

**MAUI REDEVELOPMENT AGENCY
SPECIAL MEETING
RECESSED MEETING OF JUNE 4, 2020
HELD ON JUNE 5, 2020**

A. CALL TO ORDER

The June 4, 2020 special meeting of the Maui Redevelopment Agency (Agency) reconvened at approximately 2:00 p.m., Friday, June 5, 2020, online via BlueJeans Meeting No. 535468797.

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

Ms. Ashley Lindsey: Hi everyone. I -- so we are commenting on Item -- I don't have the agenda -- Draft EA.

Ms. Erin Wade: Yes. Chair so --. You froze for a second there Chair. Are you still there?

Ms. Lindsey: Yes, I'm here.

Ms. Wade: Okay. So would you like to call the meeting to order?

Ms. Lindsey: Okay, the meeting is called to order, again, at two o'clock. We are commenting on the Item C.1. Public testimony is closed from last night. So we have comments -- we are allowed to comment on . . . (inaudible) . . . which is basically what we're doing.

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.

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. Wade: Yes. So this is the Draft EA for Hotel Wailuku that was submitted comments from all agencies and members of the public is due by June 8th. So therefore we scheduled the special meeting for the MRA to be able to provide comments. You folks heard testimony from over 35 people. I think there was 36 total testifiers last night, got a presentation from the applicant, and you took, you asked questions of the applicant. So you closed that period and now you're ready to move into formulation of your comments on the Environmental Assessment document.

Ms. JoAnn Ridao: I have a question Chair?

Ms. Lindsey: Yes?

Ms. Ridao: I don't know if this would be for Erin. You know I'm sure everybody's comments are due on June 8th. Are we able to review those comments? Is it going to be on the OEQC website or --?

Ms. Wade: Yeah. So basically when comments come in, the applicant will compile them within their Final EA, and identify how those comments have been responded to. So whatever letters come in should be published in full, and then whatever, however those have been accommodated in the draft will also be there.

Ms. Ridao: Okay. Thank you.

Ms. Wade: You're welcome.

Ms. Lindsey: Okay, so I was thinking we do it maybe the --. How would you think this work best; if we did it like a round robin style? Should we go through it by subject? I just want to kind of combine all of our thoughts into one. It's easier.

Mr. Keone Ball: Well, the email that we got last night was all the comments in those categories that Erin sent us. I think if we just go through those, and then we should be good, yeah?

Ms. Ridao: Yeah. I think so. It's a big help Erin; thank you.

Mr. Ball: And then if we could maybe put that up on the, the screen too for the public to see. I think they saw it last night, but they can go through with us.

Ms. Wade: Sure.

Mr. Ball: It might be helpful.

Ms. Wade: So just so you know, once I pull this up and share the screen I won't be able to be able to see the chat. So Leilani if you don't mind kind of monitoring the chat for me and let me know if there's something I need to do on there.

Ms. Ramoran-Quemado: Okay. Will do.

Ms. Lindsey: Okay, so starting on that document. Should we start at process? I think questions brought up by Keone, I believe, is what is the process from here? Will it be issued . . . (inaudible) . . .? And what alternatives have been considered? The Draft EA should evaluate an alternative. Comments? Can I start with you, Keone, Vice-Chair?

Mr. Ball: Can you make it bigger, Erin, by any chance? Can you full screen that? I do have my magnifying glass but --

Ms. Wade: We can try this. You won't be able to see the whole thing at once, but how's that?

Ms. Ridao: Much better.

Mr. Ball: Yeah, yeah.

Ms. Wade: Alright. So just a note too because I was doing this off the cuff and wasn't comparing it to the EA document itself, this is out of order of what the EA is but I can, when I submit it, I can go back and, and make sure that it matches the EA document.

Ms. Lindsey: Okay. I took my notes according to the EA document, but we can start with process is here. Keone, can you maybe elaborate a little bit in the process since that was one of your questions?

Mr. Ball: The process -- what is the process from here? Will they be issued a FONSI? And I think Erin answered that FONSI question last, right?

Ms. Wade: Right.

Mr. Ball: And so that -- is that an automatic FONSI or do they say no, well, we found that you have significant impacts and then you got to do an EIS.

Ms. Wade: Right. So there's kind of, there's three alternative really. The first is the document adequate as published and they're issued a Findings of No Significant Impact. The second is, it's not adequate as published, but if you make some amendments it could be so please revise the EA. And then the final is it is not adequate and it requires stepping up to Environmental Impact Assessment.

Mr. Ball: Okay. And I don't know if that was my comment in the provide a broader range of alternatives in the Draft EA.

Ms. Lindsey: Okay. You know what, so since this is going to be loaded, this is the question with the most meat, can we skip that one and go to traffic because I feel like there is a lot more included in the alternatives than like traffic, for example?

Ms. Wade: Yeah.

Ms. Lindsey: So George, you had, I guess a little bit more specific questions on the traffic, like the street lengths and things.

Mr. George Kaho'ohanohano: Well, yeah. So the biggest part for me, and excuse me, but bringing my police background into it, the EA doesn't, doesn't explain anything like we discovered on the employee parking. There's nothing labeled there. There's nothing --. In fact, the EA doesn't address that, the employee parking. Now for them to come across last night and tell us that they have employee parking is news to me. So this EA that they put out is very lacking a lot of the information. And so that's why I'm concerned about the traffic because I'm still at a loss as to how you're going to tell a private distributor to come in with a certain type of truck if the person who running hotel is not even part of the planning right now? Because it's a -- it's going to be the company running it, and they're not participating in this, so how is that going to be relayed that this has to be followed through as we had a concern about it? And that's why, that's why I say the EA is very lacking in information. I have a hard time understanding what they getting at because their report doesn't say much.

Ms. Ridao: This is JoAnn, Chair.

Ms. Lindsey: Yes?

Ms. Ridao: So I'm thinking that maybe we need to be more specific and just say please address; parking issue is inadequate. Please address employee parking, guest parking. Number two, how will deliveries with large trucks be handled? You know, is there a...is there a plan with the distributor? Is there a plan with people who are delivering to the site, that kind of stuff, maybe more specific?

Ms. Lindsey: Yeah, I think in this case, specific, more specific is better. My notes regarding . . . (inaudible) . . . parking. My notes regarding parking was -- well I think the parking size was there's not enough parking stalls for the number of rooms there are. Are we at a consensus there?

Mr. Ball: Well, there may not be, right? That's the other information we were asking for, right? We don't know. We don't know what the performance and occupancy will be versus, you know, the amount of employees that are going to be needing to park there. Maui's a driving town. I don't -- you know, they're representing that employees would walk to work and all that because they're going to hire people around the area. You know, that's, that's -- I don't know if that's realistic or not but --. I think in planning, we have to plan for people to not to be walking right? We need to provide parking for them, and not taking up street parking for - in the residential area and that sort of thing, right?

Ms. Ridao: Yeah. Chair, this is JoAnn again. I think that there probably is a parking requirement for the building. So the question maybe should be, is the project in compliance with, I don't know, what is it, zoning or building code requirements?

Mr. Ball: Yeah. And I think they represented it that they did have the over amount of the required by the County. However --

Ms. Ridao: They had more, yeah.

Mr. Ball: -- does that translate into reality of enough?

Ms. Ridao: Yeah. So we can say the MRA is not comfortable with the number of parking stalls unless it is made clear to us how the parking is going to be handled when the hotel is 100 percent occupied. How will they handle 100 percent occupancy plus employees?

Mr. Kaho'ohanohano: You know I understand what JoAnn is saying, and you, Keone especially, but when I, what I recall of last night they said they met the requirements for the parking stalls for the number of guests. They never elaborated on employees or anything else.

Mr. Ball: Yeah.

Mr. Kaho'ohanohano: Now I don't know if that parking stall is part of the requirement that means employees and guests because they didn't elaborate on that.

Mr. Ball: Well and they also had meeting room, right? So you have 100 percent occupancy with the, with the staff, and then you have a, a meeting, right?

Mr. Kaho'ohanohano: Right.

Ms. Lindsey: Yeah because a major worry would be using our public parking that we are, we will have there for employees. Because this is starting from new, they should be able to house their own parking in completely. And then maybe other -- so that either patrons of Wailuku can use the public parking that we have since parking has been an issue since I've been on the MRA.

Also, they mentioned a shuttle, but I feel like in reality the use of a shuttle would alleviate a lot of the -- a few more, like, guests to stay with, you know, in the branding that they're choosing and you know, in the -- whatever their idea is. If they shuttle people from the airport and back home, in theory that would work, and back to the airport, excuse me. But right now Maui, for the most part is not set up to use ride sharing, and I haven't seen a shuttle thus far from the airport to a hotel. Maybe for Courtyard Marriott has one, but I think we should address the shuttle being mentioned and how many cars it will reduce in the parking.

Ms. Ridao: That's good. I've seen the Maui Beach Hotel shuttle also.

Ms. Lindsey: But I am familiar with Hilton Gardens and they always provide a shuttle.

Ms. Ridao: Okay.

Ms. Lindsey: In my experience.

Mr. Kaho'ohanohano: Yeah the shuttle, yeah, because the Marriott has one in Kahului -- the Maui Beach. But you also look at the fact that where they parking these shuttles. If you're going to park in the park over there, they unload and unload, you taking up spaces for somebody to come in and load the material. Again, I think I'm going over the same things, but we just missing a lot of information that all, and I think we need to have them elaborate on it.

Ms. Ridao: Yeah, so that's what we're trying to do now is make it clearer. Because I'm assuming, Erin, from this questions and concerns, they will have to address it in the Final EA.

Ms. Wade: Correct.

Ms. Ridao: Okay.

Ms. Wade: Do you want me to summarize the two on parking and parking loading and shuttle?

Ms. Lindsey: Yes please.

Ms. Wade: Okay, so consolidating your comments. The parking issue is inadequately addressed. It is unclear if there is enough parking for the hotel guests, employees, meeting participants and others. It should be clearly described if the proposed project meets the minimum requirements. Please -- oh wait -- describe how it will be handled if the hotel is 100 percent occupied as well as providing parking for employees. Please clearly describe how and where trash collection and deliveries will take place. That's for parking.

For the shuttle; a shuttle was mentioned in the presentation, but never documented as a parking mitigation alternative. If this is being proposed, it should be included in the EA with hours of operations and where the shuttle will park when it is not operating.

