

**(APPROVED: 11/06/08)**

**CULTURAL RESOURCES COMMISSION  
REGULAR MEETING  
OCTOBER 2, 2008**

*\*\* All documents, including written testimony, that was submitted for or at this meeting are filed in the minutes file and are available for public viewing at the Maui County Department of Planning, 250 S. High St., Wailuku, Maui, Hawaii. \*\**

**A. CALL TO ORDER**

The regular meeting of the Cultural Resources Commission (Commission) was called to order by Vice-Chairperson Erik Fredericksen, at approximately 10:05 a.m., Thursday, October 2, 2008, in the Lanai Community Center, 8<sup>th</sup> Street, Lanai City, Island of Lanai.

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

Mr. Samuel Kalalau: Now that this meeting is in order, first thing on the agenda, people, is we need to have approval on our minutes of our last meeting. But first of all, we'd like to apologize that we were supposed to have been here last month. We came up with short members so we canceled it and we rescheduled it for today. Does any Commissioners wanna make a motion on the minutes?

**B. APPROVAL OF MEETING MINUTES OF AUGUST 7, 2008**

Mr. Raymond Hutaff: I move we approve the minutes as written.

Mr. Erik Fredericksen: Second.

Mr. Kalalau: Any discussions?

There being no discussion, the motion was put to a vote.

***It has been moved by Mr. Hutaff, seconded by Mr. Fredericksen, then unanimously***

***VOTED: to approve the minutes as written.***

Mr. Kalalau: Motion passed. Stan, can you update us on the Item C?

**C. LANA'I CITY BCT CULTURAL RESOURCES SURVEY RESULTS**

Mr. Stanley Solamillo: Good morning, Commissioners, and good morning, citizens of Lanai. I have just handed out the draft Cultural Resource Survey that was conducted by

staff with the assistance of SHPD staff, Astrid Liverman, Architecture Branch Chief, and Katie Kastner, that we conducted here in April, and this was done at the instructions that were specifically made at the last CRC meeting that we had in Lanai, which was the March meeting. Since we, at that time, were considering, I believe there were seven demolitions, which were proposed for Lanai City, we were told to go out and actually survey and ascertain what we have here as far as cultural resources, so that was done.

The documentation that you have is for 66 buildings, 61 of which are contributing, and they vary from commercial to residential to industrial buildings, including the institutional buildings, such as the churches and Dole Park proper.

After reviewing this, there's going to be actually a report that'll accompany it, but the preliminary determination is that the cultural resources that comprise Lanai City are potentially eligible for listing in the National Register of Historic Places and also eligible for listing in the Hawaii Register of Historic Places as a historic district. If we take and oftentimes when we get the -- when we get demolitions, we get them as individual cases and I think it kind of becomes clear when we get out buildings and things of that nature that these are individual buildings that might be by themselves. Some of them might not be or may be borderline as far as eligibility, but that's, in the case when you look at districts, you're looking at a thematic group of buildings, which together constitute the bulk of the resource, and that maintains its eligibility. I think that the other thing that we need to remember is this was the first planned community in Hawaii, okay, and it was designed by the engineer Root. The first phase of construction was built by Kikuichi Honda, excuse me. The first phase of construction was built by Kikuichi Honda, and he was a Wailuku contractor and brought a hui of carpenters here to build Lanai City. He was followed by another Japanese carpenter who brought -- also brought a hui here, and I think it was Masaru Takaki, and he builds the later phases. But the first section of the Dole shops is also included in Kikuichi's initial building campaign. So that goes back to 1923. So most of the town is built or the majority of the town is built in a year and this is very significant.

The other thing that we found in doing preliminary research, and Kepa Maly and his wife were both very helpful in this with supplying the background information for each and every building, specifically those on the square, and we find that there are multiple histories tied to these buildings, whether they are Chinese merchants, Japanese merchants, or later Filipino merchants, there's a consistency with families from Lanai, family histories, things that are important to the community, and those were things that, as a cumulative history, those are important personages for this community and they're important for Statewide history as well.

Some of you will recognize the photographs that we're going through. This was Lanai, I believe it is in 1929 that the conclusion, I believe, of the third building phase, if you will, that was undertaken by Hawaiian Pineapple Company. The initial, and there have been

several, actually, inventories that have been done, for better or for worse, by companies who were assisting Castle & Cooke in -- in ascertaining or actually getting its 201G and later H projects, and I think we've gone back and looked at a lot of those inventories and there's actually history here that -- that is in addition to what has been provided by them. What becomes really, if you look I think in the middle of this section, right on this side of Dole Park you've got -- you've got a house that has a gable roof and a shed roof on the rear part of it, and the houses toward us have hip roofs. The houses toward us, most of them were built later, that's the second and third phase, so that's Takaki's. The earlier ones that -- that actually are lifted out of -- of plantation areas in -- in places like the U.S. Mainland, that's done by Kikuichi Honda. This gives you kind of a closeup of it. This was, I believe, 1924, and it clearly shows Kikuichi Honda's first buildings - part of the shops are facing us, they're forward - and then behind them you get those -- those house types that are more consistent with those produced on the U.S. Mainland. Here's a closeup again. But they're very clearly, you know, something that -- that's if you would go to places like other islands in Maui County we see different house types; these are really something almost lifted out of the cotton belt. This was the welcoming photograph for Mr. Dole when he came in. We have to be mindful that there were a hundred initial families, who were Japanese, who came from Oahu, and who were the first workers here.

This is a wonderful panorama, and as we look across, you know, some of the descriptions that I was just giving you of that initial house type built by Kikuichi Honda is in the enlargement, we go past Dole Park, and on the right side you see them a little bit more clearly because they're an enlargement. These porches are different than normal because they're -- they have a side wall to each -- each side of them and they're open on the front. Over time they become filled in, they become additional rooms, but initially, we got side walls on these porches, which is -- is an interesting adaptation of the porch. This is as it looks today, and the boundaries that were surveyed included the blocks outlined in this white dash line, so it included two TMK's: one TMK that only consist of the -- the Dole shops, and then the rest of it Dole Park and the blocks which abut Dole Park. This is again that two-family cottage that I was talking about built by Honda. That's actually a picture of Honda from *Who's Who* produced in Honolulu. One-family cottage by Masaru Takaki. Two-family cottages. These become more like the HSPA or the Hawaiian Sugar Planters Association standard plans so that the hip roof houses that you see around town. These, though I haven't seen them, this one came from a Castle & Cooke document, were single men's barracks and they're very similar to what is -- what was produced over in Lahaina. This is just kind of briefly looking at the architectural history.

I'm going to say this before we look at the other cases, and this is a case that recently went to the Hawaii Register of Historic Places, and the reason why it's being presented today is because it looked really bad. It's one of those few cases, and I'm sure we hear -- and then when we review a lot of description of houses, there's lots of termite damage, there's lots of water damage, but I think, in this case, it's really are we committed to our history and

the history that Lanai City has? This is just photographs of what this house look like and it's probably as bad, if not worse, than a lot of what we've seen on houses, the housing stock in Lanai City, but it takes somebody who cares, essentially, and it can be brought back. This house won a distinction of being the recipient of the 2005-2006 Historic Preservation Honor Award, and this is the Kaluakini House, and Kaluakini is the sheriff of Lahaina and the sheriff of Hana and he also comes here very often because part of his jurisdiction is Lanai so he picks up prisoners and takes them back to Lahaina and over to Wailuku.

Are there any questions, I guess, from the Commissioners. That's a really brief and I didn't mean it to be that brief but it's a really brief presentation.

Mr. Fredericksen: Stan, I've got a question. This area that you have outlined, that was the survey area?

Mr. Solamillo: That was ...(inaudible)... of the survey, correct.

Mr. Fredericksen: Right. Now here's the question, and this is a little ahead on the agenda, but No. 3 under demo permits, are all those -- there's 11 within this area or --

Mr. Solamillo: Yes, they are.

Mr. Fredericksen: Okay. Now, what was the rationale for -- for looking at that area?

Mr. Solamillo: This area is known, I think, as the Lanai City Business Country Town District, and it's a separate designation from the rest of Lanai City.

Mr. Fredericksen: Okay.

Mr. Solamillo: There's also two separate TMK's. The other TMK's of Lanai City are covered under a 201H, I believe --

Mr. Fredericksen: Okay.

Mr. Solamillo: Application, which was granted to Castle & Cooke.

Mr. Fredericksen: Okay. Thanks.

Mr. Solamillo: If there are no further comments, then we probably can open for public comment.

Mr. Kalalau: Commissioners, questions? Comments? If not, we can move on to Item D.

Mr. Solamillo: You wanna open for public comments or anything?

Mr. Kalalau: On what we just presented?

Mr. Solamillo: Yeah, on the --

Mr. Kalalau: Okay. Can we open the floor now for any public comments on what we just presented? The floor is now open for anyone in the public who might have something to say of what we just presented.

Ms. Katie Kastner: Good morning. My name is Katie Kastner. I'm with Historic Hawaii Foundation and we have some general comments about Lanai City. Historic Hawaii Foundation works to preserve Hawaii's unique architectural and cultural heritage and believe that historic preservation is an important element in the present and future quality of life and economic viability of the State.

Historic Hawaii Foundation encourages the preservation of historic resources in Lanai. Lanai City's unique character and sense of place are being lost as more and more commercial structures in the BC-T as well as nearby residences are being demolished. HHF included Lanai City on its most endangered historic sites list in 2006 in recognition of the threat to the integrity of the historic town and accumulative effects of the demolition and alterations being proposed.

Historic Hawaii Foundation strongly opposes the demolition of historic structures in Lanai City, especially in the BC-T. We believe that the BC-T is eligible for listing on the National Register of Historic Places and possibly as a National Historic Landmark. Listing on the register would have economic benefits to both residential and commercial properties. Commercial properties listed on the register are eligible for 20 percent Federal rehabilitation tax credits, while residential structures used as owner's primary residences are eligible for property tax abatements in which the owner pays a hundred dollars a year for property taxes for the historic residence. Inclusion on the register would also enhance Maui County's standing as a Preserve America Community and make it competitive for grants available for heritage tourism and educational activities.

As Historic Hawaii Foundation feels that the Lanai BC-T is a National Register eligible district, we recommend that all work done within the district comply with the Secretary of the Interior Standards for Rehabilitation and the demolition be limited to none contributing buildings or features only. Contributing structures and character defining features should be preserved and rehabilitated including adaptive reuse measures where necessary. Historic Hawaii Foundation has numerous concerns regarding plans to Lanai City and we feel that these plans will ultimately destroy the historic character of this unique community. Thank you.

Mr. Kalalau: Thank you. Any questions?

Mr. Fredericksen: Good morning. Thanks for the testimony. What you said taking demolition of some portions of structures?

Ms. Kastner: We talk about any demolition of historic structures or alterations that aren't in keeping with the Secretary of the Interior Standards for Rehabilitation, which means that, you know --

Mr. Fredericksen: Okay.

Ms. Kastner: Everything would be replaced with in-kind materials and such things would affect the historic character of the district and that we feel that those things should not happen.

Mr. Fredericksen: One other question regarding the -- so you folks are suggesting that Lanai City could be somewhat like Lahaina in terms of the National Landmark?

Ms. Kastner: Lahaina's a National Historic Landmark District and we feel that Lanai City could be eligible for that same status.

Mr. Fredericksen: Thanks.

Ms. Kastner: Thank you.

Mr. Kalalau: One more question. What you're speaking about is it within the area that was presented, you know, that you want the preservation to be within the BC-T area or you're talking about the entire --

Ms. Kastner: Well, we would ultimately think that all of Lanai City would be part of -- I mean the boundaries would have to be looked at to see what has been changed, what hasn't been changed, but the boundaries of the National Historic Landmark District could potentially go beyond just the BC-T, but definitely the BC-T would be included in that.

Mr. Kalalau: Okay, thank you. Any more questions? Comments?

Mr. Fredericksen: If you could hold on just a second.

Ms. Kastner: Sure.

Mr. Fredericksen: I've got a question for Stan but then I may have one for you as well.

Ms. Kastner: Okay.

Mr. Fredericksen: Stan, has -- okay, so what's -- what's been surveyed is the BC-T, that's what we just got?

Mr. Solamillo: That's correct.

Mr. Fredericksen: Now, what other work -- has there been other work done outside the BC-T?

Mr. Solamillo: Well, there has but it's been --

Mr. Fredericksen: Kinda piecemeal ...(inaudible)...

Mr. Solamillo: It's been piecemeal and -- and actually it broke down Lanai City's housing into, I think, three or four types, but there's probably more because we have teacher's cottages, I mean we have what I've showed you today, but we have teacher's cottages, we have management housing, and we have a lot of other things that are here that haven't gotten caught in the inventories that were made for the 201G and ultimately H applications.

Mr. Fredericksen: And I have one more question for you. You mentioned earlier about benefits. Could you elaborate on some of -- especially the -- for homeowners because I think some people that's a concern they have if they can't or can't do something --

Ms. Kastner: Absolutely.

Mr. Fredericksen: But are there -- you know, what -- could you elaborate on the benefits please?

Ms. Kastner: Through the County of Maui, and through all four counties in the State, there is a property tax exemption available for properties who's on the Hawaii Register of Historic Places that are the owners primary residence. And that tax exemption results in them paying only \$100.00 a year in property taxes. And being on the register, they would have to maintain their home according to the Secretary of Interior Standards, which does not mean that they can't make additions or alterations, that can be done. You would have to consult with the State Historic Preservation Division on those alterations. But it's a big incentive for a lot of people to list their homes and to maintain them in accordance with the standards.

Mr. Fredericksen: Are there any other tax benefits? Or other ...(inaudible)...

Ms. Kastner: That would be the primary tax benefit for residences. For commercial --

Mr. Fredericksen: Yeah, that was second question.

Mr. Kastner: For commercial properties, through the National Park Service, there is a Federal rehabilitation tax credit, so income producing structures listed, and that's to the National Register, are eligible for that tax credit for rehabilitation work, which has been done. In Honolulu, there have been a few projects that have received that tax credit. I don't -- I'm not aware of any on Maui but --

Mr. Fredericksen: ...(inaudible)....

