

1 BEFORE THE MAUI REDEVELOPMENT AGENCY

2 COUNTY OF MAUI

3 STATE OF HAWAII

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9 TRANSCRIPT OF PROCEEDINGS

10 REGULAR MEETING

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17 Held at the Maui Redevelopment Agency, 1980 Main Street, Unit

18 3, Wailuku, Maui, Hawaii, commencing at 1:05 p.m. on Friday,

19 January 19, 2007.

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25 REPORTED BY: KATHERINE EISMANN, CRR/RDR/CSR #439

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1 APPEARANCES

2 CHAIRPERSON: MARK RICKARD

3 VICE-CHAIRPERSON: LLOYD POELMAN, ESQ.

4 COMMISSIONERS: DOUG McLEOD

5 RONALD KAWAHARA

6 DEPUTY CORPORATION COUNSEL: JOHN D. KIM

7 MANAGER: WAYNE STEEL

8 WAILUKU MAIN STREET ASSOCIATION: JOCELYN A. PERREIRA

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1 (Friday, January 19, 2007, 1:05 p.m.)

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3 CHAIRPERSON RICKARD: Let's call the January 19th
4 meeting, 2007, to order. The first item on the agenda,
5 approval of the December 15th, 2006, minutes. Was that -- was
6 that sent out?

7 VICE-CHAIRPERSON POELMAN: It was sent by e-mail.
8 I move to approve the minutes.

9 CHAIRPERSON RICKARD: Second?

10 COMMISSIONER McLEOD: And I'll second that.

11 CHAIRPERSON RICKARD: All in favor.

12 (Chorus of ayes.)

13 Minutes approved.

14 Next on the agenda, we will open the meeting to
15 public testimony. If anyone for the public wants to testify,
16 we will try to ask you to keep your comments to three minutes,
17 as we are trying to move the agenda along.

18 We will open up as we go down on other items, but
19 in general, if anybody from the public wants to testify,
20 please step forward.

21 MS. EDMONDS: Okay.

22 CHAIRPERSON RICKARD: State your name.

23 MS. EDMONDS: Hi. I'm Teri Edmonds with If the
24 Shoe Fits and also Wailuku Community Association. And I just
25 welcome 2007. I'm excited. I love being in the new building.

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1 I think it's great. It's right around the corner, so, thanks.

2 And just from the last 30-day recap, some comments
3 that I have gotten going forward would be moving some of our
4 redevelopment improvements targeting the second half of Market
5 Street, if we could do that going from Vineyard down in
6 towards Happy Valley.

7 As a grassroots organization, we are going to
8 start doing more of our street cleanups down there, and they
9 just -- that's what I'm hearing from some of these businesses
10 down there. We are working on it, and Stan Rippey is putting
11 in a really nice gated project at Vineyard and Market, and I
12 think that's really going to help a lot.

13 So, that's kind of the synopsis for us here. And
14 we are just -- going forward, we are just going to do some
15 quarterly cleanups, I think, this year, and we are doing the
16 Christmas Festival again, and we will probably quadruple our
17 efforts this year for that. So, just welcome back, and I'm
18 excited to work with you guys this year. Thank you.

19 CHAIRPERSON RICKARD: Thank you. Is there any
20 other public testimony before we move on?

21 MR. NOBLE: My name is John Noble. I live and
22 work at 160 Market Street in Wailuku. I'm here to comment on
23 the parking lot.

24 All the plans that I have seen through this thing
25 so far are way too small, and they are going to be obsolete

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1 before this parking lot is ever built. When I look around
2 Wailuku, I'm down at the other end, and all I see is poverty.

3 I mean extreme poverty.

4 And my opinion of what's something that's going to
5 go in that parking lot ought to have something that would
6 offset the poverty. And thinking about it in terms of a
7 three-story parking lot's the most insane thing I could ever
8 think of.

9 When I have gone to meetings in Berkeley and
10 Oakland 30 years ago, they would be talking about plans that
11 were 20-year plans, 50-year plans and hundred-year plans. I
12 mean, by the time they get done digging the place up, I'll be
13 dead, and there won't be anything that offsets the poverty
14 down there.

15 You got Kuikini Terrace down there. We are
16 getting all these welfare things that are coming down Main
17 Street, and they wouldn't be that bad if we went into some
18 highrise. It's my opinion that there should be underground
19 roadways here that go through this town. It's starting to
20 back up. Ten years from now, this is going to be insane, and
21 that ain't even including the stuff that's going to come out
22 of that parking lot.

23 So, I think that there should be some kind of

24 planning that goes into this. It should be like a 20-year
25 plan. What's going to be the needs 20 years from now, what's

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1 it going to be 50 years from now, not just plop some parking
2 lot that's going to be obsolete. They are talking, what, 128
3 parking places is what they have already given away. And I
4 think they should stop giving away parking places, too, and I
5 think they should put something in there like a hotel or
6 something we desperately need to have some money brought to
7 this side of the island. Thank you.

8 CHAIRPERSON RICKARD: Members have any comments?
9 Questions?

10 Thank you, sir.

11 MS. PERREIRA: Mr. Chair, did you say you were
12 going to take each item?

13 CHAIRPERSON RICKARD: Yes.

14 MS. PEIRREIRA: Okay. Thank you.

15 CHAIRPERSON RICKARD: We are going to skip Item D
16 for now. The architect presentation will be around 1:30. So,
17 moving down the list, Item E, a discussion of the legal issues
18 related to the MRA and construction of the municipal parking
19 lot. I believe this was brought up by Vice-Chair Poelman.

20 VICE-CHAIRPERSON POELMAN: On page 61 of the
21 meeting -- minutes from the last meeting, I did make the
22 comment, we're now with the meeting of the agenda for the --
23 setting of the agenda for the next meeting on item E on the
24 agenda. It appears as though A -- let me get to the next
25 sentence.

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1 And on today's meeting, I heard requests to be put
2 on next month's agenda the question for discussion regarding
3 whether the Maui Redevelopment Agency can hold title to the
4 municipal parking lot as a matter of law.

5 So, I understand that's what our agenda item is
6 now. So, are we opening that up for discussion?

7 MR. STEEL: Yes.

8 VICE-CHAIRPERSON POELMAN: Okay.

9 MR. STEEL: That's the next item.

10 VICE-CHAIRPERSON POELMAN: Okay. Any discussion?

11 COMMISSIONER KAWAHARA: If I can make a comment,
12 the reason this came about was that when we were talking about
13 the development of the municipal parking lot, the proposed new
14 County structure, previous counsel pointed out that MRA could

15 not undertake that development because of a specific language
16 interpretation which myself and some other commissioners could
17 not agree with.

18 I'm trying to find the specific provision in the
19 law. Do you know what it is offhand?

20 MR. STEEL: The one that refers to the MRA
21 constructing something only if it conforms to a government use
22 for a government purpose?

23 COMMISSIONER KAWAHARA: And Corporations Counsel
24 was that government use had to be a physical building and a
25 property parking structure did not qualify. So, I think that

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1 is critical -- a critical decision, because the parking
2 structure development, which is the priority for this agency,
3 cannot be undertaken if we just leave it in the hands -- in my
4 opinion, in the hands of the County. It would be buried along
5 with a hundred other projects.

6 So, it was a definition of what constitutes a
7 public facility was the term that was used. I'm trying to
8 find it in here.

9 CHAIRPERSON RICKARD: Public use facility or
10 public facility.

11 MR. STEEL: 53-13.

12 MS. PERREIRA: Can you give us the number of that
13 statute, Mr. Steel?

14 COMMISSIONER McLEOD: Again, it's 53-13 is the
15 statute we are talking about. What it says is the
16 Redevelopment Agency may not erect new structures upon any of
17 its property -- then there's a parenthetical -- except
18 structures to be held and used by the government for public
19 purposes.

20 That's the end of the parenthetical. And it says
21 but if it will promote the realization of the Redevelopment
22 Plan, it may grade, drain, construct streets and install
23 necessary utilities, such as sewers, water, and lights. And
24 that's the end of the provision.

25 VICE-CHAIRPERSON POELMAN: Well, what this seems

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1 to go to is whether there would be a reason or a need for the
2 Maui Redevelopment Agency to hold title in the County parking
3 lot. And if there is some advantage to that, then the
4 question is, is are we prohibited by Chapter 53, or can we get
5 around it, because it's used for a public purpose.

6 And I think that there was a general consensus of
7 everyone on the MRA that it would be a public purpose if it
8 was a public parking lot. And we never got a formal written
9 decision from Corporation Counsel saying otherwise, and I
10 think short of getting a formal written opinion saying
11 otherwise, that we could take the position that it would be a
12 public purpose if the Maui Redevelopment Agency wanted to hold
13 title for some reason as part of the construction.

14 I don't know what the reason would be why the MRA
15 would want to necessarily hold title as part of the
16 construction as opposed to making our best efforts to try and
17 lobby the Council -- County Council to put in their next
18 budget or in their budget funds sufficient to get going with
19 the construction of the municipal parking structure.

20 COMMISSIONER KAWAHARA: My opinion was that we
21 would hold title only for the -- in order to obtain financing,
22 construct the building, and turn it back to the County.
23 Because we are -- we would be focused on the parking
24 structure, whereas the Department of Public Works has not made
25 a parking structure its highest priority.

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1 Number two, it would get lost among hundreds of

2 other Public Works projects. And for that reasons -- for
3 those reasons, I think that if we took title and took the
4 development and turned the whole thing back to the County,
5 then we would have accomplished our purpose.

6 COMMISSIONER McLEOD: I guess the question I ask
7 is do we end up going down to the State Legislature anyway at
8 some point, and if you are -- I mean, I think that, you know,
9 what the MRA can actually do today under the law versus what
10 people hope it can do, you know, is not very much that we can
11 actually do, especially when we can't issue any kind of bond
12 or do anything like that.

13 So, I guess I'm just asking if we are going to be
14 going to the State Legislature, the fix for this could be at
15 the same time, you know. This is really an issue of State law
16 not, you know, County law. And we could -- you know, maybe
17 the interpretation will change from Corporation Counsel here,
18 but I guess I'm just still wondering if there's an intent to
19 go kind of fix the MRA at the State level, then I think
20 there's a laundry list of things that you take on.