Ms. Lindsey: I'm not sure if we should add "it should be clearly described if the proposed project meets the minimum requirements" because if it does it will meet its minimum requirements. But I think we are suggesting that it, although on paper, meets the minimum requirements it doesn't actually meet the requirements of Wailuku.

Ms. Wade: Okay.

Ms. Lindsey: What do you think?

Mr. Ball: Yeah, something to that effect that it may not, it may not meet the, meet the needs of the community, right? Just because it meets the requirement of the County, I mean, it's pretty tight right there, right? There's not a lot of street parking. Especially with the expansion of that street there will be even less street parking.

Ms. Lindsey: And then we don't want people parking in peoples' yards and driveways.

Mr. Ball: Correct. But maybe an alternative, right, maybe like the parking structure is being constructed might be an alternative for that.

Ms. Lindsey: Okay. And specifically with loading, did we want to put some more verbiage there?

Mr. Ball: It might be addressed above in the black.

Ms. Lindsey: It is my understanding too that they were saying that they were going to stage, you know, time the deliveries to be delivered at a certain time. In my experience running a restaurant in Wailuku, that is, you don't really delegate to the delivery people when they're going to deliver. I know this would be a much larger user than we were, but it is still a factor, you know. He was suggesting that you can -- we'll just schedule our deliveries, but like in application that does not make sense.

Mr. Kaho'ohanohano: I agree.

Ms. Ridao: Maybe Erin, the first -- the trash collection, after trash collection, maybe that should be a period so they know the delivery part is different. And then start addressing deliveries.

Ms. Wade: Okay. Alright so loading, please clearly describe how and where trash collection will occur.

Ms. Ridao: Yes.

Ms. Wade: And then the next sentence, where, how and when deliveries take place; explain how those will be coordinated.

Ms. Ridao: Yes, that's good.

Ms. Wade: And did you want to add to minimize impacts on the neighborhood?

Ms. Ridao: Yeah, maybe the concern is --

Ms. Lindsey: To minimize traffic.

Ms. Ridao: Yeah. That's good.

Ms. Wade: There wasn't actually a section in the EA on parking and loading. So did you want to request a section be added on this? Or I guess it will just kind of materialize however they organize it.

Mr. Ball: Yeah.

Ms. Lindsey: I'm not, I'm not sure -- I'm not familiar about how these work, and if you create a section, if they remove it, where they can . . . (inaudible) . . .

Mr. Ball: Yeah, I think these questions they'll, they might create its own section, it might be incorporated into the document here, right?

Ms. Wade: Did you want to go back up to traffic?

Ms. Lindsey: Yeah.

Mr. Ball: I think those are covered, pretty much covered, right?

Ms. Lindsey: Well, I think where something we didn't address last night was the morning traffic, the morning drive from like 6:45 to 8:00 when the schools are all coming through, and everybody is trying to get to Lahaina, Kihei, Wailuku to work. All of that kind of wasn't really addressed. I think one testifier, if I remember, talked about it, but we didn't, we didn't talk about as a committee.

Ms. Ridao: Maybe Erin, maybe provide an analysis of the impact at peak traffic.

Mr. Kaho'ohanohano: If I may just step into that, when was this traffic assessment done? Was it done during the pandemic where the traffic already limited or was it done prior to this with school in session, people going to work to get the true reading into what the traffic was. I don't know when the traffic assessment was done.

Ms. Lindsey: I think it was done late last year. I think it was before this pandemic. I remember reading about it.

Mr. Kaho'ohanohano: Because I -- I'm wondering how he can say that in the afternoon only one car when through Maluhia. That stuck in my mind, in his statement. And knowing, knowing Wailuku Main Street, you know, morning and afternoon, I see cars going to Maluhia at certain areas. To say that only one car went in the afternoon is still unusual for me.

Mr. Ball: Somebody needs to mute their -- thing.

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

Mr. Ball: Is that us or is that public?

Ms. Wade: Leilani, I got to rely on you because I can't see anything but my, my working document.

Ms. Ramoran-Quemado: I only show management right now and . . . (inaudible) . . . but, of course, when Keone spoke, but I don't see anybody else. Otherwise, I would mute them.

Ms. Lindsey: I see R, C, A, E, B, E and Susan HP as on.

Ms. Wade: So just a reminder if you're not a participant, a member of the board or staff, please mute your mic and your video so that we don't get interference. Thank you.

Ms. Lindsey: Okay, should be a little more specific? Because I think Central gets a lot more traffic that's kind of not -- it's kind of glazed over because it's not a street directly abutting the property. But it will be handle, handling some load from them whether they drive through

Maluhia or they drive around through Market down and back up Central. It will, it will be an affected road.

Mr. Ball: Yeah.

Mr. Kaho'ohanohano: You know, also I think it will help if they put the date when the traffic assessment was done. I mean, it's something small but that type of information really does help, for me anyway.

Ms. Lindsey: Well you couldn't have anticipated what happened anyway with COVID.

Ms. Wade: Yeah because I think just the intersection of Main and Central was part of the evaluation but this would pull all of Central into that for the analysis.

Ms. Lindsey: Well, but is that a reality for this -- them?

Ms. Wade: Sorry, can you clarify?

Ms. Lindsey: Is, is, am I -- do you feel I'm overstepping by including the entire Central, members?

Ms. Wade: Well, I mean that's totally your call. You did ask the question last night because there's a circuitous route that a guest takes when they're trying to head back to Kahului was the question that was asked. So since they have to go back and down Market Street, then either go down towards Central or up towards Church to get back out to Main. The traffic impact will happen on one of those two segments or a little of both maybe depending on, you know, how familiar the guest is with the neighborhood likely.

Ms. Ridao: Correct.

Ms. Lindsey: Which we should assume is zero because it's a visitor.

Ms. Ridao: Well, I think we'll get that answer when they answer what we're asking, yeah?

Ms. Lindsey: Okay. Can you, I guess, reread this and then see if this traffic is fine with us.

Ms. Wade: Sure. So for traffic, in the traffic section, please clearly describe how guests will be directed to get from the hotel back towards Kahului, and any mitigation measures that would prevent guests from using Maluhia. Provide an analysis of the impacts at peak traffic times. Please provide additional analysis of the impact on Central Avenue between Mill Street and Main Street with the additional, with the addition of the project.

Ms. Lindsey: I know Keone, last night, said something about a sign. Do we want to include that or no?

Mr. Ball: I think that's part of the mitigation measures.

Ms. Lindsey: Okay. That's fine.

Mr. Ball: And looking at the impacts on Central between Mill and Main, so that would include Vineyard as well, right?

Mr. Kaho'ohanohano: Right, Vineyard come down.

Ms. Lindsey: It would either be Mill or Vineyard coming down because they would take a right on Maluhia, take a right on to Market, take a right on Vineyard and then --

Mr. Ball: And so then --. Does our, is that statement there cover all of those?

Ms. Wade: Did you want to -- are you saying you want to add Vineyard so that they analyze Vineyard?

Mr. Ball: I'm just think that does, does the impact on Central between Mill and Main, does that cover Vineyard too, right, and all of the other streets?

Ms. Ridao: Just say to include Vineyard, I guess. Well, yeah, get plenty streets over there, yeah?

Ms. Lindsey: Well, to include Vineyard from Market to --.

Ms. Ridao: Because Vineyard is on . . . (inaudible) . . . all the way also.

Mr. Ball: Right. They could, could either turn right down Vineyard and they hit Central --

Ms. Ridao: Right, and then go down there.

Mr. Ball: -- and go to Church, right. Because Church is going to be signaled now too. It will be that two block radius or whatever it is, right?

Ms. Lindsey: But in the timeline I think this will be finished before the parking will be finished.

Ms. Wade: I think it's right about the same time.

Mr. Ball: Yeah, but I think the signal work is going to be done earlier, right?

Ms. Wade: Yeah, the signal work will be done in the next six months. Okay, so I added the two additional street segments you folks mentioned . . . (inaudible) . . .

Ms. Lindsey: Unless we make it very broad, and say additional analysis of the impacts of the main arteries headed to Kahului.

Ms. Wade: That would be subject to interpretation. So it could be just Main would be considered a main artery then.

Mr. Ball: Well, I like this one better; it's more specific to the target of the project, yeah?

Ms. Wade: Are you ready to move on to the next section is landscaping? We didn't actually have any specific comments on landscaping. Landscaping would fall under flora and fauna of the physical settings section of the EA.

Ms. Lindsey: I think for the most part additional landscaping will be a benefit for Wailuku but --. Which they did provide a lot of landscaping, but in the, in the overview we saw last night, the plants -- he said they were going to use native plants, but these, these on the landscape plans are not natives.

Ms. Ridao: So we might want to specifically say please identify.

Ms. Lindsey: . . . (inaudible) . . . native or with a preference to natives --

Ms. Ridao: I think we have to remind people again to turn off their sound.

Ms. Wade: Okay, just a reminder folks if you're not a member of the board or staff please mute your audio so that we don't get additional interference during the meeting. Thank you very much.

Mr. Michael Hopper: I think there's someone signed in as viewing only that has their, their video and audio, according to the chat, open. I'm not sure who that is.

Ms. Ridao: It sounds like they turned it off, yeah.

Mr. Ball: That's better.

Ms. Lindsey: I think, so I think last night there was a comment about adding native plants that will grow, and continue to stay alive there. So they don't plant native plants at the beginning and then we tear it out and put non-usable plants, non-natives and non-usable.

Ms. Ridao: . . . (inaudible) . . . in the location and is familiar to the community or something like that. Because one of the concerns was we don't know some of these plants.

Ms. Lindsey: But I think also familiar to the community is, is too broad, because who are the community members? The landscape architect knows all these plants, and he is a community member. So use native and maybe just the use of native plants.

Ms. Ridao: Okay.

Ms. Lindsey: And familiar native plants? Common, common native plants?

Ms. Wade: Okay, common native plants.

Ms. Ridao: Yeah.

Ms. Lindsey: Can I add on there a second to native plants is edible plants? And then plants that are just for beautification purposes after native, edible then pretty.

Ms. Ridao: To include plants that will thrive in this location -- to include.

Ms. Wade: Or consider prioritizing plants choices in this order. One is native. Two is edible. Three is decorative.

Ms. Lindsey: Yes.

Ms. Wade: Is that what you're trying to get at?

Ms. Lindsey: Yes.

Ms. Wade: Would you like me to read this statement Chair?

Ms. Lindsey: Yes please.

