

**MAUI REDEVELOPMENT AGENCY
REGULAR MEETING
DECEMBER 20, 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, December 20, 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.: Let's call to order at 1:01 p.m. We'll take public testimony, today, first thing for all items on the agenda. So, if there's any item on the agenda that you would like to testify, you get three minutes for each item. It has to be on the agenda. So, if you signed up? Okay. So, if I could get the list. Okay, so Nick Drance.

Mr. Nick Drance: Hello.

Mr. De Rego, Jr.: Hi there.

Mr. Drance: I appreciate you having this meeting and stating your intention to gather community input to postpone decisions regarding the rezoning in Wailuku. Actually, there's handouts over there for you. I don't think they made it to you yet, but there's --

Mr. De Rego, Jr.: Okay.

Mr. Drance: So, my understanding is that you're going to gather more community input so that you can do a vision statement in June. And what I wanted to mention is that Focus Maui Nui through the Maui Economic Board -- Frank, I think you're a member of that -- already went to great expense and effort to gather community input, and continues to do that today with subsequent updates to those reports. I spoke with John Harrison there, and he and I believe that the public needs to be aware of these survey results. And I believe that they provide a mandate for government so that they can be followed. The political climate here on Maui has changed over the last couple of years, and I think that it is right for the, for us to rely on the MRA, and the Planning Department to respond accordingly. So in other words, my point that I'm making is that the public has already spoken and continues to speak through

the Maui Economic Development Board.

Under a way forward, Erin Wade as you know has a background in small town planning. I suspect she's well qualified to create a general plan. Indeed, she wrote the core principles and vision statements to Countywide and Island Plans based on the input from the Maui Economic Board. So if additional community input is required, I think that a plan that reflects the wishes of the community as have been stated and provided by this official County entity, I think the community would embrace a plan if it followed that. Wailuku's small town character needs to be preserved for everyone on the island, and I think that's clear. Visitors as well. I see a much smaller revitalization effort being called for and that would address a couple of key factors. I think we should recognize that currently we're unable to even build anything sustainable these days, so why do it? The Mayor has requested funds to seek relief from the fossil fuel companies, and last week during discussion of that in Council Chambers the other day, Council Member Paltin asked how can we enter it into litigation with the fossil fuel companies when we ourselves continue to utilize the very things we wish to hold them accountable for. Also, we're in a prolonged drought. We're in a water conservation situation. Adding a bunch of development doesn't make sense to me.

So I'll finish by saying that I saw the -- I went to the rotary club meeting, and I listened to Jonathan Starr's presentation this past week, and he --. I taped it if you want to see it.

Mr. De Rego, Jr.: If you could just sum up just quickly. That's three minutes, yeah?

Mr. Drance: Okay, I should've talked faster.

Mr. De Rego, Jr.: Well, you can --

Mr. Drance: Because I timed it for -- I timed it for three minutes.

Mr. De Rego, Jr.: Well, you can give us your -- you have your written testimony, correct. Or you can give us your written testimony.

Mr. Drance: Well, you have it. What I was going to say in three minutes, except I spoke too slow, which I am using up all the rest of my time now, is in the yellow highlight.

Mr. De Rego, Jr.: Okay. Well thank you. We'll read the testimony and --

Mr. Drance: Okay. Alright.

Mr. De Rego, Jr.: -- thank you very much. Okay, nobody else is signed up to testify. If there's nobody else here to testify I'm going to close, without objection, public testimony. Without objections, so closed. Okay, good. Okay, so when we have 1A part, the public hearing. Okay. Okay, there we go. Okay, go ahead Erin.

C. PUBLIC HEARING

- 1. MRA 2019/0004; KEVIN T. TANAKA, Trustee of property for the Maui Bowling Center, requesting a variance associated with the consolidation of Lot 3-B, Land Court Application 1345 and Lot 2, Maui Three Subdivision and Subdivision of said consolidation into Lots 3-B-1 and 3-B-2, to accommodate sub-standard lot widths as applies to the Business/Multi-Family Districts minimum development standard of 45 feet. TMK (2) 3-4-017:151, 130 North Market Street, Wailuku, Island of Maui (MRA 2019/0004) (S. Forsythe) *ACTION MAY BE TAKEN AT THIS MEETING***

Ms. Erin Wade: Great. Thank you. The next item on the agenda is the MRA Permit, 2019/0004. Mr. Kevin Tanaka is requesting this for the lot, 3B. And this is the HMU property located at 130 North Market Street, adjacent to kind of the back of the Maui Bowling Center.