Ms. Kastner: Or there aren't any cause there aren't any buildings that's on the National Register here so there haven't been any here.

Mr. Fredericksen: Okay, thanks.

Ms. Kastner: Sure.

Ms. Caron Green: ...(inaudible)...

Mr. Kalalau: Yeah, maybe what you can do is approach --

Mr. Fredericksen: You have to speak into the -- you have to use the mike.

Mr. Kalalau: The mike, yeah, and state your name.

Ms. Green: Okay, my understanding is the town square has developed over --

Mr. Kalalau: Can you state your name and stuff.

Ms. Green: I'm sorry. My name's Caron Green and I'm a resident of Lanai. I understand that the town has developed over a period of time. What you went through today was the initial development but like the building we're standing in, I think is from the '50's. So if we were to mark this as a national historic place, would there be a certain date at which we would look at restoring things to? In other words, would this building be knocked down to bring it back to what Lanai City looked like at say 1935 or, you know? So my question is: When you are qualifying for a national historic place, do we have a specific date in time?

Mr. Kalalau: Stan?

Mr. Solamillo: Probably it would be best to ask the head of architecture, Astrid Liverman, to address that issue, but she's not standing right now. I'll attempt to deal with it and then she can deal with it later. In a place like Lanai City, and in a place where you have multiple

owners through time, buildings change. They're not static. They change for uses. You know, we have a bakery that becomes a restaurant but initially started out as a dormitory. You have changes through time and what -- instead of trying to narrow down and say we wanna return it to circa 1925, in the middle of its heyday, we tend to look now at accretional buildings through time that have, in their own rights, gain significance. The cutoff date, I think, is 50 years that we look at, but we're trying to take everything that has come and been incorporated into the buildings and the lives of the people who occupied as well constructed them through time. So the short answer, no, we don't narrow it down to a certain point in time, but everything that changed as it occurs through time has the ability to attain its own level of significance.

Mr. Kalalau: Okay, use the mike. Name please.

Ms. Astrid Liverman: If it were designated on the National Register --

Mr. Kalalau: Can you state your name and stuff?

Ms. Liverman: My name is Astrid Liverman and I work for the State Historic Preservation Division. I'm the Architecture Branch Chief. And when a property is designated, say it was designated this year in 2008, we would look at all properties 50 years or older, so pre-1958, so probably the period of significance indicated would be 1923 to 1958. But, you know, if there were other resources identified that were older, those would be included too in the period and the period of significance would be extended.

Mr. Kalalau: And, also, isn't there guidelines in the Federal historical preservation guidelines that say Lanai people wanted to preserve, you know, this section that is concerned, is there guidelines for them to follow the Federal guidelines?

Ms. Liverman: For the maintenance of structures?

Mr. Kalalau: I mean for everything? I mean, you know, material or the architect of the building?

Ms. Liverman: Okay, yes, and that would be the Secretary of the Interior Standards for Rehabilitation, which are criteria identified by the National Park Service. Just to give you sort of a broader idea, in my position at the State Historic Preservation Division, I review all privately owned properties, all permitting actions for all buildings over 50 years, and the benchmark that I use, whether or not those properties are listed on the State or National Registers, are those same standards so standards for rehabilitation and we comment in accordance with those.

Mr. Kalalau: Okay, thank you. Anymore questions?

Mr. Fredericksen: Good morning.

Ms. Liverman: Hi.

Mr. Fredericksen: Have you -- has SHPD seen the, I think, the 11 demolition -- these 11 demolition permits that we're looking at right now?

Ms. Liverman: Yes, and I actually -- I have some comments that I would like to make.

Mr. Fredericksen: Okay, that's what I was going to ask if SHPD has -- I mean what -- could you share comments/concerns, etcetera?

Ms. Liverman: That would be great. I would love that opportunity. So we did initially see all of the permits, and we commented accordingly, and we made a determination of effect to historic resources, but we received the permits, again, individually so we didn't have a concept of what the cumulative impact would be. And then, subsequently, I had the opportunity to review the 1998 Lanai Community Plan that indicates specific directives, including preservation and restoration of the police station and jail; the bowling alley, so this building; First Hawaiian Bank; the Senior Citizen Center; there were other subsequent indications in that 1998 plan to "Preserve the unique island town character of the Lanai City by maintaining Dole Park and its surrounding environment; to create a Dole Park master plan to study and appropriately designate Dole Park and surrounding environments; to inventory and identify plantation camps." I'm sure you --

Mr. Kalalau: Do you wanna -- do you wanna give your comments when the items come up, or would it better or easier?

Ms. Liverman: I think probably these same comments apply to all of the demolition permits because I -- collectively so -- I mean it's your preference but --

Mr. Kalalau: Why don't we wait until the -- the individual permits come up and you can, yeah, say it all.

Ms. Liverman: Okay.

Mr. Kalalau: Okay?

Mr. Fredericksen: I'm sorry ...(inaudible)...

Mr. Kalalau: Okay. Okay, thank you.

Mr. Solamillo: I'm going to make, if the Chair pleases, I'd like to make one comment. The last several comments that Astrid Liverman of SHPD I think was addressing would be applicable to the entire BC-T and I'll try and briefly -- I think it's important to remember, in 1998, we have a Lanai Community Plan that is approved by Council. Language that specifically addresses the BC-T is as follows, under Land Use Objectives and Policy, No. 9: Preserve the unique island town character of Lanai City by maintaining Dole Park and its surrounding environments as the land use focal point for future growth. Under Implementing Actions: Prepare a Dole Park master plan, which improves and preserves the park's recreational urban design and social functions. Study and appropriately designate Dole Park and its adjoining town core in order to protect and preserve the historic character of the area. And implement country town design guidelines for Lanai City. Those are really important things to consider when you look at the BC-T as we've outlined it and surveyed it and determined that it is in fact eligible for listing in the Hawaii Register of Historic Places, the National Register, and possibly even as an NHL or designation as an NHL. Beyond that, under Cultural Resources, and this comes from the Lanai Community Plan of 1998, it said under Implementing Actions: Fund and establish a cultural resources preservation program which would address the protection, preservation, and restoration needs of the following buildings: post office building; police station building and jail; old gym; old bowling alley; old administrative building; old theater; First Hawaiian Bank building; Hotel Lanai. Under Urban Design: Preserve and enhance the unique urban design character of Lanai through consideration of planning, land use, and design standards which respect the island's rural plantation history, okay. Anything else probably would be specific to each individual case that we'll consider later in this meeting but I think those are kind of underlying actions and language which were defined by the Lanai Community Plan and that we should consider as important in how we perceive future activity within the BC-T.

Mr. Fredericksen: Stan?

Mr. Solamillo: Yes.

Mr. Fredericksen: Question. The Lanai Community Plan, so that, essentially, it sounds to me like that was looked at, the BC-T, maybe not exactly using that language, but the -- when they mentioned core, etcetera, that would essentially -- is that essentially kinda like the BC-T?

Mr. Solamillo: That's what I'm assuming.

Mr. Fredericksen: Okay, thanks.

Mr. Kalalau: Anymore comments, concerns, Commissioners? Okay, just moving on to D, Item D, Permits Review. No, afterwards we going open this --

Ms. Kay Okamoto: ...(inaudible)...

Mr. Kalalau: Okay.

Ms. Okamoto: (...Ms. Okamoto did not speak into the microphone...) I'm Kay Okamoto and this is general because I represent Lanai Union Church, which is probably the oldest building on the square. We have a photo where there's nothing much except for the Lanai church ...(inaudible)... We, as our members got older, had to figure out how to ...(inaudible)... so we needed to go to accessibility. There are many people who say tear it down. Build something else ...(inaudible)... at great expense to us, we have added an elevator ...(inaudible)... and we think we've done cause it still works. The original Buddhist Church had a tower, which we have ...(inaudible)... We, you know, we went through a lot. It's taken two years to do it at probably close to half-a-million dollars. We're a very small congregation but the idea was to preserve that building and, to me, that -- I mean we set the standards for a lot of others because we ...(inaudible)... the problems and went through everything ...(inaudible)... to try to preserve what we think is one of the oldest buildings on the square and ...(inaudible)... maintain that historic building and so I just wanted to turn that into a general comment. Thank you.

Mr. Kalalau: Okay, thank you. Okay, Stan, let's do Item D.

**D. PERMIT REVIEW**

- 1. HISTORIC DISTRICT APPLICATIONS - none**
- 2. ADVISORY REVIEW - none**
- 3. DEMOLITION PERMITS -**
  - a. CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Single-Family Dwelling and additions, located at 614 Ilima Avenue, TMK (4) 9-6-028: 072-B, Lana'i City, Lana'i (B T 2007/3088). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
  - b. CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Shed located at 363 Seventh Street, TMK (4) 9-6-026: 071, Lana'i City, Lana'i (B T 2007/3106). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**

- c. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Commercial Building (Laundrette) located at 353 Seventh Street, TMK (4) 9-6-026: 071, Lana'i City, Lana'i (B T 2007/3085). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- d. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Commercial Building located at 617 Ilima Avenue, TMK (4) 9-6-028: 071, Lana'i City, Lana'i (B T 2007/3086). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- e. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Commercial Building with Shed Addition located at 363 Seventh Street, TMK (4) 9-6-026: 071, Lana'i City, Lana'i (B T 2007/3087). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- f. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Plantation House with Shed Additions located at 624 Ilima Avenue, TMK (4) 9-6-026: 72-B, Lana'i City, Lana'i (B T 2007/3089). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- g. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Garage located at 814 Fraser Avenue, TMK (4) 9-6-004: 24, Lana'i City, Lana'i (B T 2008/0373). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- h. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Police Lieutenant's House with Shed Additions located at 814 Fraser Avenue, TMK (4) 9-6-004: 24, Lana'i City, Lana'i (B T 2008/0374). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**

- i. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of the Lana'i City Jail with Chain Link Addition located at 312 Eighth Street, TMK (4) 9-6-004: 24, Lana'i City, Lana'i (B T 2007/0375). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- j. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of the Lana'i Police Station and former Courthouse located at 312 Eighth Street, TMK (4) 9-6-004: 24, Lana'i City, Lana'i (B T 2007/0376). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**
- k. **CASTLE & COOKE RESORTS, LLC requesting comments on the proposed demolition of a Plantation Dwelling with Shed Additions located at 850 Fraser Avenue, TMK (4) 9-6-004: 80, Lana'i City, Lana'i (B T 2007/0378). The CRC will review the request and provide recommendations. Public testimony will be accepted. (S. Solamillo)**

Mr. Solamillo: Okay, under Permit Review, Historic District Applications, there are none being brought before this body today. Under 2, Advisory Review, there are no applications being brought before this body today. Under 3, Demolition Permits, we have several and they're for Lanai City. The first one -- and what I'm probably going to do, because there are a number of them, I'm going to, for the purposes of meeting the requirement, read each one of them off but if it would be alright with the members of the Commission here, we could handle and entertain comments, and I'm actually going to ask a question: Would you prefer to have each case handled individually or have them all read off and handled as a amount, and then take comments for all of them?

Mr. Kalalau: I think --

Mr. Solamillo: This is for time because we loose quorum at 1:30.

Mr. Kalalau: The majority of the Commissioners think that we should read them all off first and then take the public --

Mr. Solamillo: And then take public comments? Okay.

Mr. Kalalau: Let's start with this gentleman here first.

Mr. Steve Bumar: My name is Steve Bumar, General Manager, Senior Vice-President, Castle & Cooke, here on Lanai. Since the results of the survey are just being passed out in a draft, we're recommending that we put deferral on all Castle permit -- or Castle & Cooke demo permits, defer to next meeting.

Mr. Kalalau: We can but we're here for a public meeting so we still gotta take testimony from the public.

Mr. Solamillo: Take testimony but there would not be an action.

Mr. Kalalau: Yeah.

Mr. Bumar: Okay, so as long as we agree we defer action because we would like a chance to review this survey document since it was just presented today. Thanks.

Mr. Solamillo: Okay, I'm going --

Mr. Kalalau: Wait. Wait. Somebody else had question.

Mr. John Ornellas: ...(inaudible)... list.

Mr. Fredericksen: Please come up and use the microphone.

Mr. Ornellas: No, what was the reason for signing the list?

Mr. Kalalau: For the testimony for all the demolition we're going to talk about now.

Mr. Ornellas: ...(inaudible)...

Mr. Kalalau: We're going to stick to the list, okay. Okay, Stan? Okay, wait. If anybody haven't signed off on this testimony sign-up sheet, you can come up and sign your name on here. We have seven people so far signed up. Okay, Stan?

*Mr. Solamillo read Items D.3.a through k, into the record.*

Mr. Kalalau: Commissioners, any questions before we call up the people to testify?

Mr. Fredericksem: Stan, are all of these, these 11 permit requests, are they all within the BC-T?

Mr. Solamillo: All permit requests are on the slide behind you. They have been consolidated in red blocks --

Mr. Fredericksen: Thank you.

Mr. Solamillo: Within the boundaries. I did produce maps, individual maps, to be handed out at this meeting but somehow I think they fell in the channel, so I don't have them to hand to you at this moment. But you'll notice that they are comprised right now with the exception of a case which is located at the intersection of Fraser and 7<sup>th</sup> Street, which involves Maui County although it is another demolition, which is not part of the Castle & Cooke demolitions. The other one, two, three, four, five areas are those that have demolitions proposed for them. Okay, you want me to go through them? Or we can just take public testimony?

Mr. Kalalau: Okay, the first person on this sign-up list again is Katie Kastner.

Ms. Kastner: I don't have any further comments.

Mr. Kalalau: Okay, Liverman? Again, when you come up and speak, please state your name.

