

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
MARCH 22, 2019**

A. CALL TO ORDER

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Frank De Rego, Jr., Chair, at approximately 1:01 p.m., Friday, March 22, 2019 in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

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

B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.

Mr. Frank De Rego, Jr.: Calling the meeting to order. The Chair determines there's a quorum. Public testimony is for three minutes and you can either testify at the beginning, okay, or you can testify before each item on the agenda. The Chair will ask for testimony if you're testifying on that agenda item. Okay. So, let's get started. What we have today are department updates. Oh, does anybody want to testify right now? I think it is -- I think the rule is if you testify now, then that's it. You get three minutes, but then you don't also get a second bite of the apple to testify on each of the item for three minutes, okay. So, go ahead, if you want to testify now. Danny Dods, do you want to testify now?

Mr. Danny Dods: I'd like to wait.

Mr. De Rego, Jr.: Okay. Good. Susan?

Ms. Susan Halas: I'll wait for Colleen.

Mr. De Rego, Jr.: Okay. Colleen? Go ahead.

Ms. Colleen Rohozinski: My name is --. Do I need this or everybody can hear?

Mr. De Rego, Jr.: Yes, we need it for the transcription.

Ms. Rohozinski: Okay. My name is Colleen Rohozinski, and I'm a resident and business owner in Wailuku. And I don't have the professional background to dissect the road and the infrastructure. I have a very hands on communicating with lots of people in the community that comes through our door and my neighborhood. So I'm just going to read off what I've written.

As a very concerned resident of Wailuku, I know we have a lot of issues. I don't know how to budget for these issues. 80 million plus for a parking lot, civic center, retail space is not making sense to me. I am immediately impacted now, today, slash, several months, more and more by car accidents at Central and Vineyard.

Traffic; people are in a rush already even without this impact coming. Our patients that park on the street have broken rear view mirrors as trucks go by. One of our patients had her tire flat. It was just -- it was within the lines, but a big truck came by and took out her tire. It was flat and she couldn't drive it away. When there was a broken water main on Central, I had to go out and direct traffic because there was a cone in the middle by Vineyard, nobody onsite for hours, and I had to stop people from going down Central, myself, and telling them this cone is here so you don't pass and then they have to go around.

So then there's an unresolved homeless in the Japanese Cemetery by Ting's place and up the street impacting my neighborhood with vandalism more than before. It has been escalating for me. Once I read this article in December and I realized that the plans that are coming on are not addressing infrastructure in Wailuku and that is very impactful for me as a community member. The next two years if this is going through as slatted, then we're all going to be under more duress than before, and that really concerns me. I've called the Police Department, I've called the Health Department. Everybody seems to be under budgeted, underfunded, and unable to do anything, and I'm sticking out with them. I'm going to talk to the Police Department. I asked the Mayor's Department, and they started some treads for me. I've told my neighbors we may all have to come together and address the homeless issue.

Okay, so those are my concerns. I'm not good at budgeting. I'm going to leave it all up to you guys, but my concerns are like now.

Mr. De Rego, Jr.: Thank you. Anybody would like to testify now as well? Thank you.

Ms. Halas: Good afternoon. My name is Susie Halas. I live on Vineyard Street. I'm testifying as a private citizen, testifying on Item No. 3, requesting a public meeting. As you probably know there was a public meeting on February 20th. I went door to door in the neighborhood in advance of that meeting and that meeting was standing room only. Unfortunately, that meeting was not set up so that people could ask any questions or so that they could interact with people who could answer their questions. They could interact briefly but not meaningfully. So on behalf of our neighborhood I think a public meeting is long overdue, and I would like to advocate for that, and I would like to add my voice to the voice of Colleen and others who would like to have some clarifications

In regards to people who could not be at this meeting today, Mr. Chair, . . . (inaudible) . . . dad's died recently and he's back on the mainland. He asked me to also speak for him and to ask that there be a public meeting. He is the executive director of Wailuku Main On Stage, the lao theater. That's a 400-seat facility. He and the people who are in his group would

like to have a public meeting.

And finally, . . . (inaudible) . . . Cabral could not make it today. This is during her working hours. She is the young woman who circulated the petition to mainly the residents. I mainly concentrate on business people. Mainly residents, and these are, I think, her petition had over 80 signatures. She too would like to advocate for a public meeting and she feels that the neighborhood has many questions, and those questions have not been properly addressed. And this is Item No. 3 on your agenda today.

Mr. De Rego, Jr.: Thank you very much.

Ms. Halas: Thank you.