Ms. Wade: Additional landscaping will be a benefit for Wailuku. The EA should address the type of landscaping that is being proposed. The applicant is encouraged to use common native plants that will thrive in this location. Consider prioritizing plant choices in this order: one, natives; two, edible; three, decorative. Are you satisfied with this statement?

Ms. Lindsey: Yes.

Ms. Ridao: Much clearer, yeah.

Ms. Wade: Would you like to move to cultural and historic resources?

Ms. Lindsey: Okay. Let's move on to cultural and historic resources. Do you remember this comment? Can you elaborate a little bit more on this comment? I'm not -- the first question - the cultural element was left to say not applicable upon reading that.

Mr. Kaho'ohanohano: That was what I brought up in that EA that they put out there's a whole list of check-up blocks forms at that the beginning of the EA. And right into there, there's a cultural element inside there to cultural activities or cultural significance, and they clicked not applicable. I'm wondering why? It does have an application as to the culture, the environment and everything, but they say it's not applicable. And if not, they don't, they don't have -- they don't say why.

Ms. Ridao: They're not addressing it, yeah. So maybe Erin, we need to find the exact title of that item and --

Mr. Kaho'ohanohano: Let me go get one of my, my pages that I have for them.

Ms. Lindsey: Do you happen to know what, yeah, what page it's on?

Ms. Ridao: Because then I think we can say...that we would like that section addressed.

Ms. Wade: This is pulled from the OEQC website. And I'll put on -- I'll move it over to the screen as soon as I see it. Okay, so this is the section on archaeological resources, and here's the cultural resources section.

Ms. Lindsey: What page is that?

Ms. Wade: Page-23.

Ms. Ridao: So George might be referring to that, the appendix, if you could say.

Ms. Lindsey: Yeah.

Ms. Wade: Okay.

Ms. Ridao: I don't think he's referring to this section, but to the appendix, I think.

Ms. Wade: Oh, so in the Table of Contents, where it says, "not applicable."

Ms. Ridao: Appendix-B, yeah, yeah, right. Cultural Impact Assessment, yeah. So it would be Appendix-B.

Ms. Wade: So what would you like me to state?

Ms. Lindsey: For me the historic and cultural significance of the Main and Market Street intersection will -- is not properly addressed in the existing conditions. Like in this photograph . . . (inaudible) . . . I see of that it's such a significant corner. It's probably at this point, the heart of Wailuku, in terms of corners, and is not being addressed at all.

Another thing I didn't know is maybe the history of the buildings. . . . (inaudible) . . .

Ms. Wade: Sorry, I can't hear you Ashley, can you please restate that?

Ms. Lindsey: They said . . . (inaudible) . . . is not properly addressed. Because when they . . . (inaudible) . . . informational . . . (inaudible) . . . which you know . . . (inaudible) . . .

Ms. Wade: So you're talking about the archaeology?

Ms. Lindsey: Well, I'm not sure where it, where it relates here.

Ms. Ridao: I think --

Ms. Lindsey: If it's just archaeology and cultural resource.

Ms. Wade: That's the archaeological impact statements that . . . (inaudible). . . mentioned was incomplete. And then the applicant said, well, now it is complete because we've been issued site numbers.

Ms. Ridao: So is -- because this was my question. I just heard -- well I think it was Hokuao who said that the MDG Building which is currently where Native Intelligence is --

Ms. Wade: Correct.

Ms. Ridao: -- is a historic site. So my concern was how was that addressed and how is it mitigated? So how did they address that and then how -- what do they have to do to make sure that, okay, now they can tear that place down and then build this hotel? I'm sure there's a process. He was talking about it last night.

Ms. Wade: Okay, so the history of the buildings being demolished for the project is not properly addressed. Given the historic significance of the former MDG Building and its relationship to the town throughout history, please describe how its loss -- or how the loss of this asset is being mitigated. I have a tendency to include please all the time, so you can pull that out whenever.

Ms. Lindsey: But I think going back to what George was saying, I think, it, what they put it was generally inadequate, the Culture Impact Assessment.

Ms. Wade: Yeah. The third bullet point; more attention is needed on the Cultural Assessment, and the historic and cultural integration of the project into the neighborhood. Does that cover that?

Ms. Ridao: Yeah, because I think we have, actually we haven't seen the Cultural Assessment, right?

Ms. Lindsey: Was it part of that EA?

Ms. Wade: Let's see. Archaeological monitoring is in there.

Ms. Ridao: I think the part about the mitigation is --

Ms. Wade: Yes.

Ms. Ridao: -- probably in there too how they're going to handle that.

Ms. Wade: So the Cultural Impact Assessment is in the document. It is page 448 of the online PDF.

Ms. Ridao: Okay.

Ms. Lindsey: So I thought it was interesting that...that on the cultural . . . (inaudible) . . . they interviewed seven people, and only three of them . . . (inaudible) . . .

Ms. Wade: Only three of them what?

Ms. Lindsey: . . . (inaudible) . . . Just a reminder can you turn off your -- can you please mute your . . . (inaudible) . . .?

Mr. Hopper: Again it looks like the same, the same viewer, it just says "viewing only." The little video and the audio icons are open so it looks like it's open. It says "viewing only," and it says "joining online." So I don't know. That looks like the only one I can see other than the members that's open. So hopefully they can . . . (inaudible) . . .

Ms. Ridao: You keep making that announcement again.

Mr. Ball: Can you override the -- Leilani, can you override the user?

Ms. Ramoran-Quemado: That person, that's "viewing only," I cannot override or even hang up that person.

Ms. Lindsey: Just a reminder, can you please mute your Bluejeans if you are not a member or a member of staff? Viewing only.

Ms. Ridao: It sounds like they're at another meeting.

Ms. Lindsey: So because it was lo'i kalo, I'm not sure how the...how it relates . . . (inaudible) . . . significance of the...project of the site relates to the water. If that's an issue or not. Can you mention something about the water...as a, as a cultural resource?

Ms. Wade: Yeah. So something about how due to the fact that it was utilized lo'i kalo that there was water at the site at one time, and that should be considered a cultural resource?

Ms. Lindsey: Yes, water is a culture resource for that. But also maybe how it relates to...Wailuku River and like...I don't know. Maybe having to do with the additional water because we are under -- we're constantly under water restriction in Wailuku, will that have an effect? Because it was previously liokalo, will that have an effect on...the rest of the water in the area, culturally for the river? I'm not sure how they prioritize use if you can take it for residential first and then for stream life or how that works out. But we do know that we are always under water restrictions. And adding a, adding another 100 people showering a day wouldn't help that.

Ms. Wade: So I'm pondering. So something about how...maintaining the healthy ecology of the water system or the, the hotel should not compromise the healthy management of the ecosystem?

Ms. Lindsey: Of the water ways? I guess the native, native impacts.

Mr. Ball: Maybe how would water be -- how will be the water supply be affected by the project, and what are the -- what are you -- what is the project doing to mitigate some of the --. They kind of mentioned last night, you know, they're going to use low flow items, you know, low flow shower, toilet . . . (inaudible) . . .

Ms. Lindsey: I don't think we should --. Maybe specify the surface water include all water.

Ms. Wade: Would I --. The reason I said surface and perhaps there's a need to clarify too here is because otherwise typically in a document like this it's assumed that you're talking about water that's in the municipal infrastructure system. It doesn't typically address a healthy watershed system . . . (inaudible) . . .

Ms. Lindsey: Okay.

Ms. Wade: . . . (inaudible) . . . flora and fauna. So if that's what you're addressing we should be explicit about that.

Ms. Lindsey: Okay. Thank you.

Ms. Wade: I'll say surface and all water. Maybe -- yeah. Sorry, I was going to put words in your mouth and that's not my job.

Ms. Lindsey: Can you make it to the, you know, the...the native flora and fauna too? Because recharge is part of water. You know, it's like the entire watershed that will be affected. Because like all of us under restriction and somebody coming here for two days isn't going to be like, oh, yeah we need to conserve water. You know, like, they might get a placard on their bed saying do you want to reuse your towels. But they -- other than that they're not going to get any other restriction. And maybe they don't want to, you know, not wash their towels today, so, it won't really affect them. So their use would, I would assume, would be pretty much standard. And as a hotel they're probably cutting costs so they're, you know, but --.

Ms. Wade: Okay. So, I'll read this: Due to the documentation of loi -- oh wait -- due to the documentation that lo'i kalo was grown at the site, the presence of the water should be assumed. Water should be considered a cultural resource. How would the surface -- how would -- doesn't make sense.

Ms. Ridao: How would surface and all water.

Ms. Lindsey: Surface and ground water maybe.

Ms. Wade: And ground water be affected by the project. And how will the hotel mitigate the impacts. A healthy management of the entire Wailuku watershed and the hotel's role in this should be addressed.

Ms. Ridao: I think that's it.

Ms. Lindsey: We also for the, the breezeway, will we, should we include it in this section, if it's appropriate, for the viewing planes into the valley, and, and for the iconic Wailuku feature.

Ms. Wade: Yes, that's your next bullet point so we can edit from here if you'd like.

Ms. Lindsey: Okay. The view into Iao from Main Street is a significant feature of the neighborhood. An analysis of the view from the public right-of-ways needs to be provided. Due to the expected impacts, consider alternatives and incorporate additional setbacks from Main Street to keep view open. I remember us discussing that at, you know, a few months ago at the meeting how we're going to add setbacks to increase view planes into the valley.

And we were talking about undergrounding the utilities. George wasn't on yet, but I know the other two.

Ms. Wade: Okay. So I had that from you already. If there's --. I can delete this first part.

Ms. Lindsey: And I'm unsure if it's Lao Valley or if it's Wailuku Valley. Is that -- does that matter?

Ms. Wade: It's up to you. It's kind of -- I mean, it's not just the valley you see coming up Main. You see all of the West Maui mountains so --

Ms. Lindsey: But it's mostly Wailuku Valley and Lao's is like the middle inside, but that's just, I don't know, me being particular or something. So the -- I don't know where Waikapu and Waiehu . . . (inaudible) . . . but . . . (inaudible) . . .

Ms. Wade: Did you want to keep that, clearly illustrate in the alternatives how the current setbacks could impact this view?

Ms. Lindsey: Well, we did talk about setbacks being an option for them so that we increase, so that they can increase height and we keep view planes into the valley clear. Members, do you have any ideas on how to address that better?