21 CHAIRPERSON RICKARD: Do you have -- in the past,
22 we have been told by Corp Counsel that the definition of

23 public use would not include a parking structure. It would

24 have to be a physical building.

25 DEPUTY CORPORATION COUNSEL: Public use or public
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1 purpose?

2 CHAIRPERSON RICKARD: Or public purpose. I'm

3 sorry. Definition 53-13.

4 COMMISSIONER KAWAHARA: Why isn't a parking

5 structure owned by the government entity for public purpose?

6 I mean, that was my question, just reading the law literally.

7 And the Corporation Counsel said it has to be a facility, a

8 building.

9 DEPUTY CORPORATION COUNSEL: Really.

10 COMMISSIONER KAWAHARA: I don't understand that.

11 I never agreed with it, but that kind of stymied us in our --

12 trying to do this parking structure.

13 COMMISSIONER McLEOD: I think that we were focused

14 on ownership, and I think he was concerned about the actual

15 parking being used for, you know, offices nearby. And I guess

16 we didn't understand the issue of that.

17 DEPUTY CORPORATION COUNSEL: Okay. Public

18 purposes can be whatever the County Council, in this case,

19 because they are our legislative body, decides what is a
20 public purpose. And so it's nothing out there that's truly
21 defined.

22 Under Chapter 46, Powers of the County, there was
23 one section where it said that the County was allowed to loan
24 out moneys to entities. Then it changed, and the County could
25 not loan or credit anybody moneys unless it was for public

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1 purpose.

2 And so with some research, we found that public
3 purpose is what the County Council would declare in either the
4 preamble or their conclusion to any Act. So, if the County
5 Council came back and said, look, we will allow this parking
6 structure to be built and declare it for public -- as a public
7 purpose, the reason that it will be built is for public
8 purpose, for public parking to relieve whatever blight that
9 they deem as factual for purposes of the MRA, then it should
10 be a done deal.

11 COMMISSIONER KAWAHARA: So, in your opinion then,
12 the MRA, if it decided to, at some point in the future, could
13 undertake this development?

14 DEPUTY CORPORATION COUNSEL: If the County Council
15 deeded the property to the MRA to develop and build a parking
16 structure, because it felt that the parking structure --
17 public parking structure was for public purposes.

18 COMMISSIONER KAWAHARA: Right.

19 DEPUTY CORPORATION COUNSEL: Yeah, so, then I
20 believe the MRA could act.

21 VICE-CHAIRPERSON POELMAN: I'm glad we put it on
22 the agenda again.

23 COMMISSIONER McLEOD: So, I'm just hearing that
24 this is not an issue with the current interpretation, current
25 membership of the MRA, so --

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1 DEPUTY CORPORATION COUNSEL: No, the public
2 purpose cannot be determined by the MRA. As I understand it,
3 the public purpose has to be determined by the legislative
4 body, which would be, in this instance, the County Council.
5 Right now who owns this land? Is it Public Works?

6 COMMISSIONER McLEOD: Yeah, it's County property.

7 DEPUTY CORPORATION COUNSEL: Yeah, it's County
8 property, but someone has to control it. It must be under the
9 inventory for Public Works Department.

10 MR. STEEL: Department of Finance, Department of
11 Finance holds all County property as I understand it.

12 DEPUTY CORPORATION COUNSEL: Yeah, but somebody
13 manages it. For example, the Department of Finance may hold
14 the lease or the deed to --

15 MR. STEEL: In my research, I tried to answer this
16 question. It would seem to depend upon who -- the
17 jurisdiction of that parking lot had to do with what the
18 question was. For instance, if I want to hold a craft fair on
19 that parking lot, I had to go talk to the Parks Department.

20 If I want to re-stripe the parking lot, I got to
21 go to Public Works. But the actual holding of the property is
22 within the County with the Department of Finance.

23 DEPUTY CORPORATION COUNSEL: Oh, so there's no --

24 MR. STEEL: The functioning of it could be
25 controlled by different -- different departments though.

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1 DEPUTY CORPORATION COUNSEL: Really?

2 MR. STEEL: That's my understanding.

3 DEPUTY CORPORATION COUNSEL: Oh. So, there's no
4 one department that has the -- this land as part of their

5 management?

6 MR. STEEL: Depends on the public use you are
7 making of it. The physical facility could -- for instance,
8 the striping and the maintaining of it could be under Public
9 Works, Department of Highways. Could be.

10 And it really depends upon -- depends upon the
11 question as to what we want to do with the property as to who
12 has jurisdiction over that particular use. That's been --
13 that's what I was told when I asked this question.

14 CHAIRPERSON RICKARD: Maybe I better open it up.
15 Board Members, anything else on that subject? If not, I will
16 open it up to the public, if the public wants.

17 MS. PERREIRA: Good afternoon. Happy New Year,
18 Commissioners. My name is Jocelyn Perreira. I'm the
19 Executive Director and the Tri-Isle Main Street Program
20 Coordinator for the Main Street Program in Maui County.

21 On this particular item, we do -- you can see
22 there's confusion, and we are especially confused, because the
23 redevelopment area is in a special area, Chapter 53, and it's
24 an area that's been addressed by the legislators to the point
25 of creating a Redevelopment Plan.

1 The Redevelopment Plan, Section 2, page 18 and
2 page 19, specifically on page 19, says meeting on -- regards
3 addressing the parking issue. And then on page 25 of Section
4 3 under Land Use, it notes on LU-3, that it's an obligation to
5 try and build a municipal parking structure.

6 So, it's very difficult to understand how this is
7 not for public purpose, because just the fact that you have a
8 Redevelopment Agency area to prevent the occurrence -- the
9 reoccurrence of slum and blight, because this isn't severely
10 slum and blighted, at this point, like it used to be, but it's
11 a prevention of a reoccurrence of slum and blight, that was
12 one of the reasons why they adopted this.

13 And I do remember and recall the Council, when
14 they adopted the document, when they reflected on it as to if
15 funding had to be put toward the -- what was outlined in the
16 Redevelopment Plan, that they had noted -- some Council
17 members had noted that they supported the plan; and,
18 therefore, they realized that the components that are outlined
19 in the plan was their responsibility.

20 And to us it deems a responsibility, because
21 prevention of a reoccurrence of slum and blight is for public

22 purpose. Thank you.

23 CHAIRPERSON RICKARD: Thank you. And I totally
24 agree with you. The question was just we had been advised
25 previously that we could not own and do that type of work.

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1 MS. PERREIRA: Uh-huh. Thank you.

2 CHAIRPERSON RICKARD: So, we put it on the agenda.
3 If there is nothing else, Item F, drafting of a response to
4 Jean Williams, Wailuku Municipal Parking Structure Funding and
5 Marketing Feasibility Report.

6 We do have a letter from Wailuku Main Street that
7 we are in receipt of regarding that report.

8 MR. STEEL: There's a letter there that was a
9 summary of a meeting held April 25th, where a number of the
10 Commissioners met as well as the OED coordinator, Jocelyn
11 Perreira, the Director, Wailuku Main Street Association. This
12 is a summary of that meeting that we have been asked by Corp
13 Counsel to put into the public record. So, this is the
14 result, and --

15 MS. PERREIRA: And we do want to make comments
16 relative to this item.

17 MR. STEEL: So that former Corp Counsel asked that

18 we include that when we disseminated that Jean Williams' study
19 as part of, you know, the MRA's consideration of that study.
20 That it should have been done on a public forum. However,
21 since we did not, they suggested this summary be composed as
22 to what happened in that meeting that would put the public on
23 notice as to what occurred during that meeting.

24 As far as this agenda item goes, this was really
25 more directed towards what the stand or the viewpoint of the
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1 agency would take regarding that study. And if we wanted to
2 compose something that we would adopt as the agency's
3 viewpoint about the conclusions in that study, this would be
4 an opportunity to do so. That's what the agenda item is
5 about.

6 CHAIRPERSON RICKARD: Any discussion?

7 COMMISSIONER McLEOD: Well, I guess, you know,
8 whether or not -- whether or not I agree with the conclusions
9 in that report, I guess I wonder, do we want to really spend
10 the time? Maybe what we should do is see if the public has
11 some comments that cover maybe what -- what we were thinking
12 and see if we could just cover the bases that way.

13 CHAIRPERSON RICKARD: Okay. I have no problem
14 with that. In that case, we will open up the public
15 testimony. Anyone out there, step forward, please.

16 MS. PERREIRA: Jocelyn again. Jocelyn Perreira,
17 Wailuku Main Street Association. Even though the revisions
18 were made and additions and additional work that she had
19 undertaken, I guess, under her own nickle, which is -- you
20 know, she ran out of money, so she did try to make some of the
21 adjustments that was needed.

22 We still cannot concur with the conclusions and do
23 not support all of her short and long term recommendations.
24 We did not review the original RFP, and we are sincerely under
25 the assumptions and impressions that the scope of the work

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1 entailed to be undertaken was a focused comprehensive report
2 based upon a multi-use parking structure.

3 We have -- we have a concern that when you look at
4 her conclusions of her report, if you -- if you approve this,
5 we thought making your -- your own notation that it's -- it is
6 based on a multilevel parking structure alone, that it can
7 serve to harm the efforts of trying to do a multipurpose,
8 multi-use facility at some point in the future.

9 This will come up every time when people will say,
10 this is found to be not feasible, and we completely and
11 totally do not concur. And most of our committees do not
12 concur. And I again relate to our documents dated
13 February 23rd, March 22nd of 2006, that outlined in detail why
14 we felt this way. Thank you for the opportunity to comment on
15 this.

16 MR. KIMURA: My name is Robert Kimura, and I'm
17 speaking on the multilevel parking structure. I have been
18 looking at it for about 11, 12, 13 years. I am going to abide
19 by my three minutes, so I am going to shoot it across on a
20 common sense basis.

21 The question that you need to ask yourself is what
22 was the intent of the legislature to have created the MRA
23 service? I know about it, because I read about it, and I read
24 the rules and regs on the formation and the evolvement of the
25 MRA.

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1 You see, there was a definite purpose. And if you
2 look at its mission, yeah, it's to rehabilitate broken down
3 towns that need help, yeah. I know that you probably know

4 that. So, the question about who's going to do the job is
5 this.

6 Now, have you ever thought that the stakeholders
7 involved in the parking structure is the Federal government,
8 Federal people that do not have their own parking? The State
9 courts and so forth, yeah, they don't have parking -- parking
10 spaces enough to accommodate all the State workers.

