happening, we were reluctant to put housing because it would sort of be on display at, all the time. So, we're...however, there's multiple locations within the redevelopment area that are interested in building housing. So, you know, just talking with the redevelopment chair, we kind of want to get off the stationary bicycle of the municipal parking lot so we can move on to working on additional housing projects in the neighborhood.

COUNCILMEMBER MOLINA: Alright. Thank you. Thank you, Madam Chair.

CHAIR PALTIN: Council Vice-Chair Rawlins-Fernandez, did you have some questions?

COUNCILMEMBER RAWLINS-FERNANDEZ: I do. I have a lot of questions. Thank you, Chair. Okay. My first question is one testifier said that she had walked door-to-door on Main Street and within the block of the project. I actually had walked it too for a different reason, but had an opportunity to speak to a lot of the merchants there. And similar to the testifier, some of them felt like they had not been engaged and were not noticed. So, what is your notice requirement for this project? What was it?

CHAIR PALTIN: Ms. Wade?

MS. WADE: So, the requirement for construction, there is no public hearing or immediate adjacent ownership triggered by any permit, if that's the question. We did have multiple merchant meetings specifically and then we held community meetings, stakeholder meetings. There is no merchants association in Wailuku, which is, you know, a big part of the struggle. So, quite a bit did happen on social media in maybe four years ago we set up a Nextdoor website. I actually started the Wailuku Town Nextdoor website to try to communicate with the merchants about things that were happening. But then through just community meetings and merchant meetings is, was our primary mode of communication with them. Finally, when we started our archaeological testing, we did go door-to-door and provided them notice of the impact of what the testing duration would be and how it would impact them during the testing period. And then that was also a really great opportunity to just talk to folks about what was going on.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. So, you said that you did do social media outreach?

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MS. WADE: Correct, using the Nextdoor website or...are you familiar with the Nextdoor social media tool? Yes.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. And that was the only venue format that you used was Nextdoor as far as social media?

MS. WADE: I should clarify. So, there were multiple folks using social media regularly about all of the public meetings we had. So, if it wasn't my meeting specifically like if when the Native Hawaiian Chamber had their meeting, they would publish the notice using their Facebook page or, you know, whichever venue that we were at, similar with the Wailuku Community Association, it's not my meeting. I was invited to come and so each time that that would occur, they all, many of them utilized social media for those purposes as well.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Okay. So, this report, the analysis of fiscal and economic impacts, after this report was finalized did you go back to the community and have like a discussion or a Q&A?

CHAIR PALTIN: Ms. Wade?

MS. WADE: The report was presented at the Maui Redevelopment Agency meeting, but we did not have a specific meeting separate from the Redevelopment Agency meeting to go over those financials.

COUNCILMEMBER RAWLINS-FERNANDEZ: Did that meeting allow for Q&A?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. All of the publicly noticed meeting of the Redevelopment Agency allow for public testimony and then really very similarly to the County Council meeting, the board discusses and can ask questions regarding the document.

COUNCILMEMBER RAWLINS-FERNANDEZ: Thank you. So, as we heard today, the meeting that was held at the Promenade was standing room only and to me that was like an obvious indicator that the public desperately wants their questions and their concerns addressed. Do you have anything planned to allow for this type of meeting to occur in the very near future?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. So, I've talked with my boss, Sandy Baz, about hosting an additional meeting and we've contacted the Iao Theatre for additional times. There's potential for time the week of March 12th which would be very soon and to get the notice out and then after that the Iao is very booked for quite a period of time. So, they're looking also to see if they can move something in order to accommodate. So, the Iao was the venue that we had looked to and then we're also trying to match with Mayor's

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schedule so that he's able to attend. But yes, it would be a question and answer opportunity.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. One more question and then I'll yield the floor. Was an analysis of vacant commercial spaces conducted and a comparison of the cost of the retail space at the civic hub to what the current market rate for spaces done?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. Very good question. You know, the intent is never to compete with the existing vacant spaces on Market Street. So, most of those are designed and organized for retail usage, boutique-type uses. Many of them cannot, for reasons of not having a grease interceptor or appropriate water connections, be converted into restaurant space at this time. So, what we did intentionally for the retail space is to focus on the food hub, food market so that that's something that within the district could not be provided elsewhere and is regularly a publicly provided space. So, that was very intentional. The vacancy rate fluctuates as you can imagine and so on any given month it can change, but it's gone between, it's been between 20 and 8 percent throughout this period and we're heading back up, the vacancy rate is going up again; right now partially because of increased rents and partially just because of the nature of retail itself has shifted and we're seeing that all over the County.

COUNCILMEMBER RAWLINS-FERNANDEZ: Just a quick follow-up?

CHAIR PALTIN: Sure thing.

COUNCILMEMBER RAWLINS-FERNANDEZ: Sorry. So, in your analysis what would you expect the vacancy rate to be of the civic hub?

