

**MAUI REDEVELOPMENT AGENCY
SPECIAL MEETING
JUNE 4, 2020**

A. CALL TO ORDER

The special meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Ashley Lindsey, Chair, at approximately 6:03 p.m., Thursday, June 4, 2020, online via BlueJeans Meeting No. 752149768.

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

Ms. Ashley Lindsey: I just wanted to read what you -- Leilani, are you screen sharing that?

Ms. Erin Wade: Sorry, I can do that again. Can you see it?

Ms. Lindsey: Yes. The purpose of tonight's meeting is for the MRA to provide comments on the Hotel Wailuku Draft EA. Please note, any member of the public can submit comments directly to the applicant to be included in the formal EA process. On the agenda there are links to the email addresses where those comments may be sent. All comments including those of the MRA are due by June 8th, 2020. The board anticipates a large number of testifiers at this meeting, and therefore would appreciate your cooperation in following the meeting's protocols.

The project applicant will be invited to make a presentation. After which the board will take public testimony on the item. If you would like to provide public testimony please do the following. Send a direct message to the screen named Management with your name and your screen name. Management will respond to confirm. Please make sure your mic and camera are turned off until your name is called. Testifiers will be given three minutes to share their thoughts. It should be noted that testifiers may raise questions but as with all boards, commissions, and Council testimony, the board and applicant will not answer the questions during the public testimony period. Board members may choose to raise questions during their deliberations. Once you're finished your testimony please turn off your mic and camera and keep them off for the remainder of the meeting. Public testimony is your opportunity to share your thoughts with the board. As a matter of order, public interjections and interruptions are not allowed during the MRA's discussion. We appreciate your corporation and adhering to these protocol so we can give every participant equal opportunity to contribute.

So present at today's meeting are --. Present at today's meeting are is myself; Keone Ball, Vice-Chair; George Kaho'ohanohano; and JoAnn Ridaao. Gwen Hiraga is excused today.

B. PUBLIC TESTIMONY - 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.

Public testimony was taken after the presentation made by the consultant.

C. NEW BUSINESS

1. **MR. MICHAEL MUNEKIYO of MUNEKYO HIRAGA, Inc. on behalf of SUPREME BRIGHT WAILUKU, LLC is requesting comments on the Proposed Hotel Wailuku Draft Environmental Assessment (DEA). <http://oeqc2.doh.hawaii.gov/Doc Library/2020-05-08-MA-DEA-Hotel-Wailuku.pdf>**

Supreme Bright Wailuku, LLC proposes the construction of a new select service hotel of approximately 156 rooms on Tax Map Key Nos. (2) 3-4-012:004, 006, 016, 017 and 061 in Wailuku, Maui. The Department of Public Works is the DEA's accepting agency as the applicant has proposed work within the public rights-of-way in several locations to widen Maluhia Drive, as well as install water line and sanitary sewer line upgrades.

The MRA review of any permit applications associated with this project will be scheduled after the Applicant has completed the Chapter 343 HRS process. At this time the applicant is requesting comments from the MRA on the Draft EA.

The public may provide comments directly to the applicant which can be sent to James.Houser@NewcrestImage.com and the project consultant at planning@munekiyohiraga.com. Such comments will be accepted on the document until the 30-day public review period closes on June 8, 2020.

Ms. Lindsey: New business, Scott Forsythe with -- can you present, can you introduce us to the --? Mr. Munekiyo of Munekiyo Hiraga on behalf of Supreme Bright. Scott, are you there? Erin are you talking? I guess we'll give him a minute to get on.

Mr. Keone Ball: It looks like Erin's mic stopped working all of sudden she said in the text.

Mr. Michael Hopper: Did we announce a recess? Are we at recess right now or do we want to do that until we can find out if --?

Mr. Ball: No, the mic . . . (inaudible) . . .

Ms. Lindsey: Okay. Can I --

Mr. Hopper: Did you want to take a recess until we can fix Erin's technical issues at this point?

Ms. Lindsey: Okay. Can we, can we take a quick recess till we fix this tech, technical difficulty, Erin?

Mr. Hopper: Okay, subject to the call of the Chair, I guess.

Ms. Lindsey: Okay.

Mr. Hopper: Okay.

Ms. Lindsey: So take a recess for maybe three minutes or so -- five minutes -- so that we can figure out this audio. Be back at --

Mr. Ball: No objections.

Ms. Lindsey: -- 6:11. No objections? Thank you.

(The Maui Redevelopment Agency recessed at 6:05 p.m., and reconvened at 6:11 p.m.)

Ms. Lindsey: Restarting the new business with -- Erin, can please introduce the, the presenter please?

Ms. Erin Wade: Yes. So the only item of business we have today is the review and comment by the Maui Redevelopment Agency on the Draft Environmental Assessment document. This was submitted by Supreme Bright Wailuku, LLC for TMK: 2-3-4-012:004, 006, 016, 017 and 061. Please mute your mics. Are you able to mute that Leilani? Thank you. Okay, great. So today presenting, coordinating the presentation on behalf of the applicant will be Mike Munekiyo. Following the presentation the board will be receiving public testimony. So I'll turn it over to Mike.

Mr. Mike Munekiyo: Good everyone. Can you hear me?

Ms. Lindsey: We can hear you.

Mr. Munekiyo: Okay, great. Thank you. Good evening Madame Chair and members of the MRA. My name is Mike Munekiyo and I'm here this evening on behalf of Supreme Bright Wailuku to present, to coordinate the presentation of our project. I did want to note that while Supreme Bright Wailuku is the responsible development entity, Jonathan Starr and Helen Nielson are the property owners of the project site, and they have been the owners for over 20 years, and will remain the owners of the Hotel Wailuku property. And in fact, this may be the only hotel property on Maui with owners who are a long time Maui residents. I'll add that the Hilton Garden Inn will be the hotel brand. Hilton provides the high standards to its property. The property will be designed, built and maintained. Additionally Hilton will provide the reservation system for its hotel guests. Hilton Garden is a premier business brand that attracts business travelers and guests who travel to be near family and local institutions. If I can ask Ruairi O'Connell to share the screen with the power point please, Ruairi. It should be coming up in a minute members.

Mr. Ruairi O'Connell: Let me know when you can see it and I'll go on mute.

Mr. Morris Haole: Who do I let anybody know that I'm willing to give testimony for the Hotel Wailuku?

Ms. Wade: Sorry, could you please mute your mic and use the chat function to identify if you are interested in testifying. So go to the chat at the top right corner of your screen and click direct message to Management. Oh, let me apologize. Direct message everyone -- direct message to everyone if you are signing up to testify so that I can see it.

Mr. Haole: Hello? I can't give it over the phone? I'm not on my computer. I'm on my telephone.

Ms. Wade: Okay. Chair, prior to the presentation starting -- I'm sorry to interrupt you Mike, should we take testifiers that are -- that we should we --?

Ms. Lindsey: I think it would be a good idea if we should take any testifiers that need to leave or are on the phone.

Ms. Wade: I'm sorry, not prior to the presentation. I think, we'll do the presentation, but we need to maintain the list. I have 10 already on the list to testify. But if there are folks that are calling in, aren't able to sign up on the chat, then we need to find a way to get them on the list.

Ms. Lindsey: Should we do the presentation, then do the calls.

Ms. Wade: Yes.

Ms. Lindsey: And then do the videos.

Ms. Wade: Okay. We can do that. Okay. Understood.

Mr. Ball: So if anybody on the phone, let, let us know that they are going to testify so we get their name down.

Ms. Lindsey: Yes, maybe after the presentation I'll make an announcement for any phone testifiers to, you know, I guess say they are here and Erin can take them in order. Is that something we can do?

Ms. Wade: Yes.

Ms. Lindsey: Okay.

Mr. Hopper: And one more thing, Erin?

Ms. Wade: Yes?

Mr. Hopper: It might be good to note that the chat should not be used to actually give the testimony. There were a couple of messages that said things about the hotel. If you send a message in chat that is not considered written testimony. But you can use the chat to sign up and say I would like to give oral testimony just so people know. Because the stuffs that happens on the chat is not going to be added to the, to the actual written testimony. So, I think it's for saying I would like to testify, but your actual testimony shouldn't be given through the chat function just as a note.

Ms. Wade: Yes.

Mr. Ball: Another issue, there is two managers on so the testifier is asking which one they send the message to.

Ms. Wade: Yes, so just to clarify again management because there's two of us on, please just post if you would like to testify, post it to the "everyone" in chat and I'm maintaining a list via that. There's a couple of you that also sent direct message which I have, but most of you duplicated already onto the "everyone" chat as well.

Ms. Lindsey: So as he's -- so Mr. Munekiyo will present his, present the presentation. Then we will take phone testifiers and then video testifiers in that order. I'll announce the phone testifiers to sign up, and you can orally sign up and Erin will write down the names. If you are on video then you can direct message to the group chat that you would like to testify also. Erin can write those down and we will go through those as they come in after the phone testifiers.

Ms. Wade: Okay.

Ms. Lindsey: Mike, did you want to continue?

Mr. Munekiyo: Thank you Madame Chair. Ruairi, can we upload the power point please?

Mr. O'Connell: I think control needs to authorize that. My screen is showing as sharing, but no one seeing it.

Mr. Munekiyo: Let's see, Erin, is there a way to pass over to Ruairi O'Connell?

Ms. Wade: I'm not the manager. Leilani, are you able to allow screen sharing? We can't hear you. Sorry, folks we tested this once and it worked great of course so she's checking how to --

Ms. Leilani Ramoran-Quemado: Let me try this again. Can you hear me?

Ms. Wade: Yes.

Ms. Ramoran-Quemado: Can you hear me? Okay. No, I don't have the capability of allowing him. I thought they automatically are able to share screen just by going above on the top center and clicking that share screen. But otherwise, I'm not quite sure.

Mr. Munekiyo: Madame Chair, I wonder if we could have a couple of minutes just to --. Here it is. Here it is. So -- can everybody see the power point?

Mr. O'Connell: Can you guys see this?

Mr. Munekiyo: Yes. Can we get it to full screen Ruiari?

Mr. O'Connell: It is full screen on my screen. What are you seeing? Oh, it kicked me off that. Let me try it again. How's that?

Mr. Ball: Nothing yet.

Ms. Lindsey: Just a reminder if you are -- if you're not a board member or presenting can you please turn off your audio and video? I'm going to take a five minute recess so we can figure out how to do this screen sharing thing.

Mr. Hopper: Ashley, you may just say subject to the call of the chair so that if it's less than five minutes you can, you can come back. But recess subject to the call of the chair, maybe.

Ms. Lindsey: Recess subject to the call of the chair. Hopefully less than five minutes. Coming back at 6:27 p.m.

(The Maui Redevelopment Agency recessed at 6:23 p.m. and reconvened at 6:27 p.m.)

Ms. Lindsey: Thank you. Go ahead.

Mr. Munekiyo: Thank you Madame Chair. Again, my name is Mike Munekiyo on behalf of Supreme Bright Wailuku. As I mentioned previously the land owners, the property owners are Helen Nielson and Jonathan Starr, and they've been here on Maui for 20 years, having own the property for that amount of time. And they'll continue to own the property --. And I also noted that in addition, Hilton Garden Inn will be the hotel brand and we are looking for a, I guess, a premiere business brand that attracts business travelers and guests to travel to be near family and local institution. I also add that New Crest Image will be the family owned operator and property manager for this project. So Taylor, if we can go to the next slide please.

Just a bit about our project team. We do have our resources here to answer any questions that MRA members may have following the testimony. Again, we do have the property principals here logged on as well: Helen Nielson, Jonathan Starr and Taylor Jacobs. But for the power point, in addition to myself, our presenters will be Kevin Sund and Gene Fong. They are the project architects from the design firm AXIS GFA. Jim Niess is our local project design consultant. Bill Mitchell is our project landscape architect. And Mike Packard our project traffic engineer. So Madame Chair, if I may, I will begin with a brief project overview, and then turn it over to the project design team, so let's move on to the next slide please.

So this is the project site outlined in red, encroaching five tax map key parcels in Wailuku town, and it has a combined area of about 58,700 square feet. It is located in the midst of Wailuku and thus the project does provide an ideal location as a walkable infill project. On the upper right-side of the screen you do see off-site infrastructure component. That is an approximately 250 foot segment of sewer line along Lower Main. That will be replaced. It's an existing 10-inch clay pipe, and it will be replaced by 12-inch PVC pipe. Next slide please.

So this is another overall map just showing the location of our project and the sewer line work on the right side of the slide, again, just to provide a better definition of the separate tax parcels. And let's go to a few site photos here. Next slide please.

The photo on the left, photograph number one, is a view taken from Main Street looking towards parcel 16, and you can see Maluhia Drive at that intersection there. Photograph number two is also taken from Maluhia Drive, and that's the rear portion of parcel 16. We move to the next slide. Again, a view of Maluhia Drive looking north. And this is taken at the intersection of Main Street here. Photograph number four is a view of parcels four and 16. I'm sorry, views of parcels four and six from Main Street. And finally photograph number five, a photograph from Maluhia Drive looking east to parcel six. We move on to the next slide please.

This slide depicts a high level overview of the regulatory requirements for the proposed hotel project. The project site does fall within the Wailuku Redevelopment Area, and therefore is governed by the Wailuku Redevelopment Area Zoning and Development Code (WRAZDC). As part of the Wailuku Redevelopment Area the parcels are designated commercial mixed use. And within the commercial mixed use land use category hotels of 20 or fewer rooms are permitted. For hotels of more than 20 rooms an MRA Use Permit is needed. The proposed hotel does call for 156 guest rooms, so an application for a Use Permit has been submitted and will be brought before you at a later time. In addition to the Use Permit, variances from the Wailuku Redevelopment Area Zoning and Development Code (WRAZC) will be needed for height and setback. Kevin Sund, our architect, will be reviewing those briefly in his part of the presentation. And again, the variances will be taken up by this body at a later meeting of the MRA. Next slide.

Members, you are here this evening to comment on the Draft Environmental Assessment (EA) which has been submitted. And just as an informational item, as part of the Draft EA, we have prepared technical supporting documents; a preliminary engineering report, a traffic impact analysis report, an archaeological study, and a cultural impact assessment. Again, following this presentation and testimony, we'll be available to answer questions regarding the EA in its entirety. So at this time, MRA members, I'd like to turn the presentation over to our project design team beginning with Mr. Kevin Sund, our architect.

Mr. Kevin Sund: Hello team and board. I also want to make an introduction to Gene Fong who will start the next, next portion of the presentation.

Mr. Gene Fong: Good, good evening board members. Can you see and hear me?

Ms. Lindsey: Yes, we can see and hear you.

Mr. Fong: Thank you. Thank you. My name is Gene Fong with the architectural firm AXIS GFA. We're the project architect for the proposed Wailuku Hotel. With me to show you the project overview would be Kevin Sund and Jim Niess. We'll collaborate, the three of us, and kind of show you what our intent and presentations are.

Wailuku core was the home of Maui's major hotel for over 100 years. Large and . . . (inaudible) . . . hotel such as the Maui Grand, the Wailuku Hotel, and Maui Hotel hosted Maui business travelers along with numerous boarding houses back then. The meeting rooms and restaurants in the hotels were the meeting place for the communities, for the travelers, and is now sorely missed by those who remember the activity they generate in town. We believe this proposed hotel would be a major boast to the economics of the neighborhood.

Hotel Wailuku is intended to primarily serve visitors from off-island as well as from remote parts of Maui County while working or visiting families. Institutions like Maui Memorial Hospital, Maui College, government courts, arts and sports venues fairly are traveling to Wailuku and staying at resorts like Wailea and Kaanapali. So we have a lot of commuting back and forth with rental cars and ride share. The project team is excited to propose a hotel that is a Wailuku Hotel, a local establishment where employees can walk to work. Where locals can enjoy a place where they can meet their friends and put up their guests visiting. Where hotel guests can enjoy the local activities, the culture of the neighborhood. Our design core focus -- and Jim Niess will actually get into a little more in detail -- recognize the importance of this corner, Market and Main. A very important corner as an important resource. It gives the site a building worthy of its importance. Build a building that's long-term holding for its owner, try to incorporate local and historical appropriate design, that we minimized the disturbance of the ground, no underground, and we put pedestrian perspective focus in the forefront. The site as many of you know fronts Main Street. It's a compact infill site intended to, to create the connectivity, the walkability to activate the center of Wailuku. Guests will be encouraged to arrive by shuttles from Kahului Airport. Again, . . . (inaudible) . . . bicycle access Wailuku's designations you shuttles or public transportation. The walkable proximity to restaurants, shop, arts and entertainment will boast Wailuku's small businesses success. The meeting rooms will be available for the community. Just as I've said before when the hotels before, before this was very active in creating a synergy for the town. Meeting rooms, large public space, café, lanai, is again, to serve both the public and the guests to create the local flavor, the climate, the indoor, outdoor experience. So, I think again this is kind of a brief description of what we're presenting. Let me at this time turn this back over to Kevin to give -- to talk to you a little more in detail about the plan itself.

Mr. Sund: Sure. I appreciate it, Gene. I hope everyone can hear me okay.

Ms. Lindsey: Yes. Thank you.

Mr. Sund: So, yeah, this slide as Gene explains a, a quick overview of the, the, the hotel program. There's -- the site consists of multiple parcels, east to west on Maluhia Drive. We considered many different options, dozens upon dozens of, of option on orienting the hotel on

the parcel at the Main and Market corner, which, you know, we found the best use for our future. We -- if we want to go to maybe the next slide we can take a look a little bit.

This is an overview, again, of the property and the site plan. You can see the pedestrian front entrance off of Market. Again, that's to try to activate, further activate Market Street. You could also see in the slide the improvements proposed on Maluhia which creates a drop off area off of Maluhia. And then we, we spent a considerable amount of effort maximizing the parking. We also created a parking entrance off of Main Street which this also serves as a shuttle access that can come through the parking area, to the drop off. And, you know, to touch on that further and some of the other traffic information, I'd like to have Mike Packard, our traffic engineer, speak to some of the points on the improvements we have. Mike, are you available?

Mr. Mike Packard Thanks Kevin.

Mr. Sund: Awesome.

Mr. Packard: I'm here. Can you hear me?

Ms. Lindsey: Yes, we can hear you.

Mr. Packard: Excellent. Thank you so much Madame Chair and Members of the MRA. My name is Mike Packard, traffic engineer with SSFM based out of Honolulu, Hawaii, with offices in Kahului in addition to the neighbor islands. So we completed the traffic impact analysis report for this project, and just to lay the basis for this, the current conditions along Main Street fronting the hotel between Market and Central include one lane in either direction with dedicated turn lanes at the intersections. So the traffic impact analysis report was completed to look at these impacts of what the project would have on the travel way. And what it proposed was to reconfigure Main Street with a center turn lane to remove the conflicts with left turning vehicles and to help reduce some of the congestion.

The primary access to the hotel is actually being proposed through the makai parking lot entrance. And the reason for this is to reduce the conflicts with the residential traffic along Maluhia Drive. And while the porte cochere is proposed to be on Maluhia Drive, our intent was to reduce those conflicts by allowing the hotel visitors to come in through an existing driveway curb cut that would lead to the proposed parking lot. In addition, per requirements of the County, Maluhia Drive is being reconfigured to allow bi-directional vehicle flow, in addition to adding a sidewalk improvements to, to improve the safe pedestrian access and connectivity. Kevin.

Mr. Sund: Thank Michael. I guess to further, to further talk about the site, I think, we'll have Bill Mitchell speak to the landscape of the project.

Mr. Bill Mitchell: Thank you Kevin. Can you hear me?

Mr. Sund: Yes.

Mr. Mitchell: Can you hear me okay?

Ms. Lindsey: Yes, we can hear you.

Mr. Mitchell: Oh, thank you. Madame Chair, members of the Agency, we're very pleased to introduce some landscape to this part of Main Street as part of the project and we have some, some interesting hedges to use in our parking lot and along Main Street to certainly create a better pedestrian experience. For those that are walking up and down Main Street, we will be, of course, using canopy trees and larger palm trees as we wrapped on Maluhia Drive, and with an emphasis on native landscaping. And that native landscaping on the edges will also provide some bioswale opportunities where we can take water off the parking lot into those planters.