Mr. Ball: Well, it looks like we have that in that bullet point; please revise thorough analysis of the view for all public road right-of-ways, at several points. . . (inaudible) . . . perspective general public as a pedestrian or motor, motorist could clearly determine the impacts. I mean that's --

Ms. Lindsey: Okay.

Mr. Ball: And then they'll clearly illustrate the, the alternatives, right. I think it's sufficient.

Ms. Lindsey: Well, should we add on story height there also, setbacks, or a number of stories?

Mr. Ball: What do you -- I guess I'm not following you on that.

Ms. Lindsey: Well, so if you drive in a car through under the bridge at the six-story height, it's going to be blocked as is a large portion of your view coming in which is on the --. They kind of took that picture like from O'oka's, the old O'oka's.

Mr. Ball: Uh-huh.

Ms. Ridao: Yeah, but that picture was more overhead. And I think what Keone was getting at was like a ground level photo. Or what would it look like from ground level.

Ms. Lindsey: Yeah. So which is why I think that huge massing is going to be too large for that view. So maybe alternatives in setbacks or height of building, and/or height?

Mr. Ball: Yeah.

Ms. Lindsey: Because setbacks was an option and height is an option.

Mr. Ball: Yeah.

Ms. Ridao: Yeah. So where would you put that Erin?

Ms. Wade: I just added it on ,clearly illustrate in the alternatives how the required setbacks or lower heights could impact this view. Maybe I should say increase setbacks or lower height could preserve this view?

Ms. Lindsey: Yeah.

Mr. Ball: Yeah. Because maybe taking that top story off, right, on the O'oka's view. I mean, you're kind of blocked by the trees and the buildings that are already there. But, you know, it would be nice to see some kind of rending, alternative rending there.

Ms. Lindsey: Yeah for the five-stories. But setbacks, like setbacks might allow for the larger height depending on the design, you know.

Mr. Ball: Yeah. Yeah. Yeah.

Ms. Wade: And Chair you brought up light and wind patterns. And you asked about that under cultural and historic resources. I think it's briefly addressed under "Climate" in "Physical Settings," in "Physical Settings." I don't know if you want to keep under "Cultural and Historic Resources," or if you wanted to put it under a new category of "Climate." It's up to you.

Ms. Lindsey: I guess we can keep it here. I think it -- the breeze, the breezeway affects it. I don't --. I guess let's just leave it here so we don't start a new...section.

Ms. Wade: And for this you were talking about the shadow being cast. Is that right?

Ms. Lindsey: Well, I think -- well, the mauka to makai breeze is noticeable part of Wailuku. It's what's kind of keep Wailuku cool. Covering the whole thing in cement or huge walls would definitely limit the mauka makai breezes. Including a setback or a lowered height

might allow for better mauka to makai breeze. I'm not sure at that location if there's like a north to south breeze. But I know that for the most part Wailuku has a mauka to makai at a minimum, and makai to mauka.

Ms. Ridao: Chair, you know, I'm looking at that, I'm thinking you might want to separate it as a, its own section. Because I think you'll get more --. It will look more important anyway.

Ms. Lindsey: Okay.

Ms. Wade: They do have, they do address the existing conditions of air flow and wind in the "Climate," so we can add.

Ms. Ridao: Put that under "Climate."

Ms. Wade: Yeah.

Ms. Ridao: Yeah, let's do that, I think. It will have more impact I think.

Ms. Wade: One second. I should put a sign on my door, I guess. Okay. So the mauka makai breeze is one of the environmental elements that keeps Wailuku's climate so pleasant. Please describe how the proposed design will impact air flow, and how alternative will --

Ms. Ridao: Design, I guess, yeah?

Ms. Wade: -- designs could improve or maintain current wind patterns?

Ms. Ridao: Yeah. I don't know what we would do without you Erin.

Ms. Wade: I'm just making it up as I go so --. I appreciate your folk's thorough review though. This is really good, and it's always helpful as an applicant too when you can get such specific direction from people.

Ms. Ridao: Yeah, I think it will help them, yeah.

Ms. Wade: And then -- sorry I keep coming back to this but, Chair, you brought the shadow being casted as part of the wind. Do you want to address that here also?

Ms. Lindsey: Yeah because I know at least the property immediately to the...north side of the project will probably be in shadow each day. So that, that house at least would be affected, greatly affected by even a three-story building. I'm not sure how to include that. Maybe provide a --

Ms. Wade: Do you remember -- sorry, Chair to interrupt -- do you remember when we were planning for the municipal parking lot and the parking structure, and they did an analysis that showed how the shadow would be casted throughout the day? And then -- and it showed at different times of the year, summer and winter, and then throughout the day what the, what that would looked like.

Ms. Lindsey: Yeah, that would be great. So an analysis of the shadows on the neighborhood at different times of the day, year round. I think one of the testifiers at the Urban Design Review Board when they specifically spoke about that, and I know how important that sun is for, you know, garden plants, if you were, you know. And that's somebody's house, so they have the right to grow some plants.

Ms. Wade: I guess I should go back and --. Are we done with cultural and historic resources? Are you satisfied what is up there?

Ms. Lindsey: I think we need, we might --. Because they found significant informational whatever, I think we need, I think archaeological monitoring on the site would be a good point.

Ms. Wade: The Maui --.

Ms. Lindsey: Can you remind me that how that impacted our parking lot?

Ms. Wade: Well, it's, it's money is what it is. So, you know, with now for both the Church, the Church and Vineyard work we have, any time there's a crew out there, there's also an archaeologist out there that's monitoring the work. And all projects are required to do that because, you know, some aren't nearly as sensitive. And our roadways actually weren't specifically expected to be very sensitive. But just because we wanted to be sure we were doing everything we could, you know, we volunteered a 100 percent monitoring. SHPD did not require us to do it, but we offered to do that as part of a construction. So that would mean anytime they're doing ground disturbance there would be an archaeological monitor onsite.

Ms. Ridao: Yeah, so can we clarify that then to include -- to say that it's ground work only. We don't need an archaeologist once the building starts to go up. Yeah.

Ms. Lindsey: Also what they mentioned was that they were going to -- that Native Intelligence is a cultural resource and a cultural meeting place, which I agree -- is there an effort to maintain that? I also feel like they're almost a grounding tenant, a grounding business in Wailuku. People come to Wailuku just for them. There are other businesses, but there isn't anym on island that is, that provides the same. They did say that in their assessment.

Ms. Wade: So Chair, you were saying the statements that were made by those interviewed is accurate. And then did you want the EA to address anything further with that?

Ms. Lindsey: Well I'm, I'm not sure all of the tenants that will be displaced from this. I'm familiar with a few of them, and I'm not sure -- I haven't spoken to anyone about them, where, where they want to be, if they want to stay, if they're going to stay, if they have plans to move. So all of them, Native Intelligence is just a cultural, I feel, a cultural component. I'm not sure if that artist in the back of Native Intelligence is also considered cultural. But I know that they use -- I know Native Intelligence is kind of -- you know, where you get your books, where you get your lei, and a lot -- classes are held there, and practitioners gather.

Ms. Ridao: I was just at Phil Sabado's studio which is the artist right in back of this, Native Intelligence, and they have not been given a time line, yet, as to, you know, when they will have to be moving out, if they will have to be moving out. So they're kind of playing it by ear right now. I know that Native Intelligence did mention they were looking for a larger space, so, but I don't know if they are looking in Wailuku or elsewhere.

Ms. Lindsey: Okay, well, I just, I feel Native Intelligence is an asset to Wailuku and should, you know, effort should be made to keep it there. That's all. Wherever they could, wherever they plan to go. Hopefully in Wailuku.

Ms. Wade: Is that all for cultural?

Ms. Lindsey: Excuse me?

Ms. Wade: I said is that all for -- and I changed it cultural, archaeological and historic resources.

Ms. Lindsey: Yes, I think so.

Ms. Ridao: Yeah.

Ms. Wade: We finished climate. Next we had land use zoning and design guidelines.

Ms. Ridao: I think this was kind of yours Keone, like, the pro forma.

Mr. Ball: Uh-huh.

Ms. Wade: Well the Land Use Zoning and Design Guidelines is the one that gets into the size and massing of the hotel. And then the pool, a little bit under that as well.

Mr. Ball: But they, but they just considered that the max side right? They, they said this is what you can put on here in the max size or what? Explain that a little bit, I guess, to me Erin if you wouldn't mind.

Ms. Wade: So the hotel is -- what's being proposed exceeds the maximum height allowed. That's why it's stated in the EA that they would be requesting a variance. It's beyond what's allowed. And I think it also exceeds some of the setbacks. So that's -- yeah closer than it would be if it was meeting the, the design requirements.

Ms. Ridao: Yeah. And I do remember reading in there somewhere that they mentioned that a 100 room hotel or a 100 room project is necessary for financial feasibility.

Ms. Lindsey: Yeah, I think over 80. Was it over 80?

Ms. Ridao: I forget and I cannot remember where I saw that.

Ms. Lindsey: But he did say last night 50 percent, at 50 percent occupancy. So if we just assumed that at 156 rooms that's 73, or 78.

Ms. Ridao: Yeah.

Mr. Ball: Yeah.

Ms. Lindsey: I think maybe the noise in the neighborhood with the pool, I think we should strongly discourage the pool just because of the noise, and even the kind of visitors that it attracts. The people who want a pool should stay in Kihei and Wailea or Lahaina. I guess an alternative is fine.

Ms. Ridao: Yeah. Yeah.

Ms. Lindsey: Is this where we would say undergrounding utilities?

Ms. Wade: You could say that here.

Ms. Lindsey: Because the Urban Design Review Board had four points. Undergrounding utilities.

Mr. Ball: How, how far would they be required to make underground utilities go right?

Ms. Lindsey: So I think immediate. So like right in front of Native Intelligence there's a telephone pole that's like right in the, right in the drive, like, right there. It's really narrow there. And in addition that pole. And then also right on Market and Main, there's another pole that is right in the way. Like, I'm assuming they're going to do something with that pole

just because, I think, it will likely be right in their pedestrian entry. It would be worth saying to widen the, for safety, to widen the sidewalk near them if possible. . . .(inaudible) . . .

Ms. Wade: I don't remember the exact dimension. I do know that in the, in the Urban Design Review Board meeting they said it could be up to one foot wider than it is today.

Ms. Lindsey: Okay.

Ms. Wade: But no more than a foot.

Ms. Lindsey: No more than a foot? Okay, well, I think, but if they somehow...I think it would be safe to say I would want two people being able to hold hands, walk, and walk side by side there. I don't know how to say that.

