

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
AUGUST 23, 2024**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Erin Wade, at approximately 1:02 p.m., Friday, August 23, 2024, online via Webex Video-conferencing Platform, Meeting No.: **2661 988 8887** and Password: **082324**, and at the Current Division Planning Conference Room, One Main Plaza, 2200 Main Street, Suite 619, Wailuku, Hawaii 96793.

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

Ms. Erin Wade: Wakon is here too, so I'll just wait for him to hop back in and we'll get started. Perfect. Leilani, do we, is there any other delay or are we good to go?

Ms. Leilani Ramoran-Quemado: Thank you, Erin. No, I think we're fine. I -- let me check if Michael's on.

Ms. Wade: Mimi is on for Michael.

Ms. Ramoran-Quemado: Oh perfect, then we're good to go.

Ms. Wade: Okay. Perfect. Good afternoon. We'll call the meeting to order today at 1:02 p.m. I will start the meeting since we don't have a Chair at this time, and selection of Chair and Vice Chair is one of the first activities. But I'll start the meeting and just wanted to say thank you folks for your patience. It's been a very busy year and I know we haven't had a whole lot of meetings with the MRA board related Wailuku. We haven't had any agenda items that required action for review, but I expect the pace is going to be picking up now a little bit so just kind of wanted to give you a heads up with that and we'll start having some more consistent conversations as well as some staffing changes which I'll keep you apprised of as that moves forward.

**B. ELECTION OF CHAIR AND VICE-CHAIR FOR THE 2024-2025 TERM**

**Election of Chair:**

With that, we can move right into the agenda item B, which is election of Chair and Vice Chair. So just to kick that off, I will take nominations for Chair and then as soon as we, you folks appoint a Chair, I'll turn it over to the Chair. So taking nominations for Chair at this time.

Mr. Wakon Childers: I nominate Patrick.

Mr. Patrick Ihu: I nominate George.

Ms. Wade: Everyone's going to point to each other. Alright, is there any discussion?

Mr. Ihu: I think George, George is the most experienced, so --.

Mr. Childers: Yeah, okay, then I, I will -- I agree. I, I, I'm already on another board too and I know that I won't be a good pick to be either official on this board. But I'll be in attendance.

Ms. Wade: George, do you have any comments?

Mr. George Kaho'ohanohano: No comments.

Ms. Wade: Okay. Are you willing to accept the nomination?

Mr. Kaho'ohanohano: Yes.

Ms. Wade: Alright. Okay, all those in favor of selecting George Kaho'ohanohano as the Chair of the Maui Redevelopment Agency, please say aye.

Mr. Childers: Aye.

Mr. Ihu: Aye.

***It was moved by Mr. P. Ihu, seconded by Mr. W. Childers, then unanimously***

***VOTED: Mr. George Kaho'ohanohano as Chair for the 2024-2025 term.***  
***(Assenting: W. Childers, P. Ihu, G. Kaho'ohanohano)***

Ms. Wade: Okay, all those opposed? All right, congratulations George, the meeting is yours.

**Election of Vice-Chair:**

Mr. Kaho'ohanohano: Thank you gentlemen. I guess the first thing in our agenda is searching the Vice Chair. Any nominations?

Mr. Childers: I nominate Patrick.

Mr. Kaho'ohanohano: I guess so far only one. Patrick, do you accept?

Mr. Ihu: Sure.

Mr. Kaho'ohanohano: Okay, we'll take a vote. All those in favor say aye please.

Mr. Childers: Aye.

Mr. Ihu: Aye.

Mr. Kaho'ohanohano: Aye. Any nays? None. Patrick, thank you.

*It was moved by Mr. W. Childers, seconded by P. Ihu, then unanimously*

**VOTED:**            *Mr. Patrick Ihu as Vice-Chair for the 2024-2025 term.*  
(Assenting:        *W. Childers, P. Ihu, G. Kaho'ohanohano*)

## **C. NEW BUSINESS**

- 1. HAWAII ENGINEERING GROUP, INC. on behalf of DISH WIRELESS, requesting Maui Redevelopment Agency Approval of the proposed new modifications to an existing telecommunication facility on the rooftop of One Main Plaza. The Project is located at 2200 Main Street, Wailuku, Maui, Hawai'i at TMK: (2) 3-4-014:007 (MRA2023-00001) (A. Biniaris).**

Mr. Kaho'ohanohano: Alright, now that the agenda -- that part of the agenda is out of the way. Erin, we're going to take the next one up on new business?

Ms. Wade: Yes, thank you. So under new business, we have one agenda item for review and approval by the Maui Redevelopment Agency. I will turn it over to Aliko Biniaris to present on behalf of the Planning Department.

Ms. Aliko Biniaris: Aloha Commissioners. The item before you today is a Maui Redevelopment Agency Use Permit. What? Use permit for proposed modifications to an existing telecommunications facility on, on the rooftop of One Main Plaza located at 2200 Main Street in Wailuku. The parcel is State Land Use District Urban. The Wailuku Community -- the Wailuku-Kahului Community Plan designation is Business Commercial. And the County's zoning is WRA with Commercial Mixed Use. The proposed action involves installation of telecommunication antennas on the rooftop of One Main Plaza. Dish Wireless is proposing a new wireless communication facility within the designated 521 square feet leased area, occupying the space soon to be vacated by . . . (inaudible) . . . wireless carrier. The Maui Redevelopment Agency must review plans for telecommunications and broadcasting towers or antennas in the WRA. In improving the project, the Maui Redevelopment Agency must assess mauka and makai visual impact with special consideration given to the visual impacts towards Iao Valley. The project will be explained in further detail by the applicant Roy Irei from Hawaii Engineering Group.