11 And did you realize that the County has about -- a
12 need of about 150 parking spaces for employees who are parking
13 all over the place, and we have a definite problem on the
14 traffic and parking situation.

15 The community is saying out loud, yeah, what the
16 heck the County doesn't do something about the parking
17 structure for the employees. They have to park on the
18 roadside and so forth in the small lanes and so forth. And
19 the private sector is getting angry about it.

20 All those things have to be considered when you
21 come down to the fact that what do you need the parking
22 structure for?

23 Another thing that I've observed, maybe the County
24 won't like what I'm going to say, but actually, the County has
25 to -- has to finance or create a trust fund system at this

1 point in time to save money on the side to master plan their
2 own center and everything and not get involved in Wailuku
3 parking structure.

4 Yeah, maybe if the County Council or Mayor might
5 hear what I'm saying at this point. Well, maybe they can't
6 see it like I do. See, maybe I'm a one man opinion, but I
7 know what I'm talking about, see. And those are the facts.
8 Yeah. And the question also is why? What is the reason for
9 that 12-hour parking structure? There was a definite problem
10 way back when, yeah. They had to do that to accommodate
11 parking time more than two hours or three hours. And they had
12 to provide that for -- also another, another situation is --

13 CHAIRPERSON RICKARD: I'll have to ask you to
14 finish up. Thank you.

15 MS. PERREIRA: Yeah, so you have got to know the
16 need of the whole parking structure clearly, yeah. And then
17 you need to find out what problems must be accommodated.

18 Otherwise, if you don't do that, I'm sure you will
19 be just talking -- talking back and forth and getting nothing
20 done if I may say so. End of story. Thank you very much.

21 CHAIRPERSON RICKARD: Thank you, Robert.

22 COMMISSIONER KAWAHARA: Mr. Chairman, if I may, I
23 make a motion that we accept the Williams' report and defer
24 any further discussion on it.

25 CHAIRPERSON RICKARD: Do I have a second?
21

1 COMMISSIONER McLEOD: I guess let me just ask what
2 accept means, because does accept mean that we agree with it
3 or we want to put our names on it?

4 COMMISSIONER KAWAHARA: Well, we paid for it, so I
5 guess we have no choice. We have to accept it.

6 COMMISSIONER McLEOD: Do we? I mean, is there
7 anything that we have to do? That's what I'm asking.

8 COMMISSIONER KAWAHARA: I'm saying that we are
9 going to defer any more discussions on this. Just file it.
10 Accept it and file it.

11 COMMISSIONER McLEOD: As long as that doesn't
12 mean --

13 COMMISSIONER KAWAHARA: That's it.

14 COMMISSIONER McLEOD: -- we are signing on to the
15 contents, sure.

16 CHAIRPERSON RICKARD: Yeah, because no one is

17 stating that we approve it or agree with it. We are just
18 accepting.

19 MR. STEEL: One of the reasons why this is on the
20 agenda is because we are anticipating coming before Council
21 presenting a Power Point that is basically presenting, you
22 know, our -- the MRA's recommended methodology.

23 And along with that is going to be a mention of
24 this study. And what we are anticipating is getting questions
25 about whether or not we agree with this study or not. And

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1 that was basically -- it will be an opportunity to express
2 what we as an agency feel about the study's conclusions.

3 COMMISSIONER KAWAHARA: Why does this have to be
4 on the Power Point presentation?

5 MR. STEEL: Well, it was there because in
6 reference to funding, one of her statements was that there are
7 no good sources of State and Federal funding. And I believe
8 that we are accepting that.

9 That's something that, without further
10 investigation on our own part, we -- that's basically why this
11 was up there. Are we accepting that? Can we agree with this?

12 Are we going to act as if what her conclusions are --

13 COMMISSIONER KAWAHARA: Accepting the report
14 doesn't mean we agree with it.

15 MR. STEEL: So, I was just anticipating that,
16 being in front of Council, I would get questions about this.
17 And so I wanted to be able to say this is the MRA's viewpoint
18 about this study.

19 Now, if we don't have one, that's fine. We
20 should -- you know, we don't -- we haven't conducted all the
21 research that she has, so it's difficult for us to dispute
22 many of the things.

23 Now, I know Wailuku Main Street did dispute some
24 of her facts as being the result of poor research or
25 inadequate materials and so on, which is part of that summary
23

1 that you got. If we want to just leave it with that, that's
2 fine. That's where I'm at.

3 VICE-CHAIRPERSON POELMAN: But I also understand
4 that we haven't gotten any evidence from any other source that
5 there really is any realistic Federal or State funding likely,
6 and so that -- that conclusion, I think, we --

7 MR. STEEL: Yeah.

8 VICE-CHAIRPERSON POELMAN: In fact, a big reason
9 why this study was funded was to try and find out if there
10 was. We were hoping there would be something to be found, and
11 then we could co -- we could mingle that with what we were
12 hoping to get from the County and possibly cash in lieu of
13 parking and whatever other funds we could come up with.

14 And what she came up with was that there is
15 virtually no Federal or other types of State funds in grant
16 blocks or things like that available. So, I think it would be
17 helpful to use that portion of the study to explain to the
18 County Council why they are the source we are basically
19 looking to to fund the parking structure, and that we did
20 explore the possibility of other sources, and that was why we
21 requested the study, and that was the conclusion of the report
22 by Jean Williams.

23 So, and I know that there were other issues with
24 some of the portions, and I think that every agency, Tri-Isle,
25 Main Street Association takes issue with some of those, and

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1 they have made their record in regard to those.

2 But I think the overall purpose was addressed, and

3 I think the conclusion will be -- because it's the fact --
4 will be helpful on our next step in trying to get funding for
5 the parking structure.

6 So, I guess -- I think that the idea that we need
7 to accept her study, maybe if we just change it to we are in
8 receipt of her study, and it does state such and such
9 regarding other sources of funding. And so I -- I don't --
10 was there a second to the motion?

11 CHAIRPERSON RICKARD: No.

12 VICE-CHAIRPERSON POELMAN: Not yet, so if there
13 wasn't a second, I would move that the MRA acknowledges
14 receipt of June Williams' study, and acknowledges that she --
15 and her findings regarding the sources of Federal and State
16 funding are --

17 CHAIRPERSON RICKARD: Is this an amendment or --

18 COMMISSIONER KAWAHARA: New motion.

19 VICE-CHAIRPERSON POELMAN: It's a new motion
20 because the first wasn't seconded.

21 CHAIRPERSON RICKARD: Any discussion? Second?

22 COMMISSIONER McLEOD: I'll second Mr. Poelman's
23 motion.

24 CHAIRPERSON RICKARD: All in favor?

25 (Chorus of ayes.)

25

1 COMMISSIONER McLEOD: And then I wanted to propose
2 that we go one step farther. And I don't know if this is
3 really what Miss Williams intended. You know, we received the
4 study, so I will just say that if what she intended to say is
5 that a parking structure that would cost \$30,000 a stall is
6 what makes it not feasible.

7 That kind of a number, \$30,000 a stall, then I
8 would agree that that does raise some pretty serious cost
9 issues. And just in terms of guidance to our manager, I would
10 say that that's not a reasonable kind of number, you know, to
11 be planning. So, for what that's worth, I would add that to
12 what we all agreed to in the motion.

13 CHAIRPERSON RICKARD: I think what we discussed
14 here was as far as the Power Point and any presentation to the
15 Council, it's just to say that we received it and her findings
16 basically, as far as funding goes, were there were no State
17 and Federal funds available. But that's as far as we were
18 going to go and comment on that.

19 COMMISSIONER KAWAHARA: Well, I wouldn't go so far

20 as to say that Federal and State funds are not. Because
21 Federal fundings are not available, but, you know, we are in a
22 new position this year, in that the Maui mafia controls the
23 purse strings.

24 So, stars may became aligned, and we may have
25 State funding, if we can convince our legislators from Maui
26

1 that the parking structure is reasonable and would be an
2 economic interest to the development of Maui -- Wailuku, I
3 mean, Wailuku Town. So, I am not ruling out State funding. I
4 think the legislators need to be convinced that this is a
5 necessary project.

6 CHAIRPERSON RICKARD: Anything further? If not --

7 MR. STEEL: Mr. Skowronski is here and
8 Mr. Daniells.

9 CHAIRPERSON RICKARD: We have moved back to Item D
10 on the agenda, the 106 Central application Design Review. I
11 believe the architect is here.

12 MR. SKOWRONSKI: Yes, good afternoon, Members of
13 the Board. My name is Frank Skowronski with Territorial
14 Architects, the architects of record for the proposed
15 improvement. With me is Mr. Steve Daniells of -- one of the

16 clients of the proposed improvement.

17 The basic outline is that there's an existing
18 structure on the corner of Central Avenue and Vineyard. Our
19 intention is to add approximately a thousand square feet of
20 additional commercial to the back side of the structure, and
21 put some covered parking stalls underneath the structure, and
22 do other site work along Vineyard Street to allow for
23 expansion of the existing business.

24 There is existing secondary accessory buildings at
25 the rear of the property that are presently in violation of

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1 the County ordinances as to setback and fire rating. We are
2 planning on eliminating those structures and bringing the new
3 construction and new proposed improvements into full
4 compliance with the UBC and the County ordinances.

5 Our intention is to provide the expanded parking,
6 provide to take down some existing large mango trees that
7 overhang the street or right-of-way and neighbor's property,
8 put up some hedges to block the sight lines from the
9 residential neighbors to the back side of the commercial
10 parcel, and to relocate a utility pole that's along Vineyard

11 Street with further negotiation with Maui Electric.

12 Those are the broad brush of our proposed

13 improvement. If you have any questions, we will be more than

14 willing to answer.

15 CHAIRPERSON RICKARD: The members should have a

16 design application packet, actually, as well as the report

17 from our manager concerning the issues. Do any members have

18 any questions for the architect?

19 COMMISSIONER McLEOD: I didn't have any issues

20 with your building, and I want to see it done for you guys,

21 essentially. But my quick question is, who actually looked at

22 the landscaping? Was it -- I saw Wailuku Main Street gave you

23 comments on landscaping. Did anyone at the County actually

24 give you comments on landscaping? Do you know?

