

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES, AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI REDEVELOPMENT AGENCY

Members: Stephanie Ohigashi (Chair), Mark Rickard (Vice-Chair), Lloyd Poelman, Esq., Sandi Amaral, and Linda Tamanaha.

AGENDA

DATE: November 18, 2005, Friday
TIME: 1:00 p.m.
PLACE: Planning Department Hearing Room
Kalana Pakui Building
250 S. High Street, Wailuku, Maui, Hawaii 96793

- A. CALL TO ORDER
- B. APPROVAL OF THE SEPTEMBER 23, 2005 MEETING MINUTES
- C. CONTINUED PUBLIC HEARING (Action to be taken after the public hearing item)

- 1. Mental Health Kokua, Hale Ho'omalulu, Administrative Review Permit and Approval of Variances from the Wailuku Redevelopment Area Zoning and Development Code for one (1) off-street parking stall and ingress and egress aisles of less than twelve feet (12'-0") or ten feet eight inches (10'-8"), as well as variances from the Uniform Building Code (UBC 1997) with Maui County amendments for openings within five feet of the property line, first floor windows above the forty-four inch (44") maximum height or forty-seven inches (47"), window openable heights less than the twenty inch (20") minimum or nineteen inches (19"), ceiling heights less than the minimum of seven-and-one-half feet (7'-6") or six feet, four inches (6'-4"), non-rated existing exterior walls, no roof parapets, existing stairway widths less than the minimum of thirty-six inches or thirty-one inches (31") and stair hall widths less than the minimum of thirty-six inches or thirty-three inches (33"), as part of a renovation for a group living facility in a 2,669 s.f. former commercial building, located at 167 N. Market Street, Wailuku, TMK (2) 3-4-017: 004, (MRA 2004/0009) (S. Solamillo)

TESTIMONY TAKEN AT THE OCTOBER 28, 2005 MEETING

- D. UNFINISHED BUSINESS:
 - 1. MEO BEST House, Use Permit and Approval of Variances from the Wailuku Redevelopment Area Zoning and Development Code for six (6) off-street parking stalls, one (1) off-street loading space, a tandem parking stall,

ingress and egress aisle width less than the minimum of twenty feet, three inches (20'-3") or sixteen feet, four inches (16'-4"), a perimeter wall in excess of the maximum allowable height of six feet (6'-0") or ten feet (10'-0"), as well as approval for parking abatement as part of a renovation of a 12,254 square foot commercial and apartment building to be used as a Group Living Facility behind and including the former Cabebe Store, located at 2062 Vineyard Street, Wailuku, TMK: (2)3-4-017: 030, (MRA 2005/0005) (S. Solamillo) (Public Hearing conducted on October 28, 2005)

E. REQUEST FOR PROPOSAL FOR A MAUI REDEVELOPMENT AGENCY (MRA) MANAGER

1. Proposed Memorandum of Understanding drafted by Economic Development Coordinator to allow MRA to secure funds from OED's FY 2006 budget; Action to approve the memorandum for execution.
2. Discussion re: Job Description of the MRA Manager.
3. Procedure in hiring the MRA Manager.

F. PROPOSED CASH IN-LIEU ORDINANCE UPDATE AND WORKSHOP

G. ECONOMIC DEVELOPMENT COORDINATOR REPORT

1. Update on Proposed Wailuku Tax Abatement Ordinance.
2. Update on Request for Statements of Interest for the development of the Wailuku Municipal Parking Structure.
3. Contract with Jean Williams on the Economic Feasibility Study for the Wailuku Municipal Parking Structure.

H. DIRECTOR'S REPORT

1. Administrative Approval Report.
2. Letter by Lokahi Pacific to Merchants on Market Street date August 24, 2005 regarding construction at 62 Market Street and use of parking stalls for construction staging.

I. WAILUKU MAIN STREET ASSOCIATION REPORT

1. Update on Project Involvement Relating to Projects Listed in the Wailuku Redevelopment Plan.

J. SETTING OF THE AGENDA FOR THE November 18th, 2005 MEETING

K. NEXT MEETING DATE: December 16, 2005

L. ADJOURNMENT

EACH APPLICANT IS REQUESTED TO PROVIDE RESPONSIBLE REPRESENTATION AT THE MEETING.

Agenda items are subject to cancellation.

Oral or written testimony will be received on each and any item subject to the provisions of Chapter 92, Hawaii Revised Statutes, and the Rules of Practice and Procedure of the Maui Redevelopment Agency. All testimony and/or documentation to be submitted to the Agency for the record may be filed prior to the date of the hearing/meeting by providing 10 copies of said written testimony and/or documentation to the Department of Planning or copies may be presented at the time of the hearing/meeting. Documents are on file with the Planning Department.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

ANY PERSONS REQUESTING ACCOMMODATION DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735. OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR BY FAX NUMBER 270-7634 AT LEAST SIX (6) DAYS BEFORE THE SCHEDULED MEETING.

*An Executive Session may be called in order for the Agency to consult with their attorney on questions and issues pertaining to the Agency's powers, duties, privileges, immunities and liabilities.

Please note: If any member of the Agency is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.