

## MAUI REDEVELOPMENT AGENCY

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

### AGENDA

**DATE:** March 28, 2016  
**TIME:** 9:30 A.M.  
**PLACE:** Planning Department Conference Room  
First Floor, Kalana Pakui Building  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Bill Mitchell (Chair), Don Fujimoto (Vice-Chair), Carol Ball, Frank De Rego Jr., Jonathan Starr

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.
- C. APPROVAL OF THE DECEMBER 18, 2015 AND JANUARY 22, 2016 REGULAR MEETING MINUTES AND APPROVAL OF THE FEBRUARY 12, 2016 SPECIAL MEETING MINUTES (Transmitted to members via e-mail)
- D. RESOLUTION THANKING OUTGOING MAUI REDEVELOPMENT AGENCY CHAIR BILL MITCHELL
- E. NEW BUSINESS
  - 1. Discussion on the Wailuku Parking and Events Facility and the development of a request for proposals for facility design and permitting. (No Action)
  - 2. Review and discussion of Action Plan and phasing to develop the Wailuku Parking and Events Facility
  - 3. Review and discussion of proposed amendments to the Wailuku Redevelopment Area Design Guidelines to accommodate business owner requests regarding signs, outdoor sales, food trucks, and murals. (No Action)
- F. DIRECTOR'S REPORT
  - 1. Updates
    - a. Wailuku State Campus legislative action

- b. Cool & Connected grant application
  - c. Arts initiative workshop
  - d. Wells Park Master Plan
- 2. Budget (Attachment A)
  - 3. Open Application Report (Attachment B)

G. NEXT MEETING DATE: April 22, 2016

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE AGENCY TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE AGENCY'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(A)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE AGENCY IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC AGENCY RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE AGENCY MUST BE FILED WITH THE AGENCY AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculations of time deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE AGENCY IS NOTED ABOVE. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date was on \_\_\_\_\_ was on \_\_\_\_\_.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI REDEVELOPMENT AGENCY'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE AGENCY. TEN (10) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

TESTIFIERS: Please be advised that application for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OF FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE:** If any member of the Agency is unable to attend the scheduled meeting, please contact the Planning Department at least one (1) day prior to the meeting. Thank you for your cooperation.  
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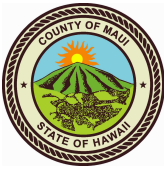
County of Maui  
Department of Planning

MAUI REDEVELOPMENT AGENCY		FY2016 Budget	Actuals Year to Date	Open Commitments	Balance	% of Budget
		\$ 275,000.00				
Teens On Call	Market Street Maintenance 329247, 332069, 334420		\$ 7,601.84		\$ 7,601.84	2.76%
Maui Nui Botanical Gardens	Market Street Native Plant Project				\$ -	0.00%
Aloha Waste Systems	Market Street Trash Service		\$ 545.00	\$ 2,732.00	\$ 3,277.00	1.19%
SAE Design	Wailuku Town Brand, Graphics, Logo		\$ 3,020.81		\$ 3,020.81	1.10%
PBR Hawaii	Wailuku Town Core - Planning & Design		\$ 8,295.00	\$ 15,405.00	\$ 23,700.00	8.62%
Tri-Isle RC&D	First Friday Security			\$ 25,000.00	\$ 25,000.00	9.09%
Ho'omaikai	Safety Ambassador			\$ 11,250.00	\$ 11,250.00	4.09%
Three Kisses LLC	Walking Map & Building Images		\$ 2,400.06		\$ 2,400.06	0.87%
Other Expenses	Travel/Per Diem		\$ 11,154.76		\$ 11,154.76	4.06%
	Registration/Training		\$ 5,895.00		\$ 5,895.00	2.14%
			\$ 38,912.47	\$ 54,387.00	\$ 93,299.47	33.93%

**BALANCE FY 2016 AS OF February 29, 2016** \$ 181,700.53 66.07%

		Original Encumbrance	Payments	Disencumbrance	Current Balance
<b>FY2016 Encumbrance</b>		909036B			
SAE DESIGN	Wailuku Town branding, graphics, logo (PO #326612 - 07/08/15)	\$ 2,900.00	\$ 3,020.81		\$ -
PBR HAWAII & ASSOCIATES INC	Professional Planning and Graphic Design services- strategic dircetion/vision for Wailuku Town Core (PO #330013 - 9/24/15)	\$ 23,700.00	\$ 9,480.00		\$ 14,220.00
TRI ISLE RC&D	Wailuku First Friday Event FY2016 - Security on Market Street (PO #334861 - 01/25/16)	\$ 25,000.00	\$ 16,531.00		\$ 8,468.00
ALOHA WASTE SYSTEMS	(PO #332372 - 11/23/15)	\$ 3,277.44	\$ 545.00		\$ 2,732.00
HO'OMAIKAI 017604	Safety Ambassador (PO #335219 - 2/1/16)	\$ 11,250.00			\$ 11,250.00
THREE KISSES LLC 017646	Wailuku Town Walking Map & Building Images (PO #335217 - 2/1/16)	\$ 2,400.05	\$ 2,400.06		\$ -
<b>FY2015 Encumbrance</b>		909036			
Sae Design	Website production and monthly maintenance (PO #315000 - 10/28/14)	\$ 25,312.34	\$ 17,906.14		\$ 7,406.20
Otomo Engineering	Review Parking Plans (PO #320493 - 03/04/15)	\$ 995.00			\$ 995.00
<b>FY2011 Encumbrance</b>		909036			
Goodwin Consulting Group	Assistance to Develop a Tax Increment Financing District Plan for Wailuku Town (259066 - 06/22/11) 11/20/2015 Reference 8209	\$ 24,999.84	\$ 17,439.38		\$ 5,822.96
			\$ 1,737.50		\$ 5,822.96

**ATTACHMENT A**



County of Maui  
Kalana O Maui Building  
200 South High Street,  
Wailuku, HI 96793-2155

## Open PD - Projects by TMK Report

03/17/2016

Entry Date: 03/17/2014 - 03/17/2016

Permit Type: MRA%

TMK: %

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2340120370000	LEM BUILD TO SUIT	EXPAND CHILD CARE FACILITY\WAILUKU	MRA - 20160002	KIMBERLY KULOLOIA	02/25/2016		OPEN	AAKO
2340130050000	UPTOWN GAS STATION	PROPOSED RENOVATION\ADDITION\WAILUKU	MRA - 20160003	UPTOWN FOOD MART & CAR WASH LLC	03/17/2016		OPEN	AAKO
2340160020000	JAIMES	USE BUILDING FOR OFFICE SPACE\WAILUKU	MRA - 20160001	RAUL JAIMES	01/08/2016		OPEN	WADE

Grand Total: 3

## ATTACHMENT B