Ms. Astrid Liverman: I'm Astrid Liverman. I'm the Architecture Branch Chief for the State Historic Preservation Division. And to conclude, based on the directives indicated by Stanley that are -- that come out of the 1998 community plan, our conclusion is that the directives from those -- from that 1998 plan should be concurrent with development and that, arguably, because Lanai City is one of two excellent examples of garden city planning within the main Hawaiian Islands, and garden city planning is an international movement based on a 1902 book called *Garden Cities of Tomorrow*, which was written by Ebenezer Howard, and that's extremely significant resource that is invaluable to Hawaii's cultural heritage, and that we concur with Historic Hawaii indication that Lanai City BC-T could, potentially, be eligible as a National Historic Landmark, which is the highest level of designation offered by the National Park Service. Furthermore, we believe that there's a need for comprehensive review of cumulative impacts and long-term preservation goals within the BC-T. And we have had the opportunity to meet with Castle & Cooke and look at a preliminary vision for their three-phase concept plan, which would indicate new commercial and retail development within the BC-T, which would indicate in turn demolition of existing commercial buildings, and we have significant concerns regarding aspects of those phases. And this would also, outside of the BC-T, but in the upper right-hand corner, this would include the industrial structures and related developments to that concept plan. And we would like to offer to the community of Lanai City we would very much like to accept community input so that when we review and comment, as we do on all demolition projects, again, under Hawaii Revised Statutes, Chapter 60.42, we would very much like to take into account the community's feelings regarding proposed actions so that we can incorporate those into our comments. Thank you.

Mr. Kalalau: Thank you. Any questions? Okay, thank you. The next person is Ron; follow Ron is Sally.

Mr. Ron McOmber: Good morning. My name's Ron McOmber. If you don't mind, I'm going to sit down. I'm kinda confused what the heck's going on here when a company comes and withdraws their request. I sit on the -- on the GPAC and also the community plan. We're concerned deeply of the amount of buildings and what they're deciding to do with this town without telling this community. I need to have you folks set aside this, even though their request has already done that, and I'm -- I'm getting heat from some people saying, well, why don't you let us tear those old ugly buildings down? I have no problem with that except we don't know what their intentions are after they tear'em down. They haven't come to this community and given us a broad scope of what's going on. They didn't do that with the windmills. They just said they're going to do it and you write some things on the board and we'll respond to it, but questions and answers to this company is almost null.

As a person that sits on the original -- on the '97 CAC, and that community plan that was sent forward was earmarked so that these buildings and these structures in this town does not -- does not get destroyed. Now I know there's some bad looking buildings over there and they probably need to take them down for safety reasons, but until we get firm ideas of what's going on here, this is, like this statement said in here, this is the last community planned plantation community town. The last one in the State, folks. We cannot let this town be destroyed like that. And by altering it and putting two-story buildings, something happened with Jacaranda Square and it went through the CRC, but it wasn't you folks, you weren't on it at the time, but it was misleading when the applicant put their name in, they mentioned everything except the one thing in the -- in the community plan said no two-story buildings was in the town square, and that meant from 6<sup>th</sup> Street to 9<sup>th</sup> Street, from Fraser to Lanai Avenue. Now we're stuck with a building that this guy's going to build a two-story building right behind the bank -- I mean post office. If that's allowed to happen, Murdock can come in here and put two-story buildings all over this place because it's already been established thing. So we need to watch this really close and if we're going to not do these permits that Castle & Cooke just asked for, it still has to come back to Lanai. I appreciate you folks coming here, taking your time, getting a quorum for us to talk to you. I really do appreciate that. Cause when I first heard this, we were going to hold it today at 9:00 in Wailuku. That's not acceptable to this community. You see what you've got here. You've got community people that couldn't make that meeting but they can come for this one. This town is very precious to us. I've been here for 37 years and as lots of things have changed but we cannot destroy Lanai City. We need to know, the community needs to know that Mr. Murdock and their people are doing here. We've had several attempts in the last five years of expanding the BC-T, going down Lanai Avenue and taking in what used to be Ace Hardware and some of their buildings down there, and maintenance shops, where we know for a fact that the original agreement for that service station on Lanai Avenue, if he ever

gives up that, if Trilogy ever gives that up, they will remove that and move it out to the commercial area and take it out cause that's a -- that is a R-1 rated area over there. We don't need a service station there. But we -- we discussed this. Give the Lanai Planning Commission -- I mean the Lanai CAC a chance to have the company come before this community and tell us what they're going to do with this community. This is -- this town has to be preserved. It, again, it's the last remaining planned pineapple or any -- any plantation community. Let's not throw that away. It's really important to us that we keep it and if we can enhance it, and there's a lot of people probably sitting behind me saying, oh Ron, you're going to not tear those old buildings down. Well, that's not what I'm saying. I'm saying we need to know what's going on with our community.

I have several articles here. They came to us or came to us early in 1991 that Mr. Murdock, in Kannapolis, North Carolina, went in and totally had a community, just about this size, a little bit bigger than this size, and totally destroyed it. It was in a small town with cannon mills. Tore -- almost tore every structure down. All the local people that had businesses had to move out and had to go somewhere else and they put whoever they wanted in there. This is not acceptable, folks. This is not acceptable. Mr. Murdock, the last time we talked in a meeting about the windmills, said that he is going to put -- he wants a 19,000 square-foot building right down the street here, take that two buildings out, and he makes a store with this 19,000 square feet, and that just doesn't go. He'll put every other business, every other store on this island out of business if he does that so -- if he was to do that.

So, anyway, thank you for coming and I appreciate your input, but I encourage you, if you come back to do this when they wanna come back and apply -- put those permits out again, please bring it to Lanai. Thank you, Sam.

Mr. Kalalau: Thank you, Ron. Any questions, people?

Ms. Veronica Marquez: Mr. McOmer, help me understand. I noticed part of your mana`o, your talk was, and I hope I got this right, is you said in effect that if they tear it down, that doesn't bother you; it's what's going to happen beyond that? So is your mana`o why what's going to happen in the future or to protect what we have today?

Mr. McOmer: Both. Both. I mean you gotta look at the structure. If the structure is beyond -- you know, if it's falling down and somebody's going to get hurt, I understand that. Public safety. Let me give you an example. They've been tearing homes down around the city and rebuilding them with nice little plantation houses that they can rent or sell to people. The bottom fell out of it. No more -- nobody coming. No more need for homes. On the Ilima Avenue, right down Ilima Avenue, there's three homes that they demolished, and what do they look like today? They're great big rat holes. They've got all their building material stuff on that property. They've got weeds that are growing taller than I am. And they

haven't taken care of it. What's going to happen if they tear these houses down? The same thing? Are they just going to let weeds grow around it and do whatever? We can't have that. I mean the town's too precious to us. And -- and when they do something like that, they don't follow through, they laid off all their workers because they had three homes, at least three that I know of, that they run people out of them, put them in new homes, and now they're not going to rebuild them, and they look like hell over there. So I am concerned if they tear them down. If it's a public safety thing, they got them all boarded up, these house that they're talking about, two of them are all boarded over here, and we do have vagrants that wanna get into them and do damage or catch them on fire, who knows what they're going to do, but you're right. If it's -- if it's savable, we should save it. But we don't know what they're going to do with those spots. If we knew what they were going to put in its place, if they were going to reconstruct it, if they're going to make it look the same, put houses there, it's a commercial area so I don't think they're going to put residential homes back in there. But we just need to have -- what -- I guess what I'm saying is this community has the right to know what's going on in its community and so we can have input into it.

Ms. Marquez: Mahalo.

Mr. McOmber: You're welcome.

Mr. Kalalau: Thank you, Ron. I have a question, Ron. You being on the 1997 planning commission for Lanai and you --

Mr. McOmber: The CAC.

Mr. Kalalau: Right. And that body put together the info that came out in 1998 that Stan was talking about, why isn't any of that community plan been followed? I mean it seems like -- it seems like nothing here has been followed in that plan that this community has put together ten years ago.

Mr. McOmber: You want me -- you want me to give you an honest answer? Because we don't really have control over it, Sam.

Mr. Kalalau: You know -- you know, I'm asking this question is because, on Maui, we're facing problems that happened 20 years ago and 20 years ago they've been putting them off, putting them off, putting them off, and finally, it's here before this committee and, you know, some of the guys who sat down on the first Maui County Cultural Resources Committee, they've been coming in and testifying, you know, and I've been telling them -- so, it's like, you know, this was the problem that they were supposed to deal with and 20 years later, they're still before us in trying to deal with the same problem. You know, there needs to be solutions and I think, you know, it's good that if the community and I guess this

Castle and Cooke Resorts can really sit down and work with what the community has already planned and you're saying that the GPAC for the next ten years is now in process too, is this language also in the new community plans?

Mr. McOmber: Well, to us -- to us, the GPAC was mostly about Maui, Maui Island. What we said in the GPAC was there are site specifics that the CAC or the community plan needs to address for Lanai. We can't -- we can't tell Maui or Paia or somewhere like that what we like in Lanai City. Lanai City and Molokai and all those places should have their own CAC and their own input into how they want your community to look. Maui's got problems that thank God we don't have yet except we got the highest gas in the State, you know, that type of thing, but we can't do anything about that. Back to your question, Sam. I'll give you a good example. Jacaranda Square. We thought we had it in the plan, it says in the plan there'll be no two-story buildings. The County dropped the ball on this. When it went through the CAC, we had representatives sitting on that CAC that was not a true Lanai person. No, but this happens. I mean people volunteer for these things and they get on. And when that item was brought up, he kind of fluffed it off saying, "Ah, it's not a big thing if he goes two-story. Not a big thing." So the CAC, taking that as a -- as an omen from this representative of Lanai, they didn't think it was a problem. So when it came for another hearing over here about something else about the roads and the curbs and the trees, I'm sitting there looking at it going: "What the heck is this all about?" So in fact I got my community plan -- if I'd had it that day, I think we could have stopped it but we didn't have it at that day. It wasn't followed, Sam. And I don't know if there are personnel changes with the County, the director changes with the County, different attitudes. Same thing with Castle & Cooke. They don't have the same people here today that we had 15 years ago. I don't know how many directors we've had, the director of water; how many people we've had here that are CEO's. They come by like flies and everyone has a different -- if Murdock comes in or his people say, "Mr. Murdock, I think we ought to do this." "Okay, you do it." Well they don't look at the community plan. They don't look at the community and say, "Is that in concert with what the community meant with the CAC?" We put probably the best community plan together that's in this State, and I've had planners tell me that. This is the most complete. Most thought out. And if you read it, you'll understand this thing. There's a list of 15 items I think in there, something like that, 12 to 15 items, like the 8:00 whistle. It doesn't sound like much to you folks, but we had an 8:00 whistle here. That 8:00 whistle went off and people knew their kids had to be in the house at 8:00. They knew what time it was. It's important to this community. But we don't have it because it did not come to fruition but it's in the community plan. So, you know, lots of things in there - preserving this or preserving that; preserving, you know, different things around the island, like the trails. Access to the shoreline was important in the CAC cause we knew we still had to have access. Boy, are we going to have fun when they put up 125 windmills. We're never going to go down there again. That's going to be shut off to us. But it's -- we need to address that. When this community plan comes up now, we need to address those things that are going to happen to us, and it's going to be expanded greatly,

I would imagine. We hope the company will come and give us their input and tell us what their plans are, but when they get a new CEO, that could change tomorrow. It's this folks. There's no kala out there right now and so it's just kind of hanging on. I don't know what they plan on doing. I think -- I'm kind of shock that they want to discontinue; they don't want to go on with this today. They want to pull those permits back. Why did they do that? We're all here because of that reason. I'd like to hear it. I know we're going to ask it at the CAC folks and we're still going to be involved. But, Sam, I don't know. I haven't got a real answer. There's lots of things in our CAC or in our community plan that they never finished. I have -- I have an MOA with them, with the Lanaians for Sensible Growth, that they haven't finished. So it's -- how much money do we have? The community doesn't have any money to take them to court. That's just the way it is. Thank you.

Mr. Kalalau: Thank you.

Mr. McOmbler: That must be the Portagee mouth going on this.

Mr. Kalalau: No, I guess -- I guess this the only meeting the people on Lanai can come and really voice their concerns and their mana`o about their town.

Mr. McOmbler: And we try to get more and more people to do it but a lot of people that would love to come here and talk and can't do it because it looks like it's against the company. It's not against the company. It's preserving this community that we're sitting here in. It's not -- it's not particularly against Castle & Cooke. But I know what the old man did and other things cause we get that information. We get lots of stuff from lots of people saying: Is that the same David Murdock that did this and this and this? We're saying: Yes, it's the same guy. Now David Murdock didn't do this but his people that are trying to please him do it constantly and we pay the cost of it. Thank you, Sam. And again, folks, thank you very much for coming here because we really needed you to be here. And any further stuff to do with Lanai, please bring it back here so that we can talk about it on Lanai. Thank you.

Mr. Kalalau: Okay, thank you. Thank you, Ron. Sally? Oh wait. Question?

Mr. Perry Artates: How many different owners has this island have? How many different landowners? Just one?

Mr. McOmbler: One major. I mean all of us are owners. I own 10,000 square-foot or something like that. But there's lots of it and when you hear 96 percent or 98 percent of the island is owned by Murdock, that's not true. It's probably around 80 percent now because there have been lots of homes sold, lots of luxury homes up at Koele and Manele sold. There's lots of -- and the State owns more property, and the County owns more property, and the Federal Government owns property, so it's probably not 90 something

percent. It's probably around 80 something percent. But one major landowner. It's not like Molokai where you got Molokai Ranch and you got a bunch of other entities over there.

Mr. Artates: No, the only reason why I ask that is that we don't wanna see something in magnitude of what happened to Molokai where the developer say, "You know what? Forget it. I'm packing my bags and I'm out of here." And so I think so the best solution can be in making this pono, making this right is that the community gotta get together like with the landowner and hash it out and make it right for everybody to live here comfortably because what I looking at too is that if by just putting bullets down, what's the employment rate here? I mean how many people who are here are employed since the plantation, you know, shut down? And if there's not sustainable work here, I mean, you know, I hate to say it but I look at the news and I see things that happen in the domestic violence way too --

Mr. McOmbler: It all triggers ...(inaudible)...

Mr. Artates: And so ...(inaudible)...

Mr. McOmbler: Drugs. Everything. Right.

Mr. Artates: You know, so if you don't have employment here, I feel there's going to be some trigger that's going to happen whether the developer says or the landowner says, "You know what? I had enough. I'm packing my bags. I'm out of here." And then the island going have to start all over again. So like I think what the solution is that, that's why all of you are here, is to come to you guys and have the meeting of the minds and find a correct direction to take.