I just wanted to clarify the variance that's being requested is to adjust the neighbor's lot line to match the existing building. And because this is a variance and the MRA has not done a variance under its rules recently, I just wanted to go over the variance requirements criteria. So that's 30.16.080, when reviewing a variance that isn't following the strict rules and interpretations of the Code, there are four criteria that the variance must meet one of. Okay, so it must meet one of these criteria: (A) site topography makes full compliance impossible or impracticable, (B) local practices and customs that are long established in the area ensure the continued market acceptance of the variation, (C) the design and plans for the site incorporate improved or compensating features that will provide equivalent desirability or utility, or (D) the project will further the elimination of slum and blight, and forward the vision principles and objectives of the plan.

When staff does process a variance application, they will be required to file a Decision and Order. So following the decision and voting, we'll need it to be clearly stated by the board which criteria you feel it meets or if you approve, and if it doesn't meet why, during the discussion of the board. Do you folks understand that? Okay. Very good. I'll turn it over to Scott for the presentation.

Mr. Scott Forsythe: Good afternoon Board Members. My name is Scott Forsythe, small town planner with the Planning Department. And I'll provide a general overview of the variance request, and thereafter, Mr. Kevin Tanaka, landowner for the bowling center, will provide a, his presentation and reasonings for requesting a variance.

Mr. De Rego, Jr.: Could you speak a little louder please? Or move it closer to you. I'm getting older and harder of hearing.

Mr. Forsythe: There. Is that better?

Mr. De Rego, Jr.: There you go.

Mr. Forsythe: So in 2015, an application, a subdivision application was submitted to the Development Services Administration (DSA), requesting for a subdivision or a subdivision of the land, or a consolidation of the land and then a re-subdivision of the land. And there was a presentation that was put together online if you had a chance to take a look at it. But the sound is not working on this so I'm going to walk through it verbally here.

So the request for a subdivision...so in green is the bowling alley property, and...the adjoining or the adjacent lot, the HMU lot, is the property that -- the two pieces of property will be consolidated. And then in order for the bowling --. Okay, can you hear me better on this one?

Mr. De Rego, Jr.: Yeah.

Mr. Forsythe: Okay, there we go.

Mr. De Rego, Jr.: There we go.

Mr. Forsythe: So for bowling center to adjust its encroachment into the HMU lot, they requested to consolidate the two parcels, and then re-subdivide the two parcels back into their individual ownership. The HMU lot --. Both lots were originated probably about 70 years ago and built upon, and so they've been in this position for, you know, over half a century. The bowling center's building, the portion of it that is encroaching within the HMU lot, is where the . . . (inaudible) . . . equipment is located for the bowling center. The applicant is requesting the variance so that way the bowling center's building can all be put on its own parcel. The variance request itself is for the HMU lot. The existing Wailuku Redevelopment Area Zoning and Development Code standards require that a minimum lot width is to be 45-feet. Currently, the lot is not 45-feet. And after the consolidation and re-subdivision, the lot will still not be 45-feet, and thus necessitates the need for a variance to meet the current code requirements.

With that, I'm going to turn it over to the applicant, Kevin Tanaka, to provide some additional information as well as his reasoning for requesting the variance.

Mr. Kevin Tanaka: Hello. Good afternoon Chair, Vice-Chair, members of the MRA. Thank you for taking the time to be here.

Mr. De Rego, Jr.: Could you state your name too as well and who you represent?

Mr. Tanaka: My name is -- excuse me -- my name is Kevin Tanaka. I'm the owner of the bowling alley property. This, just to give you a -- there you go -- that shows the existing property line, the dashed red line. If you scroll to a couple more slides forward. Yeah, the two different. And then, yeah, that yellow line is the proposed new subdivision lot, the new property line, so which would, the building would, the bowling alley building would sit on, on my parcel.

The max, the widest part of the HMU parcel is 44.44-feet. Minimum standard is 45, so I'm about 6 ½ inches shy or there's 6 ½ inch substandard. By changing our lot lines nothing will change. The HMU property will still be 44.44-feet.