Mr. De Rego, Jr.: Thank you. Anyone else?

Mr. Dods: I'm just going to kind of piggy back on what Susan said. Good afternoon. My name is Danny Dods. Officially Richard Daniel Dods, but I go by Danny. The same thing, you know, item no. 3, is which I'll be speaking on behalf of. And I'm here for Calvary Chapel, Central Maui, and I think we just want to get some kind of feedback as to what's kind of going on with the project. I'm not in support of or against any thing here at this point. I think it's just getting feedback how things will continue or how will services continue, how will actually business continue in that area during this time of construction. So I think it would be a great thing that there could be some kind of a town meeting where there could be some feedback and questions and answers. And that's primarily the reason for coming out. And so I just thank you for your guy's time today, and I appreciate what you guys are doing. Thank you.

Mr. De Rego, Jr.: Thank you very much. Mahina?

Ms. Mahina Martin: Hi. Aloha. I'm Mahina Martin speaking on agenda item no. 3 for the Department of Management to request a community meeting to accept additional community feedback. So there has been much ado lately about the community coming out, and wanting more information, and learning more. And although the project has received awards and recognition for the effort which is pretty decent because I know it's difficult to do. So I want to grant you that, definitely.

I just wanted to point out a few things. You know, in 2012 and using the documents for the project itself, but it say in 2012 in the awards nomination packet that community workshop started, so that was about seven years ago. And I know a survey was done in 2010; that was nine years ago. And then another survey was done, I think, in 2017, so two years ago. And I'm fairly sure we all know that the community has, you know, changed pretty quick in the transition. So some things not quite right. In the survey, there were a lot of questions focused on information about the person, but not much that I've been able to tell that initiated what the outcome of that input was. So unless you happened to show up to a meeting or hear about it or misunderstand what a meeting is and show up for it, that's how you get that information. And those are good questions. You know, we asked the public which of the

following would you come to Wailuku for? How far you're willing to walk? Which of these activities would you like to go? What's the average length of time you come to Wailuku town? But the depth of that was great. It should equal the depth of what the outcome was because I gave my opinion but I didn't really know what the outcome was. Do the people know it's four stories? Do people know all of that?

And finally I want to say that project description in the executive summary of a report that was done by the MRA or for the MRA titled *County of Maui, Wailuku Civic Hub, April 2018, An Analysis of Fiscal and Economic Impacts*. It's identified as a draft report, but the executive summary on page-1 inside says that the proposed project is a culmination of multi-year visioning process that engaged the entire Wailuku community. That is not true, nor is it accurate, and I say that because I am a Wailuku resident. I was at a few meetings and know that there were people who were surprised by it. For or against, just surprised. I've been like buying coffee at the gas station right here and the owner said he was really concerned. I said, well, have you been going to meetings? So whatever it is there needs to be a more concerted effort. So I asked Sandy Baz to please consider drawing a five mile diagram around Wailuku, if it is for Wailuku, and not just the four corners of Main and Market Street. And I'll wrap up. Then draw a diagram, include, make the effort, spend the money, invite the residents to come. The surveys in 2010 and 2017 identified Wailuku residents as a high number. That's great. That should tell you Wailuku residents have a need to know. And so I ask that it be extended. It's quite big. Many of us would like more information, but more importantly I would like the community to get an opportunity. And it should be the County doing those meeting, not a community association or not as a particular group. So, thank you.

Mr. De Rego, Jr.: Anyone else? Mary Wagner?

Ms. Mary Wagner: Hi. Good afternoon everyone. My name is Mary Wagner. I recently retired from the County of Maui and I am a Wailuku resident for a long time now. And I'm here to testify on Item No. 3 more so than any of the other items and I think --. I wanted convey my concerns and those of the others that I had the opportunity to converse with about this project, and there seems to be a great deal of concern about the opportunity for members of the community to share their input, to share their thoughts about this project. That seems to be the mostly commonly conveyed concern is the lack of the opportunity to provide input on the project. So I would like to ask that you do take the time. I know you're on a timeline. You've got things you want to do and within a certain period. But I think you need to just stop for a moment and make sure that the community has an opportunity to be heard. Because without that there's going to be a lot of grumbling, there's going to be opposition. But perhaps all of the concerns that they have are those that you can address adequately and get them to get behind you and support the project, if that's possible.

But, you know, the impact is just greater. Like Mahina said, it's greater than just the downtown immediate downtown Wailuku. This is the whole Wailuku community that will be impacted by this. It's going to change what we know as our downtown. And for all of the Wailuku residents, and even all of the residents of the island because this is the hub. This

is the hub of the island. This is where all of our activities centers around. We want to make sure that whatever goes on there is things that really support the community, and that the community really supports.