Mr. McOmbler: It's not telling them not to build or not to do it, but we want to have input in it. It's our home. We would like to have input into it, not to have some guy from Massachusetts figure out and layout the city and build it for us. We would like to have input into that cause we've already got guidelines, we already got country town guidelines and what kind of buildings that -- I'll give you a good example. There's an outside guy who owns a piece of property up here on 3<sup>rd</sup> Street and Ilima, it's a castle. I mean it's absolutely scary what's going on that people to have no -- we don't have any control over these people. They own the property. They can build whatever they want. But Castle & Cooke owes it to this community to let -- at least let this -- I mean I'm proud of this community having enough backbone to stand up, and enough people in the community to say, "Wait a minute. We're not saying stop. We never said stop. We just wanna know how's it going to affect us. The people that live here." Sam, you've known me for a long time. We do water stuff. We do all kinds of things. It's not to stop the development. We want to be a part of it and we would -- and we want them to understand that our values are important. If it has to go through the CRC to help us do that, fine. But we need input with this company. So I --

Mr. Kalalau: Okay. Okay, Ron.

Mr. McOmbler: Yeah, doing this is not going to stop development. We've already lost. All of our construction is almost gone. And all we really have on this island is hotels and construction right now and the construction has stopped dead. They're down to four days a week and the shop over here, the auto shop. We're feeling it really bad on this island. A lot of drugs. A lot of domestic violence because people are home drinking now and they're feeling sorry for themselves and this type of thing. We understand that. But it's something that we're going to have to heal with on Lanai. But to tear houses down and just willy-nilly stop building them and you still have three lots that you could have -- at least three that I know of that you could have put homes on and had each of these guys work for six more months or so. Okay? Anyway, that beaten -- I'm on my soapbox.

Mr. Kalalau: Okay, thank you, Ron.

Mr. McOmbler: Don't ask -- anybody ask me anymore questions then I'm in trouble. Thank you very much. And again, much mahalo for being here. I really appreciate that.

Mr. Kalalau: Okay, our next speaker is Sally.

Ms. Sally Kaye: Thank you. My name is Sally Kaye, and I'm a resident, and Ron gave me a perfect segway. I'm actually here with some comments that several folks wanted to share but couldn't be here, so this is a perfect opportunity to just give you some thoughts that -- of those who couldn't attend.

One of the first things that I heard when this meeting was canceled, and then rescheduled, and now scheduled on Lanai, was to ask how did we get to this point? How do we get to the point where these buildings are in such disrepair that the only logical solution is to tear them down? I would -- what I was asked to ask you is: Is there some way to encourage more preservation going forward? There are those who think this has been deliberate neglect. You just let them go and then there isn't any option but to tear them down. And another concern, and I think Ron voiced this too, is assuming that these permits in any form would be granted and any quantity would be granted, what will they be replaced with and how quickly? One of the main concerns that's been voiced to me is the Laundromat. I think, yeah, under no circumstances, should that facility be demolished until one is up and running already because it's all we have on this island and it's being seriously stressed right now with people fighting to get in to use it. So there's a human element to the demolition that several people wanted me to convey to you folks. Along those lines are the commercial operators who are in these buildings now, where will they go? Will there be alternative spaces for them before their buildings disappear? One particular commercial operator has in fact packed up and left because there wasn't an alternative space available, from what I've been told. And I will validate, just for your information, one thing that Ron

mentioned, in December, at the Lanai Planning Commission meeting, the commissioners voted, and I'm one, I will admit to that, to recommend to the Maui County Council that any retail space be no larger than 15,000 square feet to maintain the scale, and on many occasions, and this is publicly stated, the applicant that's before you today has pretty much indicated that they don't -- they don't want to honor that. So that's just something to consider for your information. We make it a practice of trying to remind people that -- that that vote was taken. That's all I have. Thank you. If you have any questions?

Mr. Kalalau: Okay, thank you. Thank you. Gerald, followed by Kay, and John.

Mr. Gerald Rabaino: Okay, regarding all these 15 things here, yeah, I mean these items here that the company just deferred, well, I remember the last meeting that you been here even though you missed one, I was at that one meeting, but I just wanna share some mana`o with you folks and a little history, okay. Ron mentioned early, they come and go on Castle & Cooke side like a Sears revolving door. We had about eight or ten top management people come and go from the time Murdock took over, okay? So you can see that the mana`o then, moving forward to the mana`o now, is gone. It's out the door. It's under the rug. Some of you folks are just new. When I moved here, I got involved with all this when Murdock was coming over to save Castle & Cooke, which was good. We don't wanna end up like Molokai. But in all my public hearings from Velma Santos to now, when she was there, Mayor Tavares till now, we wanna see Lanai develop, move forward, provide jobs and home. This is a one-employer island, okay? Back then, you used to know some pineapple people who were afraid to give their opinion. In the 1989, town and country planning, I was part of that - in and out. Yes, at that time, everything was put on paper, as Ron says, okay. No policemen. No follow through. No enforcement. Where is it? Now we have all this pilikia coming forward, okay? So you guys gotta understand that. Outsiders coming in telling preservation, historical. Lanai Post Office was knocked down by one of our ex-council person. Come down, I drive for the hotel in the transportation department, watching the big dump truck over here and the big bulldozer knocking down when everybody thought that was going be our tourist information center, okay. Again, the volunteer firemen supposed to be historic cause we never did have a fire department on Lanai. Auwe. Gone. These are the kind stuff the community, their mana`o has to be presented to you folks. You are the ones that's going to make the plans that is on pepa. Put it forward. Make sure that they abide. For you folks, you need to communicate and circulate with the community. It's easy to read something from the book and say this, this, this, but you gotta feel the mana`o, the spirit, in order to move forward, okay? Yes, we are one city. I visited Maunaloa before. I seen the change. I hear the change. Auwe. Look today. We don't wanna end up like that where the employer pick up and go, okay.

The other factor that you guys gotta also know. We used to have town meetings where all, everybody, can express what they feel. That was gone after the '80's. Because why? New CEO's. The communication within the worker, employer, community, landowner has

dissipated. We need to bring that together. You talk about pono. Everybody here wants that pono, but because the management change from the top, that pono is gone. The spirit is gone but the spirit lives on Lanai. When they bring somebody in, they don't know about pono. They don't know about the history. Their mana`o is Mainland mana`o, not Hawaii mana`o, okay? So it's important when you guys come here and understand where we're coming from. This historic things make Hawaii. History makes Hawaii. History will repeat Hawaii, okay?

So the other one I'm also concerned is, you know, when you some tenants, businesses out of old buildings and relocate them, what you don't know is whoever applies usually don't get it. That's the kind stuff that is the mana`o and the spirit is lost because you have discrimination, favoritism, privileged few. These are the kind of stuff that is circulating in the community. We see with our own eyes. We hear it with our own eyes. This has to stop. The pono has to start come in place, okay?

The other one, you talk about the changes in Ilima, a lot of those old that they want to demolish. Let talk about across. During the political year of Apana and Arakawa, when Apana loss, we lost our community plans, our community center, or community that would involve a lot of employment. Because of the political leader, we loss when Apana loss. All that beautiful building that they put in. *Lanai Times* letting the community know that we was going have a center. Auwe. Awanen. Gone. Now you can understand why we wanna be part of the Castle & Cooke development projects - to express the mana`o that is needed to be shared so we are part of it. We're not against Castle & Cooke. We're against how -- the people they bring in that does it cause their mana`o is not there, okay? And please, anything regarding Lanai, come to Lanai, okay? Mahalo.

Mr. Kalalau: Questions for Gerald? Gerald, one question. You talked a lot about you guys don't have that communication because the -- of the constant change overs of the company's CEO's and stuff and you guys basically have no community meetings. Is there a Lanai community association?

Mr. Rabaino: We have several groups. I can attest to that. But as far as a Lanai community association, well -- okay, Kay will fill in on that question.

Mr. Kalalau: Okay, wait. Wait. Just for you again, also on the -- I see one of the major problems here is that there's that lack of communication because of the constant change over of CEO, and I understand real clearly about every time you get somebody new, zero again - start from, you know, start from the bottom. By the time you get something rolling, a new one come in. Zeros again. Start from the bottom. I mean it's very frustrating. You know, I'm from Hana and Hana Ranch gets sold every time and, you know, Hana Ranch is kinda same like this, one landowner, you know, it's very difficult to -- every time you create this trust with the company, they sell out, you know, and then so now you gotta deal

with the -- you gotta deal with the new owners and stuff. It's very frustrating but this Commission here, we only can address some of the issues. Majority of your guys' issues I think should be better addressed by our County Council. You know, the elected people, not the people that is volunteer, you know. We only can do what is our constitutional rights as committee members or commission members. I see a lot of your concerns and the issues here are more political motivated. I think if our elected officials would try to hold more meetings over here too with you guys that maybe it will sink in or something that there is a major concern here. You know, a lot of the people in Lanai, they testified they not against the owner or against the thing, you know, they just wanna sit down with the owner and, you know, they -- you need an economic growth, you know, and if you don't have 'em here, I mean, you know, no jobs, no nothing, and it's very important that somehow I think we need to have some kind bridge to where -- with the landowner and its new CEO's every time coming here to -- to kinda work with the community. But I don't know how that going to work cause I think the people of Lanai should have a better solution. But anyway, thank you very much.

Mr. Rabaino: Just to make you feel comfortable, I'm not burdening you with all this. I'm letting you be aware so your mana`o has a sense of pono, sharing that pono with you folks, so that way you know, for a fact, that these are the things that we -- and some of you may have other avenues to pass it on, yeah, so that's what is sharing all about. You know, you tell the story. It's up to you who receives the story, whether you wanna continue that avenue.

Ms. Marquez: Gerald, so I hear this mana`o. Changes. Changes. CEO. COO. All these OO's. It's going to happen. That's life and that's business. The question to you from me is: If that keeps changing, you tell me, Gerald, who's the constant on the island? Who's here? Who's constant? Not changing? Will you say people from from the CEO, COO change? That happens. So you tell me, on Lanai, or anybody can tell me from Lanai, who are the constant that never ever changes?

Mr. Rabaino: The same people that comes to public hearings --

Ms. Marquez: ...(inaudible)...

Mr. Abaino: Over and over but then again it becomes like, oh, the same people going talk so we no need go. You know what I mean? So auwe. You cannot get other expressions. You know what I mean?

Ms. Marquez: That's my point exactly is you are -- you the community members are the mana`o. You are the constant. You're here. They come - they go. That's business. And so really the mana`o lies on what the strength in the community has. And I don't see you folks starting from zero. I can talk. I'm from Molokai. Enough about that. Now, we're

talking about Lanai. You don't have to start from zero. You folks have all this mana`o, black and white, whatever you have it, okay, and then they come-they go, that's cool. It's up to the community and the constant, which are you people, to keep that mana`o flowing. So I don't see you're stepping back ...(inaudible)... I think you folks can move forward, however, I understand your mana`o. The same people come. The same people kukakuka and that's about it. That's why it happens everywhere. And I do commend the people here and those who cannot come, they have their reasons. However, the Lanai po`e, the Lanai community should stick together. I know it's easier said than done but, you know, hey, we on Molokai, we're still fighting, and we're alive. Thank you.

Mr. Kalalau: Okay.

Mr. Hutaff: Gerald, don't run away. I'm always sitting in the dark. Anyway, a couple comments. Okay, first of all, it appears the Lanai community has said these things before, many, many, many times, and I wanna commend the community for continuing to say it many, many more times, okay? Your tenacity to not give up is why we're here today, okay, and why Lanai City will be here tomorrow. I understand the problems of new people coming into Castle & Cooke constantly, and I think it's good that you now recognize that because that's going to be a continual problem. It's like if every morning your tire is flat and you go put air in it, every morning your tire is going to be flat. So something needs to change, okay? The people of Lanai, because you have the tenacity, from what I can see, you need to be the ones to make that step. Now, what you're saying is that who do we talk to because by the time we get to talking to them, somebody new come in, okay? When I was in the United States Army and went to Vietnam, they gave us a week to learn about the Vietnamese culture, and I think that that is something that is Castle & Cooke, so along with the whistle, begin to show that they really do have a concern for the community because everything that you are talking about as it -- few other people have said, the problems seem to be a lack of communication. When I bring my children up, I said, "As long as you don't talk to me and you've done something wrong, or you have a problem, or you think you're in trouble, as long as you don't talk to me, you have a huge gorilla chasing you." Right? It's huge. Whatever your imagination can make it, that's what you have chasing you. But when you turn around and you stop, and you face those problems, you find out that it's just a little itty-bitty monkey. So I would encourage the people who are from Castle & Cooke to really make a huge effort, when they bring that whistle to town at 8:00, to communicate with the community because I think 90 percent of your problems will go away because I think 90 percent are the big gorilla because, like you said, our biggest problem is we don't know. Okay?

Now, does Castle & Cooke, when they do things, do they have to - this is for Corporation Counsel here - do they have to do a general plan if they're going to tear down these buildings and stuff like that? Do we have to see what they plan to do with it?

Mr. James Giroux: That's a pretty general question. I'm going to try to answer it. There's a lot of plans on Lanai. There's -- yeah, I mean you've got your general plan, that's for the County.

Mr. Hutaff: Okay, I'm talking about these buildings, these demolitions that we're talking about. Try to make it real short so we can give more people more time to talk.

Mr. Giroux: Yeah, what we're looking at is demolition. We're not really looking at actual construction or building permits so --

Mr. Hutaff: Is that something that is within our purview to say, "If we do or if we don't, can you tell us what your plan is before we do?"

Mr. Giroux: I hate to tell you no but --

Mr. Hutaff: They've asked for a deference so they opened this up to where maybe they need to come back to us if there's some legal method for us to do that or at least a moral method for them to comply with it and say, "Look, we need to tear it down because it's unsafe and we have no plans," or, "We're going to tear it down and we have these plans in the year 2025."

Mr. Giroux: Okay, I think we're wondering into your -- your duties, liabilities, responsibilities, so if you want, maybe we can, you know, go into executive session and talk about that? I mean if you want.

Mr. Hutaff: Later on. Let's let these speak. They're waiting for us.