Ms. Wade: You're talking about the Main Street frontage, correct?

Ms. Lindsey: Yeah, Main Street. Because you know which pole I'm talking about, right, Erin?

Ms. Wade: Absolutely. Yeah.

Ms. Lindsey: And then the one directly in front of the, that paved, that cement area where their property is, there's a pole right there that takes up, I want to say, the bulk of this. Only one person can walk by and they have to go over a...wire to walk by there.

Mr. Ball: There must be some ADA compliancy, right, with sidewalks and all that.

Ms. Wade: Yes there is. It's just the minimum basically to get a wheelchair passed. So when --. I think it's not even 36-inches. So the standard in this area for DOT is actually a ten foot sidewalk and it's certainly not that now.

Ms. Lindsey: But I feel like widening the sidewalks would enhance visitor's experience. I'm not sure if ten feet all the way around is too much.

Ms. Wade: I mean that might be. DOT's ten-foot might be so that you accommodate the power poles, the light fixtures and things like that along the curb edge. And then still have adequate room, walking room. Our Public Works standard is six-feet in this area.

Ms. Lindsey: I -- so maybe you can say widening the sidewalk to six-feet, or should we just not say a number?

Ms. Wade: I mean you could say a minimum. Like what is your expectation of how, how much walking space there should be right there.

Ms. Lindsey: I feel like to enhance Wailuku and you're digging in the ground already walking by there at, you know, it's something you kind of . . . (inaudible) . . . I think in the renderings though they have some good walking space on --

Mr. Ball: Page-30, it doesn't really show though. I mean, it shows the, that the setback, but it doesn't show the --. Well, I guess that's the street there, right? I mean, I'm looking at this, and it looks like it is ten-feet. . . . (inaudible) . . . it requires six feet. Proposed six and ten feet, on page-30 of our document that we got. It looks like they are addressing that a little bit in most of the areas. If the requirement is six-feet, and they're going eight and ten.

Ms. Ridao: Also, if you look at pages-18 and page-20, it shows pole is still in there.

Ms. Wade: Right. Yes, the existing proposal does not include undergrounding of power lines.

Ms. Ridao: Yeah. Yeah.

Ms. Wade: And UDRB did note that right now the design guidelines recommend keeping the power lines. As when those were written it was suggested that they added historic value. As you know with the Church and Vineyard Street project we decided, we preferred not having them in the way and they are being underground. So that's why UDRB said continue that pattern of placing utilities underground.

Mr. Ball: Yeah. I mean these poles don't look very historical to me.

Ms. Lindsey: I feel like almost the, the termites are holding them together.

Ms. Ridao: Is that what Urban Review Board said?

Ms. Wade: Yeah, they said to bury them.

Ms. Ridao: Okay. Yeah, I would agree with that.

Mr. Ball: Yeah. You can put that in Erin.

Ms. Lindsey: They said land, landscaping is a positive contribution to the area; additional solutions solution should be evaluated to accommodate the traffic flow; recommend that applicants consider design that is four-stories, and consistent with the Wailuku Redevelopment Area Zoning and Development Code; and consider continuing to locate the utilities underground. So I think we touched on those points including the height with the view plane. Is that correct?

Mr. Ball: So does -- do they have -- they have on page-30 the ten-foot setback right on Main Street. Now does the ten-feet there also include the raised planter on page-12? So that the total -- you know, is that raised planter within that ten-feet I guess is my question. So what is the actual, what is the actual sidewalk size then?

Ms. Lindsey: With ten-feet plus the raised planter is a lot of...space, you know, a lot of space for walking.

Mr. Ball: I'm not sure if it is both of those added together. I think it's the ten-feet and then the planter is, you know, four-feet or whatever it is. I'm just not 100 percent clear on that. It looks like it's ten-feet and then the planter is four-feet of that. So it's actually six-feet sidewalk, six-foot sidewalk.

Ms. Wade: Yeah. I think that's what was represented at UDRB to this to be.

Ms. Lindsey: At this point I think six-feet is fine on that side, and then the ten-feet to match with the ten-feet that is coming down Market. What they have is good as long as they keep it.

But Erin how does it work with like the. . . (inaudible) . . . crosswalk light? Do they just put in the six-feet and then they put the crosswalk like within the six-feet? And then --

Ms. Wade: Typically that's what DOT does, yes, and then people walk around it.

Ms. Lindsey: So they could put it smack down in the middle, and then you have, like, two and a half feet on each side or something?

Ms. Wade: Right. Right.

Ms. Lindsey: Maybe we should say...to enhance the walking experience or walkable nature of Wailuku or keeping Wailuku walkable or something like that.

Ms. Wade: Just at the end of that -- consider widening the sidewalk and undergrounding the utilities along Market Street to enhance walkable nature of Wailuku.

Ms. Lindsey: Yes.

Ms. Ridao: You meant Main or Market? You have Main there.

Mr. Ball: It's Main, yeah.

Ms. Lindsey: But Market Street also, they, that one telephone pole probably should be removed, in underground, but --

Mr. Ball: Yeah. I would think they would do that because otherwise if you have that room you're looking at the greatest view, but then you've got this tele, or power pole, right, in your window, right?

Ms. Lindsey: Yeah. Well, it's going to be right in their front door.

Mr. Ball: And front . . . (inaudible) . . . and that corner, yeah. Can we take a break, like five minutes?

Ms. Lindsey: Yeah. So five minute break? Come back at 3:38 p.m.

(The Maui Redevelopment Agency recessed at 3:33 p.m., and reconvened at approximately 3:39 p.m.)

Ms. Lindsey: Meeting called back to order. Where are we? I'm not sure if the neighbors and the noise -- should we say something about noise here? Even just additional traffic, additional people being there outside of the pool?

Mr. Ball: Maybe, maybe you could even say alternate without a pool and noise mitigating, mitigation alternatives to the deck area or whatever it would turn into? Because it just looks like it's kind of open, right?

Ms. Lindsey: But I think for me it's generally the noise, not just regarding the pool.

Mr. Ball: Right so --

Ms. Lindsey: And it --

Mr. Ball: -- mitigating that somehow, right? Even if it's a glass wall there, right, would kind of dampen that noise from being funneled out of the, the u-shape right out into that area, you know what I mean? I mean, without a pool, I don't think they'll have like crazy . . . (inaudible) . . . going there. But you never know, right? I mean, if they have entertainment there that might...be a factor.

Ms. Ramoran-Quemado: Your mic is off.

Ms. Ridao: Sorry, my mic was off.

Ms. Lindsey: Your cam is off too JoAnn.

Ms. Ridao: Okay. Yeah, I when go have a snack and I forgot. Okay, here we go. So I think that -- well, what I was saying was there are noise laws, right? I guess you cannot make noise, I mean, loud noise after a certain time at night. But we're talking about --

Ms. Lindsey: Ten o'clock.

Ms. Ridao: -- we're talking about always, mitigate noise all the time.

Ms. Lindsey: I'm not -- I feel like ten is kind. Well just like somebody lugging their suitcase across the street is, you know, tick, tick, tick sound, you know at the airport is going to be common on Maluhia for the resident. During the day time it will be fine, but at night, you can hear everything. But we do want to enhance, you know, enhance the neighborhood a little bit during, during the evening hours. But if a flight lands at 11 p.m., and somebody is coming in, it's, I don't know.

Ms. Ridao: Correct.

Ms. Lindsey: But it's like...I feel for the most part, you know, people don't want to be making noise down that. I don't know. It just should be kind of addressed, the noise, in a, in a neighborhood.

Ms. Ridao: Right.

Ms. Wade: Is there anything else about the Zoning or Design Guidelines you'd like to bring up right here?

Ms. Lindsey: I do like the art deco style of the design. It is within character of neighboring properties. Not our adjacent neighbors, but --

Ms. Ridao: No, I really like, I really like the design too. But there was a testifier that didn't -- well a couple of them -- didn't like the design. Interesting.

Ms. Lindsey: I feel like it --

Mr. Ball: I'm not super happy with that flat front on the, on the Mark, on the Main Street side, you know. I mean, some step character or something would be nice, or something to soften that up. You know, if you look, like, at Maui Realty Suites building, right, they have those little, like, decks out there. I don't even know if they're even usable, but they add a little bit of softness to that. If you look on page-27, right...they have, like, these little lanais out there or whatever, and they have these little awning works . . . (inaudible) . . . and break that up a little bit. And they actually have some, I don't know, indentions, if you will, or pop outs. And they're not very big, they're just -- you know, you just break up that long stretch a little bit. I

mean, if they change that to a step design, it might solve that kind of sterile front looking, you know, this flat front design.

Ms. Lindsey: Yeah, I agree with the block, the block facing kind of makes it more massive looking than it is.

Mr. Ball: Yeah. I mean, it is stepped a little bit. It's hard to tell by the renderings, right, the, the dimension really, the deck dimensions. Because if you look at number 16, page-16, that two-stories, white section if you will I believe is there. And then the main part kind of goes in a little bit, right?

Ms. Ridao: Right.

Mr. Ball: Or maybe that's not. Maybe it's --. I don't know; it's hard to say.

Ms. Lindsey: That is --. I think they spoke about it at --. They spoke about going into details those bottom two-stories to enhance the experience of the street; street experience something like that. And they put additional details there on purpose so that walking people can, you know, enjoy it better.

Mr. Ball: Anyway, it can be for them to come up with something different.

Ms. Lindsey: At what point do -- is where we do the safety?

Ms. Wade: Yeah, you can do that. I mean, there's a section in the EA on police.

Ms. Lindsey: Okay, we'll skip it.

Ms. Wade: You mean, you're going to skip the comment or you're going to save it for later?

Ms. Lindsey: I'm not sure. JoAnn, I think you kind of addressed that part a little bit. What do you feel --?

Ms. Ridao: I don't know where you want to put it. I mean --

Mr. Ball: . . . (inaudible) . . . category down below, right?

Ms. Wade: The safety section.

Ms. Ridao: Yeah. There's a safety section? Yeah, we could do that. And I had -- I heard at least two people talk about, you know, their kids walking through town to get home from school, or to go to school. And, you know, I think that's a legitimate concern. Although I think it should be a legitimate concern right now. There's some characters on those streets.