MS. WADE: So, in anticipation if we move forward, so we were only, as you know, authorized or appropriated the money in December. So, we hadn't contracted for the next phase which is the business plan and feasibility study for the market. So, that would be the next phase is to work with a professional team to both do the interior layout, create an operations and management analysis for how that space would function, and create a plan to ensure that the vacancy rate stays low and that local farmers are the ones benefitting from being able to utilize the space.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Thank you. Mahalo, Chair.

CHAIR PALTIN: Thank you, Vice-Chair Rawlins-Fernandez. Council Chair Kelly King, you have some questions?

COUNCILMEMBER KING: Yes, I do. Thank you, Chair. So, you know, I think the article might have, the article that came out in *Maui Time* might have mischaracterized me as being against this project and I'm not necessarily against the project. I'm against County funding being used for it, \$40 million. And one of my biggest concerns is the

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claim that this is going to be an economic engine, it's going to return the same amount of money. When I talked to the Finance Director, he said this is gonna cost us about \$6 million a year to operate and he didn't see how that was gonna come back. But you have some projections and in those projections it appears to be a best-case scenario, the scenarios that all these offices are full and all these...I watched what happened with MRTC buildings in Kihei and I actually sat on the board of HT...the High [sic] Tech [sic] Development Corporation. I was an appointee of the Governor. We have building space in there and we've been at least 50 percent empty the entire time, the entire three years I was on that board. So, office space, commercial space right now is really hard to fill. We just saw today in the paper that one of the retail shops in Wailuku went out of business, is closing down not because of parking, but because of the competition with e-commerce and they're gonna go online only. So, that's not going to stop, that's gonna continue. And my concern is do we have a worst-case scenario projection about, you know, if we don't fill these retail spaces and we don't have the activity that you're anticipating and we don't bring in the money that's gonna cover then that, we're gonna be, I mean the County's gonna be liable for this outlay of cash which, you know, is pointed out could be better spent on housing and other, you know, infrastructure. I'm happy and I think I heard mostly from the community that they're happy about the infrastructure. You know, a lot of the roads and the underground infrastructure and it looks like you have enough to do parking as well, to increase the parking so and if that's the number one concern, then I'm really concerned about us taking the commercial risk and why the County would want to get into this. And I know I'm throwing a lot out at you so I'm gonna just let you answer in a second, but and then one of the other concerns is, you know, the idea of First Friday needing help. Well, all the Fridays have the same, you know, we all have to shut down the area to have our parties and we all have to have police protection so there's not like a concerted County effort to say let's help all these Friday events, but it's a good thing. It's a good event and part of the reason it is so popular is because we get to party on roads that are shut down; that's part of the excitement about it, right? And I think that's the same for Wailuku. So, anyway, I just want if you could address these concerns and I'm happy that you're speaking in terms of, you know, moving ahead with the infrastructure that's already been funded and that there are ways to mitigate. And then I have a follow-up question, but I'll stop right there to let you answer, just respond to some of that.

CHAIR PALTIN: Ms. Wade?

MS. WADE: Okay. Thank you. So, regarding financing the facility and if you're speaking specifically for the ground floor retail space, I think many of you attended the Opportunity Zones workshop that happened recently. The new Administration has directed us to seek outside funding sources for that ground floor space which hadn't always been the direction, so the Opportunity Zones funding is a potential, Economic Development Administration is a potential. So, as we were, you know, we were provided an appropriation for 40 million, but that was always the not-to-exceed with the expectation that we're trying to reduce that, too, as much as we possibly can. So, we will be applying for several grants and then beginning to work with LISC and others to determine if we move forward with Phase II if this is a good location for the

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Opportunity Zone potential. As I referenced the business plan for the public market vacancy rate is figured into that, same with all of our parking studies and everything. So, none of it assumes full occupancy all the time. All of it assumes a conservative percentage; so like as in the parking, it assumes it's 68 percent parked in terms of our parking studies. In terms of revenue projections, it doesn't assume we're always making money on every stall, every hour of the day. Same thing would be the case with the business plan.

COUNCILMEMBER KING: Okay. Okay. So, Chair, if I may follow up? So, thank you for that explanation because I think it is, you know, but the part of it is not just the economics of it. It's empty space, you know. And that's why the community of South Maui pushed back against this megamall because to build another mall in this day and age is ridiculous. The malls are emptying out and the ones that are on island are having a hard time staying full. So, we are going to be competing against other businesses if the County moves ahead with this and if it's a County investment. So, that's why my personal preference would be to have private investors step in and do this phase. If it's profitable, they will do it. If it's not, we shouldn't be doing it. So, you know, with the advent of the Opportunity Zones, I think that gives us a good, you know, we can vet this out and see if it really is an economic engine. So, that's one of my biggest concerns. I also have a little bit of concern with the tax abatement and how, what the policy is Countywide as far as when the Council does construction or repair and businesses close down because of it, is this like a, is it a County policy or are we just reacting to this particular area and, you know, what about other areas? We'll say, well, when you worked on our road for, you know, eight weeks we didn't get an abatement. I don't know if you can answer that.