So I really ask that you take the time to get the feedback from the community, have a way for them to convey their thoughts and concerns with you so that it's not left upon the community, associations or all these other individual groups to be the one to champion this project. That's what I think is your kuleana. I think that's what you have to do.

You know there's a lot of projects going on that will be impacting all of Wailuku. Waikapu has a lot happening. We've got this happening in downtown. But I don't see anyone timing to like spearhead this and be the umbrella for all of these different projects, and it's the community that will suffer during the, you know, implementation of these projects, the infrastructure, the streets. They're not going to be able to tolerate the volume of traffic that will be generated by these projects and we need to stop and look at all the infrastructure that will be needed to support these operations. So, again, I ask that you take the time to listen to the community members, and make sure they're heard and they can support you if that's what they will wish to do.

Mr. De Rego, Jr.: Thank you. Thank you very much.

Ms. Wagner: All right, thank you.

Mr. De Rego, Jr.: Anyone else? I don't think we have anybody signed up to testify, but if anybody else would like to testify? Okay, without objection we'll close public testimony. Okay, department updates, updates on the roads and infrastructure associated with the Civic Complex. Erin Wade.

C. DEPARTMENT UPDATE

1. Update on the roads and infrastructure improvements associated with the Wailuku Civic Complex.

Ms. Erin Wade: Thank you Chair. As you are aware the intention of today's meeting was specifically just to provide updates and allow for community input. There's no decision making at today's meeting. It's simply providing additional information. As you know the roads and infrastructure has already been contracted to MIRA Construction. They're scheduled to begin testing work starting this Monday, March 25th. So the exploratory work associated with the roads and infrastructure includes location of sewer laterals, connections to private property, utilities essentially, so that the plans. And I did put one of the plans up on the wall over here. So after the meeting, if you're interested in taking a look, that is the plan spec. It's still a working draft. But, that those utility connections can be identified and given certainty so that we can make sure we're not putting a tree where someone's sewer lateral is or things like that. So that's confirmation is happening starting this week through at

least June. And they have to property by property to determine the locations for those. So that's the -- that will commence starting this Monday.

So visually in the community you'll start to see a few changes. One is going to include at One Medical Building, the building that was purchased by the County on Church Street adjoining Pili Street, the Pili driveway. A construction fence is going to go up around that parking lot, and the building will be utilized for the construction office of the team during their exploratory work. So you'll see MIRA Construction trucks there, and the testing work will begin.

There will not be any road closures in association with the testing. There could be some potholing at the edges of property and road, but there won't be any need for lane or road closures through the month of June is our anticipation.

And then in terms of design and permit for that, once we have the confirmed locations of the lateral connections, the Redevelopment Agency will be seeing the design review permit for the, for the Phase 1A what we've been calling Vineyard and Church Street improvements. I'm happy to answer questions about that.

Mr. De Rego, Jr.: Commissioners, do you have any questions about that? Okay, I have none. Good. Okay, does anybody want to testify on this specific item? Okay. Update on the parking structure and access improvements designed at the Wailuku Municipal Parking Lot for the Wailuku Civic Complex.

2. Update on the parking structure and access improvements designed at the Wailuku Municipal Parking lot for the Wailuku Civic Complex.

Ms. Wade: Thank you Chair. We sent the plans for the parking structure to DCAB, the Disability and Access -- Disability Communication and Access Board for review and are expecting comments back shortly. Following any changes needed from DCAB, we will be bringing that project, that permit, to back to the MRA for design review and approval. That contract has not gone out to bid, and isn't expected to go out to bid until following the MRA design review permit. So we're still about a month and a half out on that.

Mr. De Rego, Jr.: So when do you expect to bring it to the...Agency?

Ms. Wade: Our expectation would be the -- either April or May or -- April or May meeting. Depending on the level of comments from DCAB. If the comments are minimal, it can come in April. If it's more extensive they'll need to some redesign and it won't be ready till May.

Mr. De Rego, Jr.: Okay. Any anticipation what it's going to be?

Ms. Wade: Well, thanks to one of our project advisory committee members for putting in an elevator near the -- recommending the installation of an elevator near First Hawaiian Bank, I

think that has significantly improved the expectations for the project. As you know initially there was only the single elevator that was part of the civic building which was why the project was moving forward in its entirety all at once. And then during project design that advisory committee member suggested given there's a lot of senior folks that use that bank, that utilize the services of that law firm, let's add a second elevator that improves the accessibility of the facility. So hopefully that will help us to move it forward faster.