But, I think they're thinking it's going to add, the hotel will add more people, and you don't know what kind of people are going to be there. So --. And they talk about, you know, the audio kind of -- what do they call them? -- cameras, yeah? But, I think --. I don't know, maybe they need to add -- it doesn't have to be a police officer or a security guard, but if they had staff assigned to at least, during that time of the day --

Ms. Lindsey: Like a doorman.

Ms. Ridao: -- maybe you can walk up front. Yeah.

Ms. Wade: I'm filling in here, but are you thinking for the Main Market intersection where that's the pedestrian entrance?

Ms. Ridao: Yeah. Because that's where the kids cross, yeah? They go from, like, Lao School down Market. And then they come from Wailuku EI, and lots of times from Wailuku EI, they actually walk all the way to Vineyard and go down. But, I think it's mostly the Lao School kids, which are older kids which is good.

Ms. Lindsey: But there's the elementary that walk down. You know they walk on -- because there's no sidewalks on Vineyard, so they walk on Main Street, Market and Main to go down Happy Valley.

Ms. Ridao: Yeah.

Ms. Lindsey: Even Baldwin, some kids come up, but those are big kids...so less to worry about.

Ms. Ridao: Yeah. I mean, it's just kind of a good neighbor kind of thing.

Ms. Wade: You skipped over the economic section. Did you want to address that?

Ms. Lindsey: Yes. Oh, shoot, I didn't finish my --. So on the Wailuku Redevelopment Design Guidelines...there's something about parking.

Ms. Wade: Right. That's probably for, in the zoning section, right? You're talking about the parking on Main? Oops, did we lose her? Ashley, are you there?

Ms. Lindsey: Can you hear me?

Ms. Wade: We can kind of hear you. I'm going to make this statement real quick; any member of the public that's not staff or on the board, please mute your camera and mic. Otherwise, it interferes with the reception. Thank you. Sorry, Ashley.

Ms. Lindsey: Hello?

Ms. Wade: We hear you.

Ms. Lindsey: So you drive in, you see the old O'oka's, you see . . . (inaudible) . . . parking lot, that building, Central, a parking lot, Minit Stop, it will be a parking lot after that. Is that going to be okay because that's going to, that's going to be a large parking lot.

Ms. Wade: Right. So you know the design guidelines discourage having parking in front buildings. So typically what it would do is encourage a building to be in front, and the parking to be hidden behind the building.

Ms. Lindsey: How do you guys feel about that?

Mr. Ball: I guess I'm not following that. What are we, what are we saying there?

Ms. Lindsey: The Wailuku Redevelopment Design Guidelines state that they don't want parking lots on main streets in Wailuku. And before you see the big building, you're going to see a big parking lot in front of it.

Mr. Ball: Yeah. I don't think there's a way around that really though.

Ms. Ridao: Yeah. I don't think so either.

Mr. Ball: I mean, I think if they do some plantings right there would be nice, right, so you don't, like, see the sterile parking lot which they have renderings in the landscape plan on page-12. And maybe we can encourage that...to be robust.

Ms. Lindsey: Okay. There we go. Maybe disguise parking.

Mr. Ball: Yeah. I mean, it shows a lot of in the, in the art, you know, art rendering, it shows a lot. And I don't know if we'll have micro of that area at some point but it does have a hedge, flowering trees it says, right?

Ms. Ridao: It has like short, medium and taller trees, yeah.

Mr. Ball: And it looks like maybe even a little grass area I'm not sure.

Ms. Lindsey: Yeah, they did talk about the branding to keep up the landscaping well.

Ms. Wade: Okay, does that work? For the parking located along Main Street, ensure the landscape plantings will adequately screen the parking from view?

Ms. Ridao: Yeah.

Mr. Ball: Yeah.

Ms. Ridao: That's good enough.

Ms. Lindsey: Or ensure the parking is adequately screened from view.

Mr. Ball: . . . (Inaudible) . . . parking lot it should be.

Ms. Lindsey: Then if they want to put an art feature or something, a fountain, I don't know, if able.

Ms. Wade: Now it's --

Mr. Ball: Now do we want to say with, you know, natural stuff because otherwise that could be screened with a wall, right? You don't really want a wall there you're saying.

Ms. Ridao: No. No.

Ms. Lindsey: But also is like is if they change the design of the hotel, they could put the hotel down Main Street also.

Ms. Ridao: Well, I don't want to see a parking lot on Main and Market. I mean, where else would they put the parking?

Ms. Lindsey: Then they would put the parking behind it.

Mr. Ball: Well, I think that, I think it's fine. I think we just want to add in there that if we want natural, natural screening, right?

Ms. Lindsey: Either maybe with . . . (inaudible) . . .

Mr. Ball: . . . (Inaudible) . . .

Ms. Lindsey: Maybe landscaping or store frontage, or frontage, or hotel frontage?

Ms. Ridao: That, I mean, in my mind that would be an extremely high cost for them to change this at this time. So I don't know. I guess we could say whatever we wanted, but --

Mr. Ball: Well, I think, we --. Yeah, and I agree, I think we have to go off with the plan they have currently in front of us, right? If they go and redesign the whole thing, they'll have to

bring the whole thing back for us to comment on, so I think under the current plan we can comment.

Ms. Lindsey: But this will give them the option. Because if they put landscaping which they're planning on doing, they'll put landscaping. But if they want to change the design a lot, they could put buildings. Because if we didn't allow that, they would just be able to put landscaping. It doesn't mean they need to change it. It means they can change it because we allow for landscaping or frontage.

Ms. Ridao: I think, I think Keone is right though. If you, if they change the design to move part of the building on to this parking lot, and then move the parking to the back, that's a major change, and that's going to be starting – it's like starting all over.

Ms. Lindsey: Okay.

Mr. Ball: Yeah. Because then they would have to build it over Maluhia Drive, let's say.

Ms. Ridao: Right. Yeah, I don't know how they would do that.

Ms. Lindsey: Or maybe they want to put like a tiny retail shop, like, in Paia, those small shops.

Mr. Ball: Yeah, I don't know if that's possible though because then they lose parking with that, right? I think that's their issue to solve. I mean, we just want to comment on what we have in front of us.

Ms. Lindsey: Okay.

Mr. Ball: That would be the, the natural...foliage.

Ms. Wade: Chair, did you want to comment, you know, that it's good that the parking is not at Main and Market, in case they do a redesign? So that the understanding is that would be, that the current situation is preferred to the alternative of having the parking at Main and Market.

Ms. Lindsey: Yes.

Ms. Ridao: I mean, that would be like a safety.

Ms. Lindsey: Well, it's, it's -- you want to be a part of Market Street. That corner is really significant. We can't --. We...we know how important corners are. We had, we had a presenter who present corners to us for an hour. And it cannot be a parking lot.

Ms. Wade: So I said, having the building located at the corner of Main and Market positively contributes to the streetscape. However, this pushes the parking down the block. For the parking located along Main Street, ensure the parking lot is adequately screened from view with landscaping or building frontage.

Mr. Ball: I think we want to take out the building frontage though. Because I think we want to discourage more building there, right?

Ms. Ridao: Yeah. I think that's better.

Ms. Lindsey: I don't know. It's going to create a disconnect because what directly across the street from the parking lot, is that Subway?

Ms. Wade: Yeah.

Ms. Lindsey: It's going to create a disconnect in town right there because there aren't stores. And I'm not saying they should put stores, but I'm saying they have the option. Like, the landscaping will be pretty, but it will create a disconnect between Central and Market, right on that line. Or disconnect a possible business, small business.

Ms. Wade: Well, that's something that you could add and say the lack of building frontage creates a disconnect between the shopping experience, explain how this could be mitigated, or provide mitigating measures to that.

Ms. Lindsey: But at the same time, like, landscaping is a good option also . . . (inaudible) . . .

Ms. Wade: So maybe you . . . (inaudible) . . .

Ms. Lindsey: But maybe they want to have a food truck there or something, I don't know. And that's not natural. Like I know it's going to take away from their parking, but it's going to enhance Wailuku. But maybe they don't want to and they're just going to put landscaping. So it's fine how it is.

Ms. Wade: Okay. Did you want to move on to Economics?

Ms. Ridao: Yeah.

Ms. Lindsey: I think, George that was your question in black, why aren't current pro formas included in the economic analysis.

Ms. Ridao: Well, I mean, I brought up the stuff about the hotels because I was really kind of surprised that there was no comparison or mention of...of Maui Beach, or Seaside, and of

the Courtyard. And, you know, there are potential plans for two more hotels in Kahului so I mean, I think that would be a contributing factor to finalizing this approval.

Yeah, that's good enough. Don't need to . . . (inaudible) . . . anymore. Did we have the pro formas somewhere else or are we going to put it over here?

Mr. Ball: It's on there. It's in the, somewhere. I just read it somewhere.

Ms. Ridao: On the top. Because I think provide a current market study is sufficient...or we have the pro forma thing somewhere else.

Ms. Lindsey: I don't think it's anywhere else. I think it's just there.

Ms. Ridao: Okay. Provide a current market study to include pro formas.

Ms. Lindsey: I'm going to step back on this one. I'm not sure exactly what you're asking.

Ms. Ridao: Okay, so I think this is where the, where the connection would be with the height and size of the hotel. So the pro formas and the market study would show if they need 156 rooms, or can we do it with 80 rooms, or can we do it with 50 rooms. That's where that information would be helpful.

Mr. Ball: Yeah. Right. And do they get it run it at 100 percent capacity or you know?

Ms. Ridao: . . . (inaudible) . . . all that. Yeah. Okay, Erin, do your magic.

Mr. Ball: Can it be, you know, four stories? I mean, it will all be in there mentioned.

Ms. Ridao: Yes. Right. The pro forma will show what the, you know, what the income and expenses would be for a four-story, a six-story, a two-story, whatever it is.

Ms. Wade: So provide a current market study to include project pro forma. This information should be offered to determine the need for the additional height and massing being requested.

Ms. Ridao: Right. Correct.

Ms. Wade: And did you want alternatives here too, or just whatever their preferred alternative should include the, the pro forma for the preferred?

Ms. Ridao: I think we need to add in if they're not -- if we got to be really clear then they need to provide alternatives. Because otherwise they're just going to put in the six-stories.

Mr. Ball: Right because right now the, the law allows for four-stories, and they . . . (inaudible) . . . rooms, but --

Ms. Ridao: So maybe that's what we should say; to provide pro formas for the four and then six stories.

Mr. Kaho'ohanohano: That's one of the things I brought up is that in this EA they just say that the others are not feasible or, or applicable, but they don't give any reasons why.