You'll notice along the north boundary of the parking lot, we are proposing a six-foot masonry screen wall to buffer the parking lot from the adjoining lots as you wrap around it and down the makai side. That's just the back of a building. The Maluhia Drive also provides us the opportunity to introduce landscape as part of the pedestrian experience in entering the lobby area. And then as you proceed out of the lobby up Main Street along that edge we have a raised planter there, along the edge of the hotel, that then wraps up into North Market Street and ties into the landscape there. So we think the addition of all those elements will, will really be a benefit to Main and Market Street -- the Main and Market Street landscape concept. We will have some lighting in the parking lot, but it will all be a code compliant LED downwardly shielded lighting. And hopefully that will provide the necessary circulation for, for night use. With that I'll turn it back to Kevin. Thank you very much.

Mr. Sund: Thank you Bill. On this next slide shows in further detail the ground floor program. You can see the outdoor space that we're creating at the intersection of Main and Maluhia, really to add as much openness to that area as we can. And then this further kind of continues that pedestrian activity that you have on Market that continues down Main Street. You also see the, again, in detail that drop off area, as well as the meeting rooms that are, you know, available to the public and to guests. The -- at the corner of Market and Main, you can see we've, we've located our food and beverage component, again, activate those pedestrian streets. And from there I think we'll go to the next slide and work -- look at the exterior of the building and I'd like to introduce Jim Niess.

Mr. Jim Niess: Yes. Aloha Madame Chair. Can you hear me?

Ms. Lindsey: Yes, I can hear you.

Mr. Niess: Aloha. Now for those of you who don't know me, I'm Jim Niess. I've been a practicing architect here on Maui, and particularly in Wailuku for the past five decades, founder of Maui Architectural Group. I was asked by Jonathan and Helen to help with the design team to assist in creating a design for the project that would be sensitive and relevant to Wailuku's special character. I'm fortunate to have a create design team lead by Gene Fong and Kevin Sund of the AXIS architecture group. They're experts in the design of this project type. But beyond that they

were good listeners, and accepted comments, suggestions, and . . . (inaudible) . . . Jonathan and Helen. As well as the Planning Department over the past year.

Take a quick stroll down Market basically to understand that there are two existing types of commercial building styles. The plantation style which . . . (inaudible) . . . square corners is very simple and plain. Ample of it still on the makai side of Market Street, the other places. Then there are buildings that replaced some of the early plantation style buildings in the 30's, 40's, and 50's it exhibit a great deal of art deco detail. The difference between plantation commercial and art deco, it really deals with decorative aspects of deco including introduction of curbs, parapets and --. Actually the Iao Theater is probably one of the best examples we have and then Pono Building and others down the street. They have soft edges, repetitive pattern detailing in the facades. And the plantation commercial just didn't -- was not going to lend itself well to a project of this size and scope. But the deco had more appropriate application for a building of this sort. So our suggestions followed those line. On this slide, this is probably the design guideline, it does exhibit, it discuss the art deco influence in Wailuku. It goes with the featured piece. Next slide please.

This slide just shows some of these elements here. They organizes the canopy that curves around. It goes all the way around the building and it sort of rounds the structure. It gives a relationship up on the Market Street corner pedestrian scale . . . (inaudible) . . . goes all the way around Maluhia side where it's higher up because the land drops away about eight-feet over down Main Street. Also you can see that there is a two-story. The first two-stories are emphasized has the base to this building and also offers reference to the Kress building, the Aluli building, the other two-story buildings along Market Street.

The upper stories are setback with a change of materials and colors detailing that refer to their cousins along Main Street. There are many -- there's seven or eight buildings of this mass and scale. You can see the patterning details on the façade and the parapet articulation that is requested by the Planning Department . . . (inaudible) . . . and the recessed windows with the deco detailing and horizontal bands, again to, just to break up the mass and the face of that particular elevation there. And the soft edges on the important corners, subtle curves that I refer again to the deco style. And then down at the Maluhia corner there's open dining terrace or the living terrace that Kevin had referred to earlier.

Ms. Lindsey: Hello?

Mr. Sund: Did we lose Jim?

Ms. Lindsey: Jim, are you there?

Mr. Ball: Jim we lost your audio if you can hear us.

Mr. Niess: Okay. Am I back now?

Mr. Ball: Yeah.

Mr. Niess: It just shows these -- the next few slides just show the art deco detailing that was present in his resident, the older buildings, on the mauka side, makai side of Market Street, and up and down. Next slide please.

Again, showing the application of . . . (inaudible) . . . project. Here we have a view looking down Main Street at the pedestrian scale entry and the two-story base that relates to the neighboring buildings on Market. Next slide please.

Here is a good illustration of the open corner at Maluhia and Market Street reducing the apparent mass of the building and it softens the entry. Also energizes the street with pedestrian connect to folks that are . . . (inaudible) . . . terrace or the lanai. It creates a more inviting entry experience on the Maluhia side. . . . (inaudible) . . . balance, you know, I think the design team has done a very incredible job of incorporating these elements to the project's design. So nod to the past, but, yes, but you know, this project really is about future of Wailuku. At this point I'll turn it back to . . . (inaudible) . . . to show you further renderings of the project. Aloha.

Mr. Fong: Okay, I'm back. Gene Fong. Thank you Jim. It was great collaborating with you. I think your knowledge and local history has really make this project seamless, and great team member. All the design detail that Jim mentioned earlier we have taken those and developed a series of photo-realistic renderings set on the site from different perspectives. This particular one here is the view looking from the, from the east with the parking lot into the hotel drop off area. You can see the glass area that invites you inside to the lanai to the, to the left. And you can see the openness on the, on the upper floor. The amenity deck which has the pool, the lanai, outdoor terrace. It will probably have more events up there with entertainment. Next one.

This one is an elevation, elevation, the south elevation, which really is a very important elevation as Jim mentioned earlier. The importance of the canopy that engages the existing building on Market Street to pay tribute to the design element that we take very seriously and wrap that thing around Market Street to Main and Maluhia. You can tell that the site slopes somewhere between 5 ½ to 6-feet. And we introduce the terrace planters to soften the edge. Lots of glazing to create a sense of transparency and activation. It's important that people walking down Main Street is engaging and see what's inside wants to come in. The lanai, that quarter, is excellent just like the previous view. Here's a view of the south elevation, looking west into the valley in the hillside. Next.

And then another view looking east, going down Main Street with the photo projections of the surrounding areas. This view here is looking west into the mountains. You can see and catch a glimpse of the hotel right above the tree line and where the utility poles are right in the center. A view from Market Street, as you're walking down Market Street, walking south, you know, and, and experience what Market Street has to offer. The hotel is right there in the background.

And the aerial view, look at the beautiful mountain in the background and the context of the surrounding building. The building in downtown Wailuku that's part of the neighborhood. And

then the last one, I think, is just an overall view of the town, Wailuku and the neighbor. I think from here, I think, Kevin do you have a couple of slides that you want to introduce?

Mr. Sund: Sure. I can just touch on the last two slides or just summarizing what Mike Munekiyo said at the beginning. We had submitted for two variances. One for height, and then the next slide is for the setback variance request. And then, I guess, I'd like to turn it lastly to Mike Munekiyo for any closing statements he has. I appreciate it everyone.

Mr. Munekiyo: Thank you Kevin. And Madame Chair, again, we do have our team of resources people available. And so after the testimony we'd be happy to answer any questions that the MRA members may have. Thank you.

Ms. Wade: Chair, would you like to open public testimony?

Ms. Lindsey: Yes. Can we open public testimony to the, to the callers? Right now we would to open public testimony for anybody who is just calling in. If you're sitting at computer and has video or audio can you please wait for the people who are just calling in with the phone and we'll get to you after the phone callers are finish testifying.

Ms. Wade: So the first phone number --. Oh, okay, so the first phone number I see is 2,4,2,1,9,5,5, would you like to testify?

Mr. (____): No. I'm just watching the meeting.

Ms. Wade: Okay, thank you. Next one is 2,7,0 --. This is --. That's Leilani. Next one is 3,8,5,5,4,8,8, would you like to testify?

Ms. Amy Pierce: Sure. Can you hear me?

Ms. Wade: Yes. Can you please state your name?

Ms. Pierce: My name is Amy Pierce.

Ms. Lindsey: Amy you're a little bit soft. If can talk a little bit louder please?

Ms. Pierce: Okay. Is this a little better?

Ms. Lindsey: Yeah. Your three minutes start now. Thank you.

Ms. Pierce: Thank you. I don't know a whole lot about the project and I am just calling in so I haven't seen the slides that have been shown. But I am a teacher in Wailuku and I've been working with . . . (inaudible) . . . and the pictures that I have seen of this building just don't really fit Wailuku and that's my concern. And my concern is the local population, how will it help them? Will it be, you know, just another tourist area? We have a really historic beautiful town that has so much history and culture, and I just really hope that you folks consider how it's going to affect

the traffic and the people who actually live here. How it's going to help them or make it better for them. I feel like the look of the building is just does not fit at all. If we have to do something can it not look like Lao Theater looks more – and again I haven't seen the slides. I've just seen the picture. But I, I just – it looks like a monstrosity, and I'm sorry if that offends anybody, but it just doesn't, it just feels wrong. And I'm worried about how it's going to affect our community. And I just hope you consider that and consider my input. Thank you so much.

Ms. Lindsey: Thank you Amy.

Ms. Wade: The next phone number, Chair, is 4,1,9,4,7,3,3, would you like to testify? Michael?

Mr. Hopper: Just a point, maybe just do the last four digits of the number so that you're not giving out people's numbers.

Ms. Wade: Got it.

Mr. Hopper: There are only one or two more, but that's usually what the Council does so maybe try that if you can.

Ms. Wade: Alright. So last four is 4,7,3,3, would you like to testify?

Ms. Paula Aleoseba: Aloha. Yes. Can you guys hear me okay?

Ms. Lindsey: Yes, we can hear you. Can you state your name and your three minutes start.

Ms. Aleoseba: Aloha. My name is Paula Aleoseba. I'm a student from Maui College. Sorry if I'm going to speaking a little fast to say I'd like to comment on the Draft Environmental Impact Assessment or the EIA of Hotel Wailuku. I would kindly request for the denial of this EIA for this project. This EIA is not adequate, and a full Environmental Impact Statement should be required.

The hotel is the last thing Maui needs right now. We're seeing the need to diversity our economy and build more resilient communities. We already have surplus of tourist accommodations on the island. We don't need to put a hotel in Wailuku in order increase economic activity in the area. The lack of alternatives in the EIA show a lack of creativity. Give me some time and I can come up with dozens of better uses for this space than a hotel. This project goes against State and County plans. It does not align with the Wailuku-Kahului Community Plan which states its objectives are to maintain the existing character of historic Wailuku town, utilize architectural treatments to break up the mass and reduce the apparent size of the building and protect mauka and makai view planes.

It also goes again the Maui Island Plan which states to protect view to include but not limited to Lao Valley and Mauna Kalawai or the West Maui Mountains. This also goes again the Hawaii State Plan which prioritizes the need to promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountain scenic landscape and other natural

features and to protect and enhance Hawaii's open spaces and scenic resources. This project does not conform with the Wailuku Redevelopment Area Design Guidelines, or W, R, A, D, G. These guidelines state that contemporary high rise buildings do not conform to Wailuku's architectural character. And that new buildings should conform to the small town core and not exceed the height of other buildings by more than one story. The surrounding buildings are no more than one or two stories which should be maximum of three-story but their project is pushing for six which greatly deviates from the guidelines. The WRADG also states that it is undesirable to have parking lots dominating the streetscape.

The WRA Zoning and Development Code allows hotels a maximum of 20 rooms, but this project wants 156 rooms. Again, showing a complete disregard for the community plan. This DEIA does not adequately address the . . . (inaudible) . . . affect would happens when you build large structures. This building will block wind and light corridors. If only anticipated that landscaping will offset it, but there's no data to back this up. And what they have planned for the landscaping is not going to do much to mitigate the added heat that this 70-foot monstrosity will create. The DEIA does not state any definite water conservation, green building or low impact development methods at all. This is unacceptable considering that Hawaii is a leader in sustainable development. This project goes against the Aloha plus challenge which is the framework of Hawaii to accomplish sustainable development goals. We should be retrofitting existing hotels to become better and more resilient instead of wasting resources on building a brand new hotel. What Maui needs is, are more open and green spaces. This is the best possible thing we can do with this land. DLNR has an urban forestry program called Kaulunani. There are many ways out there if you actually tried it. We need to create something here that can impact everybody positively not just a select few people.

Ms. Ramoran-Quemado: Three minutes.

Ms. Aleoseba: Mahalo. Thank you for listening to my testimony.

Ms. Lindsey: Thank you Paula.

Ms. Wade: Paula, could you please spell your last name for us?

Ms. Aleoseba: Sure. It's, A, L, E, O, S, E, B, A.

Ms. Wade: Thank you very much. The final call in number I have is 1, 6, 0, 6. Would you like to testify?

Mr. Haole: Yes.

Ms. Lindsey: Please state your name and your three minutes starts now.

Mr. Haole: Good evening one. My name is Morris Haole, and I am giving testimony in support of this project, the Hotel Wailuku. Many important points were brought up by the presenters and I will just briefly go through them. It is, it is very important to provide much needed low cost

accommodations which that is the idea of this hotel. And there is a buzz going on in the community about this hotel. And there is a lot of people who say it is a much needed, a much needed hotel for our island people. A lot of people that come here to Maui, they don't want to stay in South Maui or West Maui. They want to stay within the vicinity of Central Maui. Again, not too far away from the airport. Their stay most likely be short, a few nights, so it's perfect for island people to come in, pick up a car or have someone take them to the hotel. And if they have to go to athletic events most likely high school athletic events, or visiting friends and family, very close, very important, very close to the hospital. And that's a big plus. A lot of local people are looking forward to that. And again, the idea that there were three hotels at one time, in Wailuku, so this isn't anything new there.

Again, with a lot of my friends and my circle of friends talking about it, they like the idea that this hotel project might be the catalyst for newer improvements CIP projects in the area. Hopefully we'll get the municipal parking lot happening. And it will do a lot. It will go a long way in rejuvenating Wailuku town, which a lot of local people is saying is looking really rundown and neglected. And you know that will take capital and hopefully this hotel will bring that in. And on a funny note a lot of people who I know said, they ask me if I knew what was going on this hotel, and if I knew when they could submit employment applications. They want to, they want fill an employment application so they can work at the hotel.

So there is a lot of positive discussion going on in the community, and I feel it is a necessary part with the low accommodations, low cost accommodations, employment issues, and it is something that will benefit Wailuku and, and lead on to better things. That is all I have to say. Thank you so much.

Ms. Lindsey: Mahalo Morris.

Ms. Wade: Chair, I think that's the last of the phone numbers only, so we'll move to the first testifier with Bluejeans. It's Kimokea Kapahulehua.

Ms. Lindsey: Can you also change the screen so that we can see the testifiers and not the screen share?

Ms. Wade: So whoever is sharing your screen please unshare.

Mr. Ball: You can slide it over too Ash.

Ms. Lindsey: Okay, got it.

Mr. Ball: Slide your screen. Yeah.

Ms. Wade: Alright, and just a note, when you testify, you're welcome to un-mute your video and audio. And then you once you've completed your testimony, please mute both again when you're done. Thank you.

Mr. Kimokeo Kaphulehua: Aloha and good evening. My name is Kimokeo Kaphulehua and I'm calling you in support of Hotel Wailuku. And I wanted to say that before you . . . (inaudible) . . . the Environmental Assessment, and it shows that in the assessment there's a minimal impact and a huge benefit. But more so I wanted to share with you that I arrived here in the 70s and the founder Gray Line Tours . . . (inaudible) . . . Gray Lines, so many history goes back about this Wailuku Town and the other hotels here and what was going on in the early 70s and 60s. And I'm really glad to know that this group that we have before us is done all the studies and making sure that to build a hotel that, that we need in this town. We have a growing industry here in Wailuku particularly the college, the hospital, we've got the government and things like that. So I would think to ask you to support the Environmental Assessment before you put a Hotel Wailuku. Mahalo. Thank you so much.

Ms. Lindsey: Thank you.

Ms. Wade: Thank you Chair. The next testifier is Richard Dan, followed by whoever screen name is BKS.

Ms. Lindsey: Richard, are you there?

Mr. Ball: Make sure you're not muted Richard if you are there.

Mr. Richard Dan: Can you hear me now?

Ms. Lindsey: Yes, we can hear you. Your three minutes start now.

Mr. Dan: Aloha. My name is Richard Dan. Thank you Board Members for all your hard work, and trying to help Wailuku, a town I've grown to love. My family has owned and run numerous retail stores on Market Street for the last four decades. We own a building at the corner of Market and Vineyard. We have our retail store. We live in Wailuku. For a while, we lived on Market Street, above the Aluli property.

I think that this hotel will do nothing but good for Wailuku. I see absolutely nothing wrong with it. I think it will invite people into the street, it will invite people into Wailuku. When I go to Honolulu for business, I need a business man hotel if I have to spend the night. I like something nearby where I go and won't have to rent a car. This is a perfect answer. There's so many people that come to Wailuku and now that with, with the park, with the parking lot, and the, and the center that's being built, and all that's going on in Wailuku between the courts and the arts, there's going to be -- people are going to need to spend the night and they don't want to go to Kihei. This is not a, I've heard talk about the, how we have to change our economy to be less reliant on tourism. This isn't a tourist hotel. This is a local business man hotel. This is people who come in to town, and get out of town. It's an absolute necessity for us. It will do nothing but help Wailuku. We halfway gentrified Wailuku, now we're going ahead and doing the parking, the garage, and really moving this

gentrification a lot further forward. With this building here, we'll move out of becoming a blight ridden opportunity zone, to being a thriving financial community. I don't have anything more to say.

Ms. Lindsey: Thank you Richard. Next testifier.

Ms. Joy BKS (____): Hi. My name is Joy. My real name is BKS, but you can call me Joy. I am here to testify against the hotel. I vehemently oppose it. Lived in Wailuku, knows how bad the traffic is in the Main Street and Central area. I looked at the EIS report, and find it a joke. The idea that is not -- they had so many N/As on so many parts of the report including the views, the impacts and everything. It seemed pretty egregious. And then even as a member of the Wailuku Community Association, I can tell you having attended those meetings, I find them to be not representative of the residents of Wailuku. It is older, Caucasian, outside type of situation where it seems skewed towards people who don't really -- is not the upcoming Wailuku. I agree with the first speaker who was saying that you can give me ten minutes and I can come up with a dozen different ways to better serve, that property could better serve Wailuku than a hotel. Residential, small business you can put . . . (inaudible) . . . but the traffic and everything on Central Avenue and Main Street seems like it's already bad.

And then in the midst of a pandemic that's going to last for three to five years, if we're willing to build another hotel when our hotels can't even function right now. And the idea that, oh, people have to stay in, in Lahaina or South Maui, we have Maui Beach. We have another hotel coming up again by Costco. We have a hotel right next to the airport already. And it's like, what are you talking about? We have the Wailuku Guest House. We have another Inn bed and breakfast that fits the character of Wailuku much better. And, I'm sorry, but the building, a six-story building no matter how you dress it up, it is -- there is no way you can hide a six-story building and make it blend into the landscape. And no matter what they say, and it's like you can't -- Even if you put lipstick on a pig, it's still a pig. And this is not going to fit us. It's -- Wailuku is the last place in Maui that feels like we don't have to constantly cater and sell ourselves to tourists as residents. It's our refuge from the rest of Maui that has been just gobbled up in service to this industry that basically prostitutes the local culture. It is egregious that you guys are kind of say that this is a reasonable draft EIS statement, or -- because it ignored all of those issues. And had led to, oh yeah, it's all fine. If you actually read this stuff, it's all fine or it's not an actual . . . (inaudible) . . . issue. And I'm like it is...if you live here. I live two blocks from this potential hotel. I deal with the traffic every damn day.

Ms. Ramoran-Quemado: Three minutes.