Mr. De Rego, Jr.: Okay, thank you. Any questions? Anyone who would like to, who hasn't testified, would like to testify on this item? Okay, seeing none. Third item?

3. Department of Management community meeting on the Wailuku Civic Complex to accept additional community feedback.

Ms. Wade: Thank you. And getting to really the meat of why I think folks came today, we did confirm yesterday a request that we made to the Council Chair to utilize Council Chambers on the evening of April 4th for a community listening session. The Department of Management will host the community listening session in Council Chambers and we have -- we're working on a press release for that, at this time, to allow the community to come, and provide any feedback that they would like to on the civic complex.

Ms. (____): What time?

Ms. Wade: 5:00 p.m. the meeting is scheduled to begin in Council Chambers.

Mr. De Rego, Jr.: Date again.

Ms. Wade: April 4th, 5:00 p.m.

Mr. De Rego, Jr.: That's during budget.

Ms. Wade: That's why the Chambers was available.

Mr. De Rego, Jr.: Yes? Could you come to the --?

Ms. Rohozinski: My question is this meeting is purely for educating the community on the project, not for community input because you've already budgeted and moved forward with approving this is that my understanding?

Ms. Wade: I'd be happy to clarify. So there is a community input. The whole purpose of the meeting is community input. The roads have been contracted. The road design and infrastructure has been contracted. There's still adjustment allowable in the parking structure design. And Phase 2, the Civic Complex and Plaza, is something that can still be fluid and we're looking to hear input from the community on it.

Ms. Rohozinski: Okay, I don't know how it works, so thank you for clarifying it.

Mr. De Rego, Jr.: Good, could you state your name?

Mr. Stan Franco: I'm Stan Franco. I just want to --. Hi. I'm a little bit concerned about this because there was a listening session that was done earlier at the Promenade Building, and I was there. There were 100's of people there, and we're mostly a listening session about the presentation about the project. We need, and this community needs more community input, and that means questions that the community should be asking about this project so there's an understanding. As the others have said, I think, without that understanding people will be objecting to this project because they're concerned about the \$40 million or \$80 million expense. I'm a little bit concerned about it too because I would like some money for affordable housing, but that's my thing. So I really urge Chair and members really consider making this an event where people can question and give their input that way, as well as sharing what they know about the project. Thank you.

Ms. Wade: Can I follow up?

Mr. De Rego, Jr.: Yes.

Ms. Wade: I'm so grateful that you, Stan, just clarified because in my mind when I came up with community listening session it was for the County to be listening, and you just showed me that what you're hearing is that we want the community to be listening to us, and so it's all in semantics. So the intention of the meeting, and we'll now change the terminology. I appreciate it the way you just explained that because, yeah, the intention is for the County just to provide a very brief introduction about where we are, and then to exclusively listen and provide answers to whatever the community's questions are. So thank you for that, and we'll change the name.

Mr. De Rego, Jr.: Sure.

Ms. Rohozinski: So as a novice to this. I understand that budget hearing for Council members are from the end of this month to May? Is that correct, for budgeting for our Council members to act on how to budget for all the different areas, the infrastructure.

Mr. De Rego, Jr.: That's for the upcoming year.

Ms. Rohozinski: Upcoming year. And so that's Police, that's health, that's infrastructure, that's everything. And so they're going to be intently focused on the next year's budgeting. So I'm just confused. It seems like stressful to be in the middle of budgeting for next year when this project is going on for several years coming. And if we're using money --. It just doesn't --. I don't understand it. I'm sorry.

Mr. De Rego, Jr.: It's County government. Okay, thank you for your questions. Pardon? Sure.

Ms. Martin: This is Mahina Martin again. So at this listening presentation session, what will become of the input received? What's the intention?

Ms. Wade: Thank you for asking that. So the intention is to catalog all of the input that we hear, and that we actually have heard. We're taking the testimony from all of the previous meetings at MRA. Any time public testimony has been provided on the Civic Complex, we're going to catalog all of those and then group them by topic area, and provide responses to how the project is either addressing it or where the project has not addressed it and needs to make either adjustments or needs additional clarification or direction from the MRA, the advisory committee, or the Council.

Ms. Martin: Okay. To follow up to that one -- I'm sorry I lost my train of thought. So what type of publicity will be used to let people know about the meeting?