Mr. Fredericksen: I have a question, James. Okay, what we have, it's been deferred, but we have 11 demolition permits from, as Stan has noted, from the -- in the BC-T, and this is an area that's -- has, we've heard from some of the testifiers, historic significance, etcetera, and this is kind of along the line of Ray's question as well, I, as a Commissioner, have a concern about -- I mean this is a lot of stuff coming in that potentially could have some -- some negative effect on the -- the integrity of the area. I mean what, as a Commission, can we request additional information, like what Ray was saying? What comes on not only just demolition permit, but is there a way -- and this goes back to what some of the public has said too, information? There needs to be more information. And I mean that was a very kind of lengthy question but I mean can we request to have additional information?

Mr. Giroux: You know the answer's always yes, right? But I just want you to look back at your powers and duties, and I believe it's 2.88 -- 2.88.060, and what you see there is that there's a laundry list of areas of where your responsibilities are. Right now, you're being

asked to look at a very specific and, what I like to say is, ad hoc request. But you also have broad review and recommendation powers and, in fact, one of the, which Stan produced for you, is to request a cultural survey. So you can start making decisions based on information that you are collecting. The problem is is that we're getting into an area of distinguishing demolition from development, and that's where, again, I wanna point you to, you know, the general plan, the community plan, the Lanai Design Guidelines, and those types of things. You have to make agency decisions based on those concepts and that's where your authority lies. As long as, you know, you are looking within those parameters, and I just wanna bring you back to, again, the responsibility of the board in looking at demolition permits is within your power of review and comment. So, again, you are looking at these documents, the documents of your general plan, your community plan, your design guidelines, and seeing if the demolition is in accordance to, is, you know -- and if it's not, that's gotta be part of your comments that you've seen these documents and whether or not the action, which is the demolition, is in accordance to that. The problem is is that we don't -- we're not being asked to comment on the redevelopment. We're not being asked to comment on the development, you know, that's not in our -- in our purview as far as what we're being asked to do. However, again, when you look at your powers, duties, and comments, you are being -- you are maybe asked in the future to comment on development plans. We've got the general plan in -- in motion right now. We've got -- well, you're not going to see the Maui Island Plan for Lanai but you will see the Lanai Community Plan, when it's revised, and different types of permits may actually come before you for comment. So that's the, you know, that's your import decision making.

In the future, if the area is turned into a historic preservation area, you may actually get jurisdiction to be the final, you know, authority regarding certain demolition permits and certain building permits. If it's given to you from the County Code, this body has the right to develop proposals to changes to the County Code to actually try to give yourself those authorities, but you have to first develop that, you know, here, this is a start getting the State Preservation comments as a start, and then actually starting to draft amendments to the County Code, which would actually give you -- well, establish a district, and then give you the final authority within that district. I think that, you know, I mean that's something that we need to talk, you know, we gotta involve all the agencies, you gotta involve Stan and -- as far as that goes because what happens with this agency a lot is is that you get review and comment powers and you don't have final authority. We can -- the signs in Lahaina, the demolition permits in historic district, we've got final authority in very few areas and even then, you know, it's still controversial, you know. It's always controversial. But as long as you know what's your jurisdiction or what your powers are, it makes your job easier as a preservation committee, you know, because you are under County, well, County Code, and you are under State 6E, you have authority under that, and under CFR36 -- 36CFR, you have authorities. You know, you do have these mandates coming from State -- County, State, and Federal in order to pursue the mandate of preservation. The problem is is connecting that with you being the ability to be the final authority.

Mr. Fredericksen: I have one more question for you. The SHPD and Historic Hawaii Foundation - is that? Yeah, sorry. Have both, and please let me know if I'm mis-characterizing this, but my understanding is that both SHPD and the Historic Hawaii Foundation feel that Lanai City is very unique and does have much in the way of historic value. Now, so my question is: If the CRC supports that view, is it possible for us to initiate action to have the come forward?

Mr. Giroux: Again, my answer's always yes, right, but I think that's something we need to put on the agenda and to discuss because I think if you've got the County and the State agencies involved in that conversation, you would see, within your powers, where -- where you are in that process because you are a very important part of that process. The problem is is you need agency backup. And, you know, again documents such as this are the impetus to get -- getting that movement but you gotta get it on your agenda, get it, you know, establish a consensus or at least a majority of where you wanna go, and then we look into the rules and see where -- where are you in the process. Do you develop something that goes to Council? Do you need to get something that goes to the Feds, you know, in order to get the Department of Interior onboard to categorize something as historical? You know, so you are part of the process but I think that's a lot larger than this meeting today and that we would need to agenda that in order to get into the nuts and bolts of where you are in order to get to where you wanna go.

Mr. Kalalau: Okay, since comments was addressed to the State Preservation guys, you have a question or a comment?

Ms. Liverman: If I could just clarify a couple of points. I absolutely agree with Corporation Counsel regarding following due process, but as a party to the consultation and with the ability to review and comment, at some point, in accordance with that due process, it's my understanding that you, as a Certified Local Government authority, can request additional information. Information does exist. I mean I am aware that there are concept development plans, as I indicated in my previous statement, that exist. So if you wanted, through the process, to request those as a party to the consultation, that is possible. And then the second point I wanted to make regarding the determination of eligibility, there is no further action that needs to be taken in terms of Federal that needs to codify the determination of eligibility of the district. That is the duty of the State Historic Preservation Office, of which I am the representative, and I concur that it's an eligible district.

Mr. Kalalau: Okay, thank you. Our next speaker is Kay Okamoto, followed by John Ornellas.

Ms. Kay Okamoto: Hi. My name is Kay Okamoto. I'm going to do two things because you asked about the community association. I am currently president of the Lanai Community Association, however, it is not a typical community association. It acts as the United Way

for the island. It does not do any kind of political, community, awareness. We -- the association goes back to the -- at least the '40's when they actually ran this facility; they ran the theater; they had a lease from Castle & Cooke to take care of the park, which was the kiddy park. They've always functioned as not what you think of a community association on Maui, you know, we're not like West Maui Taxpayers, that kind of thing. So as far as a community association, yes, we have but that is not the function of our community association. At this time, there is no other organization on Lanai that would function in the manner, I think, you were referring to. So I hope that answers that question.

Mr. Kalalau: Thank you.

Ms. Okamoto: My testimony and, you know, as I originally stated, when I first moved here 40 years ago as a new school teacher, I loved walking around the center of the park. I loved the park. Walking around to the buildings. My husband was born and raised here and has quite a history, and he would say, "Oh well that used to be the saimin store, and that used to be this store, and that store," and that history, to me, and maybe because I'm old, is important. It isn't so much what it would be replaced with. I think we need to preserve our history. I would like to speak on maybe three or four of the particular ones that are questioned.

The store, which is now Gifts of Aloha, and Local Gentry, used to be Emura's Jewelry, which my -- our family had some connections with. That store is in much much better shape than it was 15 years ago. It's -- both of them seem to be quite viable businesses and I would hate to see that go.

My biggest concern is the police station and I was at a community meeting where Harry Saunders told us, "We will not tear down the police station without you knowing about it." However, if you were to approve a permit to tear it down, it could be just like the post office - one day, all of sudden, it's gone. Nobody really knew that. It was like people went, "What?" And all of a sudden, the post office was gone. And so I would hate to see that go. I believe that little places like this, little houses, can be converted into really cute businesses, businesses for lawyer, a doctor - not necessarily a doctor, but someone, you know, who needs an office kind of space.

I currently am a real estate agent so I -- I have had experience with a lot of people who are moving here or come to visit and one of our comments is always how they love the town. They love the little town. Do you wanna see a Zippy's? No. Some of us who are living here might but it's the quaintness of the town that brings people here. Yes, some of the stores can be upgraded. I raised three children here. Well, they never went without food. The stores were ample. We -- yeah, you learn to -- to work with what's there. But I really believe we need to preserve our history. The police station has to be preserved. If Castle & Cooke does not want to preserve it, maybe giving it over to an organization that would.

We do now have a cultural society and they might be one, or it might be an individual who say, "okay, I will take it over and preserve it for some sort of a small business."

I know that in the past, the two houses on Ilima that are together, and I love when you go through your Lanai Union Church picture, but the two houses on Ilima have been talked about as preserving them into some sort of an office building, small building that could be preserved. One of the problems is Maui County's restrictions when you try to make improvements. I, personally, moved into a tiniest building, I think, on the square, used to be Maui Electric's building, about five years ago. The one next to the police station. I had the biggest problem with Maui County even though, you know, we were using the same building, we were doing minimal improvements, because they wanted a parking lot, they wanted all these things. We have to preserve, not only buildings, but we have to get Maui County to understand we're not going by the same standards that you might do in Kihei, but we need to have the standards that match our buildings.

As far as the laundromat, absolutely cannot tear it down until there's a new one. We would have people, many young people in this town, have no other place to go. I think everybody agrees it needs to be moved, it doesn't need to be on the square, and it's not in good shape. I think we would all agree but build one first and then -- and then tear it down.

As far as a deferral, I certainly hope that a deferral means you will be back here, not on Maui making a decision.

And then you one item on your agenda that is not a Castle & Cooke one, and I think that needs to be acted on. That is for our senior center. And I know that the County, I believe, is getting ready to build a new senior center and, obviously, they need the approval to tear it down first. Our seniors need that. That building is in terrible shape, it is heavily heavily used, and, you know, for you to defer the Castle & Cooke ones is one thing, but I think you need to look at the one for the Lanai Senior Center. Thank you.

Mr. Kalalau: Thank you. John Ornellas?

Mr. John Ornellas: Thank you. Thank you guys for coming over today. With the Chair's indulgence, can I ask the Corp. Counsel a few questions about this proceeding? I mean I'm not going to stray off and --

Mr. Kalalau: Before you go on, for the secretary's thing, can you state your name and --

Mr. Ornellas: My name is John Ornellas. I'm a resident of Lanai. The process. This process here with the Cultural Resources Commission, their -- their -- their decision, is that an advisory to the Lanai -- to the Planning Commission or is that going to be to the Council?

Mr. Giroux: With your indulgence?

Mr. Kalalau: Go ahead, counsel.

Mr. Giroux: I usually tell the public I don't advise the public but since you're going to be future council member, I'll --

Mr. Ornellas: Notice, the opponent's not here, right?

Mr. Giroux: What the demolitions are are they -- it is a review and comment and that comment will go to the Planning Department. The department is actually the agency that releases permits. You have to come to us first because of the age of the buildings, and then the department actually has to -- well, it's to their best interest, to follow the recommendation of the board.

Mr. Ornellas: Understood. But is there a possibility that they could defer it to the -- also to the Lanai Planning Commission to get a more in-depth because the Planning Commission usually hold their meetings in the evenings and a lot more people will come up to show up?

Mr. Giroux: I think it's a jurisdictional problem in the sense that the Cultural Commission is, basically, has the authority to review and comment on matters of historic interest. The Planning Commission has specific authorities that send permits and projects to it. I think you see a lot of the Manele and Koele projects go to the Planning Commission because of it's Step 2 process and that's according to statutory rules it has to be reviewed by the planning commission within the jurisdiction, which would be the Lanai Planning Commission. So since this is not in a project district, the -- the demolition and possibly the building permit would be more of an administrative decision, which would be done by the department. So that's where -- the commission review is usually based on whether or not there's a statutory trigger to send that permit to a commission. I could -- I could do more research to see if the actual planning commission could ask for a review of it but I don't think they would actually even have authority to approve or deny such a -- such a permit.

Mr. Ornellas: Maybe just another -- another avenue for a hearing, a public hearing. Maybe they could ask for that.

Mr. Giroux: Agency -- it would be an agency comment.

Mr. Ornellas: Agency request. Oh, okay. Do all the members have a copy of our community plan? Did you, as part of your packet, did you guys get a copy of our community plan?

Mr. Kalalau: No, but I have one.

Mr. Ornellas: You didn't?

Mr. Kalalau: And -- but it's going to, you know, it's outdated because the new GPAC and by the time they get the new one out, you know, it's not going to happen within -- well, they asked for an extension so, you know, we won't get the updated one probably till two years from now.

Mr. Ornellas: Okay, all I'm saying is that the 2003 community plan is still in effect. Well, I guess it took five years for the Council to approve it so I guess it's called the 2008, but it's still in effect, and will the change -- and then the update, the upcoming update then will then null and void the '98 one and the new one would then take effect, based on Council approval. So knowing our community plan, it's very very important to this, in fact to anything that comes up in front of you, so I would advise you guys to get a copy of it and read up on it. And what Kay and some of the other members of this community said is this deferral is fine, I mean Castle & Cooke can do whatever they want, but you need to come back here and redo this meeting so that way the community can listen to what is going to be said and some of the changes that may happen.

Also, you know, when we start talking, I do have some experience as a lead-based paint inspector, when we start talking about demolishing all these buildings and stuff, you know, all these buildings are laced with lead-based paint. Some of them even have asbestos in them. So, hopefully, none of this stuff goes by the wayside just to get these things demo'd. I guess that's it. For Ron's sake, I'm keeping this short.

Mr. Kalalau: Questions? Questions for John? Okay.

Mr. Hutaff: I really appreciated the fact that you mentioned that we should have the Lanai City plan in front of us and I would hope, that since you brought it up, that you would be sure we have it because we don't get anything, okay, unless somebody gives it to us or we request it.

Mr. Ornellas: You can request -- it's a public -- you can request it from the County. This gentleman right here can get you copies.

Mr. Hutaff: Sure, I understand that, but I commenting to your comment, okay, is that we should have it before us, and that sounded a little condescending, and we certainly would like to have all the information that Lanai feels that we need because our role as a Commission is really to protect, and we can only do that with information, and sometimes we don't know what information we need so we count on the community to give it to the

proper people and the proper people to ask sometimes. So just so we don't have this kind of situation again, if you feel we need something, please, I beg of you, give it to us.

Mr. Kalalau: Okay, anymore comments? Okay, Perry?