25 MR. STEEL: Yeah, I ran the plan by Joe Alueta,

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1 and also my report that addresses the landscaping is signed by

2 the Planning Director for Joe. Joe went down and looked at it

3 with us. So, essentially, it's all run by the people that

4 need to have a look at it.

5 MR. SKOWRONSKI: We submitted color and material

6 samples also.

7 MR. STEEL: Yes.

8 MR. SKOWRONSKI: Right? That shows trying to tie
9 it into the existing structure as much as possible.

10 CHAIRPERSON RICKARD: Anybody else have any
11 comments on this or a question for the architect before we go
12 over the report?

13 MR. STEEL: We have a report. Basically, I can
14 run down the issues. Unless you guys have questions for the
15 applicant, I can go ahead and do it. You all have copies of
16 this. There's a copy of my report on the desk over there.

17 COMMISSIONER POLEMAN: Oh, I have it.

18 (Off-the-record discussion held among the audience
19 members.)

20 MR. STEEL: In the matter of the application of
21 Deborah Daniells & Associates CPA's Inc. Renovation and
22 Addition to 106 Central Avenue, T.M.K. Number 3-4-018:101, and
23 On-site Parking Design/Landscaping Plan Review.

24 The application: This matter arises from an
25 application submitted to the Maui Redevelopment Agency dated

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1 December 17th, 2005. This application was filed pursuant to

2 Chapter 53, Hawaii Revised Statutes, as amended, the Urban
3 Renewal Law and Chapter 701, Rules of Practice and Procedure
4 for the Maui Redevelopment Agency for the County of Maui.

5 The project includes renovation of an existing
6 office and an addition creating approximately 990 square feet
7 of office and storage space. A garage will be reconstructed
8 and on-site parking will be provided for a total of five
9 parking spaces.

10 For MRA action, we are being requested to grant a
11 design review for: Number one, proposed remodel of existing
12 office and storage space and a garage and addition; number
13 two, on-site parking lot and landscaping plan.

14 Description of the property and land uses: The
15 Wailuku Redevelopment area. This is a business/multifamily
16 area. The subject property, built around 1939, is located on
17 the corner of Central Avenue and Vineyard Street at 106
18 Central Avenue. The property has 8,125 square feet. In
19 addition to the current business office, there is a two-car
20 garage and a small storage structure located on the property.
21 A portion of the building is also used as a part-time
22 residence.

23 Agency comments and correspondence: I'm not going

24 to enumerate all 16 of that these items. There are various
25 letters from different departments expressing a variety of
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1 different comments. I'm going to skip down to the analysis.

2 Under zoning, according to the Wailuku
3 Redevelopment Area Zoning & Development Code, Section
4 30.04.020, the applicant's proposed use of 106 Market Street
5 for a business office as a principal use is permitted.

6 The applicant obtained approval for its use as a
7 residential structure for an office for the applicant's
8 accounting business, as presented to the MRA, at its
9 December 19, 2001, meeting.

10 The applicant's plans reflect an expansion of the
11 approved use. A review of the applicant's construction plans
12 reflect compliance with the Development Standards enumerated
13 in the Code Section 30.04.040.

14 Parking requirements: Section 30.13.020 of the
15 code requires one parking stall per 500 square feet for
16 general office. The applicant represents his total square
17 footage, including the proposed improvements, will be
18 2390 square feet.

19 The applicant's plans show five stalls satisfying
20 this requirement. Pursuant to Section 30.13.0808 of the code,
21 no off-street loading spaces are required. The parking spaces
22 configuration demonstrates compliance with the requirements
23 stated in the Code, Section 30.13.070, that vehicles enter the
24 street from the parking lot in a forward manner.

25 Although the applicant technically configures its
31

1 parking stalls so that vehicles can enter the street in a
2 forward manner, there may be a temptation for the applicant's
3 employees and customers to park in tandem, making it
4 difficult, if not impossible, for vehicles to enter the street
5 from the parking area front first.

6 The applicant is encouraged to install appropriate
7 signage or take any other measures necessary to remind
8 employees to refrain from parking -- from backing into the
9 Vineyard Street from the parking area as this would create a
10 safety hazard.

11 Renovation, addition design review: The proposed
12 project will expand the existing use as an office by adding
13 approximately 990 square feet of office and storage space.
14 The applicant's plans indicate the renovation and addition

15 will maintain a consistent appearance with the existing
16 converted residential structure.

17 The adaptive reuse of the single-family structure
18 to commercial use retains the residential character of the
19 area and yet provides a diversity of uses to promote the
20 economic vitality of Wailuku Town.

21 Parking lot design and landscape review:
22 Applicant's plans and written project description represent
23 compliance with Section 30.14.010 of the code providing visual
24 screening with the use of appropriate fencing and plant
25 materials.

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1 Recommendations: Approval is hereby recommended
2 for the applicant's application for: Number one, design
3 review of remodel of existing office, storage space, and/or
4 garage; number two, design review of on-site parking lot and
5 landscaping plan.

6 Reviewed and approved: Jeffrey S. Hunt, Director
7 of Planning, for Mr. Joe Alueta, Senior Planner, Department of
8 Planning, County of Maui.

9 CHAIRPERSON RICKARD: Thank you. Do any of the

10 members have any questions for Wayne in regards to the
11 application?

12 COMMISSIONER McLEOD: I guess, Wayne, my only
13 question is is there a document that's called the landscaping
14 plan? There may be, and it's just not in here. And if not, I
15 mean, are we actually approving anything that's the
16 landscaping?

17 MR. STEEL: Do you want to address that, Frank?

18 MR. SKOWRONSKI: All the proposed landscaping
19 improvements and demolitions are on the site plan -- are on
20 that first sheet of the site plan, the wooden fence, the
21 hibiscus hedge, and the removed tree.

22 So, there's not a separate sheet, an L-1 or an L-2
23 or something like that. That's all consistent with sheet A-1.

24 VICE-CHAIRPERSON POELMAN: I have a question
25 regarding this encouragement that there be signage or

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1 something to encourage when people leave the parking lot that
2 they don't back into the road. Has that been discussed with
3 the applicant?

4 MR. SKOWRONSKI: Yes. As a matter of fact, it
5 has. It's cost us a couple of parking stalls, but the

6 employees will be encouraged to front access Vineyard Street.

7 I don't know what kind of signage we could design or place.

8 The signage probably will have less of an effect more than

9 verbally reinforcing all the employees and the clients that

10 they are not to back into Vineyard Street.

11 VICE-CHAIRPERSON POELMAN: So, the two spaces you

12 lost is so that there's a turn-around within the parking lot?

13 MR. SKOWRONSKI: Yeah, exactly.

14 MR. DANIELLS: Exactly.

15 MR. SKOWRONSKI: Three spaces, right? I think our

16 original one had eight parking stalls, right?

17 MR. STEEL: Yes, yes.

18 MR. SKOWRONSKI: So, we essentially lost three

19 parking stalls. But we could put up signage, whatever --

20 whatever you like.

21 MR. STEEL: Yeah, when we went down and looked at

22 the actual lot and how they were thinking about configuring

23 it, there were tandem spots, and they had eight originally.

24 And technically speaking, there didn't seem to be

25 enough room for them to be able to turn around all those cars

1 in that small a space and come out onto Vineyard. So, we
2 asked that they reduce the number of spaces and configure it
3 so that they could come on Vineyard front first.

4 COMMISSIONER McLEOD: I guess the only other
5 question I've got is maybe for Wayne. I haven't seen that
6 they were taking advantage of 30-13-030, which is the
7 percentage reduction for commercial.

8 So, I don't -- I would just say -- and I'm not
9 speaking for everyone, but I actually think that you are
10 entitled -- you are commercially zoned and expanding
11 commercially -- to take advantage of this discount, in other
12 words, this 30.13.030.

13 So, you might want to look at that. It says the
14 commercial uses on lands zoned for such uses within the WRAZ&D
15 District shall receive a 30 percent reduction in the required
16 number of parking stalls.

17 So, just -- I don't think you need it for your
18 project, and I think it probably would benefit you to just get
19 it approved. But for what it's worth, I think there's an
20 argument you might be entitled to that.

21 CHAIRPERSON RICKARD: Any other questions from
22 members? If not, before we entertain any motions, I will open

23 it up if there's any comments from the public.

24 Seeing none, I guess we'll open it up for motion.

25 My feeling is this looks like the applicant's done a great
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1 job, not only the application, and you, too, Wayne putting
2 this together, but also in conforming with all the requests
3 from all the different departments.

4 In the letters I have seen, it looks like they
5 have made every effort to comply with the different
6 departments. So, basically, our approval -- or what they are
7 asking for is there is no variances or anything. It's just
8 approval of the remodel, review the remodel, and review the
9 on-site parking. So, it's pretty straightforward. Do I have
10 a motion?

11 COMMISSIONER KAWAHARA: I move approval for the --
12 to approve the applicant's application for the additional
13 parking -- office structure and parking as presented.

14 COMMISSIONER McLEOD: I'll second that motion.

15 CHAIRPERSON RICKARD: All in favor.

16 (Chorus of ayes.)

17 Approved. Application approved. Thank you for

18 coming in.

19 MR. SKOWRONSKI: Thank you.

20 MR. DANIELLS: Thank you very much.

21 CHAIRPERSON RICKARD: Wayne, good job. Wayne,

22 thanks. You did a lot of work on this.

23 Okay. Hearing that item, we are on Item G,

24 Discussion of Procedures for Conducting MRA Meetings, i.e.,

25 the three-minute limit for public testimony.

36

1 I believe this is also one brought by

2 Vice-Chairman Poelman.

3 VICE-CHAIRPERSON POELMAN: At the last meeting, I

4 asked it to be put on the agenda. I didn't know if it was

5 just at the discretion of the Chairperson or if it had been at

6 some point. I didn't have a recollection of the actual rules

7 adopted by the MRA in the conducting of meetings and to limit

8 testimony from the public to three minutes or less.

9 If there isn't one in place, I would propose that

10 the MRA adopt a procedural rule that public testimony be

11 limited to three minutes. That when they come to

12 two-and-a-half minutes, that we appoint someone as like --

13 Summer isn't here any more, right? But someone to assist in

14 keeping track of time, so when there's a half a minute left,
15 that they announce one-half minute left.