Ms. BKS (____): Thank you for your time.

Ms. Lindsey: Thank you.

Ms. Wade: Thank you Chair. The next testifier is David Fisher, followed by Noelani Ahia.

Ms. Lindsey: David Fisher, are you there?

Mr. David Fisher: I'm here. Aloha folks.

Ms. Lindsey: Your three minutes starts now.

Mr. Fisher: Okay. Dear Chair Lindsey and Redevelopment Agency Members . . . (inaudible) . . . testifiers. I am David Fisher. I'm here to support Jonathan and Helen, and their proposal to bring back a kamaaina hotel in Wailuku. I had the privilege to open and operate for 19 years Maui Small Business Development Center in 1990. Originally at the College, but then at the Tech Park in Kihei. My wife, Jan, was the managing attorney at the Legal Aid Society in Wailuku for five years before switching to become a math teacher. Our internal joke was that I help people with their dreams, and she helps people deal with their nightmares. Our late son graduated from Haiku Elementary, Kalama, and Baldwin High School, where he went as a geographic exception through part of . . . (inaudible) . . . program. He later graduated from MCC and then UH Manoa as a Japanese language major. I share all of this because while not living in Wailuku town, we spend a lot of time there over the years, and I've also consulted with numerous businesses there.

I strongly believe that the hotel will help many small businesses in Wailuku especially the cafes, restaurants, art organizations that call Wailuku home. And where the lack of an evening venue makes Wailuku a little bit scary at night. Having a kamaaina hotel in Wailuku will make it easier for visiting sport teams, guest artists, cultural talent to collaborate on Maui from all over the state and world. Guest lecturers at the college who evidently now must commute an hour to UH and then Napili. And families and friends who are traveling to visit loved ones from Maui Memorial, whether they're coming from Hana, Huelo where we live, or other islands on the mainland. So a hotel there would be very helpful.

I've heard an objection that the hotel that is there, that there --. One of the objections is there a lot of B&Bs in the community, and I'm a big support of B&Bs as long as the owner is on premises. I've successfully testified for Special Use Permits for B&Bs on real farms to be able to diversify their income. In any case the customers for kamaaina hotels are different than the customers for a B&B.

Last year we needed to visit the Mayo Clinic in Minnesota, and the last thing we would have wanted to do was to deal with the eccentricities of a B&B, even though when on vacation that's where we probably love to do.

I've known Jonathan and Helen for more than 20 years. Jonathan, first as musician and then as a guest speaker at my SPVC classes. Helen was co-founder of the Maui Coastal

Land Trust which is now statewide. Jonathan as an early adopter of the renewable energy living off grid in East Maui as well as in Wailuku. If they're not doing this hotel to make a quick buck. They've always been public service oriented and community focused, and willing to take on establish --

Ms. Ramoran-Quemado: Three minutes.

Mr. Fisher: -- established cultural structures. Anyway, I encourage you to support this.

Ms. Lindsey: Thanks David.

Mr. Fisher: Thank you.

Ms. Lindsey: Next testifier?

Ms. Wade: Next testifier is Noelani Ahia, followed by Jamie Becraft.

Ms. Lindsey: Noelani, are you there?

Ms. Noelani Ahia: I'm here. Can you hear me?

Ms. Lindsey: We can hear you. Your three minutes start now.

Ms. Ahia: Okay. Great. Aloha Maikako. Mahalo for listening to my testimony tonight on this draft EA. So . . . (inaudible) . . . Puuone . . . (inaudible) . . . complex. This is from Waihee to Maalaea, and it's the site of pre-contact ancient burials. And it's known as Wahekapu or sacred places to Kanaka Maoli people. For Kanaka Maoli when our kupuna pass away, when they . . . (spoke in Hawaiian. Inaudible) . . . when tunneled them back into the ground. We plant them back into the aina, and they become the aina. They become the nourishment. They become the collective mana for the future generations in perpetuity, forever, ever and ever. So unfortunately because of, because of really destructive development our transients have been decimated and our burials have been desecrated. And it's been at a great cost for the Kanaka Maoli people. But in any culture, desecration of burials is highly, highly offensive. In fact, in every culture.

So this particular project has an off-site sewer upgrade on Lower Main. And Lower Main Street is part of the Puuone . . . (inaudible) . . . complex. It's highly, highly sensitive. The land commission awards in that area for Owa and . . . (inaudible. Spoke in Hawaiian) . . . and in a lot of history, important information that needs to be considered. So this particular draft, environmental assessment itself says an AIS is incomplete. So at this particular time to move forward with this DEA with an incomplete AIS would be improper and bordering on immoral given such a high sensitivity with burials in this area. So I'm calling on you folks to include a comment, when you put forward your comments to voice your concern about the

lack of complete information in this DEA regarding the incomplete AIS. So I will be sending my own comments but . . . (inaudible) . . . but I'd like you to consider adding this comment as well in your comment. So mahalo for your time . . . (inaudible. Spoke in Hawaiian). . .

Ms. Lindsey: Thank you Noelani.

Ms. Wade: Thank you. The next testifier is Jamie Becraft, followed by Terri Erwin.

Ms. Lindsey: Jamie, can you hear us? Can we hear you?

Ms. Jamie Becraft: Can you hear me?

Ms. Lindsey: Yes. Your three minutes starts now.

Mr. Becraft: Okay. Thank you Madame Chair and the members of the MRA. My name is Jamie Becraft. I was raised in the district of Kau on the Big Island, and I attended Na Lehua Elementary, Kau High School, the University of Hawaii. I get that our community as whole is against change, we were too. But I'm testifying in support of this move. I believe that this is something we dearly need.

I moved to Maui in 1990 and accepted a job as a police officer. I continue to be a resident of Wailuku, and an active member of our community. I retired as a police officer here in Maui in 2015. But during my time as a police officer I met Jonathan and Helen. I met them through their efforts to assist our community. They were always there, it seemed like. One of the biggest time is when I met them is when we had a big earthquake off of Hawaii, Big Island, and I was assigned to assist the Mayor's Office for Keanae and Hana. Jonathan and Helen were there to provide us all sort of support, introducing us to the areas of kupuna and information about the area that we needed to know, and also opening up their home to us. I then met them further while I became a member of the Boys and Girls Club as a chairperson there. Not chairperson, but as a counsel personnel. I don't think counsel is right either but --

Mr. Ball: Board member.

Mr. Becraft: To my training --. I'm sorry?

Mr. Ball: Board member.

Mr. Becraft: Board member. I was also with Mr. Keone Ball there. To my training there, you know, Jonathan was always there. Helen was always supporting. You know, he was great, his experience, his involvement with the people has always been there. Because of my training and stuff I always read people. I found both of them to be, you know, highest of

integrity, honest, fair, compassionate people for the community. They're just great people. They're different than almost anyone I've met.

So back to my experience as a police officer. During my experience, I was assigned to community relations. Johnson and Johnson came onboard in 2001, and they identified Wailuku as such an area in need that they sent us to training which I was somewhat hesitant to do because nobody wants to be told that we're not doing it right. But they supplied money and training, and said, hey, this area needs to be revitalized. They talked about how to address the drug use and everything else. And Wailuku was horrible at the time. Drug use sales was rampant. We had active prostitutes walking the streets. It was, it was -- Wailuku was no joke. It was a bad area. We were making special assignments all the time for this area. Business owners were contacting us all the time. We just, we just couldn't do enough.

Part of Johnson and Johnson's training was that they taught us, hey, we got to start with simple things, like get rid of the abandon cars. This would lower crime rate. That's where people hang round when they're doing crimes. And this whole model they gave us that pretty much started at that --

Ms. Ramoran-Quemado: Three minutes.

Mr. Becraft: -- and making regular crime watch. Oh my god I've got so much more. But anyway, this is, this is the end of what Johnson and Johnson was going to provide. We need this continued improvement. I have more. I will submit written testimony. I'm sorry that I took too long.

Ms. Lindsey: Thank you Jamie.

Ms. Wade: Thank you. Next testifier is Terri Erwin, followed by Kristin Holmes.

Ms. Lindsey: Terri, can we hear you?

Ms. Terri Erwin: Chair, can you hear me? Thank you so much.

Ms. Lindsey: Yes. Your three minutes start now.

Ms. Erwin: My name is Terri Erwin. I am a resident of Wailuku. I'm also a small business owner; Perfection Bra Salon, located on Central Avenue. On the corner of Maluhia and Central is my business. I've been in that location so long enough that I always to do the math. I think it's six years, perhaps seven. And so Maluhia is my everyday driving road. I turn in right there by Native Intelligence, and then snake along the back of the car dealership there to the place where the parking sits behind my building. The Furtado Building on Central Avenue.

So I was actually very pleased with the design of the entrance to Maluhia. And I'm grateful that it was handled well in the proposed plan. I'm testifying in support of the project. You know, as a business owner, I have sales reps who come to Maui to do events at my store, and make presentations about two, three, sometimes four, if I'm lucky, times a year. Every time my sales reps wind up staying in Kihei, or one time they accidentally stayed on the west side. Because when they go looking for some place to stay for a business call they don't find a business hotel. It's not, it's not always possible to get into some of the smaller ones in Kahului.

And I know that, you know, Wailuku is really the -- Central Maui is really the home of the large institutional members of our community: the college, the hospital, you own our own County center. So to have a place where people can travel and, for business. You know, I'm business owner I would love if lots more people to be shopping in Wailuku and patronizing store because I'm a small business owner, I'd like to see, I'd like to see my neighbors in small businesses stop going out of business.

So when I hear people say the word monstrosity about this project, I have to look back and count over the years the number of really fabulous people who have put all of their money investment part in Wailuku to try to make something and add to the community. And the fact their dreams have decimated by a lack of investment and enough of an anchor, to me that's a monstrosity of a different type. So I appreciate the, the anchoring that this project would do for Wailuku. And the other entities that lives surrounding it. There's an eco-system. Right, there's an ecology. And I believe that this kind of an anchor will help the other businesses thrive and to be able to contribute more as well. So thank you very much for your attention, my testimony. I also submitted written as well.

Ms. Lindsey: Thank you Terri. Erin?

Ms. Wade: Thank you Chair. And just interrupt me if at any point you folks would like to take a recess. So our next testifier is Kristin Holmes followed by --

Ms. Lindsey: How are you other members, are you needing a recess or you want to go on a little more?

Mr. Ball: Could we take five after Kristin?

Ms. Lindsey: Okay.

Ms. Wade: Let's do that.

Ms. Ridao: I'm okay with that.

Ms. Wade: The next testifier is Kristin Holmes. Then we'll recess, then Hokuao Pellegrino will be, will follow recess.

Ms. Kristin Holmes: Thank you everyone, and good evening. I'm assuming everybody can hear me.

Ms. Lindsey: Yes, we can hear you.

Ms. Holmes: Okay. Alright. Thank you for presenting this. I'm calling in or testifying in support of the EIS and the hotel. I applaud Jonathan and Helen for taking on such a large project. And it take a lot of time, perseverance and money to even consider something like this, and that takes a lot of fortitude. And I think this is exactly what Wailuku needs right now. I'm sympathetic and I understand the pain that a lot of the Hawaiian community feels with the culture. And they feel that there's an insensitivity to it, but we don't go backward in life, we only go forward. And there's not really an economic value in being able to tear down buildings in the heart of a small town and make them over spaces and serve the community. So I think that the sensitivity that they have given this project is really significant, and it speaks to their intent and their support of this community.

We have a family property at the corner of Church and Vineyard, and it's been in my family since as far back as the 1930s as far as I can track it. And so I've been deeply embedded into that community whether I lived on island as a young person or not. But having been on the island now for nearly 35 years, I put my heart and soul into what I think is important for Wailuku town. And our family tried to look at the viability of doing a project like this, and it was simply daunting. And a lot of our family members said this is no way. And even if we could do it, it's just, it's just too much to take on. So I think it is important to value what they are doing to make an effort for this. And I really want to appreciate Jim Niess and his team for the architectural aspect that they've done to recognize the art deco aspects of what's around town. I think the design is really well done, and it's sensitive to scale, it's sensitive to a lot of what's still important that people want and love about Wailuku town. And so I think that's really good. It's not -- it's not the only five, six, seven, eight story building in town. There's a smattering of them, but this is . . . (inaudible) . . .

Ms. Wade: Can you turn off your mic?

Ms. Holmes: John Rapacz's microphone was on, I think. Yeah, so anyways, I just -- I don't know where I am time wise, but I just want to say that I think the architectural sensitivity to the building is perfect for Wailuku. It's not easy to design in the present for what needs to be in the future while you're looking to the past for correct sensitivity. And I think that the architectural team has done a really fine job of that. And so I am definitely in support of this project, and that ends my testimony.

Ms. Lindsey: Thank you Kristin.

Ms. Holmes: Thank you.

Ms. Lindsey: We're going to take a five minute recess. Come back at 7:35 p.m.

(The Maui Redevelopment Agency recessed at 7:30 p.m, and reconvened at: 7:35 p.m)

Ms. Lindsey: Erin, the next testifier please?

Ms. Wade: Thank you. The next testifier is Hokuao Pellegrino, followed by Stephanie Ohigashi.

Mr. Hokuao Pellegrino: Aloha maikako Chair, Board members of the MRA. My name is Hokuao Pellegrino. I'm a native Hawaiian lineal descendent of the ahupua'a and moku of Wailuku going back six plus generations. Also my English and French fourth great grandfathers, Edward Bailey and Eugene Bell, and their descendants were and continue to be longstanding engaged Wailuku residents. My Portuguese great, great, great grandparents Amelia Augusta De Mello and Arsenio De Rego, and their grand-daughter, with their daughter, Maria De Gloria De Rego . . . (inaudible) . . . my great, great grandmother who married Garcia established Maui Dry Goods Company. They built and owned at one time the historic building where Native Intelligence is now located, and where a Texas based developer and Jonathan Starr want to demolish to build their Wailuku Hotel.

I humbly advise this Board to protect the historical character, cultural landscape and community of Wailuku, and object to the variances that this developer is asking for his project while further provide recommendations, strong recommendations to the OEQC about the plethora of negative impacts this project will have. The project area is much, is a much larger cultural landscape within the . . . (inaudible. Spoke in Hawaiian) . . . Owa, Wailuku under the original Mahele awarded chiefess Kuihelani Land Commission Award 420. These lands include well document awai irrigation systems and extensive . . . (inaudible. Spoke in Hawaiian) . . . agricultural complexes, as well as prominent dune systems that were specifically identified in the original land documents as . . . (inaudible. Spoke in Hawaiian) . . . native Hawaiian burials.

I have a lot to say about this, but before that I want to denounce the person that spoke before that specifically said that, that she's being sensitive to native Hawaiians and they go through, but we don't go backwards, but only go forth. That's racists, and that's hewa, and that should be stricken from any of this testimony. And that's terrible that the head of the Wailuku Community Association would ever say something like that. Obviously doesn't know and appreciate or respect native Hawaiians and lineal descendants of this space. That's hewa.

Next. This proposed Hotel Wailuku does not conform with the Wailuku Redevelopment Area Design Guidelines. Design Guidelines state that this new building should conform to the small town core, and not exceed the height of other buildings by more than one-story.

Traffic. Traffic is going to be a massive impact. Shame on the developers for wanting to put a six-story hotel abutting long standing community members and their homes on Maluhia Drive. This is not a very community, community oriented at all. Upon arriving, guests will be directed to an off-site parking lot across Maluhia Drive. Then they will need to cross Maluhia Drive on foot with or without their luggage creating a major -- with the possibility of creating a major backlog and traffic congestion which is already an issue in that particular area.

Lastly, I just want to focus on the cultural impacts. The cultural impact assessment which I was a participant in is completely inadequate and lacks any details about the broader impacts as part of the cultural resources such as water resources, archaeological sites, the work that needs to be done on Main Street to upgrade the water system. All of those things are important cultural --

Ms. Ramoran-Quemado: Three minutes.

Mr. Pellegrino: -- aspects and features that need to be included in the cultural impact assessment and they weren't.

Ms. Lindsey: Thank you Hokuao.

Mr. Pellegrino: My three minutes is up?

Ms. Lindsey: Yeah, I think that was Leilani.

Ms. Ramoran-Quemado: Yes, three minutes is over.

Ms. Lindsey: Thank you.

Mr. Pellegrino: Mahalo.

Ms. Wade: Chair, the next testifier is Stephanie Ohigashi, followed by Bruce U'u.

Ms. Lindsey: Bruce -- Stephanie are you there?

Ms. Stephanie Ohigashi: Yes I am. I'm trying to get my video on. Sorry, hang on my cat's here.

Ms. Lindsey: Your three minutes starts now.

Ms. Ohigashi: Okay. Aloha everyone. I'm Stephanie Ohigashi. I was once in your position, as a member on the MRA for five years, Chair as one. So I thank you for your patience because I understand how much it is in an emotional issue when --. Sorry, Hina. Anyway, I apologize for my cat. She's very community oriented.

I grew up in Wailuku at Maluhia Hospital. I lived in a little plantation greenhouse off of Maluhia Drive right by where Minit Stop is. I rode my bicycle from Maluhia to Lao Theater and Kress Store. I lived through Wailuku when it was dead, slum and blight. Buildings were boarded up. There were no shoppers. As soon as the Kahului Shopping Center opened, Wailuku was aole pili kia. Gone. And thank God for the, the vision of Hannibal Tavares to kind of revitalize Wailuku by creating all these kind of agencies and funding. So I think that we are okay. Wailuku is still not vibrant. It's still not good, but it can be better, and this hotel can help make it better.

One of the things I am concerned about as a native of Wailuku is iwi kupuna. And even listening to all the testifiers I agree with them, we have to be culturally sensitive. And I went against Safeway and the iwi kupuna. I want to make sure that a complete report is included to make sure we're sensitive to native Hawaiian burials. In saying that, I support this project. I hope we can have a win-win situation for Wailuku, Wailuku Welakahao. We should be on the move. Mahalo.

Ms. Lindsey: Mahalo Stephanie. Next testifier is Bruce U'u.

Mr. Bruce U'u: Aloha. Can you guys --?

Ms. Lindsey: We couldn't hear the end of that. Can you try again?

Mr. U'u: Can you guys hear me?

Ms. Lindsey: Yes. Your three minutes start now.

Mr. U'u: Okay. Thank you. Aloha. Thank you for allowing me to testify. My name is Bruce U'u, a lifelong resident of Maui. First of all I want to go on record in stating I support this project. I know Jonathan and Helen for years. How I met them; the first time I met Jonathan and Helen was maybe 15 years ago. I'm a, I'm heavily involved in canoe paddling and I'm on a board member for Hawaiian Canoe Club for years. They've allowed us to go on to their property and get koa logs, koa trees that we took down manually. Well, I take that back. We when chain saw them down, and we dragged it the old way, all the way to where we could get it transported. And not only Hawaiian Canoe Club, and Hana and I believe Kihei were also involved in that. And so I think they understand the culture and it was -- the last time it's been done was over 100 years. So that's my relationship with Jonathan and Helen. I appreciate that I understand people objecting or opposing to hotels. I think people oppose, I think, anything new is hard. And again, I respect all people for or against this project.

But I think this project is a good project. One, it is locally owned. One, we need to make Wailuku vibrant. Two, again...it needs to, we need to upgrade certain areas of Wailuku, and I think this is the one that can help do it. I myself travel to Oahu once a month for work, and I would love to stay in a place like this. And I go on the record I say I love tourist, but I like them more when they leave. So this hotel would allow people like me who travel once a week to stay right where I want to stay without a car, and I think that's what we need as locals. I got to go Oahu and look for a place just like this. And if I was to stay in Wailuku, I would have breakfast at Wailuku Coffee, I would eat lunch at 808 on Main, and I would end at Saigon Café and walk right back. That would be the ultimate opportunity and I would love to allow that to the outer island people who have that opportunity to stay in Wailuku.

That's all I got to say that I am in support. I mean, this, this, 1940's Wailuku town started off and I think there were like 55,000 people in Wailuku or in Maui. This is 2020, we got 170. I agree that we need to go vertical. Again, we need to go vertical because Kahului, Wailuku kind of tie in together along with Waikapu. So it's either we create sprawl or we go vertical. I choose vertical. Thank you guys for allowing me to testify. Have a beautiful evening. Aloha.