Mr. Artates: But, Ornellas, you kind of hit it right on the nailhead as far as, you know, lead paint, asbestos, and even agnostic with the old plumbing and so forth. That's all hazardous waste materials too, right? The longer -- the longer it's sitting there sometime and it's where it's going to be exposed to everybody, it's not only because of them taking it away and storing it, but the longer you leave it, you know, in one stagnant position, the younger kids going play in those houses, so try -- we gotta think of, yeah, we, like the lady said here about rehabilitation, alteration, or demolition, whichever way you look into it, you have to have still people to go in there and do those jobs too. So, you know, in a nutshell what I'm saying that you brought a vital point to this Commission about historic preservation because these buildings that are sitting there is an exposure of hazardous material to the community too, so I think that's one point we gotta look at if we're going to preserve it or we're going to demolish it or we're going to rehabilitate this while it's just sitting there, this community is getting exposed to all those hazardous materials.

Mr. Kalalau: Okay, Veronica? Oh. What happened to all these buildings that they already tore down? Is it --

Mr. Ornellas: They just tore them down. There was no -- there was no mitigating --

Mr. Kalalau: No, but are they at the landfill area or where have they thrown all that material and stuff?

Mr. Ornellas: Yeah, that's where it went ...(inaudible)... down to the dump. There are two -- there's two buildings down here by the old power plant, now the power plant also needs to be demolished one day but that is just loaded with asbestos, but the two -- the two buildings next to it is, I think one's the old school house and one is the old -- old Boy Scout house and that one was originally was going to be put -- you see those two long buildings right there to the right of Dole Park? As you keep going, that is called the labor yard, and the plan was, back in the '90's, was to turn that into a cultural center and those two houses were supposed to go there, but as things go around here every once -- you know, as the time -- people change and things get -- get left out, and I'm sure we've got some business owners here also that every time the company comes up with a plan for Lanai City, they just shutter because it affects them. I mean a cultural center originally was going to be there between 7<sup>th</sup> and 7<sup>th</sup>, from Ilima to I think it's Houston, just before -- just above, that was going to be our community center. Murdock, we had a group, when we were going to put it down there by the old fire station, there's a lot of land down there, and Murdock says, "Oh no, let's bring it up into the city where it belongs and that's where we're going to put

it.” So we went along with the project. Sure. We spent tons of hours, you know, coming up with a plan to fit that community center right off on Dole Park. Of course, Murdock expected three million from the County, three million from arts and grants, and then he was going to cough up three mil. Well, I guess the County, at that time, Alan Arakawa said, as mayor, said no, and that thing died. So, you know, there’s -- the business people in this are always kinda at the last -- they start hearing about rumors that they’re going to be kicked out of here, kicked out of there, and then here we go again, you know, and it doesn’t happen. So I think Ron’s question is: If you’re going demo this area, what’s going to go in its place? It’s not something just for this project. This is something that’s happened in the past. It continually goes that we’re going to do this and we have a bunch of new people come in; then, all of a sudden, it’s something else, or it just sits there.

Mr. Kalalau: Okay, I have a question.

Mr. Ornellas: Yes, sir?

Mr. Kalalau: Being that the main industry now on Lanai is the tourist industry - am I right?

Mr. Ornellas: Yes.

Mr. Kalalau: Okay, what -- what resources on this island that is attracting the visitors?

Mr. Ornellas: Well, we do have two world-class resorts. I mean the Four Seasons has done a great job at both resorts. The -- I did tours, island tours, and do limo driving and people just love -- but when they come into the city, this is where they really get their -- they get their feel for Lanai and they just love it. They just love the way --

Mr. Kalalau: Right, right. So what is that that’s, you know, that visitors come to this island, you know, based upon the city or the town?

Mr. Ornellas: Well because it’s quaint and then, of course, the people.

Mr. Kalalau: So don’t you think that because this city is a old plantation type city and the only intact type of city or the character of this city is a visitor resource?

Mr. Ornellas: Yeah, I think it is. It’s part of the Lanai package. You stay at the Four Seasons Hotel, you get to come through the town, you get to see all these old stores, and then you get to meet a lot of the people. The people here in town are very very friendly. I mean we get a lot of tourists will be walking and people will be -- locals will be walking down the sidewalk and they’ll stop and start talking to them.

Mr. Kalalau: You know, I been here about two weeks or three weeks ago and I was at Blue Ginger and there was these two old elderly couple that one of them stayed at Koele and, you know, so I asked them, you know, because they're return people, they return to this island all the time, I asked them, you know, what makes them come back here and, you know, one of the top three reasons was the town, you know, the people and no more traffic. It's safe for them. It's safe for them for walk around the city, you know. I'm thinking that if you now take away the character of this -- of this city, what's going to happen to the tourists in coming here?

Mr. Ornellas: Well, you know, some of these buildings, especially some of the ones -- the houses that are on Ilima and also on Lanai Avenue, the west side, you know those houses I think do need to be replaced. I don't think they can be saved. I know the ones -- cause I was in housing before I got laid off at -- and I know these houses, and I've been in them, and they're pretty bad on the inside, but there's gotta be balance as far as what gets demo'd and what gets remodeled. There has to be that balance.

Mr. Kalalau: Your personal opinion about, you know, if it's going to be demolished and then some building's going to replace that old building, do you think the developers are going to try make their designs according to the Lanai community designs so that -- so you can maintain the character of this town where it doesn't come out like the castle everybody talking about?

Mr. Ornellas: Yeah, Mr. Murdock will -- has shown in the past that he does wanna keep that plantation look to it. And just by past history, I'm going to just say, yeah. I think he's going to. But one of the issues for what's going on today and the testimony that you're getting is the question mark: What is going to be there? We don't know. And we wanna be partners in this cause we live here, you know, so we wanna be partners in this so that way we can understand what the future is. I don't think Castle & Cooke, well with my tenure there for 17 years, you know, I don't think they've got a five-year, ten-year, twenty-year plan. I really don't think so. I think it's the plan whoever's in power at that time. Now Mr. Bumar here has -- this is his second tour of duty and his first tour of duty he did one thing that I liked and that was hold community meetings, and he held them often. We got people to show up at our water use and development plan, we got to understand what that was and how this -- how this was proceeding and some of the other stuff and since he's been back, I don't think we've had a community plan -- I mean a community meeting where he got up and said this is what's happening now and this is what we're going to be doing later. I think he should start them up again just so -- keep us back -- get us back in the loop cause I think the not knowing issue is very important to the people of Lanai.

Mr. Kalalau: Okay, thank you. Commissioners, questions for John? Okay, thank you, John. That was the last person the list but is there anyone in the public that hasn't signed up on this sign-up sheet that wants to testify, you can come forward now and state your

name? Okay, we have -- we have that lady. I think she's -- no? Okay, now you can come back up, yeah.

Mr. Bumar: Steve Bumar, General Manager, Senior Vice-President, Castle & Cooke Lanai. I just wanna bring to light a couple of things. First of all, this is my second time back. I was a two-year resident here so I'm not unfamiliar with the process or the people or anything that's really happened here. In the five years that I was removed from here, I had constant communication with a lot of people and they overwhelmingly asked me to come back and I did even though I was not with the company for the past three years. I'm a licensed architect in California and had my own practice going. I gave up a lucrative opportunity dealing with high-end clients that seemed to be not affected by this economic environment that we're going through, but my family and I felt it was best to come back here to see if we could help out.

Second of all, I'm surprised that nobody's brought up the fact that we did have a town hall meeting on August 15 and we laid out a three-phase plan for the -- what our intentions were in conjunction with most of these demolition permits that we have on the table right now, as well as some that we were going to be looking at and presenting into the future. Our interpretation was that it was a requirement that we hold the town hall meeting and we obtain comments from the community in order for us to be back on the agenda, so I'm kind of surprised at why that hasn't taken place and, obviously, we have a copy of all those comments that were written down that day and none of them really talk about the demolition themselves. So, in the future, we will continue with meetings, the community meetings. As we go through this process, we're sitting here confronted with several different items. It's the phasing of phase one, two, and three as we laid out. We didn't put any time frames to it but we said these were the intentions. So it was a jam-packed cafeteria the night that the August 15 meeting took place with everybody allowed to write comments down so that we could respond to those or take them into consideration.

Again, the reason for the deferral of action is solely based on we have not seen the completed survey because that survey could lend us some other information that we don't -- are not privy to right at this moment in time. And the extent of the survey has never been really clearly defined to us. It's been very general in scope so -- and, again, that's the reason for deferral and action. That was supposed to be ready on the 4<sup>th</sup> of September. We were anticipating we would have had received it and we could have had a couple of weeks to review that document as we have a powerpoint presentation that we were ready to present to you once we reviewed that document so this way we could see if everything was aligned, if we had continuity, we had consistency with that document.

The other thing is we talked about displacement and I'm going to ask Mike Shocket, who's our vice-president in commercial properties, to come up here and talk about the plans that we had because we did present plans for the demolition of the laundromat, and the Gifts

of Aloha, Local Gentry, so this is -- it shouldn't be surprise to anybody because -- and he's had communications with these -- with these existing tenants so it's not a surprise to anybody. But, again, I think in -- in all fairness, if once we receive that document, if we can review it and make sure everything's aligned the way we need it to -- the way we think it should be aligned with what our vision is when all's we doing is carrying out the company and Mr. Murdock's vision because he has a passion for the island, otherwise, as he's publicly stated before, he wouldn't be losing millions and millions of dollars every year to maintain this place, so that is a goal of his, and we are empowered to carry out the goal that he sets forth for us. So with that, I'd like to have Mike Shocket come up here.

Mr. Fredericksen: Excuse me. One, thanks for coming forward and sharing, you know, what you just said. And the -- and I understand why you folks deferred because you do wanna review this document and that's -- and that's good and, hopefully, take that, digest it, and maybe potentially think about some of things you're doing. Also, what I wanted to see is would you provide -- be willing to provide the Cultural Resources Commission, and I mean not necessarily right now, but the summary of your whatever - you mentioned the plan that you had, yeah, the three-phase plan so that's something that we could look at instead of just seeing a bunch of demolition permits?

Mr. Bumbar: Absolutely.

Mr. Fredericksen: Thanks. And I mean it will help us and make some decisions and because this is I think maybe -- I think you heard from what everybody seems to be talking about is there is a concern about the character of the town, there's also -- I mean from our point of view, we're the Cultural Resources Commission, Lanai City's very, you know, it's very unique. It's the only spot in the State and I -- I would encourage Castle & Cooke to try to view the town as it is a resource. It's an historic resource that can be utilized, if you will, marketed even through the tourism trade because it's something that a lot of people come here -- that's what they come here for and if the character of the town changes, that may discourage people, some tourists, from coming back.

Mr. Bumbar: Again, once you see the package and the presentation, you will see that everything is in character with the town. We're not looking at putting a two-story building in. We're not looking at -- we're looking at enhancing the town. Keeping that flavor there. We have very old structures, for whatever reasons they're in the condition their in, that's just the period of time that has gone by. So, in essence, what we're saying is that we will provide you with the plan, and it's a three-phase plan, and we'll show you and demonstrate that we're aligned with the community design guidelines that were set forth and approved by the County of Maui and, again, that's in keeping with the character. We're not going to sit here and change materials. Everything has to be like time because, otherwise, we're doing a disservice. We want to be good stewards. We want to create opportunities for businesses. We want to provide employment for construction and builders and it has a

snowball effect as it rolls through this community. Unfortunately, to my knowledge, the Island of Lanai doesn't manufacture anything so what do we have to rely on? We have to be self-sustaining almost to a certain extent. We have the hotels but the hotels do not provide the income to sustain this island; that's why we run negative deficits every year. So as we go through this process, we're more than willing to share with everybody and, again, we had the town hall meeting where Arnold Saveren, who is the architect for Castle & Cook who the reference was made from a Bostonian guy for a guy from Massachusetts, he is the premier world renown architect that did both of those hotels and did much of the design on the island itself. So, again, as being trained as architects, that's our job too is to preserve and to enhance, not to sit here and take that away from anybody.

Mr. Fredericksen: And just one more comment. In this process, now you folks have contacted the State Historic Preservation Division?

Mr. Bumbar: We had a preliminary meeting with them.

Mr. Fredericksen: Okay.

Mr. Bumbar: Yes, we have.

Mr. Fredericksen: I would encourage - because this -- they're, and some of these are probably not an issue but some of them might be, but I would encourage you folks to have -- to continue that contact and also just be thinking about trying, if at all possible, to have adaptive reuse of buildings, and there will probably be some circumstances where, you know, something does have to come down, but build similar structure back.

Mr. Bumbar: That's -- we agree.

Mr. Fredericksen: Thanks.

Mr. Kalalau: Okay, thank you. You're going to have mister -- oh, wait, okay.

Mr. Artates: I'm glad you brought up that -- that you did have meetings in August. That's correct. One meeting or did you have multiple meetings prior to you coming back here to Lanai?

Mr. Bumbar: I returned back, I would say, June and then we wanted to, obviously coming in, we wanted to present this because we knew that we had to move things along. Mr. Murdock's wish was to put another market in here to enhance opportunities for people to buy certain goods here. People will say, "Well, what happens to Pine Isle? What happens to Richards? What happens to International Market?" Mr. Murdock has already had contact with those owners. He's willing to work with them. He's not to put anybody out

of business. He wants people to prosper. He wants a little bit of diversification. Better stores. ADA. Access for the disabled. I mean you go into some of these stores and you can't walk pass each other in some of these aisle ways. Do we have an opportunity to bring different types of goods here instead of people spending all this money to go to Maui and carry it back in coolers and stuff? So we were looking at opportunities that we could enhance, and that was one of the biggest things that started this and, again, so with his wishes to do that, we knew we had a requirement from the CRC to hold the town meeting and to share our ideas because that market involves three of the demolition permits.

Mr. Artates: So you're saying today you wouldn't -- you would entertain having another community meeting then, right?

Mr. Bumbar: Absolutely.