16 And with the exception that if after the three
17 minutes, if a member wants, at their request, to allow the
18 testimony to continue for another two minutes, then at one
19 member's request, then that additional two minutes can be
20 given. Those are my thoughts on that.

21 CHAIRPERSON RICKARD: I don't believe there is
22 anything procedurally written. That came about at the
23 direction of our Corp Counsel -- previous Corp Counsel. And
24 he said, basically, it was the leeway of the Chairman at that
25 point as long as it was announced at the beginning of the

37

1 meeting what the rules would be.

2 But if the -- I do like it better if we set the
3 procedure straight if it can be accepted.

4 VICE-CHAIRPERSON POELMAN: Okay.

5 COMMISSIONER McLEOD: And if we are going to have
6 a website at some point, we should add that information for
7 people who are thinking of coming here to testify, that they
8 can look on the web and see that there's a three-minute limit.

9 VICE-CHAIRPERSON POELMAN: Okay. I move then that
10 the MRA adopt procedures regarding public testimony. That
11 public testimony be limited to three minutes. That there be a
12 two-and-a-half minute warning that there's only a half minute
13 left given, and then at the conclusion of the three-minute
14 testimony, if any member of the MRA wishes to allow the
15 testifier to continue, they can continue for an additional two
16 minutes.

17 COMMISSIONER McLEOD: I'll second that motion.

18 CHAIRPERSON RICKARD: All in favor.

19 (Chorus of ayes.)

20 Motion carried.

21 MR. STEEL: So, do you want me to be the
22 timekeeper from now on?

23 CHAIRPERSON RICKARD: Is there a problem, Corp
24 Counsel?

25 DEPUTY CORPORATION COUNSEL: Are you going to

38

1 publish this? Basically, if you are entering into rule
2 making, then you have to follow the rule making procedures
3 under Chapter 23. That mean you are going to have to put it
4 in writing, amend these rules that you have right here

5 under -- I guess the administrative rules.

6 And is that what you intended, to amend these
7 administrative rules, or are you just suggesting to the Chair
8 that there be a time limit for testimony as well as that
9 whoever is the --

10 COMMISSIONER McLEOD: We are just trying to tell
11 the public, so they are under notice that there are rules and
12 time limits, and three minutes is usually our time limit.

13 DEPUTY CORPORATION COUNSEL: But your intent with
14 this motion wasn't to amend the Procedural Rules or the
15 Administrative Rules.

16 VICE-CHAIRPERSON POELMAN: I guess I put it in
17 those words, but if that would require notice and hearing,
18 then I would move --

19 DEPUTY CORPORATION COUNSEL: You can restate your
20 motion.

21 VICE-CHAIRPERSON POELMAN: If I can restate my
22 motion.

23 DEPUTY CORPORATION COUNSEL: Yeah, because if you
24 really intend -- you are actually intending to amend Section
25 12-701-43 -- I was looking through it. It says here in

1 admitting testimony, to avoid unnecessary cumulative evidence,
2 the presiding officer may limit the number of witnesses or the
3 time for testimony upon a particular issue.

4 VICE-CHAIRPERSON POELMAN: Why don't I restate it
5 this way. That the MRA resolved that they recommend that the
6 Chairman limit the testimony as my original motion provided.
7 Then it would still be at the discretion of the Chairman, but
8 there would be this resolution that that's at the request of
9 the members.

10 DEPUTY CORPORATION COUNSEL: So, you basically
11 move to recommend to the Chair that he limit public testimony
12 to three minutes, and that each witness would be given notice
13 at two minutes and --

14 VICE-CHAIRPERSON POELMAN: Two-and-a-half minutes.

15 DEPUTY CORPORATION COUNSEL: Two minutes and 30
16 seconds that they got 30 seconds left.

17 COMMISSIONER McLEOD: And I think we are saying
18 three minutes is the default number. So, if, on an agenda, we
19 can say that we would allow testimony for more or less, but
20 that's the default number. We don't have a different number.

21 VICE-CHAIRPERSON POELMAN: It's all still up to

22 the discretion of the Chairman. This is basically a
23 resolution saying -- it's probably better left to the
24 discretion of the Chairman, and then it would still include
25 the other portion, the two minutes additional at the request

40

1 of a member. So, I modify.

2 DEPUTY CORPORATION COUNSEL: If you wanted to, we
3 can go through rule making. That's not a problem. And then
4 we would just put it on the next agenda, and you will have it
5 all written up to amend the existing rules, and then, you
6 know, notice it in the paper for 30 days.

7 VICE-CHAIRPERSON POELMAN: Yeah, I think I'm okay
8 with the --

9 DEPUTY CORPORATION COUNSEL: Okay.

10 VICE-CHAIRPERSON POELMAN: -- second. Okay. I
11 modified the motion as such, and then do we vote on that
12 again?

13 CHAIRPERSON RICKARD: Do what vote on that?

14 DEPUTY CORPORATION COUNSEL: Well, you know,
15 somebody needs to second your --

16 VICE-CHAIRPERSON POELMAN: Okay. I move to so

17 modify.

18 COMMISSIONER McLEOD: I will move to second the
19 motion as modified by Mr. Poelman.

20 DEPUTY CORPORATION COUNSEL: Now you can rediscuss
21 it and vote.

22 CHAIRPERSON RICKARD: Any discussion? Okay. All
23 in favor.

24 (Chorus of ayes.)

25 DEPUTY CORPORATION COUNSEL: Sorry about that.
41

1 VICE-CHAIRPERSON POELMAN: No.

2 CHAIRPERSON RICKARD: Now, without a problem, can
3 I have that put on the agenda as a backup of public testimony.

4 DEPUTY CORPORATION COUNSEL: If you decide that
5 you want to limit cumulative and repetitive --

6 CHAIRPERSON RICKARD: Wayne, can we put that on
7 the agenda item right past public testimony in parentheses?

8 DEPUTY CORPORATION COUNSEL: You can announce it.

9 CHAIRPERSON RICKARD: That's what it's going to
10 be.

11 DEPUTY CORPORATION COUNSEL: Or you can announce
12 it, because you may not be here. Another Chairperson may

13 decide he wants it otherwise.

14 CHAIRPERSON RICKARD: For the remainder of my --

15 MR. STEEL: What should I write exactly? We are
16 limiting the public testimony to three minutes, and that there
17 will be a two-and-a-half minute warning?

18 CHAIRPERSON RICKARD: Yes, that's correct.

19 MR. STEEL: That needs to be on the agenda?

20 CHAIRPERSON RICKARD: Yes.

21 MR. STEEL: As an announcement?

22 CHAIRPERSON RICKARD: You can put it public
23 testimony on the agenda, in case we don't announce it up
24 front.

25 MR. STEEL: To have that included on every agenda?

42

1 CHAIRPERSON RICKARD: Just so it's written down,
2 so in case it's not announced up front, it's there.

3 Okay. Moving on to Item H, I believe item from
4 Commissioner McLeod, that MRA manager send a letter to Milton
5 Arakawa, Public Works Director, on behalf of the MRA asking
6 that the Public Works attempt to expedite the repainting of
7 the current surface parking spaces in the municipal lot.

8 COMMISSIONER McLEOD: Yeah, I just -- I was trying
9 to think of something that I thought we could all agree on. I
10 am not trying to have anyone reopen the number of spaces
11 allocated to 12 versus two hours. I am talking literally,
12 these have physically worn away. I know other people have
13 tried to make this happen, and I'm saying let's just send this
14 letter.

15 CHAIRPERSON RICKARD: I notice not only worn away,
16 but you still have the old stripes on top of the new stripes.
17 You got some that are angled. Some that are straight.

18 COMMISSIONER McLEOD: Yeah.

19 CHAIRPERSON RICKARD: Any discussion? Could I
20 have a motion? Do we need a motion for this or we just direct
21 it?

22 DEPUTY CORPORATION COUNSEL: I'm trying to figure
23 out if this is within your powers and duties.

24 COMMISSIONER KAWAHARA: I don't think --

25 CHAIRPERSON RICKARD: We are not telling him to do

43

1 it. We are just asking him if he could.

2 COMMISSIONER KAWAHARA: I don't think it rises to
3 the level of a motion.

4 DEPUTY CORPORATION COUNSEL: If it's just a
5 recommendation, no, because it doesn't fall within the powers
6 and duties.

7 CHAIRPERSON RICKARD: If no one has any objection,
8 Wayne will draft a letter, a recommendation to Milton Arakawa
9 on --

10 COMMISSIONER McLEOD: On behalf of the MRA.

11 CHAIRPERSON RICKARD: -- behalf of the MRA.

12 Sorry. And leading into that, item I, the manager's report.

13 MR. STEEL: So, this letter will be prepared for
14 the next meeting, or do you want me to just draft it and send
15 it with your signature?

16 CHAIRPERSON RICKARD: If no one has any
17 objections, just draft it. I will sign it. We will send it
18 out before the meeting. You don't have to wait for the
19 meeting.

20 MR. STEEL: Okay. Before I get into my report, we
21 might want to give the court reporter five minutes, and I can
22 change my tape.

23 CHAIRPERSON RICKARD: Okay. Five-minute recess.

24 (Recess, 2:04 p.m. Resumed, 2:09 p.m.)

25 CHAIRPERSON RICKARD: Okay. Let's call this
44

1 meeting back to order so we can go through the manager's
2 report.

3 MR. STEEL: I have a number of items that I want
4 to go through. There's a letter that you have a copy from
5 Mr. Bronstein. It's a public -- or a communication to the
6 MRA. He's spoken to me about a project that he's in
7 partnership with Betsil Brothers and GYA Architects.

8 COMMISSIONER McLEOD: I don't have a letter.

9 MR. STEEL: That e-mail. It's of interest to us,
10 because he's presenting -- well, part of the plan is they want
11 to maximize the Maui Medical Group's property, put two large
12 structures on it that will be split between medical facility
13 and a possible buy-in by the County.

14 They are proposing an additional couple hundred
15 parking places for public use, and that may -- if that comes
16 about, that should -- he's also told me that he's going to be
17 meeting with the Mayor regarding this. So, it's something
18 that we all should know it's coming down the road. We will
19 have more updates as it goes on.

20 I did meet with the Mayor regarding our budget,

21 the MRA budget, and the specific items that I thought should
22 be discussed with her were the 200,000 I put in for the
23 costing and phasing of the municipal parking lot.