Ms. Lindsey: Thank you Bruce.

Ms. Wade: The next testifier is Rod Antone, followed by Joshua Lockhart.

Mr. Rod Antone: Aloha, can you hear me?

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Mr. Antone: Okay. Okay. So Rod Antone, executive director of Maui Hotel and Lodging Association. I'm also -- our office is in Wailuku, right across. I hope you can see I'm on Church Street where all of the construction is going on. The hotel would probably right across the municipal parking lot, right there. And I'm in support of this project and one of the main reasons is because you guys, you guys really want to have business tourism. These folks aren't interested in driving to Haleakala or Hana. They don't want to go to the beach. They just want to go, they want to meet, have their meeting, have lunch and go home. I know I'm like that when I, I have to go to Oahu for meetings. Nobody wants to go to Waikiki. You know, and there's only a few hotels there. You got to admit, if you're going to stay at the Best Western or Pagoda, you're not there so you can go hang out and have fun. You're there to conduct your business and go home.

And you know, don't take my word for it. I invite any one of you and I invite the board at any point walk into the lobby of the Courtyard Marriott and you will see probably the best business environment on the entire island. You know, people are having meetings. They're doing Zoom meetings. They're watching CNN, reading the Wall Street Journal. I've had

people skip Starbucks and do their -- they're not even staying at the, at the Courtyard and they go to that lobby because it is a great business place. And that's how, and that's how we feel the Hotel Wailuku will be. It will be a great business place.

They also -- the other thing you got to look at is youth sports. We've had many organizations over the years coming here for softball tournaments. And you know, every kid brings at least one parent. Usually they bring more than one relative. They bring their entire family and they take up entire wings of hotels like the Kamaole Sands. And they've always asked, how come we have to stay out here? You know our tournaments are back in Wailuku. And they were thrilled when they, they had an opportunity to go to the Courtyard. But even that fills up very fast. These town hotels fill up very fast. And again, it's not tourists. It's the local traveler from the neighbor islands. It is business travelers who want to come in and come out, and they come in and they spend money and they leave. And that's the kind of low impact tourism that you want, really.

So, again, I think this would be a good . . . (inaudible) . . . And sounds like somebody's angry with me. They're making a lot of noise there, and I'm going to sign off. Mahalo.

Ms. Lindsey: Thank you Rod.

Ms. Wade: Joshua Lockhart?

Ms. Lindsey: Joshua, can you hear us? Can we hear you?

Mr. Joshua Lockhart: You can hear me?

Ms. Lindsey: Yes. Okay. Your three minutes start now.

Mr. Lockhart: Aloha. Right off the bat I want to say that I'm not for this project. Also I want to put out that what that lady was saying about being sensitive to kanaka, yeah basically like what Hokuao was saying, sound like she saying get over it, and that's not pono. That is hewa. That's no can. And to have that kind of attitude, to pursue this kind project, isn't an attitude that we need. I also want to mention too that I'm a little heated, but I'm not trying to come across like I angry at anybody on this panel or this board. But I'm mad because everybody talking about all, you know, our town of Wailuku need revitalization and how it's bad and all this and this. But I'm, I'm in the community and I work for Wailuku Elementary and I'm with those kids and I deal with those parents, and this is not what our town needs. Our town doesn't need more people coming in causing more ruckus. You know, I know what brother was saying about travelers, local travelers. So I go Oahu, you know, I like go holo holo. You know, I going stay one hotel, go holo holo. If they going come over here, that's not their only goal. They going go holo holo too. That's more cars, it's more stuff coming in.

The other thing is plenty people that's testifying on top of here talking about Jonathan Starr. They're like character witnesses which is kind of iffy talking about his integrity. He might be one good guy but, you know, that's not what we looking for, yeah? You're not looking for if brother is one good guy. We looking at if this hotel and this project is right for our community. And, you know, we going bring in this kind stuff, and it's going to gentrification our, our people. We already being priced out of our own homes when it comes to so many other things. Wailuku doesn't need change. A lot of people talking about, oh, get plenty buildings already that is over six-stories, you know. And I just want to put on the record if I was there at the time I would have said no to all those building too, yeah, and I want to say no this building. Mahalo for your guy's time. Mahalo for your guys, you know, for, for letting me talk, but yeah, that's all.

Ms. Lindsey: Mahalo Joshua.

Ms. Wade: Next testifier is screen name is Michelle Hoopii, followed by Nick Love.

Ms. Lindsey: Hi Michelle, are you there? Michelle Hoopii's video?

Mr. Ball: You might be on mute.

Ms. Lindsey: Hello, Michelle? Can we skip her and go to the next testifier, and maybe go back to her to see if she's on? So Nick Love, can you --?

Mr. Nick Love: Yeah, can you hear me?

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Mr. Love: Aloha. Madame Chair and members of the MRA. I really appreciate your time. And I just wanted to say that I'm new to this subject so I'm very thankful that you guys have a platform that we can tune in from the community and voice our opinions and thoughts and concerns. Hookau, this is an amazing platform that we can share with. So I say all this because and I am new to the subject, but at first I'm following through basically the outline, the platform that you laid out say the power point slides so I'm just listening and hearing these things. And one of the things that was said was that local people working here first that's a fallacy. We don't know and we can't regulate the people that are going to be working at this hotel will be local people of this area.

And secondly, I lived on Maluhia for, for about a half a year and I don't think the street is, is going to be a good two-way street. So first off, I have to ask the question, did you get the blessings from the individuals who own land on this proper, on this street? And in addition to that, you were talking about two-way traffic. I know it's not actually going to work because I know the landowner on the corner, the Lees, and you'll have to buy land on that 90-degree bend for you to make that a two-way street. He actually now allows people to drive on his

land to make that turn. And so when we talk about, like, making this 90-degree turn, I just don't it's actually feasible.

I also want to ask the question, you know, have you surveyed the community? If so, like, what were the results? You know, again, being new to the subject, I don't know. But I do know from the, from earlier testimonies, it seems like there's codes that are being broken, regulations that are being broken, and has the community had an input on whether this building should be okay.

And lastly, a building of this mass and size, and those were your words in the power point earlier, not mine, I have to ask are there any regulations of selling the property? You know, if so, what does that look like? I mean, could Jon Starr sell out and give local land again to overview his investors as usual in Hawaii? It seems that a lot of the people that have been testifying for the project just as Josh Lockhart just talked about, they all know him. So they're testifying by character traits. But are there any rules or regulations that say that he cannot sell out to the Marriott, he cannot sell to foreign investors? I appreciate your time and thank you.

Ms. Lindsey: Thank you Nick.

Ms. Wade: Michelle Hoopii has dropped off the call, but if they want to come back they can, we can put them at the end. The next testifier would be Kalele Kekauoha Schultz.

Ms. Lindsey: Kalele, are you there?

Ms. Kalele Schultz: Aloha.

Ms. Lindsey: Aloha Kalele. You're kind of soft. Oh, there.

Ms. Schultz: This is kind of newbie.

Ms. Lindsey: Your three minutes starts now.

Ms. Schultz: Okay. I, I want to say that I just feel this project is not very equitable. A few . . . (inaudible) . . . trees and planter boxes for a massive hotel of cement just doesn't make sense. If they want to beautify our landscape, then do it. Then support Maui Nui Botanical Gardens . . . (inaudible) . . . who really know native plants and do . . . (inaudible) . . . you know, in that area.

What hotel is really built for locals, like people who live here? Interisland we have, you know, we know our neighbors. But when it really comes down to it, just, I don't buy it. The same character, the same charm that planners are banking on in their talk will be obliterated in their proposed walk is my belief. Traffic concerns are very real. Shuttling, biking, walking,

using the bus, no matter how, how much you encourage it is a joke to me. And I'm a little bit more irritated than I feel mentally activated . . . (inaudible) . . . But it's arrogant I believe to think that we cannot learn from our past to build a better future. To use the keiki kupuna as, you know, what our culture and which the native of this aina, like, our values are based on. Indigenous intelligence, native intelligence, I absolutely think it's appalling that, you know, this isn't going backwards, it's just actually trying to learn from our past, and learn from the mistakes, and look at all the people out of work now in the hotel industry. And look at Maui Beach, Seaside, Courtyard and other options right down the street that . . . (inaudible) . . . You know, people can still come, you know, have lunch in Wailuku I suppose, but I cannot guarantee that.

I don't really have a lot more to say other than I, I oppose this project. I actually long for a change. I long to change in a way that is pono for my people and for our aina. You know, I don't live -- I live in the hoku of Wailuku. I don't live on Maluhia Street and I can tell you there is triggers for me, some historic cultural trauma of images of like you ever saw that hale that was choked out by sugar cane on all sides, all sides of the walls? And that's how I would probably only imagine how I'd feel if I was on Maluhia Street. But my longing for change is you know away from this tourist driven very just an industry that's just depleted our people, and our lands, and our resources and left us, again, this is like many of us, the employees today, hurting and just remnants of, you know, what is after the . . . (inaudible) . . .

Ms. Ramoran-Quemado: Three minutes.

Ms. Scultz: You know, this isn't pono. Mahalo.

Ms. Lindsey: Thank you. Next testifier?

Ms. Wade: Next is Mahina Martin, followed by screen name Nicole H.

Ms. Lindsey: Aloha Mahina. Can we hear you?

Ms. Mahina Martin: Aloha. Can you hear me?

Ms. Lindsey: Yes. Your three minutes starts now.

Ms. Martin: So thank you for doing a night meeting. I think that's terrific. I, I really, really appreciate it. You know, first off I want to say this is not about Jonathan Starr or Helen. I think kudos that all their friends and colleagues came out. But this is about a hotel in Wailuku. So I'm born and raised in Wailuku. I still live in Wailuku. I went to St. Anthony in Wailuku, you know, played in Wailuku, all of that, right. So I was alarmed when I heard about this hotel. And the more I learn about it, the more concerned I am about it.

So I want to point out the Planning Department offered some comments in advance of the EA. Please look at it in items 18, 19, 20 and 21, they talked about requesting the developer to conduct a market study about occupancy and demand and projections for hotel rooms. They asked the developer about the visitor ratio to residents. They asked the developer for information about the community engagement and not just that you met with a list of people, but what, what feedback did you get? Not just, you know, check off, check off, check off the list.

So I want to comment a little bit about some of the things that came out tonight. You know heard that this project is about the future of Wailuku. It is about the future of Wailuku. Spot on. Exactly. That's why so many of us are upset about it. And I'm not here to talk about the developer or anything. I'm here to talk about the future of Wailuku. I do not want this hotel there. It is not appropriate to that area. I heard, you know, we don't go backwards. You heard about that. I, I got to concur with Hokuao and Joshua. I heard part of the neighborhood; we want to be a part of the neighborhood. It's going to be a part of the neighborhood. Is it really a part of the neighborhood, that large, a tall building like that, you know? MRA Commissioners you've heard it before, all the other tall buildings served the citizens of Maui. They don't serve tourists. The hotel is 165 rooms. At full capacity in a 365-day year, 60,000 people will stay at that hotel. Even if half of that are locals using the courthouse or whatever they're doing, half are not. 30,000 tourists are going to zip in and out at full capacity, in Wailuku, through Maluhia, to that small little corner area. Is that really Wailuku? I mean, I, I got to tell you, I hear economic revitalization, is that the best we can do, hotel for locals. There's Maui Beach five minutes away, Maui Seaside, Courtyard, three more are on the, are on the plans for just five, ten minutes away.

Home Maid Bakery. You all know Home Maid Bakery. I love the malasadas. You know how shocked I was? I went there a few months ago, or last year actually just to buy, like, manju, there was a tour van. A tour van on Lower Main at Home Maid Bakery. Is there no part of Maui that's going just be for us where we're not going to have to face a tour van of people, you know, outside a hotel district?

Ms. Ramoran-Quemado: Three minutes.

Ms. Martin: Thank you. So I'm just saying do the community have any standing? I hope we do. And is there any way to just enjoy the character of Wailuku outside of a six-story hotel?

Ms. Lindsey: Thank you Mahina.

Ms. Martin: So Mahalo, and thank you again.

Ms. Wade: Next testifier is Nicole H, followed by Albert Perez.

Ms. Lindsey: Nicole, are you there?

Ms. Nicole Hokoana.: Aloha. Yes, I am. Can you hear me?

Ms. Lindsey: Yes, we can hear you.

Ms. Hokoana: I'll turn on my video, but if it starts to get fuzzy then I guess I'll turn it off.

Ms. Lindsey: Okay.

Ms. Wade: Nicole, please state your full name for the record.

Ms. Hokoana: My name is Nicole Hokoana.

Ms. Lindsey: Okay your three minutes start --. Excuse me?

Ms. Hokoana: Okay. Well --

Ms. Lindsey: Your three minutes start now.

Ms. Hokoana: Can you hear me? Okay.

Ms. Lindsey: Yes, we can hear you.

Ms. Hokoana: Thank you allowing me to testify and thank you for, you know, this opportunity to speak. And I'm not an expert on environmental assessment. I know that in my gut I don't feel good about this project. I'm, you know -- and it's very divisive cause, I mean, there are people that are in support and I can appreciate, you know, the developers and their intent and this. You know, I can appreciate the jobs, I can appreciate, I can appreciate all of it, you know, the intent and all of it, but I still don't feel good about it. And I feel like, like, so many other presenters, I think, I mean, if anything we've learned from COVID that, you know, tourism isn't all. We need resiliency. We need to build a resilient community. And I don't understand how or why this, this project contributes to a resilient, a more resilient community.

I was listening also to comments and trying to think, you know, what is my experience of this type? Well, I've worked in social services my whole life. I've worked on Market Street, you know, for 10 years, and I can tell you that there are many non-profits on, in and around Market Street. I can name Aloha House, Child and Family Services, Maui Family Support Services, Mental Health Kokua, and, and there's more. There's numerous churches. And, and the reasons we're all there is because that's the place that's affordable. And there's also numerous housing apartments. You guys may know Up Housing. You may know Down Housing. You might know Kahikili Terrace. Well, there's people that live there. And I know that one of the comments is -- I mean, some of the comments were about the blight, and the

slum, and the prostitution, and the drug use of Wailuku. Well, that blight, those are human beings. Those people in the dark, they're addicts, and they're struggling. And I just don't see how a hotel helps any of the social ills of that area.

And there are children that live in that community that walk across Market Street every day from, from Iao School. And there's kids walking home from Baldwin High School. Children. Minors. 11-year olds, 12-year olds, even elementary school kids. If you've spent time on Market Street you see them after school. And I am concerned about safety for them. I mean, honestly, they're walking home. And this is a hotel, and this is a hotel, kamaaina whatever, right. But this is a hotel that will bring strangers into the community.

Ms. Ramoran-Quemado: Three minutes.

Ms. Hokoana: And I'm concerned that, that these people are not going to have places to live, and they are just going to get pushed further --

Ms. Lindsey: Thank you Nicole.

Ms. Hokoana: -- into places of invisibility and, you know, this is one place that they do have so I just don't see how a hotel really is a solution. Thank you.

Ms. Wade: Next testifier is Albert Perez, followed by screen name GeAna.

Ms. Lindsey: Albert, are you there? Albert?

Mr. Albert Perez: Yes, I'm here. I'm just clicking buttons. So, aloha, I'm Albert Perez. I'm here to urge --

Mr. Ball: Aloha.

Mr. Perez: Hello?

Ms. Lindsey: Hello. We can hear you. Your three minutes starts now.

Mr. Perez: Okay. Aloha. I'm Albert Perez. I'm here to urge the Maui Redevelopment Agency to make the following comments on the Draft Environmental Assessment for Hotel Wailuku. Number one, an environmental assessment is not adequate due to significant impacts to the project and a full environmental impact statement should be required instead. There are many deficiencies to the Draft EA for this project and I will focus on views and the evaluations of alternatives.

In April of 2019, the Planning Department advised the applicant to give special considerations to . . . (inaudible) . . . view corridors to Iao Valley and the Pacific Ocean.

Unfortunately the applicant did not listen. As a result, the Planning Department wrote another letter in January of 2020 which said in part, the view shed impacts to both Lao Valley and the ocean will be difficult to avoid with the current proposed design. And this is critical because the EIS rules require that a full EIS must be prepared if a project has a substantial adverse effect on scenic vistas and view planes that are identified in County or State plans and studies. And there have been many studies that mention view planes, and in particular, Lao Valley and the Pacific Ocean. The Hawaii State Plan, the County Wide Policy Plan, and the Maui Island, the Wailuku-Kahului Community Plan, they all prioritize protection and preservation of scenic resources. And the developer claims that there won't be any impact, but that's absurd. A six-story structure in the middle of this small town core will block the views in all directions, and conflict with the historic charms. The views and angles shown in the developer's presentation are specifically chosen to minimize the real impact that this hotel would have on historic Wailuku town.

And I will go quickly to my next point which is the alternatives considered. You're supposed to consider some real alternatives when you evaluate, when you prepare a draft environmental assessment. But other than the actual preferred alternative, they are considering alternative hotel configurations. That's not a valid alternative. It's a change in the details of the proposed hotel that are so similar as to constitute the same thing. Another alternative is alternative use. It's given a very short treatment in the Draft EA because the applicant determined that bringing back a hotel to Wailuku would be appropriate. The applicant's opinion of whether it's appropriate or not to have a hotel is not related to the significance of impacts on the environment. The deferred action alternative is not a real alternative. It's the same project at a later time and the environmental impacts are the same. Valid alternatives such as truly affordable housing with mixed retail use on the ground floor should be evaluated. There are many, many more impacts than this. And in conclusion, I urge you to provide these comments on the Draft Environmental Assessment to say that it's not adequate and --

Ms. Ramoran-Quemado: Three minutes.

Mr. Perez: -- to ask for a full Environmental Impact Statement. Mahalo.

Ms. Lindsey: Thank you. The next testify is GeAna. GeAna?

Ms. GeAna Saffery: Hi. Can you hear me?

Ms. Lindsey: Yes, you're --

Ms. Saffery: Can you hear me?

Ms. Lindsey: Yes, we can hear you, but your picture is kind of in and out, but we can hear you. Your three minutes starts now.

Ms. Saffery: Hi. My name is GeAna Saffery. I live right on Market Street. Born and raised on Maui. My great-grandma was Dolores Cabebe. She had Cabebe General Store back in the 80's and 90's. I've actually worked at the store. My uncle was a t-shirt business on top of that store. Graduated from Baldwin. Now that I have kids I have lived on Vineyard and Market for . . . (inaudible) . . . my kid's life. And one of my main concerns as a resident is why weren't we given any more information about this hotel when we have kids walking past what would be the hotel. I have kids walk to school every day. I see aunty with the cane. I've got four kids from down Happy Valley walk past this, that location every day. How can he guarantee my kids and the kids around this community are going to be safe from these outsiders that you're going to bring in. I can trust the uncle down the road and say, oh uncle, your older nephew going walk with my kids? Yes. But can you guarantee me that when they walk past that . . . (inaudible) . . . not going to be somebody over there . . . (inaudible) . . . or try to give them some kind of candy. . . . (inaudible) . . . to get away and not go to school. And then after school what is to protect them as well? I mean, there's lao, there's Wailuku, there's the Wailuku Hongwanji, there's St. Anthony's, there's Baldwin, there is tons of kids that walk by this school every day -- at that location every day.

I don't know if any of you guys actually live in this area, but from 6:30 a.m. till about 8:45 a.m., it is hard to get out my street. There's no way you can get through this because of school traffic, so I don't understand where you guys did the report to say that traffic is okay when traffic is backed up. It's back up on High Street. It's backed up on Main Street. It's backed up on Market Street. It's backed up on Vineyard Street. It's backed up on every single street that this hotel is going to be around. It's going to affect all of our community. It's going affect our community.