A little history, I guess. I purchased the property in 2015 as my fear was that someone would come in, buy the property, tear it down, and build something else. This is Maui's only bowling center so that, that is why I set off on this venture. Let me see...let me go through, I guess, the criterias for addressing the MRA, the WRA.

The existing, the HMU lot is an existing non-conforming lot, and would be impracticable to add and create basically what would be -- in order to create that 45-feet, a couple of feet of basically unusable space. The buildings are right up against the property line, and as you can see the HMU lot with the encroachment of the bowling alley building is parking lot. So changing the lot lines would be impracticable.

Market acceptance of the variance. The bowling alley, again, Maui's only bowling alley has been in existence. The building itself has been in existence for 73-years. It is actually been a bowling alley, I believe, over 60-years, and no changes are being proposed to change the market acceptance of this property.

The design incorporated improvement, the change of the property lines will keep and maintain desirability of both lots.

And I get a kick at this last one. The variance will further eliminate slum and blight by maintaining its existing business. And I actually, I mean I believe that. We have a bowling alley there. There's a business there. If it wasn't there, there would be an empty lot. Yeah, an empty lot and a 73-year old building.

I guess that's it if you have any questions.

Mr. De Rego, Jr.: Any questions Commissioners? Okay, I don't see any. I don't have any. Thank you very much.

Mr. Tanaka: Thank you.

Mr. De Rego, Jr.: Yeah, since this is a public hearing, we'll open for public testimony. Anybody would like to testify on this particular issue? Seeing none, without objection, I close public testimony on the public hearing. Thank you. Discussion?

Mr. Keone Ball: Are we looking for a motion?

Ms. Wade: Can we let the staff read the staff recommendation real quick, and then --?

Mr. De Rego, Jr.: Yeah. I think, yeah, I think most of us have read it, but go ahead. Could

you read the staff recommendation?

Mr. Forsythe: Certainly. The Maui County Planning Department recommends MRA approval of the variance application as the applicant has reasonably demonstrated meeting Section 30.16.080, review criteria for variance applications. Furthermore, as non-conforming lots are typical Wailuku's Historic Development, the approval of this variance will not create negative visual impacts in Wailuku's urban fabric or streetscapes.

In consideration of the foregoing, the Planning Department recommends that the Maui Redevelopment Agency adopts the Planning Department's report and recommendation prepared for the December 20th, 2019 meeting as its Findings and Facts, Conclusions of Law, Decision and Order, and authorize the Director of Planning to transmit said Decision and Order on behalf of the Maui Redevelopment Agency.

Mr. De Rego, Jr.: You've got the words for your motion right there. Would you like to make a motion?

Mr. Ball: I'll make a motion to approve, or take the...the recommended action for the variance for the Maui Bowling Center. I believe that they have met the criterias under 30.16, A, B, and C. You know, fear is a great motivator for actions so I commend you for keeping the bowling alley one of the last remaining family activities going on the island. So with that, I make a motion to approve that.

Ms. Jo Ann Ridao: I'll second that motion.

Mr. De Rego, Jr.: Okay, the motion has been made and seconded. All in favor, say aye? All opposed? No, okay. The motion carries. Thank you very much.

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

VOTED: to approve the variance for the Maui Bowling Center as the applicant have met criteria A, B, and C, under Section 30.16.080.

(Assenting: K. Ball, G. Ohashi Hiraga, J. Ridao)

(Absent: A. Lindsey)

D. DEPARTMENT UPDATE

- 1. Update on the construction schedule for Phase 1A - Infrastructure and Roadway improvements on Church and Vineyard Streets within the Wailuku Civic Complex project area. (Brian Ige)**

Mr. De Rego, Jr.: Okay, let's move on to department updates.

Ms. Wade: Thank you Chair. Our next agenda item is the update on the construction schedule

for Phase 1A. I'd like to introduce two new members of the Department of Management staff. If you fellas wouldn't mind coming so that we can see you?

Mr. De Rego, Jr.: Yeah, don't hide.

Ms. Wade: This gentleman here is Dan Shupack. He's coming to us from the Department of Environmental Management as an engineer. And Brian Shimamura is coming to us as a CIP Coordinator from Department of Parks. And they are joining. Alan Murata retired the last day of November -- yup -- and these two are helping to fill his place and have been just incredibly helpful from day one, the second they got there so it's been great. I'm going to let Dan give you the update on Phase 1A.