CHAIR PALTIN: Ms. Wade?

MS. WADE: And I think there's two programs, the tax abatement would be for property owners during vacancy times and then for the business owner and, you know, it's important to realize while the rent is extremely low in Wailuku in comparison, it's about \$2 a square foot at its highest where Lahaina's \$50 a square foot, the revenue and income is very marginal. So, talking to, as we've done interviews with the merchants and retailers, it wouldn't cost us very much at all frankly for them to be able to make it and survive through a loss of about 75 percent of their sales due to construction as opposed to if we had to accomplish the same thing in an area that wasn't burdened by the conditions that happen in the redevelopment area, there would be a whole lot more for us to make up for folks. Most of these folks are just owner-operator; they're mom and pop. They don't have a significant amount of inventory and just our little bit of assistance can make a big difference.

COUNCILMEMBER KING: Okay. Well, I mean, to me it's more of a fairness issue. It's not, you know, we can afford it over here and we can't afford over there. It's really not fair if we're not gonna have a policy, you know, Countywide. So, I think we need to start looking at, you know, across most of the revenue in the island comes from South Maui and West Maui and yet these kinds of abatements have never been done in those areas. So, and that's something to think about. And the last thing I wanted to

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mention was the idea of the shuttle that I think that should happen now because all of us in this building experience that. We all have staff that has to run out every two hours and move their cars. So, I would hope we could move ahead with that immediately as a need outside of this project. I mean, you know, certainly it'll be needed if and when construction...well when construction starts for the infrastructure too. But I think we should not wait for this. Thank you for that idea. Thank you, Chair.

CHAIR PALTIN: Thank you, Council Chair King. Committee Member Sugimura?

COUNCILMEMBER SUGIMURA: Thank you. Thank you, Chair. So, just sort of interesting testifiers that I want to say that we have history in our galleries. Chris Hart, which is Jordan's dad, was part of this whole redevelopment effort and I miss him. I'm grateful to see Jordan walking in his dad's footsteps. Mr. Street, who testified earlier, I asked him was your dad the general manager for Wailuku Sugar Mill and it was. So, that's the Street family. Interesting enough, Susan Halas, who's, you know, all of us know Susan Halas. The house that she lives actually my parents lived in. Would you believe that? And I wasn't born yet and they moved away, but my father's office was right in front of...well, there's still a medical office there. But that's where my father's office was. So, I lived Wailuku. I lived Wailuku and I love this town. So, thank you, everybody, for giving your heart and soul to it. But what I wanted to say is that during the last term, Public Works gave a presentation which you probably know about. There was a study done for parking for Kahului and Wailuku and if you don't have that, I have it in my office and I think it may integrate into some of the discussions that we're having now. I want to tie into what Kelly said earlier in that as part of my Multimodal Transportation Committee I was telling Kelly I just love that Committee. I actually am putting a item in there about looking at actually parking for employees. I'm glad to hear what you said about the shuttle; be interesting to see if there may be some interest in doing that. But as we have released, I guess is a good word, the Post Office project, Post Office lot next door, which in fact one of my staff parks there and others, and see how we can integrate all this parking. And I'm curious to see how that you think the employee parking ties into your parking?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. I think you're referencing the Lahaina and Wailuku --

COUNCILMEMBER SUGIMURA: Right.

MS. WADE: --parking action plan. Yes.

COUNCILMEMBER SUGIMURA: Oh, did I say Kahului? I think I did, yeah? Yeah.

MS. WADE: So, parking is sort of like a living organism. It's a network of all of these different spaces. And in your Multimodal Committee, as you mentioned, how people get to and from places can vary depending on what we offer, honestly. So, because we're not offering anything people aren't taking a shuttle or aren't taking the bus

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because it's not convenient. But I think that's gonna start to shift as we begin giving people options. You know, one of the original plans when the baseyard at Waiale was intended to move to Waikapu earlier was to utilize that as an employee lot and then have the shuttle circulate through there. That project has been stalled, but it's a fantastic site. If it's, you know, we're finding alternative uses in places now for employees. But it could be a fantastic housing site. You know, there's lots of opportunities if we begin and this is why I'm now in Department of Management is because it does become a puzzle in identifying where are the opportunities and how can we kind of like move the pieces on the chess board to maximize the effectiveness and provide the most for the people of the County. So, I think that's definitely the intent.

COUNCILMEMBER SUGIMURA: Thank you. So, you see a value in us kind of merging our discussions to talk about the State, I think it's really State and County employees in terms of parking 'cause I think we have a big need for that and if we could address that and tie you into the discussion. So, I'll do that through my Committee. Appreciate it. And, of course, I have to mention 'cause I got asked by Alan Takitani what is gonna happen to Wailuku First Friday once you start your construction which is on Market Street?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. Yes. We're gonna have to figure out, when we did our community opinion survey, folks responded they would be happy to walk between five and ten minutes to get to downtown or to get to Market Street, essentially. How that plays out in reality I think we're gonna have to start testing a little bit. You know, currently, as you know very well, the Maui Medical parking lot is open for parking during First Friday and there are folks that make that walk, but often not before circling the municipal lot first to see if there's something there. So, it'll be interesting. One of the things that we've been talking with Representative Hashimoto and others is about utilizing the Courthouse parking as well and making that open and available. Again, it's a one-block walk, but we're, there are hundreds of parking stalls in Wailuku. There's...and all we have to do, I think, is mobilize as a neighborhood and identify where are they and how we can we activate them for this time period and future time periods.