Mr. Artates: Okay. Let me kind of give you one suggestion. You know in the community that I lived in or I live in, we had an association, and in the association we did a general membership meeting, and in this general membership meeting, we tried to do strategic planning, and what we did was we put a bunch of paper on the wall, and we had papers on the desk like this, and we broke it up into age groups. We had from 6 to 12, 12 to 18, 20 to 35, and so forth. And was amazing because the elderly, they just wanna go into the sunset already, right, cause they elderly now, they looking for one old folks home or kupuna housing; the middle age group, the baby boomers, they was supporting probably the elderly because they wanna be there or they're going to get there, and they wrote down what they felt was important in the community; what was one shock was when the kids put down what they needed or they wanted in the community. You'd be amazed. They wanted skate parks. They wanted Kentucky Fried Chicken. And this was in one rural area. They wanted golf courses. They wanted ATV. So if that happens, are you going to tell the younger generation you can't have that in your community? I no think so. So maybe that's one point of view that you gotta take a look at in trying to strategically have the kids put something on paper, what they foresee is the future cause they going live here. We just going reap the benefits or we going be the foundation to build it and we cannot point fingers at the kids and say, "You can't have that." Because that's part of their plan. That's part of their dream, whether it's bigger schools or so forth, and maybe that's part of the solution in this community.

Mr. Bumbar: Excellent idea. And we will act on that.

Mr. Kalalau: Okay, thank you.

Mr. Michael Shocket: Michael Shocket. I'm with Castle & Cooke Lanai, vice-president and owners representative in charge of the commercial operations; long time resident of Hawaii; on Lanai about five years and with Castle and Cooke for the past three. First of all, I'd like

to supplement some of the comments that Steve Bumbar just made about the community meeting process. I was a -- in attendance at the last CRC meeting, which occurred here in - I believe it was March, February-March, and at that meeting it was very clear that what Castle & Cooke needed to do was to go back to the community and solicit community input. Prior to Steve's arrival here, we did in fact do that, not in the broad setting of the school cafeteria on August 15, but with a smaller focus group to determine what some of the sentiments were in the community. So that process started. Then the next big meeting was the community meeting on August 15 and members of the Commission sitting here earlier really didn't sound like you were aware that we had that meeting, so I'm glad that that's been cleared up.

With respect to the commercial tenants, I believe that it's reflected in the minutes of the CRC meeting on Lanai previously that Castle & Cooke has gone to some effort to talk to the existing commercial tenants who might be relocated if the demolition permits are approved. Those permits being the ones in the block where the laundromat is located, Gifts of Aloha, and Local Gentry. I can tell you that all three of those tenants have been in discussions with us. We've had lots of conversations and noone's going to be left out in the cold. If the permits are approved, there will be spaces for those tenants to go into. For the laundromat, the laundromat is not going to be torn down unless there's another Laundromat. We do have a location identified. It's at 850 Fraser Avenue. It's in an existing building. We've gone through the process with the County, and we have secured a building permit to relocate the laundry at the appropriate time. So there won't be a demolition of the laundry where the community would be left without a facility.

Last item I'd like to cover, and there doesn't seem to have been too much discussion on this thus far, is the senior center, and I think that we all agree that a new senior center will be a wonderful addition to the community, and certainly that is -- is much a part of this discussion as any of the other demolition permits that are before you.

Mr. Kalalau: Yeah, we have that as the next item on our agenda.

Mr. Shocket: Okay, and that property is owned by Castle & Cooke, it is under a lease, long-term lease to the County presently, and the County and Castle & Cooke will need to talk about the lease and demolition after the Commission takes action. Thank you very much.

Mr. Kalalau: Thank you. Questions, Commissioners? I don't know if you watched the Summer Olympics in Beijing, China, there was a area that they took people into, and it was called, I believe, the Hutans, this was the old city, I think they're over 200 years old, and how the people have -- and how they preserved the district and make it -- now it's a, you know, it's a big tourist market to bring all these people in those areas and into people's homes that are 200 years old. The Chinese Government is finding out that it's -- it's a

money-maker and, you know, just keep that in mind when you guys do planning and stuff of that -- how old buildings can be an asset to your community. You know I believe what you guys are saying that you guys are sincere and stuff but we also need to be, you know, it's just a sense of place or, you know, it's just the character of this island that you can't duplicate it anyplace else. I believe when you guys do your guys planning and development and stuff that you guys keep these kinda thoughts in your minds because this is a really unique island and, you know, most of the other places on all the other islands has all vanished. I mean there were big towns on Maui, you know, all the big plantation towns on Maui, Kauai, Big Island, and they're all gone. You know just talking to those tourist that comes here every year, sometimes twice a year, you know, they keep coming back here because of the character of this place. You know, it's the neat little buildings, the neat little shops in these old buildings. There's a lot of American towns that has preserved their uniqueness in their little towns too. To me, it's very important that we do consider everything before we do any kind of major change to this island. Anyway, thank you for sharing your ideas and I really hope that you move a little faster on the Laundromat and so the people can have a -- have a bigger facility and you guys don't have to stand in line and -- and thank you. Any questions? Okay, thank you. Stan, can we go to our next item on the agenda?

**I. MR. CLIFFORD MURAKAMI of PACIFIC ARCHITECTS, INC., on behalf of MAUI COUNTY DEPARTMENT OF HOUSING AND HUMAN CONCERNS requesting comments on the proposed demolition of the existing Senior Center and replacement by a new Senior Center infill project, located at 309 Seventh Street, TMK (4) 9-6-006: 069-A, Lana'i City, Lana'i. (S. Solamillo)**

Mr. Solamillo: The next -- thank you, Mr. Chair. Because of the survey being released today and new information that came from SHPD today, the next item has been deferred because it is a Maui County Department of Housing and Human Concerns items and it involves a building which is also proposed to be demolished, which has been identified in the community plan as being a building to be preserved, in two places. So based upon that, that is going to be deferred as well. So I apologize. I also apologize, in my haste to get the -- the survey to you, I did not provide a complete copy of the community plan for your review. That will not happen again.

We can -- I guess there is one thing, even though we would defer the item, we could entertain public comments if the Chair and the Commission would like to do that.

Mr. Kalalau: Commissioners? Okay, so, yeah, we will take public comments on it.

*Mr. Solamillo read Item D.3.I. into the record.*

Mr. Kalalau: Thank you, Stan. Okay, this agenda item is the relocation of the senior center. The floor is now open for this item for anyone who wants to come forward and testify on this agenda item. Please come forward and state your name.

Ms. Green: Good morning. My name is Caron Green. I'm a resident of Lanai. I came to understand recently that the building that is being proposed to replace the current senior center is a two-story building, and in respect to everything else that's been discussed today, you look around, nothing else, except for maybe the theater and the gym and a couple things on the south side like the -- or whatever side that is, the Union Church, etcetera, everything else on the square is only one-story high. I have no problem in -- I've been in the building. It is in a very poor state of repair. But if it was taken down, I would like to see something very similar to replace it. And I really would oppose putting a two-story building in that place.

Mr. Kalalau: So -- so what you're saying is that -- so what you're saying is that if it has to be demolished, you would like it -- you would like to see it be rebuilt with just one story?

Ms. Green: Correct.

Mr. Kalalau: Thank you. Anyone else testifying on this senior house? Okay.

Mr. Ornellas: My name is John Ornellas. I was -- the senior center needs to be moved forward period. It needs to get done yesterday. I think the director is in favor of the way it's planned, and you gotta hurry up because I'm almost there, so I need a place to go. So that's what I have to say.

Mr. Kalalau: John? John, question. Do you know what is entailed in the senior center? Is it just going to be a daycare center? Is it going to be a partly care center where they're going to have some --

Mr. Ornellas: I wish I could get the director to come up here and talk. Okay, here she comes. This is Maggie Masicampo. She's the director of the senior center.

Mr. Kalalau: Okay, thank you, John.

Mr. Ornellas: The lady with the answers.

Ms. Masicampo: No, the senior center gets used daytime --

Mr. Kalalau: Can you state your name? Can you state your name?

Ms. Masicampo: Oh, I'm Maggie Masicampo, Director of the Lanai Senior Center.

Mr. Kalalau: Okay.

Ms. Masicampo: The senior center runs a day program. We do lunches there for the seniors. We do 45 home delivered meals out of there everyday. There's -- we do an escort, assisted transportation out of there. And besides that, every afternoon, every evening, every Saturday, every Sunday, day or night, you can go by the senior center and it's being used for something. They have their funerals there. We have weddings there. We have baby parties, baby showers - you name it. Most of the things that happen in this community come through that senior center. If you want favors for your party, that's where you come to get them done because the seniors do them. That building, you know, it just gets used by the preschool. It does, outside, they do their plate lunches. You name it. And anybody that lives on this island actually keeps an eye on that and if they see there's a night that there's nobody at the senior center, they'll call and say, "Well, I wanted it for that night. How come nobody was there?" It was like because somebody canceled, you know, and I didn't know who else wanted it. But it's a comfortable building, everybody's comfortable there. It's -- but it is in bad repair. We have -- I've been there for 15 years and we have done everything we can to try to put it back together. If you went there, the ceiling's falling in in two places. The bathrooms, there's mold all in the bathrooms. The floor's cracking and falling. But we've just tried to do everything we can to keep it together. But if there's one building on this island that gets used for everyday, everything, for everybody, it's the Lanai Senior Center.

Mr. Kalalau: Questions?

Ms. Marquez: Very nice to hear. Question. Your senior center services, are they in connection with the Kaunoha Senior Services for County?

Ms. Masicampo: Yes.

Ms. Marquez: That's what it is? So it's a County Senior Center?

Ms. Masicampo: That's my boss, Robin Tanaka.

Ms. Marquez: So it is the County?

Ms. Masicampo: He's the administrator.

Ms. Marquez: Okay, thank you.

Mr. Artates: When was this building built? Do you have any idea? Does anybody have any idea?

Ms. Masicampo: Actually, my understanding, it was moved over from the school. It was the library. You know, they moved it over and made it a library first, then they added onto it and made it the senior center. But I do not know the date.

Mr. Ornellas: 1938.

Mr. Kalalau: 1938.

Mr. Artates: Okay. See so -- because that's -- that's my point, yeah. My point is that we're having seniors there, we're having child care there, we're having young children and we don't even know what they're being exposed to. You guys -- you know, there's hazardous materials. You said the ceiling's falling down, the mold's all over the place, you got ...(inaudible)... the old type of roof and you're having these future generation and the elderly in this capacity being exposed, so I think -- it's something we gotta really take a look at if we're going to continue to, you know, prolong any type of serious issues.

Ms. Masicampo: Well, I think if -- if that building wasn't used so much, you know, it's well worth, to me, well worth replacing that building because it just doesn't get used for one or two things. I mean that building is a benefit to this whole community and you can ask anybody, practically everybody in this building that -- you know, in that building has come and used it for something - one time or another. You know, the Hawaiians use it. The Filipino community meets there. They have their garage sales there. You know, it is just constantly a busy place and really, you know, it's worth doing, I think, and it's kind of -- I don't know if any of you have been in there, but I think one of the reasons that people constantly tell me they like to have their meetings there is because it's comfortable. They feel comfortable there. The Planning Commission always has met there, County Planning, and I asked them, because I didn't know what was going to happen, if they would book the cafeteria so they'd be sure and have a place next year, and they called back and said, well, they don't like it there. Can they just use, you know, can they use my building until whatever happens. But that's the way it is with everybody, you know. They keep coming back; keep coming back.

Mr. Kalalau: Do you have any ideas of the plans for your new replacement building?

Ms. Masicampo: Yes.

Mr. Kalalau: Will it be serving like the same purpose that your old building is going?

Ms. Masicampo: Actually, the architects came and asked me, you know, what I wanted, and I -- it would be nice to have the hall a little bigger, they did that; they gave me a craft room because one of -- one of the problems is, cause the seniors do do a lot of crafts, I have to pick that up everyday, every single day, well to have a craft room would be -- I'm

getting old, that's hard work everyday, you know, so they've -- I've asked for a washer and dryer because I do a lot of laundry there, so they've been very accommodating to make it work.

Mr. Kalalau: Would it also accommodate elders that are -- that is caregiven?

Ms. Masicampo: How do you mean?

Mr. Kalalau: You know say some family here has an elderly that needs care, can they bring'em to the center and drop'em off and --

Ms. Masicampo: Well, we have a lot of seniors that come in wheelchairs, not a lot, but we do have one that we can take of. I mean if they need their diaper changed, I can't do that.

Mr. Kalalau: Right.

Ms. Masicampo: But there is a certain level that they do bring them in and we watch them until the MEO bus comes and picks them up and takes them home. It kind of gives a break to the family in the morning time. But I'm not a care facility, you know.

Mr. Kalalau: Right. You're more a day -- daytime care --

Ms. Masicampo: I'm a fun place, yeah. Yeah.

Mr. Kalalau: Haven't the community thought about having that senior center specifically for seniors and have another community center to house all those other activities that goes through your building?

Ms. Masicampo: I think there was talk of that, you know, before, and I hate to say this, but the problem with that is I won't go with that other facility because I'm the one that's got all the stuff to do the graduations; I'm the one that's got all the stuff to do all the weddings; I'm the one that's got all the stuff to do the funerals. So where I am, until I make, it's, you know, going to be in whatever building I am, and it would be nice to have a community center. And at one time, you know, they thought maybe that's what this was going to be or Mr. Murdock was looking at that other facility, but I don't know how much that's going to move away from what happens at my place just because of the comfort zone that's there.

Mr. Kalalau: Do you know how many square foot the new building is going to be?

Ms. Masicampo: Not offhand. Clifford has all that information. I'm just a peon.

Mr. Clifford Murakami: Hello. My name is Clifford Murakami, Pacific Architects. And, actually, I had sent -- I had submitted with our request to be put on this agenda our plans.

Mr. Kalalau: Oh, okay. Okay.

Mr. Solamillo: All Commissioners, you have a mailout. To the back of the mailout, the building elevations and a description of the project.

Mr. Murakami: Yes, these are the plans here.

Mr. Kalalau: Alright, thank you.