Mr. Ball: Yeah.

Ms. Ridao: Yeah. Same thing with the height. They just say that they need the, they need the height to make it feasible.

Ms. Wade: So provide a current market study to include project pro forma for a four and six story alternative.

Ms. Ridao: Yeah.

Ms. Lindsey: What is current because of the COVID right now? Current -- you know they need that extra stories for sure.

Ms. Ridao: What they're probably going to do is some comparisons with other hotels and I mean --. If we want to use --. Oh yeah, I see what you mean. Please provide a market analysis study? I don't know.

Ms. Lindsey: Well during, I guess, anticipating a normal tourist, a normal visitor.

Mr. Ball: Yeah. Provide a parking study under normal circumstances to include . . . (inaudible) . . .

Ms. Ridao: We don't have to put current. Yeah. Right. We don't have to say current.

Mr. Ball: You got that Erin?

Ms. Wade: Yeah. I just took out current. Provide a market study to include project pro forma and four-story and six-story alternative.

Mr. Ball: Yeah.

Ms. Ridao: That's good. Yeah.

Ms. Wade: . . . (inaudible) . . . it should be offered to determine the need for the additional height and massing being requested.

Ms. Lindsey: Can you say market study, you know, with typical visitor traffic to the islands or something like that?

Mr. Ball: You could just say under normal circumstances, right?

Ms. Ridao: Yeah, under normal circumstances.

Ms. Lindsey: But what do -- but then we throw around this term "the new normal." Is that normal circumstances?

Ms. Wade: Right.

Ms. Lindsey: Under...normal visitor something.

Ms. Ridao: Under normal hotel occupancy circumstances. I don't know.

Mr. Ball: I think under normal circumstances is sufficient. They know.

Ms. Ridao: Yeah, they know what we mean. I don't think they're going to want to get around that.

Mr. Ball: They're, they're on the call, right, on Zoom?

Ms. Wade: I mean, it's in their interest though to be realistic about what the new normal is because if the hotel options doesn't work in the location, you know, it's not to their advantage to build something that ultimately can't be used as a hotel.

Mr. Ball: Right.

Ms. Wade: So it -- I don't know that we should say necessarily what circumstances they should evaluate because if it was me, and I was going to be making an investment I'd want it to be timely, you know, based on existing conditions. Not necessarily on a past condition.

Mr. Ball: That's why under normal circumstances currently, I mean, it's not. Right now we're in this pandemic mode, it's not normal circumstances, you know what I mean?

Ms. Ridao: You know, I'm sure -- they must have something because, I mean, if this pandemic is affecting the hotel, they wouldn't be building it. So they must have something.

Ms. Lindsey: Or they're in it, or they're in it for the marathon. They're not sprinting.

Ms. Ridao: Yeah. So they must have something telling them the, the marathon is going to be good or okay, you know.

Ms. Lindsey: Should we say -- or should we say three to five story for shorter alternatives? I think they're only allowed two-stories at this point because their frontage is mostly on Maluhia. So the four-stories is already a variance. Three-stories is -- well, so if it's doable with a three-story building, which is half the size, at --. I don't know.

Ms. Wade: I mean, keep in mind, three-stories isn't have the rooms because the ground room has no rooms.

Ms. Lindsey: Yeah, I think, I don't three stories is going to make sense. But maybe a five-story because we said we're asking for a pro forma for a five, a four, and six. I don't know. Doesn't mean we're choosing four or six.

Ms. Ridao: Yeah. Because the first floor is not rentable with rooms so --.

Ms. Lindsey: But the --. Because what if they come out saying that the valley height at five-stories is fine? I mean, are we throwing that five-story option?

Mr. Ball: No.

Ms. Ridao: No.

Ms. Lindsey: Okay, so do we need to ask for a four, five, and six-story, or is only the four and six sufficient?

Ms. Ridao: To be clearer you can put in five, I'm sure that will be --

Ms. Lindsey: I'm not sure how much --

Ms. Wade: Okay.

Ms. Lindsey: Well, is that -- like, I don't know how much energy takes and all of that.

Ms. Ridao: That's going to take money, but oh well.

Mr. Ball: Okay. Moving on. I got to leave at five so --

Ms. Lindsey: I have to leave at 4:30, so if we can power this though that would be ideal.

Ms. Ridao: Yeah.

Ms. Wade: The second comment was describe how the branding and marketing of the hotel will focus on kamaaina, and if there are any other programs being implemented to ensure long-term, this would be focused on business and local guests.

Ms. Ridao: Yeah. I think that will do it because --

Mr. Ball: Okay.

Ms. Lindsey: Maybe we should, maybe we should suggest a kamaaina rate. Not a permanent one or like, you know, like, allow five rooms kamaaina, or five percent kamaaina rate rooms or something like that. Because kamaaina is, you know, five percent is...doable, I guess.

Ms. Ridao: Is plenty for a kamaaina, yeah.

Ms. Lindsey: Yeah.

Mr. Ball: Well, it's supposed to be a kamaaina hotel, right, so . . . (inaudible) . . .

Ms. Ridao: Yeah.

Mr. Ball: I don't think we should get into how we dictate how they --

Ms. Lindsey: Yeah, that's true.

Ms. Ridao: Yeah. What they charge, yeah. But they did, they did explain that Hilton was a...was a hotel chain that caters to business type guests and stuff like that, so they must have some kind of branding plan.

Ms. Wade: What if we said how the branding incentives and marketing of the hotel will focus on kamaaina. And then they can, if they're offering a kamaaina rate, they can explain it there.

Ms. Ridao: Right.

Ms. Lindsey: Maybe and can you include that in the hiring also? I know they mentioned it, but including hiring local people. Because they want to hire nearby who can bike to work.

Ms. Wade: Local residents will be given preference in the hiring process. If this is the case, please include this in the EA.

Ms. Lindsey: Yes.

Ms. Wade: Anything else on Economic Impacts?

Ms. Ridao: No. I'm good with that.

Ms. Lindsey: Well, we should say that this will be a positive -- this will encourage business in Wailuku. A hotel would definitely increase traffic and people in the town, and spending more money. It is definitely a thing.

Ms. Wade: Chair, you had mentioned about chain businesses, though, having a negative impact.

Ms. Lindsey: I did kind of talk about -- like discourage. There was a few people saying that, you know, they might put in Starbucks, which we would kind of want to discourage. We should strongly discourage any type of national chain in the hotel; support small businesses, local small businesses. And enhance the arts because that is part -- you know, that's what we were doing with the murals and things that we already have put effort into in Wailuku, establishing it as an arts district. So we want to also encourage it there.

Ms. Wade: So any type of national chain in the hotel would be discouraged. Locally owned small businesses would be supported. Is that what she said?

Ms. Ridao: Yeah. That sounds good.

Ms. Wade: And then you said something about the arts also.

Ms. Lindsey: Yes, encourage...enhancing the art district that is . . . (inaudible) . . . and revolving in Wailuku.

Ms. Ridao: Maybe should be a leader of the art.

Ms. Wade: . . . (inaudible) . . . project and be a leader in expanding the emerging arts district.

Ms. Lindsey: I guess, I guess also the mural is...will be covered . . . (inaudible) . . .

Ms. Wade: I should clarify that. So the project continues to represent that mural moving onto the project. But the mural is actually owned by the Hui No'eau. So small, with small town big art, we reached out to them. And we can collaborate to relocate that mural to where the community feels it's appropriate. So you don't have to worry about the mural being lost or if this isn't the right location for it as proposed by the hotel. We can find an appropriate location that the community supports for that mural. That artist is a part of the

small town big art already, so he'll be coming back and can help us de-construct it. It's actually put on plywood sections, so we can de-construct and relocate it.

Ms. Lindsey: Okay.

Ms. Wade: So I think it was just conceptual that the, that the applicant had put it on the plans. It wasn't a done deal.

Ms. Lindsey: Okay, I'm, I'm happy with it expanding the art district and not necessarily that mural if they are generally, generally expanding.

Ms. Wade: Okay. Sounds good. Okay, any on Economic Impacts? And then there were comments on drainage and storm water, I think.

Mr. Ball: Yeah, the retention.

Ms. Lindsey: Yeah, we felt --

Mr. Ball: The said . . . (inaudible) . . . retention, but where and how.

Ms. Lindsey: And especially with the flood, like that flood happened a few years ago. I can, I imagine Main Street being a highway, and I don't know how they're going to collect the water in a completely paved surfaces or, or continue it down the highway.

Ms. Ridao: He explained it a little bit last night about how it was --. I mean some of it was going to be retained by the landscaping. But how they had to, I don't know, yeah, there's kind of like a retention basin of some sort so it's not --

Ms. Lindsey: Yeah there's basins --

Ms. Ridao: It goes in the storm drain and not necessarily all out on the road.

Ms. Lindsey: It sounds like they had that pretty much under control.

Ms. Ridao: Yeah, they had a plan for that.

Ms. Wade: But it wasn't in -- it wasn't clearly stated in the document.

Ms. Ridao: Yeah.

Ms. Wade: Let's do that. Okay, so then we have, include an analysis of what design choices were made to reduce the environmental impact of the facility. Provide additional clarification

on storm water retention. And explain if any flooding occurs on the property and how this is being addressed.

Mr. Ball: Yeah.

Ms. Ridao: Yeah.

Ms. Wade: Did safety. And the last one is community outreach.

Mr. Ball: You know another thing that I just missed. Is there any -- I don't know if they can do this or not, but you know, those windows there, right, and the sun reflection on those, is there any test that do to make sure that those aren't blinding people coming, you know, one, into Wailuku, or maybe even down Main, at certain times of the day? Mostly probably in the morning. In the afternoon, it's usually blocked by the cloud up...the West Maui's, but that might be a thing to consider with that east facing side.

Ms. Lindsey: They did -- we go over that when the parking lot was coming through and --

Mr. Ball: Uh-huh. Did they say they had some way to figure that out or --?

Ms. Lindsey: Yeah, I think it has to do with that shadowing also, the lights, the shadowing.

Ms. Wade: Right.

Mr. Ball: Because I'd hate to blind people every morning on, driving up Main Street, right? As they're driving to work, they're all getting blinded by that. Certain times of the year the sun's going to be right there at eight.

Ms. Lindsey: It will also affect the electric usage in the hotel rooms because it does -- you know, so you don't want to blind people, but you also want the insides to be cool enough for somebody to be in there.