COUNCILMEMBER SUGIMURA: So, for First Friday, would still be able to happen the First Friday of every month or does it have to move locations to another site during construction?

CHAIR PALTIN: Ms. Wade?

MS. WADE: So, for us, because we're not impacting Market Street, it certainly could move forward. I think it's gonna be up to the event planners to determine if it's still viable and valuable for them to do if we remove the parking lot access right now.

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COUNCILMEMBER SUGIMURA: I understand. Last question. So, your map shows the community center's event, you know, that whole...what are you calling it? Community open space...that area? So, you're basically, yeah, you're basically then ready with Phase I to do the infrastructure and start on the parking and through Opportunity Zones or other, which would be Phase II, we can look for other funding sources, but I think it's a important component to bring the retail, the meeting space, the conference...I would love besides having the...what is it called next door? The Planning Committee or Planning Commission meeting space to get something else as an alternative so we're, you know, we can have, you know, more meetings and, you know, better microphones and it just needs to be updated. But I hope...so all of that will not happen until phase two kicks in? Is that correct?

MS. WADE: That's correct.

COUNCILMEMBER SUGIMURA: Okay. We gotta make that happen too then. Thank you.

MS. WADE: You're welcome.

CHAIR PALTIN: Councilmember Kama, do you mind if I ask questions first?

COUNCILMEMBER KAMA: No, not at all.

CHAIR PALTIN: Okay. Just 'cause non-voting Member. So, I had questions about the details of the transitional parking plan. Some testifiers mentioned that the net gain of stalls is 160. So then maybe there's 268 free stalls currently like spread out through the municipal parking lot and throughout the streets. So, basically, we're gonna be providing the 268 stalls at War Memorial and I was wondering like how many shuttles, is it like one shuttle? And if there's like 260-plus people that need to get to work at eight o'clock or nine o'clock like the logistics of all that happening? I was interested in finding out and as well, or maybe I'll just stop there for now and let you answer.

MS. WADE: Okay. There's a couple of things to clarify. So, in the Environmental Assessment report is the analysis of parking, the net gain and the net loss. So, there's 21 stalls on Vineyard Street, 23 stalls on Church Street that get removed. Okay, so that's a loss of 41 on-street stalls. There's 214 stalls in the municipal lot today and 428 in the design. So, that's a net gain of 173 parking stalls total. In terms of providing the circulator shuttle, the intent is for it to run every 15 minutes. Talking with Director Takamori because transit is not my expertise, so we've been working with Director Takamori. His recommendation is when we go out to RFP, just to express what our expectation is in terms of service. So, to say, you know, to help them to identify who the users would be, who are expected users and the number, they would likely do a survey to determine what times are most likely to need to be serviced, how many people would be riding. If it's circulating every 15 minutes, what is the likelihood people ride, if it circulates every half hour, what is the likelihood people would ride. So, if we put that in the request for proposals defining what our service expectations are, they can adjust their response to meet the service needs instead of me dictating this is the size bus you need or something.

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CHAIR PALTIN: So, the request for proposal has it been created and when do you anticipate putting it out to bid?

MS. WADE: Yes. So, we do have a draft request for proposal. It's gone to the Maui Redevelopment Agency for review and been reviewed by Department of Management and Department of Transportation. We would be ready to put that out to bid as soon as I had certainty with the beginning construction date. But kind of given your feedback, I could, it's ready to go out now if we were interested in getting the shuttle service started sooner. Of course, the longer we provide it the more cost it is to the County of Maui. But if there's interest we can publish it right away.

CHAIR PALTIN: Yeah, I see the benefit in that 'cause there seems to be a need right away and then you can maybe iron out the kinks ahead of time before the actual construction begins. And so, I was wondering, you know, if and also maybe that could address the parking plan and if, you know, we're taking away municipal, free municipal parking and then we're offering paid parking in its stead, would it be, you know, maybe another option to instead of build this big paid building, have folks pay like for a shuttle service if that is what ends up working out well through pre-putting that RFP bid out in advance of the parking structure being built.

MS. WADE: Thank you for the question. I think the shuttle service is going to work very well for those of us who are 9:00-to-5:00 employee County office workers and we have sort of some solid predictability in our days. For merchants and especially restaurateurs who occasionally have to run out and grab things for their business, they're gonna be much more interested...and run back and forth to the bank, they're gonna be much more interested in having parking closer to their business as Joe Myhand from Bird of Paradise expressed. So, I think there's going to be mixture of options and the people who are interested in having the parking close are going to be willing to pay to have that even as we have been looking at temporary options. And we're not providing anything that's paid temporarily, but private property owners are kind of stepping up; Alvin Makimoto from Uptown Chevron now has that lot where you can rent for \$4 a day or he has a permit. He's filling up with those so that people have certainty and predictability, you know, and people on their own are choosing to do that. So, my expectation is once we provide options, it will kind of sort out based on people's preferences.