24 She stated that her preference was to have a
25 municipal parking lot not just be a municipal parking
45

1 structure but inclusive of a multi-use facility. That that
2 was her preference. And that -- and I also spoke to her about
3 the Power Point and basically what was in it.

4 She wanted us to hold off on going before Council
5 until she could get a good idea of the projects that she
6 wanted to have her priority. She hadn't spoken to all the
7 departments.

8 As a result, I'm just informing you it's my
9 impression that we should hold off until we get full support
10 from the Mayor. That she will put something towards a plan in
11 her budget. I don't want us to be put in the position of
12 going before Council and having the Mayor not be in support of
13 what we are presenting.

14 If you have any discussion on that, we could. But
15 that's -- she specifically asked me to hold off on scheduling

16 a time before the Council until she has a little more time to
17 look at things.

18 I also brought up the 25,000 from the public
19 maintenance contract to clean the streets and do all the
20 various kinds of improvements that -- to maintain the
21 improvements that the Market Street Beautification Project
22 will include once it's completed.

23 She seemed to -- none of these things did she
24 agree or disagree with. She basically was just listening very
25 carefully about what I was saying and the need for these

46

1 items. I felt that it was important to have these items in
2 our budget as a bookmark to move forward on the project in
3 whatever way that she would support.

4 And she said, after our meeting, that she would
5 like to schedule another meeting to go into more detail about
6 these things, but she only had a limited amount of time and
7 asked me to reschedule, which I had requested another meeting
8 with her.

9 And the response has been that as soon as she sees
10 all the department heads and so forth, that she will, you
11 know, find time. But right now, we are competing with a lot

12 of variety of other high priority items. So, that's where it
13 sits.

14 Hopefully, we will get these things in our budget,
15 but it's kind of -- just as a side comment, she said she was
16 in favor of a multi-use facility, and that she felt very
17 strongly that we should not go before Council unless we had a
18 completely full-on plan to present. And she didn't want to
19 get into the total -- what that plan meant.

20 But reading between the lines, it sounded like
21 don't go there unless you really have something more than PC-1
22 to offer, because that's only a parking structure. It's not a
23 multi-use, mixed-use facility. And that's what she'll
24 support.

25 Beyond that, I met with Deidre Tegarden, our new
47

1 OED coordinator, because I wanted to get her buy-in for the
2 marketing analysis plan that we spoke of that is in our
3 budget. We have \$95,000 worth of marketing items, and those
4 are all slated in our plan to be accomplished by OED. So, I
5 wanted to bring her up to speed on what those items were. And
6 this, too, I talked with the Mayor about, and the Mayor feels

7 that OED tends to be a dumping ground for a whole variety of
8 different projects, and when nobody knows what to do with
9 them, they have give them to OED.

10 Not that she specifically said these were those
11 types of items, but that she was open to, you know, whether
12 OED does them or not, or it's not something that she would
13 either support or not support at this time.

14 But I did meet with Deidre and ran down all of
15 these items, and she is going to be meeting with the Mayor
16 herself this coming week and will discuss all of the items
17 with the Mayor. Because basically, she takes her marching
18 orders from the Mayor.

19 Hopefully, by lobbying with her -- I mean, she's
20 very excited about Wailuku, knows about Wailuku, is interested
21 in Wailuku. Hopefully, she'll be interested in spearheading
22 some of these marketing session projects.

23 I will be meeting with Jeffrey Hunt, the new
24 Planning Director. I was informed recently by John Summers
25 that due to a variety of meetings that we have had with Mark,

1 and Lloyd, and Len Tamanaha, that he felt it was appropriate
2 to insert into the Planning -- Department of Planning budget a

3 planner that would be called a historic area planner.

4 So, that planner's specific job, among others,
5 would be to support the MRA. And he felt that that was a good
6 thing. And so I thought that was good news. I think --
7 anyway, I think that's good news.

8 So, I also wanted to meet with Jeff Hunt and, with
9 your approval, support that idea, because I think it would be
10 a good idea. If Planning is willing to take that role that
11 I've been tasked with, they would take that role with the
12 expertise that they have --

13 UNIDENTIFIED MAN: Can we have the microphone
14 turned up, please?

15 MR. STEEL: -- with the expertise they have in
16 place, I think that's probably a better solution than us
17 getting our own planner, when many times we have discussed
18 this.

19 CHAIRPERSON RICKARD: Wayne, can you adjust the
20 volume? They can't hear.

21 COMMISSIONER McLEOD: They are saying in the
22 audience they can't hear at all.

23 MR. STEEL: You can't hear? Somebody can't. I'm

24 sorry. So, I want to support, with Jeff Hunt, the idea of
25 putting a historic area planner in the Planning Department's
49

1 budget to support the MRA.

2 COMMISSIONER KAWAHARA: Excuse me, Wayne.

3 MR. STEEL: Yes.

4 COMMISSIONER KAWAHARA: Is that planner going to
5 be -- is that planner part of the budget we're submitting, or
6 is that a Planning Department position?

7 MR. STEEL: It's a Department of Planning
8 position. We have also put in our budget the planner.

9 COMMISSIONER KAWAHARA: That's not the same
10 person.

11 MR. STEEL: It would not be the same person. I'm
12 sure that the Mayor would take it out of our budget if she
13 supported the Planning Department having it in their budget.
14 And I discussed that with her.

15 COMMISSIONER KAWAHARA: My opinion, I would
16 strongly advise that we put the planner on our staff. Because
17 what's going to happen is he may have the title, but they are
18 so understaffed right now, that we are not going to get the
19 time. It's going to be like the old days.

20 So, I think that even though it sounds good in
21 practice, I believe that the planner being an employee of the
22 MRA will serve our purposes better than a planner at the
23 Planning Department.

24 MR. STEEL: Okay. It could be. You guys have a
25 position you want me to take on that? This would be a good
50

1 time, because I am meeting with the Planning Department.

2 COMMISSIONER KAWAHARA: That was in your budget,
3 right, a planner as an employee of MRA?

4 MR. STEEL: It's ultimately going to be a call on
5 the Mayor's is what it's going to come down to.

6 VICE-CHAIRPERSON POELMAN: When the planner was
7 in -- the planner that's in our proposed budget, that would be
8 not only for design review but also for long term planning
9 isn't that right?

10 MR. STEEL: Right now, there are two planners, one
11 in our budget and one in Planning Department's budget for the
12 MRA. The ultimate decision will come down to the Mayor making
13 it where she --

14 VICE-CHAIRPERSON POELMAN: The planner though, in

15 the MRA budget, would be doing the design review packages as
16 well as long-term planning, is that right?

17 MR. STEEL: I would assume so, yeah, because it's
18 in the long-term planning section of Planning.

19 VICE-CHAIRPERSON POELMAN: Yeah, I'm just saying
20 that, because I don't see so many applications. I can't
21 imagine that we would need to have an on-staff planner, if the
22 only thing they were doing were design review packages.

23 MR. STEEL: I'm not sure I understand what you are
24 saying, Lloyd.

25 VICE-CHAIRPERSON POELMAN: If the planner's only
51

1 responsibility is to do design review projects for the MRA, I
2 can't imagine that there would be a need for a full-time
3 planner in the MRA.

4 MR. STEEL: Oh, I agree. I agree. I agree.
5 Depends on the projects that come down the road, variances on
6 use permits or whatever. Yeah, design review is just one
7 part. Yeah, I agree.

8 The Iao Theater seats that were requested last
9 meeting to help subsidize, I want to bring that to the
10 attention of Corp Counsel. I asked for a legal opinion

11 regarding that. I spoke with James Giroux, and he said they
12 didn't feel that we would get a response in writing anytime
13 real soon.

14 And I know that Maui OnStage would like to go
15 ahead with the purchase or redo their allocation of their HUD
16 money. They need to make a decision, as I understand it, one
17 way or the other. So, James asked that I bring it up in a
18 meeting and maybe get John Kim's take on whether or not this
19 is something that would be authorized under Chapter 53,
20 whether the MRA could make such a grant for that type of
21 purchase.

22 So, John, if you want to respond to that.

23 DEPUTY CORPORATION COUNSEL: From my brief reading
24 of the request, just based on the gut, I would say that MRA
25 doesn't have any ability to enter into such a grant. I don't

52

1 know if you even have the resources. Do you have grant money
2 under your budget?

3 MR. STEEL: The money that we do have in our
4 budget is -- was never designed to give grants for this
5 particular purpose.

6 DEPUTY CORPORATION COUNSEL: Then you are not
7 authorized. If there is no line item in your current budget
8 or your proposed budget for grants, then the answer is no.
9 Just for financial procedures by the County, right off the top
10 of my head, the answer is no. Is there a reason why they came
11 to you for the seats?

12 MR. STEEL: Well, let me kind of backtrack a
13 little, John. We do have \$95,000 that was specifically
14 designated for the marketing section implementation of the
15 Redevelopment Plan. In there is an item, and that \$95,000
16 could be used -- it was basically going to be administered
17 from our budget by OED. OED gives grants. So, there's a
18 track record of money coming from our budget for the
19 distribution of grants.

20 Now, the question is, is whether or not it's
21 appropriate for us, and whether or not it's under our plan,
22 and whether or not it would be authorized to buy -- give a
23 grant for the purchase of chairs for the Iao Theater.

24 It's not so much whether the grant is under
25 question but the purpose. As far as the -- what the Council

1 authorized us to use our 95,000 for, this was not one of those

2 things that was mentioned. However, we do have some surplus,
3 and our program budgeting allows us some flexibility. So,
4 that's the argument in favor of that. Whether or not it's
5 authorized under HRS 53, that really is more the question.

6 COMMISSIONER KAWAHARA: My understanding -- my
7 recollection from the discussions at the last meeting was that
8 it was not -- well, I think the term grant is a misnomer here.
9 I think it was to fulfill MRA's mission to revitalize and
10 renovate and remodel historic structures and other things in
11 here.

12 I don't think this is any different than, for
13 example, we help promote festivities or the festivals in
14 Wailuku by giving money to the Wailuku Main Street Association
15 to accomplish it. So, it's not in the nature of the grant.
16 It's to expedite the funneling of the money. That's how I
17 understood it.

18 MR. STEEL: I guess my question was, does it fall
19 into a category in this, and if it does, that's -- that's
20 what -- and if it doesn't squarely fall into a category in
21 here, is it authorized by HRS 53?