Mr. Ball: Yeah. So I don't know how they manage that, but they can talk about that I guess.

Ms. Wade: Okay. The drivers --. Okay, and then finally Community Outreach.

Ms. Lindsey: I feel like there was little done for residents on Maluhia because they testified, a few of them testified.

Mr. Ball: I think the applicant admitted that they haven't finished that either, right?

Ms. Lindsey: I don't know if it should be kind of a radius because one of the testifiers didn't live on Maluhia, but they lived one over. And given the small lot sizes in Wailuku, it could be pretty close.

Mr. Ball: You know, on the Planning Commission we had, like, a 500 foot radius. Does that apply to this, Erin, do you know?

Ms. Wade: It doesn't. The Maui Redevelopment Agency for public notice, they only have to provide notice to their immediate surrounding property owners. But they do have to publish notice in the newspaper for whenever a public hearing is required, they will have to publish a notice.

Mr. Ball: Okay. So maybe encourage further community outreach, right, and the process, and the process for that. I mean you have it above, but --

Ms. Ridao: Yeah. I think saying something like now the proposed plans are completed to share that with the neighbors, or share it with the community.

Ms. Wade: Or maybe as plans evolve because the plans aren't necessarily completed with you giving all these comments. That's hilarious.

Ms. Ridao: I mean, it did sound like they saw the plans somehow because they were talking about the building and the plans, so. But yeah, I mean, some organized way that they are notified and informed, or have opportunity to have input.

Ms. Lindsey: I want to say that most of that block should be notified. I kind of did a -- I kind of -- there's not too many here on page-4.

Ms. Wade: So you are saying the block that would be Main, Market, Vineyard, and Central, all properties within that block should be notified?

Ms. Lindsey: I want to say yes.

Ms. Wade: It's obviously in the middle of that. Is . . . (inaudible) . . .

Ms. Ridao: Yeah. And quite a few of them are businesses, so -- but we're more concerned, in this, for this issue with the residents, people who live there.

Ms. Wade: Did you want to say owners and tenants because . . . (inaudible) . . .

Ms. Lindsey: I'm not . . . (inaudible) . . .

Ms. Wade: What's that?

Ms. Lindsey: I have mixed feelings about the owners and tenants because tenants can change in six months. And -- but, yeah, owners and residents, I guess. Yeah.

Ms. Ridao: Well, you have a lot of business tenants also.

Ms. Lindsey: I want to assume that most business tenants own the property but --

Ms. Ridao: No they don't.

Ms. Lindsey: Yeah, that's not true.

Ms. Ridao: The Aluli building, all of those tenants are not owners.

Ms. Lindsey: Maybe they -- I feel like -- so get --.

Ms. Ridao: Owners, business, tenants, and residents.

Ms. Lindsey: Well, I feel like it's putting a --. Like what is this small street off of Maluhia? Is that residents? Erin, do you know?

Ms. Wade: It's a mix.

Ms. Lindsey: Okay.

Ms. Ridao: Yeah, so is Maluhia. Maluhia has quite a few businesses.

Ms. Lindsey: What about this small street off of Vineyard? Is that majority residents? Is majority residents or businesses?

Ms. Wade: On the front it's businesses, and in the back it's residences.

Mr. Ball: I think you can say all properties, and get rid of the all of the other stuff. MRA recommend all properties within the Main, Market, Central should be provided opportunity to discuss the project with the applicant team.

Ms. Ridao: Yeah. That will make it shorter.

Ms. Wade: So it says provide thorough documentation of the community outreach process, the thoughts and concerns of those who participated, and how they were addressed by the project. As the plans evolve, the immediate neighborhood should be more thoroughly engaged. Expand the radius for noticing beyond the minimum required notice. The MRA would recommend that all properties within the Main, Market, Vineyard, Central block

should be provided the opportunity to discuss the project with the applicant team. Is that what you're getting at?

Ms. Lindsey: Well, is 500 yards? Well, yeah, that's fine.

Ms. Wade: I think you're going to leave out some of those Vineyard properties if you just do 500-foot radius. And you're going . . . (inaudible) . . .

Mr. Ball: . . . (inaudible) . . . but can be involved, but this is just main group that we want to make sure that they're involved, you know? Things that are on the outliers of that still can be involved.

Ms. Ridao: Correct.

Mr. Ball: It gives them a place to start.

Ms. Wade: That's . . . (inaudible) . . . your comments.

Mr. Ball: You have a question. If people send in comments, right, if the public sends in comments...do the applicants read those and incorporate them or what happens with those?

Ms. Wade: So typically, I mean, different applicants handle it differently. Most will take the letter that is received and document -- and it gets included in the EA as well as a reply to the EA. And that states, you know, thanks for providing comment, we have included your thoughts or the mitigating measures for your concerns are included in section B, Social Economic Environment number-three, you know, or . . . (inaudible) . . .

Mr. Ball: Are, are they required to reply to those? I mean, if you could get a form letter right saying that they're not in favor of it, there's really no reply to that. But if somebody actually has a concern or a suggestion or something like that, are they required to respond to those or are they, it kind of varies?

Ms. Wade: It varies.

Mr. Ball: The applicant, I should say.

Ms. Wade: Right. There's no, there's no specific standard, but --

Mr. Michael Hopper: Madame Chair? Sorry, it's really dark in here. But the, there is a requirement in the, in the rules that goes through -- these are newer rules. They became effective this summer. It states that there are -- there is a specific process that the Final EA that the, that the applicant has to use to respond to comments. They can group them by

topic and address each substantive comment raised under that topic. And, and it kind of goes over that. Now they do treat form letters differently than they do -- but the applicant is allowed to treat form letters different than they do substantive comments that are not on form letters. But the rules do state what has to happen. It says:

In responding to substantive written comments, proposing agencies and applicant shall endeavor to resolve conflicts or inconsistencies in information and address specific environmental concerns identified by the commenter providing a response that is in commensurate with the substantive content of those comments.

And then it goes in on for several sentences after that. So, I mean it's good idea to be as specific as possible based on that because they are, based on the rules required to respond. And if they don't do that in a, in a proper manner that could end up, you know, leading to problems with the FONSI or other legal problems.

Mr. Ball: Okay. So they have to respond unless it's a form letter is what you're saying.

Mr. Hopper: Yeah, the form letters, I think, there's a different way they can respond. But they do, they do talk about the way that they can respond to form letters, you know. And I think that they're allowed to respond to the same types of comments with the same response. But I think that's good idea just to be as specific as possible if you're talking about because that way there's no way to have any mistaken -- any mistake as to what the comment meant.

Mr. Ball: Yeah. Yeah. I'm just saying you need others. There's, there's the four of us right now because Gwen is out, but there's a lot of other people that have ideas, right, that may be good, maybe something that we overlooked. And I'm happy that they have to respond to those if people send those in. I'm encouraged by that, I should say. Anyway.

Ms. Wade: Chair, you're on mute.

Ms. Lindsey: Yeah, sorry, I have -- we have an additional member here, a two-year old.

Ms. Wade: She's our favorite member. So Chair, if there's no, if there's no other additions, I can summarize. I think what, what I would do is provide the introduction that says the date and times that we reviewed the Environmental Assessment document, the number of testifiers that participated, and that these were the topic areas that were covered. The following questions were asked by the board, and the MRA have these comments. And so what's in green will be the formal comments. They'll also see the questions that were asked but they'll, they'll basically get a record of today's meeting in summary with the letter.

Ms. Lindsey: Okay. Are you leaving the black and the green?

Ms. Wade: That's up to you. I can do either.

Mr. Ball: Yeah. I think you should leave all comments there.

Ms. Lindsey: Okay.

Ms. Wade: So I'll break it up. I'll say the board had the following questions of the applicant. And then I'll say the board makes the following comments on this topic.

Ms. Ridao: You're really good at this.

Ms. Wade: So this is my first time reading the EA.

Ms. Ridao: My gosh, yeah, at the moment you're able to pull it together. That's great.

Ms. Wade: So the next step would be a motion to approve the comments as developed today.

Ms. Lindsey: Okay, do I have a motion to approve the comments?

Mr. Kaho'ohanohano: So move.

Mr. Ball: Second.

Ms. Lindsey: Second, okay. First by who?

Mr. Ball: George.

Ms. Lindsey: George, and second by Keone Ball.

Mr. Ball: Yeah.

Ms. Lindsey: Do we have any other business? I don't have the agenda in front of me. Are we done?

Ms. Wade: No.

Mr. Ball: We have to vote.

Ms. Ridao: Yeah, we need to vote, yeah.

Ms. Lindsey: All favor? Any opposed? No. Unanimous.

It was moved by Mr. George Kaho’ohanohano, seconded by Mr. Keone Ball.

VOTED: to approve the comments as developed.
(Assenting: K. Ball, G. Kaho’ohanohano, J. Ridao)
(Excused: G. Hiraga)

D. NEXT MEETING: June 26, 2020

Ms. Wade: Okay. Next meeting date, the regularly scheduled meeting will be June 26th.

Ms. Lindsey: Okay. So we’re back to the regularly scheduled programming. See you again on June 26th.

Mr. Ball: Do we -- is that going to be live or --?

Ms. Ridao: We don’t know yet, yeah.

Ms. Wade: We’re not sure. I’ll keep you posted. I’ll try to get the answer to that by early next week.

Mr. Ball: Sounds good.

E. ADJOURNMENT

Ms. Lindsey: Okay, thank you. Thank you so much Erin.

Ms. Wade: Okay, you bet. Thanks you for your hard work.

Ms. Lindsey: Leilani, thank you Leilani.

Mr. Ball: Thank you Leilani.

Mr. Kaho’ohanohano: Before we leave, one quick question.

Ms. Lindsey: Yes?

Mr. Kaho’ohanohano: Can we get a longer time frame than what we got for evaluating this EA just before it goes out, and then struggle to get an answer to them? Because I thought it was kind of limited the time.

Ms. Ridao: Yeah, short time.

Ms. Wade: Yeah, definitely. You know what we can do is as soon as we know that it's going to come up as an agenda item, I can send you folks the OEQC link. We might not have a jump drive available yet, but at least you can start kind of diving into the document at that point. I know it was only, like, ten days you got, so we'll try to plan for that.

Mr. Kaho'ohanohano: Thank you.

Ms. Lindsey: Okay, meeting is adjourned. Thank you.

There being no further discussion brought before the Agency, the meeting was adjourned at 4:42 p.m.

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