CHAIR PALTIN: And I just...I'm not sure if you covered it in your presentation, but was there a set amount of EV and ADA stalls that this project has?

MS. WADE: Good question. So, the original intent and what the Environmental Assessment says is that we would have 40 EV stalls with the ability or with the wiring for up to 80. Recently though, there has been some question as to whether that is a good use. EV is not picking up at the rate that we had originally anticipated that it would be. So, that is one of the pieces that could be very flexible. We could install the minimum amount required by law today which would be eight and then add over time or do a whole lot and we can adjust based on demand as well.

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CHAIR PALTIN: And designated ADA stalls? Do you know the number?

MS. WADE: It is in this EA, but I don't know off the top of my head. But I'd be happy to e-mail you that.

CHAIR PALTIN: Thank you. And, I don't want to monopolize, but one more question on the debt services. Is there documentation or estimates of the cost to borrow the proposed money and what is the cost of debt service across the life of the bonds and how much will the County pay in interest?

MS. WADE: Yes. I'm trying to go back on my slide. So, we do have the...if you don't mind me pulling this spreadsheet up? Oh, it's miniscule. I apologize. So, the annual debt service is anticipated to be about 5.7 million at a 3 percent interest rate over a 25-year period would be the term. This is the projection used in the pro forma.

CHAIR PALTIN: You said over a 25-year period?

MS. WADE: Correct. Yeah.

CHAIR PALTIN: Okay. Thank you. I'll yield the floor to Councilmember Kama. You have some questions?

COUNCILMEMBER KAMA: So, in this discussion I wasn't sure if you covered it, but are you pursuing public/private partnerships for the cost of this project? And how aggressively are you doing that?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. For the infrastructure projects, we are exclusively doing that with County money. For the parking structure, our intent is to build with County money and then utilize a vendor or licensee for operation and management and then collect a portion of the revenue as the County during operations; so, that would be the public/private for that segment. And then finally for the Phase II, the building and plaza, our intent would be for that to be managed by a public market entity and hopefully working with the farm community, the Office of Economic Development had been working with farmers to identify what their needs are in terms of a public market and they would be interested in organizing. There's a group interested in organizing to run the public market facility. So, that would be part of the public market. And now with the Opportunity Zones in terms of investment, we would be seeking private sector funding for that.

COUNCILMEMBER KAMA: Okay. So, earlier we had some testimonies and we've got some that we've received through Granicus some testimonies in opposition. Is it your intent to take a look at those testimonies and to see what things you could mitigate through those testimonies?

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CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. Thank you. So, because there has been so much, so many new folks wanting to participate in the dialogue and a lot of the interest is positive, I think it all moves the project in a better, more solid direction. So, our intent would be to look at those. Design has been one of the things that has been brought up. Size and scale has been one of the things that has been brought up. While the community did, in the initial phase, select the more high-intensity option, I think then, and I've done this with my house design, you get through to it and then you say to yourself oh, that's not exactly what I thought I was gonna get, you know. So, I think we should be able to position our self where we can potentially refine that Phase II before we move forward.

COUNCILMEMBER KAMA: Thank you. Thank you, Chair.

CHAIR PALTIN: Okay. So, we've gone through one round of questions. I can sense there's a whole lot more questions and we have another presentation. Just wondering, putting it out there, if you're open, I would need to poll the Members, too, but if you're open to a public hearing in addition to the Managing Department's presentation?

MS. WADE: You know, anything that you feel facilitates good public process, we're happy to participate.

CHAIR PALTIN: Cool. Cool. So, Members, unless anyone has a burning question for right now...Council Vice-Chair Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Real quick. When do you anticipate the RFP for the Phase II to go out?

CHAIR PALTIN: Ms. Wade?

MS. WADE: So, our next step is the RFP for the business plan. Okay. We would not go out to construction until we had certainty from the Council on the bond issue. So, it will come back to the County Council for approval of the bond before we can go out to bid for any type of construction on Phase II.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Thank you.

CHAIR PALTIN: So, if there's no objections, I'd like to defer this item at this time.

COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER PENDING FURTHER DISCUSSION.

MS. WADE: Thank you, Chair. Thank you, Members.

CHAIR PALTIN: I'll take a short recess to allow staff to switch out. . . .(gavel). . .

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RECESS: 11:38 a.m.

RECONVENE: 11:40 a.m.

CHAIR PALTIN: . . . *(gavel)*. . . The recessed Planning and Sustainable Land Use Committee meeting of February 27, 2019 will come back to order. The time is now 11:40.