22 VICE-CHAIRPERSON POELMAN: You are referring to

23 the Wailuku Redevelopment Plan?

24 MR. STEEL: Yeah, the plan, and we talked about

25 expanding the use of the Iao Theater as a possible category

54

1 that it can fall under. Now, that's a judgment call.

2 COMMISSIONER KAWAHARA: But I thought that was in

3 the discussion involved that we were helping to maintain or

4 renovate historic structure.

5 MR. STEEL: Well, I don't know if it's a

6 structure. It's buying some seats.

7 COMMISSIONER KAWAHARA: It's going to be a

8 fixture. It's attached to the floor. It's a structure. It

9 becomes a fixture.

10 DEPUTY CORPORATION COUNSEL: Well, if you read the

11 letter, the letter says that these are portable chairs. The

12 problem with that, under the Fire Code, these chairs in the

13 auditorium have to be fixed.

14 COMMISSIONER KAWAHARA: They will be fixed.

15 DEPUTY CORPORATION COUNSEL: Well, they are going

16 to have to buy fixed chairs. What about the portable chairs

17 that they bought?

18 COMMISSIONER KAWAHARA: No, these are -- these --

19 she brought a sample.

20 COMMISSIONER McLEOD: They brought one. It looked
21 like a movie theater. It was hard plastic.

22 COMMISSIONER KAWAHARA: They have to be attached
23 to the floor in order to meet the fire code.

24 DEPUTY CORPORATION COUNSEL: So, the original
25 budgeted item, they fell short, is that it? That's what I

55

1 understand from the communication.

2 COMMISSIONER KAWAHARA: Well, they needed the
3 money. The chairs were falling apart.

4 MR. STEEL: Yeah, she was trying to replace
5 existing junky chairs, and she found out after she had gotten
6 estimates, that she would need to have a higher cost chair,
7 because of the bolt down. And she's asking us to subsidize
8 that purchase. They haven't been purchased yet.

9 DEPUTY CORPORATION COUNSEL: She says the old
10 budget approved, seats 36,000, moving/storage racks 4,000,
11 labor 5,000, total 45,750. And then new, I guess they had to
12 rethink it, right? And so I guess they are short, what
13 \$15,457?

14 COMMISSIONER McLEOD: So, I guess -- so, how do we
15 get -- I mean, this is the manager's report, right? So, you
16 asked, as the manager, for an opinion from them. So, I mean,
17 is it now just too much of a hassle?

18 I mean, we were just trying to help out Iao
19 Theater. So, if this is now a hassle, should we just defer
20 this? What are you proposing?

21 MR. STEEL: I just want to make sure that we --
22 well, for one thing, we are doing what we are supposed to be
23 doing legally. And also, we should know that if we do this,
24 we are also opening up the door for anybody else who wants to
25 request something from the MRA, which we will then have to go

56

1 through the same procedure for.

2 In the past, we have not been an agency that -- I
3 mean, this is a brand new thing for the MRA to give out
4 grants. And we specifically were authorized to give out
5 grants relative to the marketing plan. And whether or not
6 chairs for Iao are something in the marketing plan is what we
7 need to determine.

8 Expand the use of the Iao Theater, if that's
9 something that -- if chairs would expand the use of the Iao

10 Theater, we could probably do it, since we have in our budget
11 enough money to give it to them.

12 However, is that something -- and that was my
13 question. Is it authorized by HRS 53? That's my question.
14 Do we have any liability? Do we have any other unforeseen
15 consequences of doing this that I'm not seeing? And that's
16 why I wanted a legal opinion about it.

17 COMMISSIONER KAWAHARA: Let me put it in a
18 different context. Would the MRA -- can the MRA subsidize an
19 owner in the historic area, Wailuku, to help paint his
20 building?

21 MR. STEEL: If it's in their plan.

22 COMMISSIONER KAWAHARA: Can it?

23 MR. STEEL: Not generally speaking. I mean, to
24 me, it has to be specifically stated what -- if it's any
25 building, some building, if it's our building.

57

1 COMMISSIONER KAWAHARA: Let's assume that it came
2 before us that some old lady needed -- we want them to repaint
3 the building, and because of lack of funds or for whatever
4 reason, we needed to help do that. Can we do it? I would

5 think yes. Therefore, I think we can do the chairs. That's
6 my opinion.

7 MR. STEEL: To me, I don't know if we can. That's
8 why I'm asking that question.

9 COMMISSIONER McLEOD: What do you want from us on
10 this chair question at this point?

11 MR. STEEL: I'm just bringing this up now, because
12 I want to make a decision about telling Darla we can or we
13 cannot, so that she can move ahead with whatever she has to do
14 to reallocate that money. She will get these chairs one way
15 or the other.

16 If it's legally permissible for us to do it, I
17 don't see any reason why not. I just don't know if it is, and
18 that's why I bring it up.

19 CHAIRPERSON RICKARD: But this was decided on --

20 MR. STEEL: And also getting a legal opinion, I
21 assumed. That's why I am asking John.

22 CHAIRPERSON RICKARD: No, I am saying as far as
23 the decision whether we should do it or not, I mean, I know I
24 wasn't here the last two meetings, but it was already voted
25 and approved that you could grant them the money, right?

1 So now you are just asking Corp Counsel, is there
2 any legal hangups stopping us from completing what we voted on
3 already.

4 DEPUTY CORPORATION COUNSEL: Well, is that a done
5 deal? This was a done deal?

6 COMMISSIONER McLEOD: Also, let's see. Was there
7 anyone in the public that wanted to comment on this point? Do
8 we allow that, Chair?

9 CHAIRPERSON RICKARD: Sure.

10 MS. BETTS BASINGER: Good afternoon. Alexa Betts
11 Basinger from Lokahi Pacific. I also was honored to sit on
12 the Mayor's Iao Theater Task Force, so I can have some germane
13 information here.

14 First thing, my questions -- the bigger question
15 you have to answer is whether or not you have grant right
16 capability. Do you have those resources exclusive to the MRA
17 outside of OED? So, that's number one.

18 But secondly, the issue is between bolted chairs
19 and permanent chairs. Would these chairs be owned by Maui
20 OnStage, and can be removed by Maui OnStage in the event that
21 they no longer leased the theater? I think that's where you

22 cannot do this.

23 So, the marketing funds are specific. They are
24 specific in your plan, and they are specific in what you went
25 before Council asking for that 95,000. And it wasn't for
59

1 grant opportunities.

2 So, I think Darla -- she's an amazing woman, and
3 she got HUD money to do this, and she will find matching
4 funds -- should go directly to the County.

5 CHAIRPERSON RICKARD: Questions, comments?

6 COMMISSIONER KAWAHARA: I think what you did --
7 so, the question is not whether we can do it. The question is
8 whether, out of this \$95,000, it's permitted, right? That's
9 more of the question. Because this money is coming out of
10 our -- the 95,000 marketing funds.

11 MR. STEEL: I think that we have every right to
12 issue grants under the current budget that we have. The
13 question to me is are we within the bounds of the plan and the
14 statute to do it for this purpose.

15 We have been told by other Corp Counsels we are
16 not in the position -- one of our purposes is not to be the
17 custodian of County property. Well, that's almost like what

18 this would be in a sense. That's a County-owned facility.

19 Are we -- who owns these chairs? Are they going
20 to be the County? Is it going to be a private entity?

21 Anyway, these are -- I haven't been able to sort
22 these things out, and that's why I asked the legal question.

23 Is this something that we should do or not?

24 DEPUTY CORPORATION COUNSEL: Well, before we try

25 to reach any answers, I would ask the agency to defer this

60

1 matter so that my office can research this issue on whether or
2 not these money can be used for the purchase of chairs to what
3 appears to be a pass-through grant and giving Maui OnStage
4 those resources.

5 And then it becomes an issue, well, once you give
6 them the money, it's not County property. It will belong to
7 Maui OnStage, I believe, if they lease the premises. And then
8 any other movable structures that they have, once their lease
9 is up, they take it, and give it back to the Maui County as a
10 gift? They may decide to take it with them. So, let me have
11 some time. And I apologize, I wasn't prepared for this
12 question.

13 COMMISSIONER McLEOD: Is 30 days enough to talk
14 with us again?

15 DEPUTY CORPORATION COUNSEL: Probably not, but I
16 will try my best. As far as my own personal schedule, I will
17 let you know, I am on an interest arbitration for fire
18 fighters held on Maui, and in two weeks, we are scheduled for
19 the HGEA arbitration. And those are collective bargaining
20 agreements. And this is statewide concern.

21 Maui is the lead on the fire fighters. The State
22 is the lead on the HGEA. The fire would be UPW, but that's
23 just to let you know what my schedule is.

24 COMMISSIONER McLEOD: Mr. Chairman, I will move
25 that we defer any further discussion of the purchase of chairs

61

1 or giving money for the purchase of chairs until counsel gets
2 back to us, and also let's direct our manager not to, in fact,
3 spend \$25,000 until we get further information from the
4 counsel.

5 CHAIRPERSON RICKARD: Could I have a second?

6 VICE-CHAIRPERSON POELMAN: Second.

7 CHAIRPERSON RICKARD: All in favor?

8 (Chorus of ayes.)

9 MR. STEEL: That's it for me.

10 CHAIRPERSON RICKARD: J, Main Street Association,
11 Jocelyn.

12 MS. PERREIRA: Jocelyn again. Good afternoon
13 again, Commissioners. A couple of things to report. I have
14 been very busy trying to set up or have met with some of the
15 new members of the new administration, so that we can discuss
16 issues that we can collaborate on and facilitate, so that we
17 can accomplish the goals of our respective agencies.

18 I've had a meeting with the Planning -- the new
19 Planning Director, Jeff Hunt, so that we could discuss ways
20 that our organization can continue to provide professional
21 resources and assistance to the Maui Redevelopment Agency in
22 support of their continued ability to become more fully
23 autonomous, as was -- is the desire of the Redevelopment
24 Agency.

25 Made it very clear that we support the

62

1 Redevelopment Agency. Gave him a graph that outlines the
2 differences in the function of the agency as well as the
3 functions of our organization which I had given to you prior.

4 The same has been shared with Council Members in
5 the past, and I expect to do that with the new group of
6 freshman Council Members as well.