I understand there's tourism. I understand. I work in the tourist industry. My fiancé works in Lahaina. We both work for . . . (inaudible) . . . Okay. I work in Lahaina. I enjoy my tourists. I love my tourists. I come home to Wailuku where it's my local family. My local is the people that appreciate the mana that this island gives us. They appreciate, you know, yes, we understand that tourists, we need that. We -- look at us now, you know, like, we're struggling. I've been unemployed for ten weeks, but I still don't want a hotel. It's not safe for our future. I get moving forward, and still you can guarantee me that it's going to be safe for my kids, the hotel is going to be catered to locals, at local affordable prices. Right now you're going to stay at Maui Beach or the Marriott through busy season, it's still \$150 to \$200 a night. . . . (inaudible) . . . cannot afford.

Ms. Ramoran-Quemado: Three minutes.

Ms. Saffery: And . . . (inaudible) . . . of \$600. Thank you and --

Ms. Lindsey: Thank you.

Ms. Saffery: I don't support this. And you guys should definitely talk to the people that live in the area.

Ms. Lindsey: Thank you.

Ms. Wade: The next testifier is Maile Atay, followed by Cherrisse Hokoana.

Ms. Maile Atay: Hi. Okay, am I up here? Okay, I just un-muted.

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Ms. Atay: Aloha. Okay. Aloha my name is Maile Atay and I . . . (inaudible) . . . this project. I've been a part of Wailuku town since 1975 when my family relocated here due to the shortage of doctors on the island. My father's practice was located in the Old Wailuku Hotel. It was an office building at that time. Now it's Maui Medical Group so I have a lot of history there. My siblings and I, we all grew up on Liholiho Street. I've lived or worked in Wailuku town for over 35 years. I spent over 20 years as a school counselor at Wailuku EI, at Baldwin High School -- Hi GeAna. Hi Josh -- and currently I'm at Hawaii Technology Academy which located right in the Wailuku Promenade. So, yes, this does directly affect me.

Why do I reminisce? You know, Wailuku is not where my family sleeps, it's where we breathe and it's where we live. It's where I go to make a living. It's where I go to peruse books, you know, at Native Intelligence. It's where I find dive gear at Maui Sporting goods. My son is learning how to dive this summer and we got to size up his spear, you know, from a blue one to the other one. And we also go to Request Music. We go check out the old albums, to see if we can some old --. Anyway, I'm going on.

Okay, so we're already very congested as it is in Wailuku. We all know that. We've already heard that. You've heard that there's not enough parking to sustain the current local businesses that serves local clientele. Why would we even considering adding the hotel to the congestion. The way that it is now, our teachers, we've got, you know a fair amount of teachers. We have a 175 kids. We have to ride at least 45-minutes before work, just to get a 12-hour spot. Or, we have to move our cars every two hours and then just pray that we find a 12-hour spot during that time. 156 rooms for this hotel means over 100 cars because you're also talking about what do they do say, 65 employees. I read the whole report before. I did some research. If you count the workers and the guests, but the design allows for, I think, it was 80-90 stalls. Yeah, that's just the math. I'm not good math, but that don't make sense to me. Besides adding congestion we're not talking about just the hotel, yeah, we're talking about a Hilton Hotel. So what does that mean to me? That means Starbucks by Maui Coffee Company. That means an ABC Store. That just means a lot more.

You're talking about the landscape. You're talking about the view. You're talking about the vibe of the town of Wailuku. Have you ever stood on the corner of Market and Main, and just looked towards Kahului, and then look up towards Iao Valley? It's beautiful. It's an amazing site. It would be marred by this hotel. And mahalo County Council for doing the right thing by questioning the legality of the MRA. And I do appreciate you guys. I know you're not working for money. I know this is a civil servant responsibility and I really appreciate you taking the time listen to us.

Ms. Ramoran-Quemado: Three minutes.

Ms. Atay: So there is a moratorium. Anyway, you guys talk about -- not you guys but the developer talked about revitalizing --

Ms. Lindsey: Thank you.

Ms. Atay: -- talked about boosting the economy. Why don't we go back into farming and heal this land? Never mind boosting our tourist economy. Thank you. Mahalo.

Ms. Wade: Next testifier is Cherisse Hokoana, followed by Trinette Furtado.

Ms. Lindsey: Cherisse.

Ms. Cherisse Hokoana: Aloha.

Ms. Lindsey: Okay. Your three minutes starts now.

Ms. Hokoana: Aloha. My name Charisse Tanno Hokoana. I just wanted to put in my maiden name there because my ohana is born and raised in Wailuku. My great, great-grandparents lived down off a street on Mokuhaio, all the way to Maluhia Drive. My dad grew up in Wailuku town, riding bike all over, you know. And I'm fortunate to be a business owner in Wailuku on the corner of Market and Main, right across the street from where this hotel is going to be built. When I look out the window sometimes I see my papa walking all the way from his house to go buy food. I see people I know. I see the local community. When I see the school is out, I'm watching out the window to make sure that all that keiki that's crossing the street, who standing too close to the curb, I'm out there, and I'm telling them, eh, back up from the curb. Now we going have one hotel blocking my beautiful view of the community that I can see everything single day that I . . . (inaudible) . . . my kuleana to take care of. I'm a born and raised Maui girl. My family has lived in Wailuku for generations, for generations.

We get Maui Beach. We get the Courtyard. And the Courtyard is -- no more even as much rooms as this hotel is going to have. Six-stories is, is not needed. You want to spice up Wailuku town then let's fit how it look. You want to add a hotel, let's go a little up, let's go a

little down, but not on this small little corner of Market and Main. No. Not on Maluhia Drive. No. Little story on that, my baby, my last baby because my husband and I both had family live on Maluhia Drive -- he lived there when he was little -- my baby's middle name is Maluhia. So I feel so connected because I am so fortunate to be back in Wailuku town, on the corner Market and Main, and I do not want to see a hotel when I open my door to allow the kamaaina in. I only service locals. How we going regulate kamaaina? How we gonna do that? We cannot. We not racist over here. We not going be like, eh, what you here for? Let me see your ID? What's your business? Where your sport? No. If somebody's going to rent a room, it's for up for grabs for anybody. I just don't want to see Wailuku turn into Waikiki. We going have one hotel now. How much hotels we going have later? I have so much family and friends who grew up in the housings. And you know what, yeah, get plenty pili kia, get plenty junk stuff, but you know what. I've seen so much people rise in these past few years. So much people just doing better for the community and trying to bring business, so much business. Let's survey the business owners that are alongside all this street because I never got a survey. I'm main attraction.

Ms. Ramoran-Quemado: Three minutes.

Ms. Hokoana: I live right across. Thank you so much.

Ms. Lindsey: Thank you so much Cherrisse.

Ms. Wade: Next testifier is Trinette Furtado, followed by Mariah Milan.

Ms. Lindsey: Trinette, can you test your audio please?

Ms. Trinette Furtado: Aloha, can you hear me?

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Ms. Furtado: Thank you very much. Aloha. My name is Trinette Furtado. I thank you for the opportunity to testify on this issue. I work at the County building, and I have family that live in and around, and just on the outskirts of Wailuku. And working at the County building, I am very affected by the traffic in that area going to work, and returning home -- I live in Kula -- from work. And so the issue here really isn't how stellar some of the developers are that are putting forth and proposing this project. Whether they're great people or have been sions in the community. That's not what's being discussed and being decided here. So I'd like you all to remember that. Personal relationships and personal feelings about some of the developers are not a good reason to make such a serious, or base such a serious decision on.

I would like you all to, in your comments for the Draft EA, to note as others have said before that the AIS is incomplete, and it should really look at off-site infrastructure with regards to

not only the Puuone sand dune complex, but also the local infrastructure in that area. It may not be a burden for the hotel once the infrastructure reaches it. But it could be a burden for the local area should a problem arise within the system as a whole. Also, please address the inadequacy of the cultural impact assessment. Hokuao has already touched on that so I won't.

As I've said before, you know, many testifiers speak glowing about two of these developers that are involved here almost as if they might be running the hotel themselves. And we obviously know that is not going to be the case. I would like you to remember that Jonathan Starr recently was embroiled in, in a little bit of a problem with the Kaupo School project, something that he made a decision on without consulting community members. And so I hope that this is not a trend with him.

And finally you know when talking about sensitivity as one of the other testifiers had mentioned earlier, you know, please be sensitive about what the community and the neighboring residents are saying when considering your recommendations for the Draft EA. I'll be offering my own additional comments to the Draft EA directly, and that's all I have to say. I want to mahalo you again for the opportunity to testify.

Ms. Lindsey: Thank you Trinette.

Ms. Furtado: Thank you.

Ms. Wade: We have three more testifiers. The next one is Mariah Milan, followed by Tiare Lawrence.

Ms. Lindsey: Hello Mariah, can you test out your audio please? We can't hear you. No. Yeah, we can't hear you though.

Ms. Wade: Chair, she is un-muted so it's not on our end. I think it's her mic that's having the problem.

Ms. Lindsey: Okay. I encourage you to call in if you can't do it. If you want to testify, you can make a phone call, and we will get you at the end.

Ms. Wade: Next testifier is Tiare Lawrence.

Ms. Lindsey: Thank you. Tiare, can you test out your mic please? Tiare?

Ms. Tiare Lawrence: Aloha. Can you hear me?

Ms. Lindsey: Yes. Three minutes starts now.

Ms. Lawrence: All good?

Ms. Lindsey: Yes.

Ms. Lawrence: Okay. Aloha maikako. My name is Tiare Lawrence. I just wanted to tune in. I'm, I'm actually not from Wailuku so I'm just going to be straight up with that. I actually come from Lahaina. And coming from Lahaina, I was . . . (inaudible) . . . It was very impacted by gentrification and hotel development. And I just wanted to urge the Board to really like pump the brakes on this Wailuku Hotel development. You know, growing up in high school, there was the North Beach development. To me it's called Keka'a, but it was here we grew up camping. It's where the KOR exists now and those hotel down there. But we grew up and that was like the last piece of paradise in Lahaina. That was like the only place we could camp when we were kids and now it's gone. But what do we have to show for that, right? It's, the reefs are really, really damage out there.

And, you know, Maui has been in need of change in light of COVID, and I would urge you to not to support the gentrification. You know gentrified areas ultimately calls higher rent, mortgages, and property taxes. And I'm afraid that by building that hotel there, you're going to see the other landowners be faced with higher tax rates, and I just really, really think we need a holistic response to what's happening in Wailuku. And just speaking from my own personal experience coming from Lahaina, I feel for Wailuku residents. I really think they're really trying to, trying to do what we are trying to do, my mother guys are trying to do back in the 90's, and what do we have to show that? Keka'a is -- I don't really think we truly benefited from those developments. I mean, you can see the high unemployments today so I would urge you guys to really, really just pump the brakes on this project. I think there's other priorities that we need to address which is diversifying our economy. There's more enough accommodations, and it's just not the right place, it's not the right time. So mahalo nui for letting me turn in and I urge you guys to make the right choice for Wailuku town. Mahalo.

Ms. Lindsey: Mahalo Tiare.

Ms. Lawrence: Aloha.

Ms. Wade: Next testifier is Alexandra Love, and then we'll try again with Mariah.

Ms. Lindsey: Hi, Alexandra. Is that you on Nick Love?

Ms. Alexandra Love: Yes.

Ms. Lindsey: Okay. We can hear you. Your three minutes start now.

Ms. Love: Alexandra Love. I'm born and raised in Kailua, Oahu, and I watched my home town be gentrified before my eyes. Over the past 20 years or so it's become so developed that the small businesses that catered to the local community members have gone, and the businesses that cater to tourists have come. It's become a tourist destination. And local people like myself have been priced out. We moved, my family moved here to Maui to start our life to set up roots. And as a small business owner, I have a business in Wailuku that serves local people, residents of this area. I'm a marriage family therapist, and because I have an office space with a reasonable rent rate, I'm able to offer free and reduced rent -- free and reduced mental health services to the people in this area. If this place is gentrified because an artificial boom such as a six-story hotel comes into this place, rent rates all over will go up. The small business owners in this area will change. I will not be able to do the same bringing in reduced rate work that I am currently able to do because I'll have a higher overhead. Others who are like me, who are small business owners, who have a passion for this place, care about local people, will also be impacted.

I really, really urge you not just to work around how to make it, you know, the traffic better. This is not the place for a hotel. This is a place where local people live. This is a place for community members to be. We want to raise our families. We want our children to be able to walk down the street safely without cars, and tourists, and outsiders coming in and bringing in new things that make this area unsafe. This is not the place for a hotel. Anyway you, you try to mash it, anyway you try to design the building, it's the wrong place. The developers might be great. They might not be, but maybe they are. This isn't a place for a hotel regardless. Thank you.

Ms. Lindsey: Thank you Alexandra.

Ms. Wade: Chair, would you like to see if Mariah is able to testify now?

Ms. Lindsey: Mariah, are you there?

Ms. Mariah Milan Dagupion: I'm here. Can you hear me?

Ms. Lindsey: Yes, we can hear you.

Ms. Dagupion: Awesome. Perfect.

Ms. Lindsey: Your three minutes start now. Thank you.

Ms. Dagupion: Awesome. Great. Thank you. My name is Mariah Milan Dagupion and I am from the north shore of Maui. As a high school kid, I would drive up Vineyard towards Iao Valley and I always thought someday I want to live here and I want to raise my family here. I was very fortunate to buy 1939 plantation house on Vineyard Street. I walk around Wailuku every single day. I'm a photographer by trade, and I service the tourism here on Maui so I'm

always in Wailea. I'm in Lahaina. I'm in Kapalua. It's how I make my living. However, I come home to Wailuku because it is home. Because it is a safe base for my children. It is a safe base for my mind. And no matter what the developers have to say about it being a kamaaina hotel, it's up for grabs as to whoever wants to be there. It's not going to be that safe place that we can all return home to after we service tourists all day. It is such a sacred amazing little town, and the thought of it being gentrified is so terrifying to me because once it is gentrified there's no going back. This is one of the most charming, amazing town in Hawaii, in my opinion. It is such a gem and to harm it in this way will just ruin it forever. Central Maui has plenty of rooms for hotels. I don't personally feel that island needs any more hotels, but Wailuku is absolutely not the place. It doesn't matter what the good intentions are of the developers, it is not the right place for this to happen, and I urge you all to consider that. I definitely do not want this to happen in my town. Thank you.

Ms. Lindsey: Thank you Mariah. Glad it worked out with the phone. Erin, who is the next testifier?

Ms. Wade: We have two more testifiers signed up. I just wanted to check in if anyone needed a wellness break or if you wanted to continue through the end of the testimony?

Ms. Lindsey: Members?

Mr. Ball: Yeah, maybe . . . (inaudible) . . . testifiers and then we can take a break.

Ms. Lindsey: I agree with that.

Ms. Wade: Alright. So the next testifier is Suzette Esmeralda, followed by Dane Maxwell who will be the last testifier.

Ms. Lindsey: Suzette, are you there?

Ms. Suzette Esmeralda: Hi. Yes, hi, this is Suzette. Can you hear me?

Ms. Lindsey: Yes, I can hear you. Your three minutes start now.

Ms. Esmeralda: Thank you. I'm not going to turn on my video because I don't want to let anybody into my house. But I just -- I just wanted to say that if I did turn on my video, I'm in my living room, you would see behind me is my kitchen, and behind that is a house on Maluhia, and that is the only thing that is blocking me from this proposed hotel. So I'm very much opposed to this hotel because I am very much impacted. Right now, there was a fire up in Lao, in the parking lot next to Lao Theater, and we can hear everything that is going on up there. So we are definitely impacted by visual, sound, and traffic. And I did send in a written testimony so I'm not going to reiterate everything I've said, but like I said, if anybody is impacted --. And I don't even live on Maluhia. It's the house behind me that lives on

Maluhia. And like I said that is the only thing that is blocking my visual to the hotel. So thank you.

Ms. Lindsey: Thank you Suzette.

Ms. Wade: Next testifier is Dane Maxwell.

Ms. Lindsey: Dane, are you there?

Mr. Dane Maxwell: Can you hear me?

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Mr. Maxwell: Aloha to you all, Madame Chair and board members of the MRA. I don't have a, a written testimony or anything to submit, but I just wanted to, first of the bat, say that I do oppose the construction of this hotel being constructed on, on this. You know, so my earliest memories are with my papa on the street at Sam Sato's back when Sam Sato's was on this place. That's, it's very valuable to me, and one of the comments that came from a testifier earlier was we started gentrification and let's finish it. And that's not the exact words, but to me it is very offensive because the value of it as it is and as it was, was more than enough. I have family who live down housing, and I have family who live in Wailuku right down the road. And my ohana goes back for generations from Waikapu. And I'm not trying to --. I am connected lineal to the aina but I don't live there. I live in Pukalani today, but that is my connection.

I don't know enough about this project, but one of the major triggers for me is hearing that the AIS is incomplete. Currently I am the . . . (inaudible) . . . of Maui Lanai Burial Council Chair, and this is a reoccurring problem that we have when we have inadequate information provided to a Council or a Board such as yourself that doesn't allow you to do your due diligence when it comes to serving your community. So I would suggest or strongly suggest that you make sure when any developer comes before you that they have the complete story. I'm going to keep it brief and I value your folk's time. Mahalo for having an evening meeting. I think it is fantastic so we can cater to audience abroad, and aloha nui au ko. Mahalo.

Ms. Lindsey: Mahalo Dane. Are there any other testifiers?

Ms. Wade: Chair, two more people have requested to testify. Would you like to take those before or after the break?

Ms. Lindsey: I would prefer that we do it before, but I would --. Okay, let's continue.

Ms. Wade: Okay. The last two is screen: Ka'apunu is the first testifier, last would be Kai Nishiki.

Mr. Ka'apuni Aiwohi: Yes. Hi everybody. Can you guys hear me?

Ms. Lindsey: Yes, we can hear you. Your three minutes starts now.

Mr. Aiwohi: Okay perfect. My name is Ka'apuni Aiwohi, born and raised in Waiehu, Wailuku District. Live in the Hawaiian Homes within Wailuku District. My father has a home in Wailuku District. I work on Main Street. I used to work at the intermediate school in Wailuku District. My father's business is located within Wailuku District, and my daughter's preschool is in Wailuku District.

Growing up in this area, it is a very special place. It's very different from a lot of the areas for specific reasons. If I wanted to raise my family in a place that looked like Lahaina, I would have moved to Lahaina. This is something that is very special to me, and I'm very thankful to be able to live here. And so when things change, it really puts a lot of burden on the different families that, that live here. And I'm not even talking about the traffic which is crazy from 7:15 in the morning. But like a lot of people said, like, this is the literal definition of gentrification. And it's not just Wailuku, but this is one of the major problems that I feel is actually happening cross the entire state. . . . (inaudible) . . . we have in Hawaii is our cost of living. And one of those things that really affect it is gentrification. So I just had to put on the record that me and my family we are against this. We seek to preserve and enhance things that are really sustainable for our economy and in our island especially during a time like this. So mahalo everybody. Aloha.

Ms. Lindsey: Mahalo Ka'apuni. Erin?

Ms. Wade: The last testifier will be Kai Nishiki.

Ms. Lindsey: Aloha Kai, could you test your audio please?

Ms. Kai Nishiki: Aloha members.

Ms. Lindsey: Okay, your three minutes starts now.

Ms. Nishiki: Mahalo. I was born in Wailuku, grew up in Paukukalo. My dad worked at the County Building, and me and my brothers and sisters spent out time at the Wailuku Library and running up to lao to swim in the pool and the river. Now I'm much older. I have kids of my own. I take my dad who had a stroke recently to swim at the pool in Wailuku for physical therapy. Obviously this is a very special place for so many of us. A hotel is not wanted or needed. I know that there's so many people who are coming up and saying that they know Jonathan and Helen and how nice they are. But as other people have pointed out that's not

really the point. We're here to talk about the hotel and what comments should be made in the Draft EA.

In Kahana, on the west side, we are looking at doing a shoreline project over there, and so we are also looking at a, at a Draft EA. And so I feel very competent in being able to look at this EA and say, look, we really need to look at these, at the impacts that this will cause.