PSLU-1(2): PRE-BUDGET SESSION PRESENTATION (DEPARTMENT OF PLANNING)

CHAIR PALTIN: And we're on item PSLU-1(2), Pre-Budget Session Presentation from the Department of Planning. Pursuant to Rule 7(B) of the Rules of the Council, the Committee intends to receive a presentation from the Department of Planning on the roles and responsibilities of the Department's Administration and Planning Program. The presentation will include a snapshot of the Department's budgetary requests for Fiscal Year 2020 to include vacancies and proposed equipment purchases. Since the Department of Planning is under the PSLU Committee's purview, I've invited them to give a presentation on their Fiscal Year 2020 Budget and I realize this is probably not their final. But, Director McLean, if you can proceed with your presentation?

MS. McLEAN: Thank you, Chair. And I apologize for any misunderstanding. I didn't realize the expectation was for an FY '20 Budget presentation. And, in fact, the Mayor has explicitly asked the departments to not proceed with detailed FY '20 information until the Mayor's Budget is presented. So, I will be reviewing the current FY '19 Budget. But it will be clear and I will mention it as we get there that there's really only one category where there are gonna be differences between FY '19 and FY '20. So, I'll point that out as we go.

CHAIR PALTIN: Sounds good. Might as well since we're all here.

MS. McLEAN: The Planning Department's budget is pretty straightforward. We only have salaries, operations, and equipment. And what's listed here is our General Fund budget items for those three categories showing FY '18 adopted, FY '19 that was proposed, and FY '19 that was adopted. And we also do have a small grant revenue budget. These are funds that come from, they're actually Federal in origin and they are administered through the State Office of Planning for the Coastal Zone Management Program. So, the funds that we get are for staffing four positions with fringe and related costs. In terms of our fixed costs, our salaries are considered fixed costs and they represent nearly 70 percent of the Department's budget. We have 67 personnel funded under General Fund and four people funded under the CZM program. What we consider to be fixed costs under operations are things like office supplies, public hearing notices, utilities, interisland travel needs, that would be both for our staff going to Molokai and Lanai, as well as for Molokai and Lanai folks who serve on our boards and commissions coming to Maui, per diem, mileage, and other fixed costs. Also, sorry, the UH Sea Grant subsidy, we consider to be a fixed cost.

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And then equipment, we have ongoing leases for our printers and copiers. In terms of discretionary costs for salaries, we don't consider any of those costs to be discretionary. For operations, we have registration for various conferences. We have professional services and that's the item I was referring to before; I'll go into that in just a second. Further down in that category, HABS and HAER, that's the Historic American Building Survey, Historic American Engineering Report nominal funding for us to document historic structures. And then participation in the Certified Local Government Program which is administered through the National Park Service that also has a historic preservation component. Going back up to professional services, that's really the only area that changes significantly for the Planning Department year after year. It's how much funding does the Mayor propose to the Council. How much funding does the Council approve in the budget for us to undertake various plans, studies, and endeavors. Examples include from the previous fiscal year, the Title 19 audit and now in FY '19 funds we will, are in the process of executing a contract for the Title 19 rewrite. It also includes technical studies such as a socioeconomic forecast or housing studies, various reports, view plane study, for example, updating the cultural resources management plan which we're in the process of doing. We've gotten a request from a group on the west side to develop, to give funding to developer restoration plan for the old Pioneer Mill office. In the past, it's funded an update to the shoreline access inventory. That's the area where we spend money to scan the paper files that we have in storage so that we can make all of our documents available online. Also, for the short-term rental home contractor, LODGINGRevs that we have helping us for enforcement, all of those things are discretionary costs that come out of Professional Services and that, again, is truly the only part of the Planning Department's budget that changes year after year; it's what projects do you want to see, what kind of funding do you want to go toward it. We have certainly proposed some things to the Mayor and until that budget gets forwarded to the Council, I can't say what those things are going to include. That's also the area that would include if we were to contract out another community plan update that's where those funds would come from. We did request that funding for FY '19 and we did not get it. But the funding that we do get we try to make the most of. Also, in FY '19, what we consider to be discretionary costs for equipment, we're installing a new audio/visual system in the Kalana Pakui Conference Room; that's where the Maui Planning Commission meets and various other boards and commissions. The microphones and the sound system are shot and need to be replaced. We've also been given approval to buy a new plotter. The one that we have is about 15 years old. And then new vehicles; if two of our limited-term appointment zoning inspector trainees are made permanent, we would request that we're able to buy vehicles for them to have assigned vehicles because each of our other zoning inspectors have assigned vehicles. The goals and objectives as listed in our budget. There are three main goals. First, to improve customer service and streamline permit application procedures. And the measurables for those are the number of permits that we review, the number of inspections that we conduct, and inquiries that we answer, also timeframes for those reviews, and also our success through our enforcement at achieving compliance. Another goal is to increase public participation and access to information by conducting public meetings of boards, commissions, and community plan advisory committees, and by making more documents available through the County's website.