Mr. Dan Shupack: Thanks Erin. Yeah, so, yeah basically the 1A project is still on track to begin construction on Church Street improvements in January. County is still seeking the final approvals of the work to perform permit from Public Works, so that's basically the last hurdle that needs to be cleared prior to starting work. So we expect to receive that approval in the next week or two, the contractor to begin construction around mid-January, and you have to begin, like, mobilization and setting up their offices and stuff like that and laying out the work.

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

2. RFP for Circulator Shuttle – Published on December 10, 2019.

Ms. Wade: Okay. As far as the shuttle service, we published the request for proposals for the circulator shuttle, and we've been working with Lynn Nishikawa's PR firm to develop a brand and wrap the shuttles when the vehicles are selected. Those bids are due January 10th. We're expecting due to the holidays we might have to push that by about 15 days. We are getting questions already from bidders about the RFP so we know people have seen it and are interested. But it does encourage electric vehicles in the scoring of it. So a lot of questions has been about size and type of vehicles that we are looking for. So we're following up on that, and if people -- I would prefer to extend the bid and get something closer to what we want in terms of the circulator vehicle than to keep the deadline and just get, not give them enough time to price out what it would take to get the EV or a hybrid or something in. Because these vehicles are going to be circulating during peak demand times, noise and pollution were a consideration, so we're trying to reduce that as much as possible.

Mr. De Rego, Jr.: So you're looking at late January, early February, to have this process complete?

Ms. Wade: The selection process will be complete. We asked for a start-up date of April 1st for operation.

Mr. De Rego, Jr.: Okay. Any other questions from the members?

Ms. Wade: I think I provided a link which included the map routes, so I didn't know if you had any questions on those routes. What it proposed in the, in the bid is two separate routes. One coming from the Maui Lani Safeway, looping up Wells, going back down Main to the Safeway. The second one is from the Kehalani Foodland, coming up to Honoapiilani Highway, going down to Waiale, and coming back. All of the stops are at existing Maui Bus stops except for a new one on Main, at the corner of Main and Market. So that, that one parking stall closest to the intersection would be converted to a stop only during pickup and drop off times. And that's just during peak demand time. During the middle of the day, by 10 o'clock when most people are parking in Wailuku, it will be available again as a parking stall.

Mr. De Rego, Jr.: Any questions from the members?

Mr. Ball: Those are closest locations we can have as many vehicles. I'm guessing that's why we chose those spots, yeah?

Ms. Wade: That's correct. I mean, War Memorial was our original target location for parking, and they are simultaneously looking at a CIP project to repave all of that lot. So the timing to coordinate with them at the same time started becoming problematic. And then, that coupled with doing the employee survey to find out what would be most desirable if you're going to ride a shuttle. It was for the pick-up and drop off locations to be where they could get groceries or coffee or something, you know. So that's where we shifted it and the property owners at those locations were willing to participate.

Mr. Ball: I mean, I like them because you could potentially walk there too, you know --

Ms. Wade: Yes.

Mr. Ball: -- if you had to get your vehicle.

Ms. Wade: Yes. So that's a supplemental contract that we might be considering that Julie Dixon, our transportation consultant, recommended which is a guarantee ride home program. So there are several -- there's several companies on Maui, actually, that offers a guarantee ride home. So if you get called because your kid is sick and you have to go and pick him up but you're parked at Safeway that you can call for the guaranteed ride and they'll get you to your car. It's called guaranteed ride home, but it will take you to your car as well.

And what we found is or what those providers have found is it dramatically increases people's willingness to ride the shuttle. But it's only like four percent of people that ever actually use it, you know. So it's very small the number of times it get used. And one of the things on Maui because the program is not that big, it can even be Lyft or Uber credits, you know, where we purchase a block of credits from one of those that gets them a guarantee ride to the vehicle. And then that's really flexible because we can just add to it as needed as well.