I agree that an EA is not adequate, and that a full EIS should be done. The Countywide Policy Plan and the Maui Island Plan all prioritize a preservation and protection of scenic resources. A six-story hotel in the middle of our small town of Wailuku will block views in all directions and does not benefit our community. This is key. This is a privately owned hotel with zero benefits for our community. Just negative impacts. The EA should look at the negative impacts of increased traffic and congestions. And lastly, I want to reiterate that the alternatives that are being considered are not adequate. Just changing the hotel, the look of it or maybe coming back and doing it later after they make some changes, this is not adequate. When this first came before the Planning Commission and -- a few months ago, I know that there was a lot of people testifying and saying that why don't you just do an affordable housing project here. And I just think that we need to look at what the needs of the community are and not the greed of developers. Wailuku is very special and does not to be turned into the future Waikiki. Mahalo.

Ms. Lindsey: Mahalo Kai. Is that all our testifiers?

Ms. Wade: Yes. Chair, would you like to close public testimony?

Ms. Lindsey: Yes. Can we double check if anybody else is on the phone who did not get through, and then we'll close public testimony if there isn't anyone? Yeah, I don't see anyone. Is there anyone on the phone who would like to testify who did not testify already? Okay, let's close public testimony, and then we'll do a five minute recess. Is that enough time for you?

Ms. Wade: Yes.

Ms. Lindsey: Okay. We'll see you in five minutes at 8:47 p.m., 8:46 p.m.

(The Maui Redevelopment Agency recessed at 8:42 p.m., and reconvened at 8:47 p.m.)

Ms. Lindsey: Keone, I'm assuming you're there. We can't see you.

Mr. Ball: Yeah, I'm here.

Ms. Lindsey: Okay. So we had -- we heard all public testimony. I wanted to go through and see if we had questions kind of in like a round robin style because we are on video conference. So I will start with...I guess Keone, Vice-Chair. Do you have any questions?

Mr. Ball: Yeah. I guess, like, what are we going to do, like, two each or something, or one each or --?

Ms. Lindsey: I think whatever flows but make sense. Like if the questions kind of have to do with each other, you might as well continue your questioning. What do you guys think? Two? Okay, let's do two then.

Mr. Ball: Okay. I guess start out the question of the DEA. Is there a FONSI for this . . . (inaudible) . . . happen with this or how do we answer that question?

Ms. Wade: So I think you're asking the Department. So the answer is they're completing their Draft Environmental Assessment and the Public Works Department is the accepting authority who would determine whether they would issue a Finding of No Significant Impact, or request additional information, or an EIS if there was the need to do so.

Mr. Ball: Oh, okay. So that's just -- we're still in process then with that.

Ms. Wade: Correct.

Mr. Ball: I guess so with that then talk about the native plants or, or things like that, within that, or how would we address the...the planting around the area?

Ms. Wade: So you do have question about the plantings first?

Mr. Ball: Well, there was some questions on whether they were native or not. And so I just want to make sure that the source of where we're getting information for those --

Ms. Wade: Should we let the applicant -- did you want the applicant respond to whether there's native plants?

Mr. Munekiyo: Thank you Erin. Mike Munekiyo here and Member Ball, may I ask our landscape architect, Bill Mitchell, to respond? Bill?

Mr. Mitchell: Yes, Mike, thank you. Yeah, we'll source all of the native plants from here on Maui . . . (inaudible) . . . and her nursery there in Haiku has a great source of native plants so we'll be, we'll be using those and incorporating those on drip irrigation. And so we've got a good source and availability of native plants now that we didn't have, you know, three or four, or five years ago.

Mr. Ball: Okay. And I assume that the, the nursery that you're getting them from, it will help you with deciding whether they will grow in the area?

Mr. Mitchell: Yeah, we always talk to the nursery folks because obviously urban areas are much different than say naturalized area. So, you know, we're always trying to be sensitive to how they'll adapt to that environment versus say a shoreline condition for sure.

Mr. Ball: Yeah, okay. Cool. Thank you.

Ms. Lindsey: Can I add to that question? The native plants that we had for Market Street we were having problems with them being stolen, and vandalized, and not growing. So how do, you know, how are you planning on mitigating that because it's already a problem?

Mr. Mitchell: Yeah, a different condition here because we'll have -- the hotel obviously will have maintenance staff here all the time. And . . . (inaudible) . . . with the park on Market Street, and that's just a lot -- a function of that is just not adequate maintenance. Whereas we'll have, you know, ongoing maintenance with the hotel, so I don't see that to be an issue here.

Ms. Lindsey: I also kind of want to encourage, like, native plants first with a lot of the planting that I saw on here, they didn't look like native plants, or I'm not familiar with them.

Mr. Mitchell: That was a photo montage of several different plants, but we have a plant list that we supply to the Planning Department that had all the native plants on it.

Ms. Lindsey: Okay. Great. Thank you.

Mr. Mitchell: Thank you.

Ms. Lindsey: Questions from George?

Mr. Kaho'ohanohano: Yeah, I have a few questions. And my biggest question, at the beginning, this time is understanding the parking that they have for the hotel. 156 rooms, 94 parking stalls. In this EA I don't see anything is how they addressing the parking for their employees? For simple reason that Wailuku is very crowded with parking, and where are they going to park? And then secondly is with a hotel of that size we going have trash pickup and stuff. How and where do we have a trash area for pickup? Thirdly is the, the unloading of supplies for the bar, for the, for the restaurant. I don't see anything set up for them parking there, of trucks parking to unloading.

And I have, you know, several questions about -- and looking at page 167, no action alternative, are they saying that the plans they submitting on this Draft EA is the plans, period? Or they saying that they not going to look at anything else? Because I see earlier

and prior to that that any type of change is not warranted or not needed, and I, I, I really, I really don't see how this is, the Draft EA is meeting the needs of what we need to see. There are several things that are missing that I don't see at all. Especially when I look at the list on the beginning of this report, there's a lot of places that are checked off, not applicable. One of those things that I saw right off the bat was when you start looking for culture, they put not applicable. I don't know if it's just missing or just something that was mistakenly done. But it really leads me to believe that I got to read 700 pages in detail. So this is really a -- and I don't want to insult anybody, but it's a really a poorly done Draft EA because it doesn't explain much of anything. And that's my -- that's all I have right now.

Ms. Lindsey: Okay. Do you have any questions for the presenters, specific questions? I know you had a whole bunch of points that you hit, but did you want to ask any specific questions?

Mr. Kaho'ohanohano: Well my thing is that they supposed to have answered that already and they haven't. For this as a Draft EA, it only leads me to believe that we need to go to a complete EIS.

Ms. Lindsey: Okay. Thank you.

Mr. Ball: Maybe -- I've got a couple of follow ups, I guess, with George on that as far as --. I mean, his same concern, I wrote down, like, a bunch of questions on that, on the deliveries, drop off. You know, that Maluhia is pretty small, and even if they widen it, you know, it's a hotel. So they're going to have to service that hotel right? We're talking big vehicles coming in there for deliveries. I mean, I don't see where they go on, on, on the plan here, right. Are they double parking on Maluhia, on Main...is a concern of mine too like George's.

Mr. Munekiyo: Madame Chair, this is Mike. Excuse me. This is Mike Munekiyo, Madame Chair.

Ms. Lindsey: Yes.

Mr. Munekiyo: May I have our architect to respond to the questions, I think, were quite important questions. Kevin Sund. Kevin, would you be able to speak to the questions with respect to loading, trash locations, and parking adequacy if you don't mind?

Mr. Sund: Sure. And maybe if it's appropriate we could pull open the site plan to show on the screen. Otherwise I can walk you through if you guys are looking at the plans there.

Ms. Lindsey: What page is that on the plan?

Mr. Sund: So we could look at --

Ms. Lindsey: Okay.

Mr. Sund: -- page 11. Okay, thank you Taylor. So the, I guess, one of the questions was trash and loading, so we did work on that. So the trash service -- and working with our civil engineer with turning radius -- enters on Main Street into the parking area. And so the loading and unloading of trash will happen in in the parking area. You can see the pointer there where the trash area is. So that will -- so the trash will load there and then turn back out onto Maluhia where we've created the, you know, the two-way portion. So that, that's the trash.

And then there is a dedicated drop off area. The hotel -- and we've done this on other properties as well where the hotel will schedule deliveries so that deliveries can get dropped off at this front drop-off area. And there is access to some back of house areas and so forth. But again, that's to minimize any so if there is --. Again, we have a dedicated drop off area so that will not impact any thru-traffic, you know, exiting onto Maluhia. The traffic entering onto Maluhia will be unaffected. I apologize, was there any other questions you want me to touch on?

Ms. Lindsey: I have a questions also about traffic. I understand that the double solid line going makai on Main Street -- is it? I think it is. And I'm turning -- will turning left be allowed at that point? Because that intersection through Market Street is pretty close to Main Street onto Maluhia. So if somebody were coming from, like, the west side or Iao, for example, they would take a left onto Maluhia or would they need to drive through Market Street and around, find their way to Central, I guess, and back up to Maluhia, to take a right there?

Mr. Sund: Sure. So I could -- if Mike Packard is still on, on line, he can discuss the turning lane, some of the restriping, proposed re-striping. Mike Packard, are you still with us?

Mr. Packard: I'm here. Yes, thank you for your question. And I, I attempted to touch on it in my earlier discussion but I, I likely didn't, didn't clarify. So Main Street is a State owned facility, different from Market and Maluhia which are, which are County owned. And so we have been working with the State Department of Transportation to coordinate what they would deemed acceptable for the reconfiguration of the, of the corridor between Central and Market. As you can see in the picture that was brought up, the, the two lane Main Street that's two lane between Maluhia and just, just mauka of the Minit Stop, is being reconfigured to, to stripe in a center double left turn lane into the center. And so currently you're allowed to turn left across the double yellow line into, into driveways, or into side streets. However, with this new configuration cars approaching the hotel would pull into that double left turn and then queue within that space. However in our latest conversations with the State, they, they have concerns too about the back up to, from Maluhia to Market. And so they've requested we make that right-in, right-out which is why you hear us talking about the entrance through the, the parking lot area. And so the queued vehicles would be

queued through that center two-way left turn lane and, and enter to the hotel area through that way. So relieving any potential for congestion along Main Street by moving all of the turn vehicles out from, from the through travel lane. Does that answer your question?

Ms. Lindsey: Yes. Do you guys have --? Does anyone else have questions regarding this subject with traffic?

Mr. Kahooahanahano: Yeah I do.

Mr. Ball: Yeah.

Mr. Kaho'ohanohano: Go ahead Keone.

Mr. Ball: Go ahead George. Go ahead.

Mr. Kaho'ohanohano: Yeah, I, I see what you're saying about no left turn. You talking for everybody. So that means people coming from Iao Valley, the locals, that need to go into Maluhia got to go all the way around Market and come all the way down Vineyard, and come up on Central and come back again. Am I correct?

Mr. Packard: That's correct sir.

Mr. Kaho'ohanohano: You actually, you actually restricting the residents of Maluhia because of this type of addition to the roadway.

Mr. Packard: Per the State Department of Transportation, they requested that we not allow left-turns in there. While we did advocate to have that a residence entrance only, the State was not in favor of that.

Ms. Lindsey: Keone?

Mr. Kaho'ohanohano: And --. Go ahead Keone.

Mr. Ball: Am I correct that Maluhia is a one-way street on the . . . (inaudible) . . . side?

Mr. Packard: You are correct.

Mr. Ball: Okay. And so is there any idea of making that a two-way down on that end, like, the Central -- Central side, right? -- Central side of that?

Mr. Packard: So as you might have heard from one of the earlier testifiers it's an extremely limited right-of-way through that, through that area. There really is no space to, to allow for any widening. So the road is substandard per County regulations, but with this project they

are requesting that the developer upgrades the section of road that fronts the project. So before it enters the residential area, it will stop being a two-way road. So only from that one, from the most intersection, from the most northern section down to Main will it be two-way. The rest will remain one-way as it is currently.

Mr. Ball: Okay.

Ms. Lindsey: Do you have any other questions? George, do you have a question?

Mr. Kaho'ohanohano: I'm just wondering what's the distance from the intersection to the one-way?

Mr. Packard: I'm going to do a really quick Google street view measurement, and I'm going to guess somewhere between 250 and 300 feet. That's a guesstimate just from a quick...aerial measurement. However if you can see they, they have designed a porte cochere so area for cars to pull out into the hotel area, thereby keeping the Maluhia Drive free. And that's also one of the reasons why we are directing people who are visiting the hotel to enter through the parking lot as opposed to queuing onto Maluhia and potentially blocking residents.

Mr. Sund: I think it, I think it should be noted that the residents will not --. You know the residential portion of the street is one-way. You know, they will not be exiting back out this way through Maluhia.

Ms. Lindsey: So how do you deter guests who stay at the hotel to not, when they would want to come --? How would you deter them from not following through Maluhia on the one-way and taking right at Central at the end of Maluhia?

Mr. Packard: Man, that's a great question, and the answer is through signage and education. You know communicating to the guests that, that is not the exit. You know, if they are, if they are parked there in that adjacent parking lot, it, it just makes sense to have them continue out Maluhia. And so signage will be put at the end. We played with a couple of different ideas; local traffic only. Similar things that you see on road closures. And really just a -- it will imperative for the hotel to explain that to its guests.

Ms. Lindsey: But I think realistically if they are like pulling up Google Earth like I want to go back to the airport, they're going to go -- you know, it's going to take them on that route. I don't know how it works, but that's what I think would happen.

Mr. Packard: That would be as good a guess as any. It is a public road, and so there is, you know, there is always an opportunity that a road person could, could continue on down that direction. However all intent is to keep that as low traffic and as local traffic as possible.

Ms. Lindsey: Thank you. JoAnn, did you have a question? Or any other questions on this subject?

Mr. Ball: Well, I think if you added some signage there, at the parking lot then, you know, saying -- if they're coming out of the parking lot towards the porte cochere -- saying, right, out of the porte cochere you say right turn only. Signs like that would help guide them if you will.

And I'm still hung up a little bit on deliveries, where they're going to stage, at least staging on Maluhia. Because the trash is quick, right. They come, they grab the can, they dump it, and then they're off. But a delivery truck, a large delivery truck, semi if you will, one, how are -- I don't know how they're going to get in there, one? And where will they stage, right? And then are they going to travel through the neighborhood to get out through Central or what is the logistic -- has anybody worked that logistics out?

Mr. Packard: As much as this seems like a traffic issue, this is an architect and civil engineering issue, so I will pass it on them to answer those.

Mr. Ball: Yeah, no problem.

Mr. Sund: Taylor maybe we can go to the ground floor plan too, it show a little more detail of the --

Mr. Taylor Jacobs: Yeah, and Kevin if I may, and Board, again, this Taylor Jacobs. I'm with the applicant team. And in terms of the question Keone, I think, about logistics so we, we've heavily researched this. This is obviously one of the biggest keys. The problem actually doesn't start right here. It starts with the, the over pass, or the bridge, that welcome into Wailuku, we have to make sure that the trucks fit underneath that for logistics. And that's what drove this.

Now one thing I will mention with this style of hotel that again is focused, is a focused service. It's not a full service hotel like on South Maui or West Maui. It's really more selected service. So the type of trucks that service this is more of a box truck. We won't have a semi-truck or anything of that size. Think more of a box truck, a large kind of U-Haul truck. Those are the types of supplies that come in. We're not doing huge banquets and catering large events like that, so we don't have that type of mass that we need to stage that you might be referring to. And so how we often service these hotels is actually right through the front door. So it would just be a truck that pulls up in an off peak time. It fits within one and half of those spaces, two of those spaces for the queuing where the drop off area is. And then they will put down the ramp, and then bring the, the supplies in house. Does that answer your question?

Mr. Ball: Yeah, I think so. So they'll be coming in right where that drop off arrow, that arrow is pointing. . . . (inaudible) . . . you said, right?

Mr. Jacobs: That direction.

Mr. Ball: Off, off of Maluhia, then they're actually on property.

Mr. Jacobs: That's correct. The intent of, the intent of the traffic flow as mentioned is, and is the same as the, as the guests would come in actually through, off through the eastern most driveway and go through the parking lot. And then come through the parking lot, take a left on Maluhia, and queue into the actual drop area which is out of the traffic flow.

Mr. Ball: Thank you.

Ms. Lindsey: JoAnn did you have anything on this subject?

Mr. Kaho'ohanohano: I'm still, still at a loss because I don't know how they dictate to the distribution company if any alcohol, what types of trucks to bring in.

Mr. Jacobs: Sorry, I didn't catch that question. Could you, you repeat that for me?

Mr. Kaho'ohanohano: I, I am -- my question is how do you guys dictate to the distribution company for alcohol what types of trucks to bring into the area. Because most of their, their drop offs is already made, set up in a system of drop offs in the area, and their trucks are rather large, not the small box type.

Mr. Jacobs: Yeah, we coordinate with our vendors to make sure that I can service the hotel appropriately. And again, the volumes that we are -- that we typically do don't require the large amount. But we would coordinate to you point if there's other distributors that are already in the area dropping off then we would coordinate that. And again, the intent is not to have -- and the intent, we won't let any semi come in and park in our parking lot, and in part of the proposed parking lot and back up traffic. We, we would dictate to our vendors what we need to service the property and meet the needs of the community as, as they obviously would be servicing us as their customer.

Mr. Kaho'ohanohano: Okay. That's all I have on that.

Ms. Lindsey: Okay. JoAnn, did you have any other questions on the subject?

Ms. Ridao: Not on this subject.

Ms. Lindsey: Okay. Keone?

Mr. Ball: I don't know if George's question was answered on the, on the amount of stalls versus the amount of guests, staff, and, you know, and, and whoever else might show up there. But, you know, 78 stalls with, with I don't know how many employees if it's fully guests, occupied, sorry, what's the answer for that?

Mr. Jacobs: I, I can take that Kevin, and that's a very important question. So with, with these types, with an infill type project, again, our focus is on making sure that we have the appropriate amount of, of parking stalls for guests and for employees. The amount that are required per the code is significantly lower than what we're providing, and we were very intent on providing over and above the requirements. And actually over the expected amount that we think is actually going to be captured. So in our experience for these types of hotels and again, the demand and type of guests that are going to be using the hotel that we intend to use the hotel, the amount of capture we see in these types of places or these types of hotel is below 50 percent. So when we're talking about the amount of hotel rooms we have we think we're significantly over parked actually. But again, our goal was to make beyond a reasonable doubt that we wouldn't have to use any other parking in the local area. And secondly to the employees because that's also a great point George is again we're really focused on providing a hotel that would be staffed by people that live locally. That is a, for us, as a, a project team, that's the goal that people will be able to walk, bike to work. And then if folks need to drive we have tandem stalls that we can coordinate to, to over park employees. But we are confident in the amount of parking stalls that we've provided for the, the project.

Mr. Kaho'ohanohano: Because you do, you do understand that nothing in your report address employee parking? Not to mention I see you have two meetings rooms that could be, that would be used for some sort of meetings that entails another group of people.

Mr. Jacobs: That's a great point. We'd, we'd loved to address that in, in our Draft EA comments. We can provide more information on that in our, in our follow up.

Mr. Kaho'ohanohano: Thank you.

Ms. Ridao: I think you could mention that there is a small parking lot behind the Lao Theater, and there is access through the -- there's a back way to get to the hotel. But there is additional parking there that is public parking.

Ms. Lindsey: But I, but I don't think the goal is to have the hotel parking to use our public parking which is already value, a valuable, you know, commodity in Wailuku.

Mr. Munekiyo: And Madame Chair --

Ms. Ridao: Yes, and I was thinking more about the employees because a lot of the employees park there.

Ms. Lindsey: I think Mike did you have a comment?

Mr. Munekiyo: Yeah. I was just going to echo your comment Madame Chair that the goal is to accommodate all the hotel's parking requirements in that parking lot across the street from the hotel.

Ms. Lindsey: Okay. Thank you. Any other parking related questions? JoAnn, did you have question on another subject?

Ms. Ridao: I got to look at my notes now. There was a mention of the building that Native Intelligence is in is a historic building. Has that been looked into?