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And the measurables for those are the number of meetings that are held and the number of updates to the website. And our third goal is to improve the administration of our land use ordinances and long-range plans by revising and updating ordinances and departmental rules and by implementing long-range plans. And those measurables are the number of annual amendments to our codes and rules that we make and the number of implementing actions that we pursue. And a few other items that we were asked to touch on, the funds this year that we expect to be, to remain unencumbered we believe that's gonna be a nominal amount less than \$25,000. In terms of vacancies, the only two vacancies that we had on our 30-day report were the two limited-term appointment zoning inspector trainees that are actually filled with emergency hires. But emergency hires still show up on the vacancy report. So, even though those positions are technically filled, they're showing up as vacancies. We don't have any Capital Improvement Projects and the main cost-saving measure that we're undertaking is converting our paper files to electronic because we pay every time that we need to retrieve files from storage. So, we're no longer sending documents to storage. We're scanning them and disposing of the paper files. And that's it. Thank you, Chair.

CHAIR PALTIN: Thank you, Director. At this time, I'll open the...up to questions. Committee Vice-Chair Sinenci, do you have any questions?

VICE-CHAIR SINENCI: No questions, Chair, at this time. I will yield to my colleagues. Thank you.

CHAIR PALTIN: Thank you, Mr. Sinenci. Councilmember Molina?

COUNCILMEMBER MOLINA: Thank you, Madam Chair. Just like my colleague, Mr. Sinenci from Hana, no questions at this time. I prefer to wait once we hit the Budget Session when the formal proposal from the Mayor for FY '20, from the Department is presented to us and at that point I'll have questions. Thank you.

CHAIR PALTIN: Thank you. Councilmember Lee?

COUNCILMEMBER LEE: Madam Chair, I don't have any questions at this time.

CHAIR PALTIN: Thank you. Council Vice-Chair Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Mahalo, Ms. McLean, for that presentation. Have you considered, in your budget for FY '20 funding for our Molokai Planner to, for the airfare for our Molokai Planner? It's important that our Molokai Planner be on Molokai as well. I know she does things beyond what her job description calls for. So, it's really helpful for our community to have her there and not full-time on Maui.

CHAIR PALTIN: Director McLean?

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MS. McLEAN: Thank you. The budget can accommodate the airfare that we believe is necessary for staff to perform their duties.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo, Ms. McLean. Also, I learned recently about an emergency hire and I was wondering if you could kind of speak more to that qualifications of that emergency hire and the justification for hiring him on as an emergency hire?

MS. McLEAN: We currently...oh, excuse me.

CHAIR PALTIN: Go ahead, Director.

MS. McLEAN: We currently have three emergency hires. Can you be more --

COUNCILMEMBER RAWLINS-FERNANDEZ: Mr. Couch.

MS. McLEAN: --specific? So, just for Member's information if you're not aware, the hiring process, the way that the hiring process typically works is if we have a vacancy that we wish to fill we ask the Department of Personnel Services that we wish to fill it. They then publish the vacancy, they collect applications, they screen applications, and then provide us with a list of eligible candidates that they have screened and determined are qualified. Then we are only able to interview off of that list and hire off of that list; so that's it. That's our process. If we have a vacancy and there's no list that exists, we are able to fill it with an emergency hire and that person gets put in the position for a limited amount of time while we pursue regular recruitment. If there is a list that exists, you cannot do emergency hire. You have to proceed with the regular recruitment process. With that position, there was not a list available so the emergency hire option was available to us and I was instructed to fill that position with Mr. Couch. For your information, he has applied for the position and been deemed qualified by the Department of Personnel Services. So, he and the other candidates on the list are being interviewed and considered for the position.

COUNCILMEMBER RAWLINS-FERNANDEZ: For the position permanently?

MS. McLEAN: That's correct.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Mahalo.

CHAIR PALTIN: Council Chair King?

COUNCILMEMBER KING: Thank you. I had to keep focusing my attention on this presentation as being this current year. So, you're not, none of that is for the upcoming year, correct?

MS. McLEAN: That's correct.

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COUNCILMEMBER KING: Okay. So, I guess I had a question about vacancies, but I think you answered that. So, you don't have any vacancies that are like two years or longer unfilled? Okay.

CHAIR PALTIN: Director McLean?

MS. McLEAN: No, not at all.

COUNCILMEMBER KING: Okay. And then did we fill those positions and are they active for the inspectors that we gave you for this year and the clerk for, I guess, it's for enforcement of illegal STRs?

CHAIR PALTIN: Director?

MS. McLEAN: The clerk position has been filled. The two zoning inspector positions are currently filled by emergency hires.

COUNCILMEMBER KING: Okay.

MS. McLEAN: So, as soon as Council approved those positions and the budget was in effect, we put in the request to fill with Personnel. As the lists were being formulated, we found people to hire as emergency hires. And because they're limited-term appointments, there wasn't a whole lot of interest in filling them. We conducted interviews of the list that we provided and did not feel that any of those candidates were...or I think we offered the position to one candidate who in the meantime had found another job so they were no longer available.