Ms. Wade: For the April 4th meeting, our intention is to do a press release and utilize the County's Facebook page. Moving forward with additional information and input, we are going to be hiring a public information specialist, and we'll be soliciting using direct mail and to --. And we're trying to scope whether your suggested five mile radius or all of 96793 based the type of information that's being providing. You know there's sort of spheres of affect that happened depending on how immediate you're impacted or how distant. But we're hoping to utilize the services of that information specialist to also look for some direction there.

Ms. Martin: Would there be a gap of a large amount of time between the April 4th session and some future opportunity for the public? My point is that I'm worried that in less than two weeks that people will know. I just want to avoid getting in the same thing, we didn't know about the meeting, you know. Or people misrepresenting what a meeting could be or what's expected, you know.

Ms. Wade: Good question. You know, the procurement process for us for an information specialist takes a minimum of 30-days. It will be an RFP process, and so we intend to be going out for that next week. But because the community has expressed with urgency the need for us to host a community meeting, we didn't want to delay that process.

Ms. Martin: And my final question. Such an interesting topic, right? The Council Chambers can only accommodate x-number. We saw from the level of interest in a recent meeting there was over 100 people, close to maybe 150-plus. Will we find ourselves in a situation in frustration where people cannot get into the Chambers, they can't see the presentation? I don't know. You know, I don't know if it's conducive for what we're trying to do so I just want to kind of let you know that. I don't need an answer. I'm just concerned that I want to avoid a repeating and rushing to do something at a place that may not help us later. So just your consideration.

Ms. Wade: Yeah. I'll let you know, we did contact the lao Theater and they had two dates in March, which I had mentioned earlier, the 12th and 13th, but neither of them worked out for

our department staff. Through the month -- through now, through most of April, they're going to be running Sneak Peak at the Iao and there's going to be lots of things happening. So we're trying to balance the community's needs for information and desire to provide input with having the perfect venue, at the perfect time, and perfect place. This is sort of --

Ms. Martin: When you find that recipe you let me know.

Ms. Wade: Yeah. Yes.

Ms. Martin: Or a school cafeteria as well could be used.

Ms. Wade: Okay. Thanks. That's a good suggestion.

Mr. De Rego, Jr.: Sure, you can ask a question. We're taking questions at this time.

Ms. Halas: I'm curious of the public information officer. Is this going to be a neutral person or is this going to be a person who's going to be advocating for the project as it is conceived by this group? As you must be aware there are at least a substantial number of people who don't want it at all under any circumstances and certainly not the way it's envisioned. So I'm doubtful that as -- if you're hiring a public information officer to get out the views of all of the people and all of the concerns that might be a good idea, and to make sure that the meetings are well attended. As the person who got the people to that meeting, I could tell that there was a desire to know what was going on, and to be able to think about it before people made up their mind. Everyone who I talked to had not made up their mind because they did not know what was happening. But I wouldn't be very resistant to everything that has been posted by this body has been a sale sheet. It's been treated like it's of course we want to do it, and of course you're just going to love it, and you know, whatever you're just going to be so wonderful. And I think that this is our money and we haven't even decided whether we want this or not. So I don't want to hire a public information officer to beat the drum that this is a wonderful thing. I want a public information officer who's going to say this is something a work in progress, and maybe we want it and maybe we don't want it, and maybe we want it if they feel different. So that would be my --. I would object to a public information officer who is a . . . (inaudible) . . . for this committee.

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

Ms. Wade: Just to clarify too on that same topic. In October we published an RFP for a PR and Communications Specialists with the expectation of --

Ms. Halas: . . . (Inaudible) . . .

Ms. Wade: It was published in the County's --. The County has a BIDS. When we publish a request for proposals, it goes online on the BIDS offerings and any registered vendors will get notification of any bids going out to the public. We did not select at that time because we felt like there -- what was coming back to us was more sales and marketing rather than it

was public information so we sort of took a step back and now I think we are changing the scope to be exclusively public information so that the intent is ongoing communications about timelines, construction, access, where to park, all of the factual types of information is the objective for the public information officer. Continued information which is what folks have said they aren't getting enough of, so that's what we're proposing.

D. NEXT REGULAR MEETING: April 24, 2019, Wednesday

E. ADJOURNMENT

Mr. De Rego, Jr.: Okay. That's it. There's no other agenda items. The next regular meeting is April 24th, 2019. Without objections, we adjourn. Thank you.

There being no further discussion brought before the Agency, the meeting was adjourned at 1:35 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Frank De Rego, Jr., Chair
Gwen Hiraga
Jo-Ann Ridao

EXCUSED:

Keone Ball
Ashley Lindsey, Vice-Chair (absent)

OTHERS:

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