Mr. Munekiyo: Maybe I can respond to that Member Ridao. The building -- that particular building is historic in the sense that it is more than 50 years old so there has been a Historic Architectural Building Study, a HABS report done on it. And so the documentation for all the structures on the properties which are historic have been completed. So that's just part of the process that we needed to go through to at least get through the design, and of course part of the demolition process as well. So you're correct it is historic, but the documentations for those building have been completed.

Ms. Ridao: Okay. And then I don't know if this not so much of a question as it is a comment. I did notice in reading the EA that there is little or no mention of the hotels that are close by, like Maui Beach or Maui Seaside and the Courtyard. And I think for public information, you know, those should be included so people know there are other low cost hotels that are close by. I don't know. It may have been, but I didn't, I didn't really notice it.

Mr. Munekiyo: I think that's a good point. Mike Munekiyo again. And that's certainly something we can address as we work on the Final EA.

Ms. Ridao: Okay.

Mr. Munekiyo: So hopefully -- maybe just a comment.

Ms. Ridao: Yeah I think we, I think we should put that. I mean, that should be put in because there are those hotels that are close by and, you know, it does affect this project. And then I just had another question. Where is it?

Ms. Lindsey: JoAnn, I'm going to go around back to Keone, and then we can ask . . . (inaudible) . . .

Ms. Ridao: Okay. Sure. Go ahead.

Ms. Lindsey: Okay, Keone.

Mr. Ball: Thank you. The environmental issues...I don't think I saw them. Maybe they're in there. Maybe the documents fell out. So, the, the environmental issues with the building, right, sustainability, I guess, and also energy conservation and things like that. What's, what's the, the low down of that if you will?

Mr. Munekiyo: Kevin, would you mind responding Kevin?

Mr. Sund: Sure. I can touch on that a bit. I mean, you know, obviously we've, we've gone through center steps in the design phase which we still need to continue on, but you know, there is solar panels proposed in the parking area which also provides some shade and the renewable energy. We're also working with Bill with the low water use and our engineering team, we looked at the hotel preliminarily to, you know, make sure we're using low water use, energy efficient means in that nature. It comes a little further with the engineering, but, you know, we are definitely want this to be a, you know, an energy efficient project. It benefits, you know, the owner just as much as the community.

Mr. Ball: Right. And, and I think the windows don't open or is there, is there a plan for that or are they supposed to be fixed?

Mr. Sund: No. We wouldn't --. I mean, we would propose operable windows for natural ventilation...absolutely.

Mr. Ball: Thank you.

Ms. Lindsey: Any questions on that subject? No? Then let's go back to George. Do you have a question?

Mr. Kaho'ohanohano: I have one last question. If the group could answer how they affecting the Wailuku Redevelopment Area Design Guidelines then why they are not . . . (inaudible) . . . to them? Because I don't get -- one portion said that the six-story hotel is the only thing that they looking at, nothing else viable. What did they look at otherwise? And yet in their report it doesn't mention that. So I'm really wondering how did they, how are they

developing the Wailuku Redevelopment Area Design Guidelines if they following it. What are they not following so that we can compensate and work with? And that's all I have. Thank you.

Mr. Munekiyo: So this is Mike again. Madame Chair and Member Kaho'ohanohano, I wonder if Jim Niess can respond to the question with respect to design guidelines. Jim?

Mr. Jonathan Starr: This is Jonathan Starr. Jim had to, had to leave us. I can...I, I can speak to that a little bit having kind of been on both sides of this. And, you know, in the design guidelines there are a number, you know, a number of different options, and number of different number of goals and objectives as, you know, certainly an MRA staff can attest to. And you can't, you can't fulfill all of them because, you know, there are different options and different things you're trying to attain. But, you know, we certainly feel that we're, you know, following the heart of the design guidelines, and you know, our, our consultant Jim Niess was part of the team that drafted those many years ago. If you want more, more detail about it we could put together, you know, or paper on the different points. But there's a lot of detail in the EA, Draft EA. You know, there's -- I think Mike can tell you how pages there are that talk about the design guidelines and other planning documents, and the attempt to stay truthful to those. Mike, do you have more comments on that?

Mr. Munekiyo: Yeah, so I think to the extent that the MRA believes that further analysis is, would be appropriate in the Final EA that could be a comment that would be helpful for us. And then of course then we can address it as we move through the EA process. Because if it is that we need to include more detail we certainly can do that.

Mr. Starr: If it's okay I, I have one, one other comment that was mentioned in a lot of testimony, and I would like Mike to make an update about that. And that's about the Archaeological Inventory Survey (AIS) which was missing some file numbers that we needed for SHPD and I believe those are, those have been provided to us now. Mike?

Mr. Munekiyo: That's correct. And so the comments regarding the status of the Archaeological Inventory Survey that, those are correct comments. What the archaeologist required from the State Historic Preservation Division (SHPD) to complete the AIS study fully was the designation of a site number. And that site number was for a refuse . . . (inaudible) . . . which was found as part of the 14 trenches that the archaeologist did on the property. But to the extent that the archaeologist could provide as much information in the Draft EA study that he completed he did that. Now that he has the information from the State Historic Preservation Division, and that is the site number designation, he is able to complete the archaeological inventory survey to the fullest extent required by SHPD, and that will be submitted and will be included in the Final EA.

Mr. Starr: I do want to comment that we did a lot of trenching and a lot of test pouring to see what was in the ground here. And other than, you know, a few pop bottles and some metal

fragments there were no sign of, of any burials or any other artifacts found. So, you know, at lot of effort has gone into going above and beyond what was required to, to make sure we were not likely to run into trouble. We do have the site on Lower Main, and there we're replacing a ten-inch . . .(inaudible) . . .clay pipe from the late 1920's with a 12-inch PVC pipe for 360-some odd feet from Saigon Café heading toward St. Anthony, mostly under the sidewalk. And the new pipe, and the new manhole boxes will sit right where the old ones sat. So you know, that will have to be done with extensive monitoring just in case as sometimes happened back in the 20's, if they found burials they would sometime pile them on top of the virtuous clay pipes which isn't likely but we still need to be very aware when that, you know, trenches opened up to replace that pipe. That was a requirement put on us by the County, by the Department of Environmental Management. They -- it's very expensive and difficult project to replace that pipe which we're willing to undertake for the County.

Ms. Lindsey: Thank you Jonathan.

Mr. Ball: I have another question if we're still doing this.

Ms. Lindsey: Yes.

Mr. Ball: Do you guys have a culture advisor, cultural advisor I should say? You know, I would think it would be a great opportunity. There's so many stories shared about, you know, Hawaiian history of the past that could be incorporated if this project was to go through. I mean, I'm envisioning like every floor you would have a different kind of, you know, thing, a cultural thing that happened from, you know, the parades of, of, of the military down Main, to the battle of Kahikili, to you know, all those different things on different --. I mean, it lends itself to have somebody to come up with some kind of design like that, some history, right, so visitors kind of get a history lesson while they stay at our local hotel -- that's what we're calling it -- instead of just some plain, you know, stripped wall paper with you know, plain carpet. I mean, I just think it would be kind of an opportunity, a cool opportunity to have, but maybe that's just me.

Ms. Lindsey: Yeah, I agree with Keone's...comment, I guess, with the cultural components for the hotel. I guess along those lines with the cultural impacts, I'm a little bit -- a lot bit concerns about the bones on the bottom of when you do . . . (inaudible) . . .

Mr. Ball: Time's up.

Ms. Ridao: Okay, can you repeat that?

Ms. Lindsey: I'm very concerned with the iwi that they will likely find is what is says on the 600-page document. So I'm not sure the process. I know it goes through the State Historic

Preservation Committee. But just finding them, you know, I can't imagine somebody digging up my grandma to change toilet water.

Mr. Starr: We're, we're concerned too, we're concerned too, and Eric Frederickson is our archaeologist and he, you know . . . (inaudible) . . . work on this, and has worked in that area. And if you take a look at the AIS you see there's kind of a rather voluminous documentation of it. Dana Hall was also brought in by Eric Frederickson and helped him with some consulting on it. And I wouldn't say that there's a likely, I'd say there's a possibility. But remember, you know, it replacing a pipe that's been there since the 20's, and a pipe that's going in exactly the same place as the old pipe is going. You know this is something that Public Works and Environmental Management have contractors doing every day down there. And, you know, there are protocol for things that have to do if something is found. But we certainly take it seriously and will be doing it properly.

Ms. Lindsey: So JoAnn did you find that question of yours?

Ms. Ridao: Yeah. The question was, you know, when they brought up about the issue of the kids walking past the hotel every day, and the safety of the kids. And so I was wondering if, if the developer will have security at the hotel or someway to kind of, you know, make the parents feel more comfortable if this really does happen?

Mr. Munekiyo: Taylor, is that something you could respond to, Taylor, just in terms of operations?

Mr. Jacobs: Thank you for the question. Yes. Could you help me understand a little bit more of what you're asking? Is security for, for what specifically?

Ms. Ridao: So a couple of the people who live in Wailuku town and their children attend the local school -- I'm assuming Wailuku Elementary and Iao School -- if you're in Wailuku at say seven in the morning, and about 2:30 in the afternoon, you would see all of those kids walking though Wailuku town to get through to Happy Valley or wherever they live. And the concern of the testifier was the safety of the kids. Now I'm not saying we're going to have people at the hotel that are going to hurt the kids. But what I'm saying is to help the parents whose kids may be affected, what kind of -- how can we alleviate their fears? And that's why I was asking about security.

Mr. Jacobs: Sure. I understand. Yeah. Thanks for the, thanks for the context there. So with, with these, the hotels that we always build there's -- and especially with the brand standards of a Hilton Garden Inn, there's CCTV cameras, security cameras all in place. And obviously we have staff that are in the hotel at all times, and they're monitoring the hotel. We have cameras that look in, obviously inside the hotel, in public areas, as well as on the outsides of the hotels to make sure that the premises are safe at all times as, as, as obviously our focus is the safety of the community and the safety of the building and the guests inside at

all times. As well as -- I would want to add here too -- one of the benefits of the brand standards of a Hilton Garden Inn is the high, high safety standards as it relates to fire light safety. Often times the branded hotels have fire light safety standards that are above and beyond local codes. So I hope that helps.

Ms. Ridao: Yeah. I mean, I think that was important to a couple of the testifiers. That's it for my questions.

Ms. Lindsey: Okay. I had a question on the...like keeping it a local hotel. I know I don't think we can --. Like how do you plan on keeping it local, keeping it truly local? Like Hilton does have a high standard, and I know, you know, we have a newer recreation facility nearby, off Maui Lani, you know. And if it is to encourage local, you know, sporting events, families and things, how do you intend on keeping it truly a local hotel?

Mr. Munekiyo: This is Mike Munekiyo. I think a lot of has to do with the, the marketing of the, the brand and to the audience in the State of Hawaii. I don't know, Taylor, is there anything else you could add to it? It's an important question but, you know, it's not something that has a scientific basis for responding to.

Mr. Jacobs: Right. Thank you for the question. So the biggest --. Again, it's not --. I can't say that scientifically we're going to -- we can keep somebody out as mentioned earlier. But again, the positioning of the hotel and where the hotel is located dictates who's going to stay in it. That's how we think about when we look at the type of the hotel and the program of the hotel. And so when we looked as a project team where we locate this hotel is Wailuku town, the demand generators that are around are those, those that you mentioned. So the folks that are coming for hospitals, government, as well as the college and on the weekend sports and family events, this is the, the hotel that would be serving those needs. So I wouldn't characterize it as we can guarantee that it's a, you know, when you say local hotel that only certain people are staying in it. This is how the hotel is being positioned and it's the type of business that we will be marketing for. Does that help?

Mr. Starr: May I, may I? This is Jonathan Starr. May I chime in with something additional on that? We're also using as an advisor for branding and the theme attic design of the hotel, and the interiors and public spaces . . . (inaudible) . . . Design who, you know, really specializes in kamaaina hotels, hotels that feel a sense of place in Hawaii. She's part of a wonderful family, is really the leader in this type of, in this type of thing in the, in the State.

Ms. Lindsey: Like, so for me, a local hotel would be, you know, in the right location which it is center, you know, it's where locals are, which you are. A local hotel might have a kitchen because local families you try to save money on that even though I would encourage, I encourage people to spend money in Wailuku. But in reality locals use kitchens. You know, and like, I guess the people that you hire would also be like a -- but it isn't something we could kind of manage, you know, or say any comments about -- but it's just something to

think about for you. Because I noticed on the -- as I was reading this 600-page document the, the aloha spirit was kind of thrown around, and I have a hard time, like, using that word to describe the hospitality industry. And it's, I don't know, it's kind of -- it's not a word to use lightly especially given the times now. That's just a comment for me. Any other questions from you guys?

Mr. Kaho'ohanohano: One quick question if they could answer. Did anybody follow up with the Marriott, what the ratio of sport teams that have been staying there? Because when the Marriott first opened and they went through this process, one of their selling points was that they were afforded for sports teams because it's a local hotel, close to the facilities and everything. Since they opened I have, I have not seen too many sports teams staying at the Marriott. Now I hear the Wailuku Hotel is using the same line. So I'm wondering if they did any reference with the Marriott so they could back up what they saying.

Mr. Munekiyo: This is Mike. I don't believe there was any coordination or research to what kind of market the Marriott is accommodating today. And, you know, I'm not that familiar with what their current business model looks like. But as far as going through the EA preparation process that, that was not considered.

Mr. Ball: I've got a couple of questions I guess.

Ms. Lindsey: Keone.

Mr. Ball: Is a pool really necessary in a, in this hotel? I mean I see it fits between those two wings of the hotel. I mean, it's not going to get much sun. It might be loud for neighbors. I mean, even if you had a cut off time of ten o'clock, you know, there's kids that go to sleep a lot earlier or just neighbors want to not hear people jumping around the pool and what not. I just don't know if it's a necessary feature. I don't know if it's required feature from the hotel chain, but that's something to maybe think about.

And then is the design -- are we in final design here, or do we have opportunities to make changes to the design of the structure itself? I don't have specifics right now, but if there is, I would, you know, I'll think about it further, but -- it just seems like it's a very, it could use some, some more character like the buildings around it. I know they're taking items from the buildings around this for it, but...I don't know.

Mr. Munekiyo: Kevin or Taylor, is that something you could respond to?

Mr. Sund: Yeah, I'll try to answer that question. This is Kevin Sund with AXIS GFA. I mean, we, we've worked on, yeah, a few iterations. If there's specific comments we're happy to address the exteriors. We've definitely spent time with Jim Niess and the rest of the team to reflect as much of the art deco, you know, design that we can, that we've, that is seen throughout downtown Wailuku. But, yeah, we're, we're happy to take comments, but we've,

you know, we've definitely went through a lot of iterations to get to where we're at. So the design is final on our end but --. I heard you question if the design is final or not so we're happy to respond to comments.

Mr. Ball: I guess another comment that I don't know is, you know, we're talking about a six-story building, right. Not an opposition to a six-story building. And was there a proforma done a four-stories, five-stories? Six-stories, right that it makes sense. I mean, obviously a 20 room hotel is not going to make sense, right. But are we --? I mean, if you're 50 percent capacity is your, is your...model, I guess if you will, that's half the size, right? So it tells me are we building it over twice as big or what does the proforma show right that I'm going to have this many rooms to make it viable. So, has that been done yet where we can look at this and say, okay, well, if you had four-stories you could still make it right? Or, you know what, you got to go five. You don't need six, but you got to go five...or anything like that where we can be at least guided a little bit more on the financial feasibility side.

Mr. Munekiyo: Taylor, is that something you could take, Taylor?

Mr. Jacobs: Sure. So, yes, there's been proformas on the viability of the project, absolutely. Now one thing I'll say to start is the core principals as we looked as a project team methods at this project as mentioned was to, to as best we could over park, minimal ground disturbance, as well as give the site -- we see it as a very important site as it's the corner lot and the entrance to the, to Market Street. And so what we wanted to do was make sure it was historically appropriate, as well as making sure that we don't waste the site. In terms of we don't want to undergo -- if it's three stories up and, and what was really needed was a higher right? And so what we found is that through a ton of study and working closely with Planning was let's focus on those first two-story being pedestrian perspective. And you'll see there's a lot of interactive fenestration, a lot of art deco right at those first two levels focused on pulling that character so you can the . . . (inaudible) . . . line aligning down Market. It draws the eye. It creates a good arrival experience. As well as if you look at the setbacks what we've done is created -- and this was a big help with Jim Niess -- the whole point was to create space. And so you see the u-shape. You know, it originally wasn't that way. And actually with the help with Planning, it was let's lessen the, the mass of this building. So we actually took a huge chunk out of this building. And you can see that we actually see it on one of the last pages, there's a large chunk of air that it almost looks like there's -- when you're looking at it from the east, it almost looks like two narrow towers right. And so, you know, that's really what we tried to do was create a light feel but still being able to incorporate the amount of rooms that felt was necessary. And when you specifically, you know, when you look at these high demand times, right, you can't --. When we look at averages over a year of occupancies that's different than the peak times, right. So on a weekend when you have a large sporting event, you need to accommodate those folks. And, you know, as a -- you know, our company really, we're all about hospitality and we really care about making sure to accommodate everybody in a comfortable way. And this is

the program that we felt best fit to accommodate the demand of, again, the, the focus which was business, family, as well families visiting the hospital. Hope that helps.

Mr. Ball: Yeah. But I mean I guess it would be more helpful to see the proformas and say you really need six-stories to make this viable, right? Or, you only need three or whatever it is, right? I mean that would be...should be helpful in my decision making if I'm going, you know, go from four to six stories, I need to know am I over building this thing or does it need it, right?

Mr. Jacobs: Yeah, there's a lot of alternative that we focused on. The, again, I think the number of rooms is, that we feel is, is appropriate to meet peak demand and, and service the guests is that amount of rooms.

Mr. Ball: Yeah. Okay.

Ms. Lindsey: Going around. George, do you have any other questions?

Mr. Kaho'ohanohano: My only comment is that, like Keone mentioned earlier, this EA, Draft EA doesn't have enough information for me. I have a hard time trying to be a part of it if I don't have the information. And that's what I'm lacking. I'm lacking information. And that's why this is a Draft EA. And I hope some of the people who testified earlier realize it's a Draft EA because I had a lot of them referring this to one EIS which is not. But the lack of information is really stopping me right now. That's all.

Ms. Lindsey: Thank you. JoAnn, do you have any questions, any other questions?

Ms. Ridao: No. I mean, I think George makes a really good point that I hope that the questions that we're asking will help the consultants in, you know, completing the EA to make it more, I guess, provide the information that George is talking about. So, yeah, I think we can, we can move forward.

Ms. Lindsey: I had a question on the view planes. So what is something that is iconic Wailuku is driving in under the bridge and you see into lao and the lights coming out of the valley and I -- that is kind of a large massing that kind of isn't addressed. I don't know. We didn't --. That it's huge. And it's something the people really want. Almost everybody who I've spoken to either in favor or not, they all mentioned how Wailuku is that view into lao. But it -- as, as you're coming through the bridge, in a car, that's, that's the first, one of the first things you're going to see. Do you have any comments about that?

Mr. Munekiyo: I guess, this is Mike, Madame Chair. You know, we attempted to examine view, views from different perspectives and I think to the extent that we need to expand that section of that analysis in the Final EA, I guess that's something that we heard loud and

clear today so that's, I think, part of the process that we need to go through to get more detailed on that, that particular view perspective.

Ms. Lindsey: Thank you.

Mr. Ball: And see going along with Ashley there, it seems like the building is like reversed, right? Because that common area and all that should actually be facing lao with the, you know, it would be a better view for the hotel anyway. But, you know, I'm sure there's reasons why. I mean, it blends itself to the parking lot and all that kind of stuff.

Ms. Lindsey: But also at that height, I don't -- I think it will give views both ways.

Mr. Ball: Yeah.

Ms. Lindsey: You know, so --

Mr. Ball: Yeah.