COUNCILMEMBER KING: Okay. So, probably what we need to do is to put those positions in, if they're being useful we should put them in as permanent positions. Okay. Thank you for that update. I know that there was, you know, in your report you said you had less than 25,000 unencumbered, but there was \$100,000 proviso that was in your budget for hiring a consultant to help with the next community plan engagement process. So, what happened to that 100,000 since there was no consultant hired?

CHAIR PALTIN: Director?

MS. McLEAN: The statement in the presentation was we anticipate there being less than 25,000 unencumbered. Right now there's probably \$800,000 unencumbered because we haven't finalized the contract for the Title 19 rewrite. We haven't done the contract extension for LODGINGRevs. We haven't done the contract to replace the audio/visual system in Kalana Pakui. So, at the moment, there's quite a significant amount of unencumbered funds. The proviso said that the funds may be used, it didn't say shall be used so...

COUNCILMEMBER KING: So, you used them for something else?

MS. McLEAN: We may. We may.

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COUNCILMEMBER KING: Okay. Because I think the intention was that you, if you weren't gonna use them for that then, you know, roll them over or something, but I guess that was a loophole we left open. So, there's no intention as far as you're concerned to hire a consultant to start getting the South Maui stakeholder engagement process started?

MS. McLEAN: In FY '19, that's correct.

COUNCILMEMBER KING: Right. Okay. Thank you, Chair.

CHAIR PALTIN: Councilmember Sugimura?

COUNCILMEMBER SUGIMURA: I have no questions.

CHAIR PALTIN: Okay. Councilmember Kama, if I could go first if that's alright?

COUNCILMEMBER KAMA: Sure.

CHAIR PALTIN: Okay. Just was wondering, is the MAPPS project under you folks? And if that's discretionary professional services?

MS. McLEAN: The MAPPS project is administered through the Department of Management. So, the contract for that is not administered out of Planning. We have several staff who participate significantly in that, but the cost to us are their salaries; there are no other related costs to us at this time.

CHAIR PALTIN: Okay. Cool. And then is it true the flood position in your Department is filled already?

MS. McLEAN: At the moment, the flood position is vacant.

CHAIR PALTIN: Oh, okay. And I was wondering if you could share with us what's a plotter?

MS. McLEAN: I'm sorry. What was that?

CHAIR PALTIN: Plotter?

MS. McLEAN: Oh, a plotter is a large-format printer to do, you know, large maps.

CHAIR PALTIN: Okay. Cool. Councilmember Kama, did you have any questions?

COUNCILMEMBER KAMA: Yes, Chair, just one. So, you know, in previous discussions there was talk about the length of time that it takes for a community to redo their community plans and, you know, we're like 20 years behind. So, are you gonna take steps to figure out how to expedite so that we don't spend 20 years trying to figure out how to get to a community plan that we could expedite that process and what would that cost?

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MS. McLEAN: There are two things that could help expedite the process in order to have two community plan updates moving at the same time. We don't have the capacity to do more than one in-house. So, we could, in effect, contract another one out and have a private entity, a private consultant take that on. The Department would still be involved, of course, but the bulk of the work could be performed by a private company. We did request funding in the FY, in the current FY '19 Budget to do that and we were not given that funding. I hope that that request is included in the FY '20 Budget that the Mayor presents to the Council. Another thing that can be done is to look at the process itself which is laid out in detail in the County Code. And, I've said before to revise that process needs to be a really open collaborative discussion because it involves the community obviously, it involves the planning commissions, it involves the Council, it involves the Department. And so to have an open discussion on to, as to how that process might be approved and streamlined somewhat so that it does move a little bit faster.

CHAIR PALTIN: Sure thing. Members, if there's no objections, the Chair would like to defer this item.

COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER PENDING FURTHER DISCUSSION.

CHAIR PALTIN: Okay, so we'll defer it.

**PSLU-25: COMMUNITY PLAN AMENDMENT FOR 1488 SOUTH KIHEI ROAD
(KIHEI) (CC 19-68)**

CHAIR PALTIN: And in consideration of the time and lunch breaks and the questions raised on PSLU-25, I'd also like to defer that item if there's no objections.

COUNCILMEMBERS VOICED NO OBJECTIONS.

ACTION: DEFER, NO DISCUSSION.

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CHAIR PALTIN: Wow, you guys are really agreeable. So, then this would conclude today's Planning and Sustainable Land Use Committee meeting. Thank you very much, Members and Staff and the Administration. This meeting is adjourned. . . .(gavel). . .

ADJOURN: 12:02 p.m.

APPROVED:



TAMARA PALTIN, Chair
Planning and Sustainable Land Use
Committee

pslu:min:190227:kt

Transcribed by: Kimberly Tabon

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I, Kimberly Tabon, hereby certify that the foregoing represents to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 21st day of March, 2019, in Kahului, Hawaii

A handwritten signature in black ink, appearing to read "Kimberly Tabon", is written over a horizontal line.

Kimberly Tabon