7 Also scheduled a meeting to meet with OED as well,
8 so that we can discuss ways to facilitate marketing projects.
9 She is new, and I believe that the lady that was -- I can't
10 remember her name right now. The second -- JoAnn Inamasu is
11 going to be very helpful, because -- so we can have a seamless
12 transition hopefully.

13 There is a learning curve, as we all know, into
14 getting these things to come on line. However, when it comes
15 to Public Works, which I also have asked for a meeting with
16 the existing, that they were retained, the department heads in
17 that Department, and we'd like to talk to them about
18 prioritizing and expediting the Market Street Beautification
19 Plans, make sure it stays on track and gets on track.

20 In light of that, we have received favorable
21 response of support to work collaboratively to augment the
22 services of the Planning Department, continue to do that, and
23 we hope to be supported by that in the Mayor's budge. And we
24 do anticipate -- especially we want to focus on -- one of the
25 things that we took time to speak to the Planning Director on

1 was this municipal parking property that we really need. Time
2 is of the essence, and we would like to try to make something
3 happen in the next two years.

4 And the reason why I state that is because it is
5 our belief that the Council Chair is in his last term, and he
6 is strongly committed to making something happen with that
7 property. And I think we have to take advantage of that fact,
8 that there is that loyal commitment there.

9 So, I also spoke with the new Planning Chair on
10 the Council, Gladys Coelho Baisa, and she's very excited about
11 some of the things that we have been doing, and trying to pull
12 together, and -- you know, I talked to her and stressed the
13 importance of everybody being focused, because this is the
14 900-pound gorilla that we do have to pin to the mat. And I
15 think she is very committed to trying to do whatever is
16 necessary.

17 I think we are all of the thinking that this
18 should be a multi-use facility along with parking. That
19 perhaps the PC-1 was -- I don't want to say shortsighted, but
20 I mean that was kind of the compromise plan as to not breaking

21 ground or anything. But she's also aware that we all wanted
22 to have more parking initially, and maybe now it's a -- in
23 hearing what Manager Steel has talked with Mayor Tavares,
24 maybe it is time to take a look at the plan and see if -- how
25 we can have flexibility in that plan, so that we can make it
64

1 like an Economic Development project of sorts, that also
2 includes parking, addressing the parking needs, and go forward
3 with that. That might be something that would be a win/win,
4 because it might be what the Council wants as well and
5 incorporate some government services.

6 And I think we are at the doorstep, and I think we
7 just need to -- if we all kind of commit to just staying
8 really focused on making this one project happen, I think it's
9 going to pay a lot of dividends for everybody, not the least
10 of which is this agency in being able to do that.

11 So, I wanted to apprise you all of that, that we
12 are focused, and we are on top of it and trying to stay on the
13 front lines, and trying to engage everybody and educate
14 everybody relatively quickly on the status of projects in
15 Wailuku.

16 I want to report to you that if you look around

17 town, I'm happy to say that some of our vacancies are getting
18 filled. And it's been a lot of effort, business -- recruiting
19 businesses, appropriate businesses. The image and the
20 attitude about the area is improved, because there is the view
21 of a solid commitment, with an organization like yourself, an
22 organization likes ours, commitment from the powers that be
23 and other community supporting entities that are all kind of
24 working in sync.

25 It just shows there's a -- you know, you feel like
65

1 investing in here, and I want to say that's a marked
2 difference from what I'm seeing in the malls. The Queen
3 Kaahumanu Center in particular has a major amount of vacancies
4 going on now.

5 So, I mean, I think that's something you should
6 all pat yourselves on the back, because I think that's a
7 marked improvement in that particular area.

8 I do want to invite all of you to please try to
9 attend, because this -- I don't -- I don't believe that this
10 would prohibit just the two person rule. We are going to
11 have -- as you know or may not know, the Wailuku Main Street

12 Association has instituted a Small Town Public Forum,
13 Wednesday in Wailuku. And we have a rotational list of themes
14 and topics that we are going to talk about.

15 So, I want to give you guys some advance notice of
16 what we are going to be looking at. Wednesday, January 24th,
17 which is next week Wednesday, we are going to have -- we are
18 going to feature Jeff Hunt, who is the new Planning Director.
19 The theme is Defining Small Towns, Keeping Their Integrity.

20 And here is an opportunity to understand his
21 vision and for him to hear our vision as to what we think will
22 make, you know, a small town viable and so on and so forth.

23 Many of our planning people who are involved in
24 community planning resources are expected to be there.

25 MR. STEEL: What was the time and place, Jocelyn?

66

1 MS. PERREIRA: It's 11:30 to 1:00 o'clock at the
2 Church of Good Shepherd Hall. The forum is free. If you
3 would like a courtesy lunch, you need to call my office, and
4 you need to bring your money physically to my office my Monday
5 noon, and we will order.

6 We are using Stillwell's for now, but I am hoping
7 when Lokahi Pacific gets their restaurant in there, that we

8 can kind of work something with them, so that we -- you know,
9 getting a little closer to the Maui Redevelopment Agency area.

10 This proposal from Mr. Bronstein about the twin
11 towers -- a little bit concerned about the comment that they
12 have been working with Maui Medical Group and have produced a
13 plan. I think it's a good idea to let them know that we've --
14 and this is just, you know, from experience in dealing with
15 people who want to do something in town.

16 It would be really, really nice if they come talk
17 story with you all in general first, so that -- what's been
18 our experience, and one of the -- some of the persons here, is
19 that they build these huge buildings that is like -- you know,
20 it's difficult to swallow, because they are not in conformance
21 with the design guidelines of the area.

22 You know, they are too tall. Like twin towers, I
23 mean, that sounds startling. And it might not be, but it
24 would be nice if there was some kind of time for just an
25 informal discussion with the MRA, in general, of what the MRA

67

1 envisions and would like to see. So that when they start to
2 build a plan, the plan incorporates not only your thoughts and

3 ideas and vision, but -- you know, that's why we offer
4 ourselves as well, so that they can come and talk. And I
5 imagine they will be coming to talk to our professionals as
6 well. I just wanted to state that.

7 And finally, in conclusion, and thank you for the
8 opportunity to share a lot of the goings-on with you all, I
9 would like to make a recommendation and just for your
10 consideration.

11 We have been having a lot of meetings that have
12 gone till like 5:00 o'clock, and it's difficult to -- the
13 Commissioners are tired, and sometimes people waiting have
14 gone. They wait for theirs. They are gone.

15 I would like to make a recommendation that you
16 consider doing and limiting, so people won't be -- we would
17 have more people, I think, in attendance if you'd have like
18 the meetings are from 1:00 to 3:00. And if you go beyond
19 that -- like today, I think you guys going the finish early.
20 It's perfect, the agenda items.

21 But if we have that much business to discuss, so
22 that we do a thorough discussion and analysis, and everybody
23 is not just weary from -- from the length of the things, that
24 maybe you have two meetings for that month instead of one.

25 You know, right now we have once a month a
68

1 meeting, and it's nice for all of us, because it's nice to
2 have just once a month meeting. But if we do have agenda that
3 gets that heavy or that much detail, you know, so that people
4 feel comfortable that it's been thoroughly discussed and not
5 just, you know, quickly trying to get it through, that we try
6 to accommodate that.

7 And that's all I have to offer today. Thank you
8 again for your service to this community. We so much value
9 and appreciate your time.

10 CHAIRPERSON RICKARD: Any questions?

11 Last on the agenda is just setting the agenda for
12 the February 16th meeting. If no one has anything now, you
13 can always contact Wayne and add it to it. Other than that --

14 MS. BETTS BASINGER: May I make a final comment?

15 CHAIRPERSON RICKARD: Sure.

16 MS. BETTS BASINGER: Alexa Basinger again from
17 Lokahi Pacific. And I was so sure that your Manager would
18 bring it up or that it would be in the report you just heard.

19 Part of the 95,000-dollar marketing money that you

20 have that went through OED came to Lokahi Pacific for the
21 Wailuku Community Association to do a website that markets
22 Wailuku. And we are hoping to go live with that website, and
23 I'm requesting that each of you, if you have time, if you
24 would look at it while it's under construction and give me
25 comments.

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1 We've divided the site into several major areas;
2 living in Wailuku, which would talk about our schools, our
3 housing subdivisions. Realtors will advertise on that page.
4 Working in Wailuku, which addresses our -- the businesses that
5 are here. Opening a business here, bringing a business to
6 Wailuku, the advantages. Visiting Wailuku, our shops, our
7 restaurants, our dining, et cetera, et cetera. And the
8 history of Wailuku, and then there are some other fun facts.

9 But it's WailukuMaui.org. And please, take a look
10 at it. E-mail me. Say, Alexa, it's horrible, it looks awful,
11 or do this, or do that, or add this, or add that, and any
12 features that you might think would be part of a change,
13 although there's a calendar of events that go on in Wailuku.
14 Thank you. That's all.

15 COMMISSIONER McLEOD: Move that we adjourn.

16 CHAIRPERSON RICKARD: Next meeting, the 16th.

17 MR. STEEL: February 16th.

18 CHAIRPERSON RICKARD: Place to be announced, I

19 guess, here or to be announced.

20 MR. STEEL: Yeah, if you guys feel this is a good

21 place to have it, we can -- we can continue to have it here.

22 COMMISSIONER McLEOD: How about on the court

23 reporter end? We heard from the audience that maybe this

24 isn't great acoustics.

25 CHAIRPERSON RICKARD: Sorry about.

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1 (Off-the-record discussion with court reporter.)

2 MR. STEEL: We will be here next time,

3 February 16th.

4 CHAIRPERSON RICKARD: Other than that, meeting

5 adjourned.

6 (Adjourned, 2:50 p.m.)

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1 **CERTIFICATION**

2 I, KATHERINE EISMANN, CSR 439 in and for the State
3 of Hawaii, do hereby certify:

4 That the proceedings were taken by me in machine
5 shorthand and were thereafter reduced to print under my
6 supervision by means of computer-assisted transcription; that
the foregoing represents, to the best of my ability, a true
and correct transcript of the proceedings had in the foregoing

matter.

7

I further certify that I am not an attorney for
8 any of the parties hereto, nor in any way interested in the
outcome of the cause named in the caption.

9

10 Dated this 24th day of January 2007.

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Katherine Eismann, CSR 439

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