Ms. Lindsey: I mean --

Mr. Ball: I guess one of my other concerns is, is that what Ashley exactly talked about right? How many times have you gone through there on a clear morning and it's just epic, right. You can see all of West Maui, and, and the south facing wall, right, is that impeding that? Is that too close? Does that need to be stepped back down? Maybe the floors need to be stepped back on that side. I know that will totally change the whole design, but that, that's the thing we think about, right? That we want to make sure that when we come under that bridge that's going to be -- we're going to see that. And, and you know the scale, on the big scale of things this is a tiny project, right? But that's a tiny puka, right? You've got Main Street; that's the view corridor. Now does this impede that, right? You got Maui Realty Suites building, but it's kind of lower, right. And if you start going up, you have the County, or the County Building, but that's a little bit over to the side. The State Building, the Court House is a little bit to the side, the State Building is small. That's what I would like to see if there's any way to do kind of a rendering on that. I mean, it's there, but it's kind of --. And there's one on page 27 but, it's, it's a little bit too high. The view is too high. The perspective view is too high, right? If I'm -- that's not my car view. That's not even on the bridge view, right? That's like maybe even a drone or something. But if I was on the, on the, coming under the bridge, you know, what do, what do I see, what am I going to see up Main Street here, right? How does that, that south side of the building affect that view right there would be my concern? But as you can see it gets tighter over there. And maybe it doesn't affect it at all, maybe we see it right over, right, by this, by this, right? But this is of a higher elevation in the perspective looking up there. And the lower perspective that we would want, that I would want to see is . . . (inaudible) . . . Go ahead.

Mr. Jacobs: I'm sorry. It's page 20 -- if you go back to page 25 is that closer to the, to the view that maybe you're getting at or, or --?

Mr. Ball: Yeah. It's closer to the view, but it's too close, right. We're right by old O'oka's here where, where we should be back by the start of the bridge, right? The view from my car driving under the bridge let's say.

Ms. Lindsey: Have you -- I'm changing the subject -- have you reached out to any of the property owners on Maluhia? It seems like a few of them came to, you know, came out to testify. We got some written testimony also about the people who live near there because they're going to be directly affected every day. I'm not sure how you reached out to them or you know, consider their needs.

Mr. Munekiyo: So I know there has been an ongoing outreach program. And I think Jonathan can elaborate from what that neighborhood outreach work has looked like. Jonathan?

Mr. Starr: Yes. Excuse me. Yeah, I'm Jonathan Starr. We've spoken to a number of neighbors. There's some who really like the project. There's some who, you know, want more information. That's kind of, you know, something in, in progress. And I think now that we have a draft, and as that is slowly moving through we can touch we can discuss with them. I know a couple of people said they wanted higher boundary walls between their property and the hotel, and we endeavor to do that. But this will be a continuing, a continuing process and we do need to do more . . . (inaudible) . . .

Ms. Lindsey: Yeah, I was listening in on the Urban Design Committee on Tuesday, and they, there was a testifier was talking about casting shade and the shade that they would cast on to houses and the breeze possibly. Because Wailuku has a, you know, a mauka to makai, and makai to mauka breeze that comes through every day and every night. And I don't know how much of that will -- because of the design will be affecting the town, you know, just like, just affecting the air circulation through town, and shadow, of course, because it will be blocking, you know, the south face of -- at least the property immediately to its north?

Mr. Starr: I guess Mike, you've got notes of this we can add, add some discussions on it?

Mr. Munekiyo: Yes, and I think, and more for the process in general, I think all of the comments that the MRA has offered this evening I understand Erin will be providing that as part of the MRA's comment to the Draft EA. And we will be taking a look and responding to all of the comments. That, that's our obligation and making sure that the process is done correctly.

Ms. Lindsey: Do you guys have any other questions? I had one more question on water. Wailuku always have a water shortage and I'm not sure why because it rains all the time, and we have a large river near us. So I don't really know. But everybody always blames it on the hotels, in, that are taking the water. And I'm not sure actually the route and things, but is there an effort to reuse the water or somehow like minimize it. Because it said you're applying for an increase of 5,500 – 555,800 gallons per day of waste – 54,600 gallons per day for your water meter increase. I'm not sure really what that looks like, and you're also going to be wasting 55,800 gallons per day, and then the hotel limit is 70,000 gallons per day. And I can't imagine if that is our hotel limit for everyone across the board, I can't imagine such a small hotel, you know, wasting that much water, you know, needing to waste that much water.

Mr. Starr: Is, is Ron still on the phone?

Mr. Ron Fukumoto: Yes, I'm here.

Mr. Starr: Perhaps Ron can, Ron can give a comment, and I'd like to also comment for this. It's something that I've been . . . (inaudible) . . . felt strongly and been pretty deep with. Ron?

Mr. Ron Furukawa: I'm not sure exactly what the question was, but I can explain a little bit about water usage. So essentially the projected water usage is based on your number of hotel rooms and other hotel uses. So definitely it's going to be an increase over what's there now. So the County Department of Water Supply has, you know, granted the project a new water meter. So that's, you know, they're basically saying that their system can deliver whatever the local needs. And as far as now waste water, was there a question about waste water as well?

Ms. Lindsey: It was, it was just on the --. As I was reading through it I kind took notes on it because it was --. You know, water usage, usage, and then the waste water that comes out of it, I feel like that's, you know, tied together. And there was only -- the only other piece of information that I had to gauge on it that was provided on the EA was that hotels are allowed 70,000 gallons of waste water a day. And a hotel like Grand Wailea which is close to 800 rooms is, you know, four times the size. And we would need, you would need two-thirds of the amount of waste. I don't know if that's the standard. It's just -- I might be a little confused and I could have done a little bit more research.

Mr. Furukawa: The 70,000 gallon per day number, I think that's related to what the County would allow for --

Ms. Lindsey: Hotels?

Mr. Furukawa: -- new hotel projects. So our --

Ms. Lindsey: But maybe you could --

Mr. Furukawa: Go ahead.

Ms. Lindsey: Maybe if there's -- is there any effort to reuse the water or somehow recycle the water? Like have it used again?

Mr. Munekiyo: Madame Chair, this Mike. I was just wondering if, what might be helpful is if we can explain what some of the water conservation measures might be --

Ms. Lindsey: Yes.

Mr. Munekiyo: -- associated with the project. And Kevin, is that something you could address here?

Mr. Sund: It's something that I could follow up on. I, I, I'd have to get back with our engineers. You know, we looked at some preliminary items so, you know, I'd love for it something that I could follow up on, to respond to. But overall there's, you know, some of the initial stuff that the brand does as well as, you know, there's multiple low, low water use fixtures and so forth that helps the overall water demand. But that doesn't necessarily relate directly to your question about reusing water which there are some limitations of what you can reuse for guest use.

Ms. Lindsey: No, I think it's more like making the most of the water that you get, of it being a valuable limited resource and us always being on restriction.

Mr. Starr: In our design, in our design elements, you know, all of fixtures and all of our equipment will be the stingiest that, you know, are available both in terms of water and energy. You know, energy it's, it's energy star and, you know, water, it's really water saving, lavatory toilets, everything else . . . (inaudible) . . . systems. We have very little landscaping compared to any other hotel on Maui. You know, just a tiny fraction of any other hotel you can imagine in terms of landscaping. And most of the water use is going into landscaping. . . (inaudible). . . hotels. So we'll have the domestic use in the rooms, you know, and in the kitchen with really not hardly any of it going to landscaping. So, you know, I can't quantify it at this point if you want us to --

Ms. Lindsey: No, no, that's fine. Thank you.

Mr. Ball: I have a follow up kind of on that Ashley. The -- is there -- what is the retention for that property now? I mean, I guess it was already solid surface, right, pretty much. I mean is that still being retained now . . . (inaudible) . . .?

Mr. Starr: Right now, right now it's 100 percent, 100 percent impervious, and we're going to be reabsorbing some of it. I don't know if Ron can give us a number or a percentage but we'll definitely be retaining and recharging a bunch of the rainfall.

Mr. Fukuwara: Yeah regarding storm drainage, we're, you know, under existing conditions like Jonathan mentioned, you basically have a fully developed site so it's all pretty much all impervious. What is being planned is going to be essentially all impervious except for the small landscaped areas.

As far as what's required because the project is disturbing more than an acre of land, the County's standards, drainage standards, require that we put in storm water quality improvements. So essentially what we have to do is capture the first, what they call the first flush of storm run out. And there's a quantity associated with that, and our proposed drainage system will capture that runoff and allow it to be retained on site. So that's a, that's a standard drainage requirement that was adopted a few years ago so it's going to be required.

Mr. Ball: Thank you.

Ms. Lindsey: The question period . . . (inaudible) . . . does anyone else have any more questions? We're good? Okay, we're ready for comments.

Ms. Wade: Thank you Chair. So I have all the questions and -- that you posed. I broke it up by --. Let me see if I can share my screen actually. Can you see this Word document?

Mr. Ball: Yeah.

Ms. Wade: Okay. So as you were making comments I was breaking it up by topic area. The black texts are the questions you asked, and I've been trying to boil those down to into statements that you might want to consider as your being your comments on the Draft EA just to sort of -- since it's ten o'clock already -- I'm trying to help to move the process along for you. So if -- and I haven't gotten all the way through it because I was also listening as this was happening. But I just kind of went by topic area. So if you'd like to go by topic you can do that, and then boil it down to, to include whatever you would like to request you would like to make of the Draft EA.

Mr. Ball: I guess, I guess I'm not following with you.

Ms. Wade: Okay.

Mr. Ball: Would you --

Ms. Wade: So some of the first, some of the first questions were what is the process from here? Will there be a FONSI issued? The question was answered. I'm assuming no additional comment is needed because it was just a -- what happens next kind of a question. The next question was what alternatives have been considered? The Draft EA should evaluate, I think, this was additional alternatives. And so a potential statement since that was a question would be please provide a broader range of alternatives in the Draft EA as an example.

Mr. Ball: Okay. So, so what do you want to do? You want to go through this whole thing right now is that what you're saying?

Ms. Wade: Well, what you folks need to do is from the questions you asked let me know if any of those comments or questions that were asked you would like to pass on formally to the applicant to address in the Draft EA.

Mr. Ball: Yeah. I mean, everything I said I would want to formally have answered in an EA.

Mr. Kaho'ohanohano: I agree.

Ms. Wade: Okay. Instead of -- I originally started documenting by member, and then you guys started consolidating by topic, so I documented by topic. Does that work for you? Yes?

Ms. Lindsey: Yes.

Mr. Ball: Yeah.

Ms. Wade: Okay. So on traffic, the questions were how would people head back towards Kahului from the property? How do you deter guests from not following through the residential area of Maluhia? And can a sign be added when exiting the parking lot saying left-turn only on Maluhia? Combining all of that would be in the traffic section, please clearly describe how guests may be directed to get from the hotel back towards Kahului and any mitigation measures that will prevent guests from using Maluhia. Open to edits. This is your guy's draft.

Mr. Ball: Is there any way we can get this document and then look it over and then get back? Or do we have to do everything in this meeting?

Ms. Wade: So the comment period ends on Monday. So we can recess the meeting to -- and Mike, you'd probably going to want to chime in here -- there's an option to recess the meeting and reconvene before Monday to finalize your comments. But again all of your comments will need to be made on the public record as, as we work together to do this. So I can send you the document to look at and mull over, but we still got to reconvene to do this publically.

Mr. Hopper: That's correct. And then this reason that this is being done is to make sure that these are comments of the MRA and not individual members or members of the public. You should read over this and see that if it reflects the comments that you would like to make. You could do that now and add what you want to. If, if everyone is available for a recess and reconvening of the meeting, you, you could do that, but it would probably be preferable to, to try to get this passed out now given that Monday is the deadline. But I'm not sure what the scheduling is or who's, who's available for all that. But, you know, preferably it would be today, I think from the sunshine law perspective. But it's, it's up to you as long as you understand that you can't take a motion and vote in order to -- unless you're outside of a -- unless you're inside of a meeting.

Mr. Ball: Okay. No, I have no problem doing it right now. Maybe we could take a five minute break or something.

Ms. Lindsey: Yeah. It's, it's a lot to digest so late in the night. I'm, I'm having difficulty continuing to process this on this four hour meeting. I can take the five minutes, but I would prefer to reconvene tomorrow, or another day. But that is up to you.

Mr. Ball: Well, we only really have tomorrow, I mean, right?

Ms. Lindsey: Yes.

Mr. Ball: And so, so what do we have left, Erin? We have going through this, making sure our comments are in there, and then we, then we're done, right?

Ms. Wade: That's correct.

Ms. Ridao: So when we reconvene, we will just be discussing our recommendations or what we are recommending to be included in the EA. We will not be hearing any more testimony and that kind of stuff, right?

Ms. Wade: Right. If the meeting is simply recessed, public testimony does not need to be re-opened.

Mr. Hopper: That's correct.

Mr. Ball: So do we want to recess or we want to power it out, I guess, is the next question?

Ms. Lindsey: I feel like because it's such a big decision I feel think we should recess and --. But, I, it, I, I will leave it up to you all if we can figure out our schedules and make it work, and you guys are willing.

Ms. Ridao: You know, I'm kind of with you, Ashley. You know, it's like my grandkids are over here laughing at me because I go to bed at 8:30 p.m. But anyway, I'd like to have some time to kind of, yeah, to review it and process it, and then, and then come back together to make a decision.

Mr. Ball: So, we have to meet tomorrow, right, so I guess everyone should look at their schedule.

Mr. Hopper: Erin, Erin, are you set up to recess in Bluejeans to have the meeting reconvened? Would you be using the same number or how, how does that happen? Because I don't know if I've been . . . (inaudible) . . .

Ms. Wade: Do you have answer to that? Leilani's checking on that right now. We've never recessed, we've never recessed a Bluejeans meeting so far. And this wasn't set up as a Bluejeans Event so -- but I mean, does it, is it required to be the same meeting invite or can we post a new number?

Mr. Hopper: I think you could use a new number if you have to. You would definitely need to announce that by the end of the meeting today so that anybody who is tuning in can access that meeting and know what it is. At this meeting, you would need to do that. And so I think you would want to -- I think that's generally what you would need to do. Again, I don't handle the -- I haven't been involved in the technical aspects. I believe the County Council has recessed meetings before, and I'm not sure what, what -- if they used a different invite or the same invited. Because it's such a short time frame till tomorrow, I think you'd probably want to get that information to people here, and check and see what the, what the dial number would be. Or at least where you could go to access for the dial number would be. I mean, it's a bit difficult because the sunshine law because it's been suspended doesn't apply so there's not really a guidance for it figured out. But I think in order to have public notice you'd want to make sure that the public would know when the meeting would be and the call in number or at least where to go to find the call in number.

Mr. Ball: While they're finding that out, do you want to come up with a time like one o'clock tomorrow? That's usually our meeting time, right? I mean, I'd like to do it at night, but I don't think people will attend Friday night. And if, and if we're just going over comments of what we talked, what were already suggested then, you know . . . (inaudible) . . .

Ms. Wade: I think one o'clock --

Mr. Hopper: And if you have comments to add, you can --. Sorry. If you have comments to add, you could add those. You could come prepared with those to add. So you could --

Mr. Ball: Okay, cool.

Mr. Hopper: You could come prepared with those. If you have them -- to add, to add anything in addition --. You could do that on your own separately. You cannot discuss any of this among yourselves . . . (inaudible) . . . But sit down and review . . . (inaudible) . . . and see if you want to add anything to it or think about it, read the EA and do that you can.

Mr. Ball: Okay.

Ms. Wade: Okay, Leilani says she can create a meeting invite right now, so she's working on that.

Ms. Lindsey: One o'clock is not super ideal for me because I have a baby who will nap very close to one. We could push it back a little bit later, like, two, or even three. That would be better. But I will, I will do at one if we need to.

Mr. Ball: So shall we say two then?

Ms. Ridao: I can do two.

Mr. Kaho'ohanohano: I can too.

Ms. Lindsey: And staff, is that okay?

Ms. Wade: I have a conflict, but you guys are the priority so you get to trump the other, the other meeting.

Ms. Lindsey: Okay, so at this time are we going to reconvene? Is that how this works? I just say that we reconvene at two tomorrow?

Ms. Wade: Yes, so Leilani's --

Mr. Hopper: You could say that you're going to -- you're going to --. Sorry go ahead.

Ms. Wade: I was going to say that Leilani needs to provide the meeting code, correct Mike, before we recess?

Mr. Hopper: I'd recommend that. I mean there's no sunshine law guidance on that exactly but I mean if it's going to be less than 24-hours from now then I, I think it's probably good idea to announce the Bluejeans number if you have it, and where somebody could, could find that. I don't know if you would sort of . . . (inaudible) . . . recess notice if you can. But yeah announce so the public would be able to join in and then you know, the date, and time and place. You could put the code in chat too if you want.

Ms. Ramoran-Quemado: . . . (inaudible) . . . if it's okay if -- I believe I can also post it online on the same agenda, but putting the new meeting code. Would that work Mike?

Ms. Halas: No post it now.

Ms. Ramoran-Quemado: Yes, I will post it right --

Mr. Hopper: I don't know if you would want to use the same agenda --. I don't know if you would want to use the exact same agenda. You could maybe do it on the same, in the same area, but I think this . . . (inaudible) . . . I think this is a notice of being recessed. . . (inaudible) . . .

Ms. Ramoran-Quemado: Okay, let me just give you folks the number then. I'll just create it right now and I'll put it in chat.

Mr. Ball: And then you will email us the comments and the meeting stuff?

Ms. Wade: Yes. So with this -- what the page is that is included is all of the questions you asked tonight without the answers that were provided. And then in green just what staff kind of summarized and you can edit that freely or discussion tomorrow.

Mr. Ball: Okay.

Ms. Lindsey: So are we good to go?

Mr. Hopper: And you will be, you'll be posting that along with, with the agenda or at least on the same page as the previous agenda was?

Ms. Wade: She said yes. She keeps turning on her mic.

Ms. Ramoran-Quemado: Yes.

Ms. Lindsey: So now that we have -- do I have to say the number or it doesn't matter? Just automatically happens?

Mr. Hopper: You can say the number. But I think you . . . (inaudible) . . . recess. You reconvene tomorrow at 2:00 p.m., so people know the time. And I mean, you can, you can name the, say the call in code and the number for people if they are not on chat. But I think the main idea would be to post it at the same place that anybody could go to look at your meeting, the MRA meeting agendas so they'd be able to look at that. It's not an official, it's not an actual agenda that's six days in advance. It's a recess notice that's letting people know where, when the meeting would be recessed. This is sort out of book. This is Bluejeans, a little different, a way to make that clear.

Ms. Lindsey: Okay. So we will recess until 2:00 p.m. tomorrow. If you want to access it you can -- Excuse me? -- you can access call in Bluejeans Meeting ID number, 5, 3, 5, 4, 6, 8, 7, 9, 7. Or you can call in with the phone number 1, 8, 8, 8, 7, 4, 8, 9, 0, 7, 3, and enter the code 5, 3, 5, 4, 6, 8, 7, 9, 7. This is -- we won't be posting a new agenda. This is just a -- this is just --

Mr. Ball: Reconvening.

Ms. Lindsey: -- reconvening till tomorrow. Thank you, guys.

Mr. Ball: Thank you. See you tomorrow.

Ms. Lindsey: The number again is --

Mr. Hopper: The numbers are posted in the chat too.

Ms. Lindsey: Excuse me?

Mr. Hopper: The numbers are posted in the chat.

Ms. Lindsey: Okay. Yeah. They're asking so I'll let them know.

Mr. Hopper: So it's, it's just so that everyone knows just in case.

Ms. Lindsey: Yeah. One more time, the call in number -- the Bluejeans meeting ID number is 5, 3, 5, 4, 6, 8, 7, 9, 7. Thank you. See you guys tomorrow at 2:00 p.m.

D. NEXT MEETING: June 26, 2020

E. ADJOURNMENT

The Agency recessed at 10:26 p.m., and to reconvene on June 5, 2020, at 2:00 p.m. online via Bluejeans.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Keone Ball, Vice-Chair
George Kaho'ohanohano
Ashley Lindsey, Chair
Jo-Ann Ridao

EXCUSED:

Gwen Hiraga

OTHERS:

Erin Wade, Maui Redevelopment Program Planner, Department of Management
Michael Hopper, Deputy Corporation Counsel