3. Next Community Meeting – January 15, 2020 at 6:00 PM at the lao Theater

Ms. Wade: Are there any other questions on the shuttle service? Okay, the next community meeting as you know we've been doing community outreach meetings about once a quarter. Our last one was in September, and we expected to be under construction prior to the holiday so we kind of kept pushing that back. Once we determined we were not going to start before the holidays and give some people reprieve, we moved the meeting back to January. So January 15th, at the lao Theater. And we'll go over again, construction schedule, who to contact during construction, layout, Clean and Safe will be there, Small Town Big Art will be there. If there's anything else that you feel like we should focus on at that community meeting, we're happy to do it. We do take questions and answer at the end, at the end of a presentation so happy to discuss anything you feel like would be pertinent.

Mr. Ball: We're restricted as members of this to go attend that, right? Only two of us can attend or is that an open agenda meeting?

Ms. Wade: Do you have a comment on that David?

Mr. David Galazin: Chair if I may?

Mr. De Rego, Jr.: Yes.

Mr. Galazin: So if you can describe the nature of the meeting.

Ms. Wade: So the way we've advertised it in the past is just a general community meeting. It's all staff participating in the dialogue and answering questions of the meeting, and general public is invited to sit in the audience. It's at the lao Theater.

Mr. Galazin: Chair, obviously the more conservative course of action would be to say that no more than a majority, in this case two members, can attend. Of course, they couldn't discuss anything between them if it came to talking about something that they would vote on later. However, these sort of community wide meetings the State laws recognize the fact that often times people have different roles. If there are more than two members present at this meeting, as long as they, you know, sort of keep themselves physically separate, don't engage in any discussion that's typically allowed. If you want to send, you know, some kind of investigative group to go, there's a process for that. But, but your know, my recommendation is generally if you go, just keep yourselves away from any other members that you might see there and, and leave it at that. Thank you.

Mr. De Rego, Jr.: So that's the guidance from our Corporation Counsel. Thank you. Okay, next steps for Wailuku planning and zoning.

4. Next Steps for Wailuku Planning and Zoning - series of Community Visioning Workshops with changes to the Zoning put on hold until after

community input. Estimated to start in February with goal of developing a Vision Document by June 2020.

Ms. Wade: Yes, thank you. So given the determination last month to postpone further discussion on the zoning, and conversations since with the Chair and identifying, it seems that there's different visions. People have different visions of Wailuku for the next few years, next 20 years or so. And a part of that is coming out of the reWailuku, just having spoken in the creation of this agenda with the Chair, you know, in reWailuku, we asked a lot of folks what is that you want to see in 20 years, the next 20 years. And they say restaurants and they listed things but, you know, a little saimin shop restaurant and a TGA Fridays are two very different things. They're both restaurants, you know, so I feel like that there's more qualitative information that we need to get from the public about what exactly the expectation is. Because that qualitative piece, the scale, the size, the feel, seems to be where the tension is. It's not that people don't like what was said earlier, it's that there's the qualitative piece that I think we have to further define. So we'd like to take some time to do more in-depth kind of focus group conversations, one on one conversations, community input sessions, to find out where that is. And that would help us then in the long term work on the zoning some more. But at this point, we're not going to work on the zoning until we know exactly what that target goal is. It doesn't make sense for us to, to sharpen that tool until we know where we're headed.

Mr. De Rego, Jr.: Just my thoughts on this is that this is actually good timing simply because the prior redevelopment code was adopted in 2000, so we're on the 20-year mark already. So keeping in line with how we usually deal with community plans, and the general plan. This is about the time we should be actually looking for, you know what's going forward in terms of the district. So, and Erin put it very well, but I just wanted to kind of add to that. So any reactions from the members here on this or what's going forward?

E. NEXT REGULAR MEETING: January 24, 2020

F. ADJOURNMENT

Mr. De Rego, Jr.: Okay, good. Thank you very much, Erin. If anybody has any questions, of course, they can contact Erin. And I think, next meeting is January 23rd?

Ms. Wade: 24.

Mr. De Rego, Jr.: Okay, didn't want you to show up on the 23th. But that's January 24th. And without objection we're adjourned.

There being no further discussion brought before the Agency, the meeting was adjourned at 1:31 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

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

ABSENT:

Ashley Lindsey, Vice-Chair

OTHERS:

Erin Wade, Maui Redevelopment Program Planner, Department of Management
Scott Forsythe, Staff Planner, Department of Planning
David Galazin, Deputy Corporation Counsel