Mr. Murakami: And, well first of all, let me go back and explain. The existing building that we know, when it was a library, was constructed 1928. In 1983, the majority of the building was actually renovated. The only thing that's really from the '28 is maybe the front elevation, the front portion of the original. The building was actually expanded on both sides and the back, and from my observation of the existing building, the whole roof was replaced. So the building was actually about 1200 square feet and it was expanded in '83 to about 2600 square feet. So it's, you know, more than double the renovation. The interior, there was a existing kitchen. Actually, the library was just one big room and it had a -- they had a small kitchen in the back and two small restrooms. And the 1983 renovation, basically, they gutted the restrooms and the kitchen; built new restrooms, built a new kitchen, expanded the building on both sides, and basically the only thing that was existing was the main hall or the main portion of the building, which is about 600 square feet, and then the entry stairs. And even the entry porch they had expanded it to make two side benches. So it's -- I, personally, would question, and I was going respond to the State Historic Preservation whether this is really a historic building because, to me, it's more a 1983 building. Although it was initially constructed in '28, in '83, the amount of renovation is more than, you know, I would say close to 80-90 percent, you know, so -- and then two years ago, I guess because it had rained so much, I mean leaked so much, they put on a new roof so then the roof is new right now. But we had initially planned a single-story building but because of the sloping site, and the building that we're -- the program requirements, it's about 5,000 square feet.

Mr. Kalalau: Five thousand?

Mr. Murakami: Yeah. But -- and that would be for the senior center. But because of the sloping site, we were able to -- you know, we had this kind of high on one side, a high under-space, I guess, from the building that we decided to put some storage, and then department or division -- the Division of Motor Vehicles wanted a space where people could come and, I guess, do their business and so we stuck in about a, you know, couple hundred square feet office and some storage, and the Department of Housing and Human

Concerns wanted another office for another person so we stuck in another hundred square feet, and we a laundry down there, but basically storage a the ground level, but it's not the whole ground floor, so the total building is about 6,000 square feet. And on the Fraser side is where, you know, it'll appear two stories but from the, you know, 7<sup>th</sup> Street and whatever, it's basically a single-story, but the senior center is on a single-story basically.

Mr. Kalalau: Have you guys took into consideration that this building was going to be used for multiple organizations, you know, for different kind of activities?

Mr. Murakami: There was always that, you know, possible discussion but our intent was to service the -- for the seniors. The program was set for the seniors so --

Mr. Kalalau: Yeah, one of my concerns was is that big enough for -- to do a big wedding party or luau or, you know, like --

Mr. Murakami: We have the ability to actually expand the multi-purpose space into one of the classrooms so, you know, I mean it can be used for a community center. The kitchen is really just a residential type kitchen, not -- it's not a commercial kitchen. Food preparation is done, although they serve food there, food preparation is done offsite.

Mr. Kalalau: Is this design based on installing all the regulated ADA --

Mr. Murakami: Yes.

Mr. Kalalau: Okay. Okay, thank you. Questions? Anybody else got questions? Okay, thank you.

Mr. Murakami: Thank you.

Mr. Kalalau: Anyone else wanna comment on the senior center? See that we have none, the floor is now closed. Commissioners, you got any comments? Concerns? Stan, we have any Communications?

**E. COMMUNICATIONS**

1. **CORRESPONDENCE - none**
2. **PRESENTATIONS - none**

**F. UNFINISHED BUSINESS - none**

**G. NEW BUSINESS - none**

**H. DIRECTOR'S REPORT**

- 1. November 6 CRC Meeting Agenda**
- 2. Administrative Permit Reports**
  - a. Demolition Permits - HC&S Central Power Plant, Kahului, Maui**
  - b. Historic District Approvals Report - none**
  - c. NRHP Photo Assessments, Maui, County**

Mr. Solamillo: No, no correspondence or presentations have been brought before this community -- Commission at this time. Under Unfinished Business or New Business, there is no business to report. Under the Director's Report, the November 6 CRC meeting agenda is open for anything, such as a special item that any Commissioner might wish to have tendered. Are there any special items, Commissioners?

Mr. Fredericksen: I just have a -- I just wanted to confirm something, Stan. Will we be able to get a copy of the Lanai Community Plan, a complete copy, like at the next meeting just so we --

Mr. Solamillo: I can get you one in time for the next meeting, yes.

Mr. Fredericksen: Okay, thanks.

Mr. Hutaff: This is a question for Corporation Counsel. You may have kind of already answered it. Hello? This is for you. You may have already answered it. But I'd like to kind of be clear about it. Is there going to be some point that we would have the opportunity to make a motion to designate the town of Lanai a historic district? And if that's so, quickly and shortly, what's the path to get to that point?

Mr. Giroux: I'm looking at 2.88.070, hopefully I'm on the right path here, but it says that -- the heading is *Nominations to the Hawaii or National Register of Historic Places*, and it says, "And person or organization, including the Commission, may submit nominations to the Hawaii or National Register by submitting a completed nomination form to the State Historic Preservation Officer, so that would, I believe, start off that procedure.

Mr. Hutaff: Okay, Chair, do you believe that, at some point soon, that we should actually start that process of trying to nominate Lanai City historical district? It seems like it'll solve everybody's problem because everybody would have to communicate and be on the same

page. Yeah, okay, so that would be answer is that we would have to put it onto an agenda to bring that up?

Mr. Kalalau: Yeah.

Mr. Giroux: Yeah, we could put it on discussion of procedures for nomination of the Lanai area, blah, blah, blah, blah --

Mr. Hutaff: At our next Lanai meeting?

Mr. Giroux: I'm sure Stan will ...(inaudible)... request to review the agenda.

Mr. Hutaff: Okay. Okay, so there is a path and we've actually, because of question, just started it?

Mr. Giroux: Yeah.

Mr. Hutaff: That's correct?

Mr. Giroux: Yeah, part of your agenda building.

Mr. Kalalau: Okay, anymore comments? Concerns?

Mr. Fredericksen: So, Stan, we'll -- can this be on the agenda next time as a discussion item?

Mr. Solamillo: It could be. I'm just going to caution everyone. Because the bulk of this agenda with withdrawn, in fact virtually all of it was --

Mr. Fredericksen: Right.

Mr. Solamillo: And given our budget cuts with the Planning Department, as has been mandated by the Mayor's office, you know, I'm going to have difficulty in selling, so I may call upon you for your assistance, as well as citizens from Lanai, to return that quickly to Lanai, but I'll have to talk with the administration and see because it was -- it was really due to all, you know, to Ron McOmber as well as a great many citizens who, literally, I think the quote was "a gazillion complaints from Lanai citizens," so I mean you should all give yourselves a round of applause, but the citizens are the reason why this meeting was held here. Unfortunately, to have circumstances come out, and if it please the company, I was a little shorthanded in the production of the survey, and I apologize, but, you know, you now have a document from which to work from. But as soon as -- I'm going to have to check, like I said, with the administration and see what they wanna do calendar wise because

we've got cases backed up on Maui, so that would be the only thing that would prompt me to say we may have to wait another month before coming back. So I will get back to all the Commission members and such a meeting will be duly noticed.

Mr. Kalalau: What Stan was trying to say about budget cuts and, you know, it's a sad story we hear all around, but it was very difficult for us to -- to have come back here and we would really like to come back here again if we can, but we haven't gone to Molokai yet this year, and, you know, and Hana, and that's the other two places that we haven't gone there yet this year. But anyway, we'll try to see how we can make it comfortable for the people from Lanai, you know, if the -- to see where the next meetings will be held. Anyway, before we close with this, because we come here very seldom, John has a question or comment.

Mr. Ornellas: *(Mr. Ornellas did not speak into the microphone.)* You know, this thing about what you were talking about being a ...*(inaudible)*... register, you know, that's kind of scary. You know, will you provide the community with what the ramifications could be because there's a lot of what if questions? If this happens or what if, and what's going to happen to the people that are living right off of here ...*(inaudible)*... would you guys be the ones that will go after this and they would start the ball rolling and you guys would then pick it up?

Mr. Solamillo: Perhaps it would be good for the SHPD representative to respond to that, Astrid?

Ms. Astrid Liverman: Well, it's multi-prompt question. They would get the ball rolling. Our office, due to short staffing, does not typically originate nominations, but we do administer the Hawaii Historic Places Review Board who would ultimately have the decision, once the nomination is presented to them, to designate a recommendation that the district be placed on the State Register of Historic Places, and then they would make a recommendation as to whether it should be forwarded to National Register or to the National Historic Landmark.

Mr. Ornellas: ...*(inaudible)*... what -- is there a criteria?

Ms. Liverman: Yes, there are several criteria that are outline by the National Park Service. They have a very comprehensive webpage for the National Register of Historic Places, but the basic four criteria are significance associated with a person; a significant event; notable design and construction, or the potential to reveal additional information regarding an ...*(inaudible)*... history. So, potentially, Lanai City would be eligible under events and design, and the event would be the development of the city itself, basically.

Mr. Ornellas: And so -- would there be public hearings brought to Lanai as to when this could be discussed amongst us? I mean you've heard it all day today about information provided to this community and we're having -- and that's one of our problems.

Ms. Liverman: Okay, the public hearing would be the Hawaii Historic Places Review Board meeting, and in the case of the Certified Local Government, they would be notified 60 days in advance prior to that meeting, and in turn logically got information would be placed on their website and/or their agenda and thereby made public. And then in addition to that, the agenda of the Hawaii Historic Places Review Board is also posted publicly and, therefore, would be made available.

Mr. Ornellas: Okay, you know, I just don't want us to get the ball rolling and then we, you know, can't put the crap back in the horse, you know, because the people of Lanai said, whoa, wait a minute, this is not exactly what we're looking for, then ...(inaudible)...

Ms. Liverman: Well, if the people of Lanai, for instance, would like to solicit us, the State Historic Preservation Division, to come to Lanai and to hold a public meeting regarding the ramifications of what it means to be listed on the National Register, we would be happy to do so.

Mr. Ornellas: Oh, okay.

Ms. Liverman: So if you were to request that of us, anybody associated with Lanai City, we would make that effort.

Mr. Kalalau: Okay, thank you. Okay, Ray? Ray?

Mr. Hutaff: You know, I'm no like attorney, but I can tell you that there are going to be things you're really going to like about it, and there's going to be things that you really not going to like about it. And so what you need to do is really look what it means to become a historic ...(inaudible)... because basically what we've been hearing today is that you want that, okay. Yes, you wanna preserve and protect. Now this is a legal venue for you to do so. But with any legal venue, again I'm no attorney, okay, there's always a down side, which means sometimes you're going to be protected and you're going to go, alright, great. And then sometimes you're going to wanna go do something and they're going to say no can. And you're going to say not so great. Because this is your city, okay, and we're here to listen to you, you should investigate what it means to become one - the positive sides and the negative sides - and then have the community make the decision and let us know what you want cause we're actually here for you.

Mr. Ornellas: I understand that, but the question was not so much -- it was the information. Where is the community taking the information and that's why I was asking --

Ms. Liverman: And can I --

Mr. Ornellas: Don't point at me, right. You're wrong. You're wrong, okay. You're here for public testimony so just -- why don't you just sit there and listen to what we gotta say.

Ms. Liverman: I just wanted to say that Katie Kastner was formally the National Register Coordinator in the office so she can speak.

Ms. Katie Kastner: And I'm currently the Director of Field Services of Historic Hawaii Foundation and a large part of my job is -- I've been there for about a month now, so we're just implementing these programs, but to go out into the community and visit all the different island and talk to people about various issues, including the register, nomination to the register, what it means for them, you know, misconceptions about the register. We've recently published a how to guide for nomination properties to the register and that will be available on our website next week, I believe. We just finalized it. And that explains a lot of these questions that you're asking, you know, what it means? What it doesn't mean? And I'll give you my card and anyone that wants to ask me questions about this, you know, I'd be happy to talk to people. And there's, you know, differences between listing on the State Register and listing on the National Register, and I know that it can be kind of a confusing process if you're not familiar with it. There are a lot of incentives with it. There are a lot of incentives for listing on the register, which I spoke of to the Commission in my testimony as far as rehabilitation tax credits for commercial buildings and property tax exemptions for privately owned residences that are the primary residence of the owner. You know in terms of restrictions, listing on the National Register is an honorary designation. It doesn't place restrictions on the property. Yes, it puts it at an elevated level of awareness to the community to the State because it's a nationally recognized historic property. Listing on the State Register, you know, Astrid can speak more to that if she'd like but --

Mr. Ornellas: It's on the website so we can go get that information.

Ms. Kastner: Absolutely. I'll give you that information. It'll be up next week and you can call either of us to discuss that. Sure.

Mr. Kalalau: Thank you, Katie. James, did you have something to say from Corporation Counsel?

Mr. Giroux: I was just going to add, before things got exciting, was that this Commission actually would hold public hearings also, so that's all I was going to add.

Mr. Kalalau: Okay, thank you, James. Okay, Stan?

Mr. Solamillo: I think due to time constraints because we've got people trying to make airplane connections right now, the remaining administrative permit reports to be deferred until the next meeting. Are there any Commissioner's Announcements?

**I. COMMISSIONER'S ANNOUNCEMENTS**

Mr. Kalalau: I have just a announcement but it might be kinda too late and for any Commissioner who is interested in going to the National Preservation Conference, which is held in Tulsa, Oklahoma this year. It's scheduled for October 21 and 25 -- I mean the 21<sup>st</sup> to the 25<sup>th</sup>, and it's recommended that the newer Commissioners take this opportunity up and -- and it's very educational, I would say. It will help Commissioners understand their roles much better, I believe, at this conference. Commissioners, anyone has any other -- no. Stan, that was it.

**J. NEXT MEETING DATE: November 6, 2008**

Mr. Solamillo: Next meeting date is November 6, 2008.

Mr. Kalalau: Okay, before we make a motion to adjourn this meeting, I just wanna thank all the people of Lanai for coming to this meeting today and sharing your concerns. I think you guys have a good chance in working together and making your guys community a place where -- a place that all of you will enjoy in the years to come. Thank you all for coming. Commissioners, will anyone make a motion? It has been moved and seconded that this meeting be adjourned. Thank you.

**K. ADJOURNMENT**

There being no further business brought before the Commission, the meeting was adjourned at 1:00 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA  
Secretary to Boards and Commissions

**RECORD OF ATTENDANCE**

**Present**

Samuel Kalalau, III, Chairperson  
Erik Fredericksen, Vice-Chairperson  
Perry Artates  
Raymond Hutaff  
Veronica Marquez

**Excused**

Kalei Moikeha  
Nani Watanabe

**Others**

Stanley Solamillo, Cultural Resources Planner  
James Giroux, Deputy Corporation Counsel