Mr. Roy Irei: Hi, good afternoon. Thank you very much, Aliko and Commissioners. Congratulations George on your new position. Yeah, thank you for allowing me the opportunity to present and show my support for the Maui County Planning Commission, Planning Department's recommendation to approve the MRA for Dish Wireless. So, let -- can I share my presentation? Sorry, it's the wrong one. Can you all see my slide here?

Mr. Childers: Yes.

Mr. Kaho'ohanohano: Yes.

Mr. Irei: Okay. Thank you. So, my name is Roy Irei with Hawaii Engineer Group and I'm here to show the support of the approval of the MRA Use Permit on behalf of Dish Wireless. The project location as explained by Alike is shown here highlighted in blue, 2200 Main Street, as surrounded by Vineyard Street and also High Street. It's currently zoned MRA Commercial Mixed Use and it's outside the flood zone. Now the ordinance is that . . . (inaudible) . . . application is the HRS Chapter 53 which gives the Maui County authority to create the redevelopment agency and also Ordinance 5305 which Maui County Code was amended to accept this, to create the development area. And more specifically the Chapter 19.39; these are the Codes that specifically, create the Codes for the section of the use of this telecommunication antennas.

Now the proposed installation I just kind of want to highlight on that. What we're proposing to install is one radio cabinet, which I'm going to show in a few slides where they're going to be placed. Three antenna per sector, and there are going to be three sectors. One fiber cable protector that which connects the antennas to the radio cabinets, and two remote radio units that is attached to these antennas. In addition to electrical service, service by MECo, and one fiber service through Hawaiian Telcom.

Now this is a survey of the rooftop that we took. There are other existing carriers on the rooftop right now, and so basically what we're, Dish, is doing is co-locating on the existing room top of One Main Plaza, which you know the County Plan, the General Plan is encouraged all the co-location of terrace in one location. So, you know, what Dish is doing is showing and supporting that specific General Plan. So we got each one each sector now . . . (inaudible) . . . The highlighted area shown in circle is where the radio cabinets is going to. Now these cabinets are already gone. Sprint has removed their cabinets, so Dish is proposed to reoccupy that space with their equipment. Now, this is a pan house in the corner of Main Street and High Street. There is the elevator stairwell that was previously occupied by Sprint. They just removed their antennas, so now it's vacant and Dish is looking to install their antennas in the same location where Sprint had their antennas placed.

The third sector -- I don't know if you can see my cursor, it's in the corner of Vineyard and High Street. Now the reason why it's in that corner there is that the objective for Dish Wireless is to service going towards, hitting towards the harbor in that direction and to serve the community in that area, in that point of direction. It was further placed further back before, but what happened since the time we started negotiating and submitting the application for this, since then the solar panels has been installed and so they're occupied the previously proposed location, so that's the, the new location where my cursor is at, that's the location right now.

My next slide. This is the floor plan to give you a better idea and shows you the condition right now. So where the cabinets are going to go is currently vacated by Sprint. And this is, was that I was mentioning earlier where the antenna -- these are Sprints's antennas right now shown here. They've since then it's been located and this is where Dish is proposing to install their antennas.

And the third sector like I mentioned earlier was that the PV panels has been installed, so it kind of gives Dish a limited amount of space and this is the best suited location right now.

This is the elevation. The antennas that are being proposed to be installed does not exceed the existing building height. So, it's pretty much in, in line what the -- we're not exceeding the existing height of the building. And this is the third sector and it is facing towards the, the north direction.

Now to give you an idea of what it's going to look is that the MRA in a specifically . . . (inaudible) . . . visual impacts towards lao Valley. So, you know, we took some photos that show what's going to look like. This slide shows the existing condition with the antennas and you can barely see what the antennas been simulated into this over here what's it's going to look like. And this has been taken from Market Street and Kahawai Street. This photo simulation was taken from High Street right across the County Building. The existing photo, and this is the proposed location. The antennas are going to be barely visible. Being that the building is high enough, you know, it makes it more difficult from the public from street levels to be able to see the antennas. This is from the North Vineyard and Market Street showing you the proposed location of the antennas simulated here. As you can see the antennas are really on the rooftop. We got T-Mobile, Verizon, AT&T up there too.

Now, looking down from Main Street further down the street by the parking lot by Texaco, the building is not visible at all. It's obscured by some of these other existing buildings along the street. The hospital is also there. This is from Main Street to Market Street coming down, and they're still not visible from this point too. So basically, what it is, is that in a highlight in the summary, you know, we show in the application that we submitted to find all the position, meeting all the County requirements and codes and the General Plan of the Maui County, Maui Redevelopment guideline. And so, if there's any question I'm here to answer any questions that you may have.

Mr. Childers: Hey Roy, I have a question just in general. What is the weight of those units that are the actual broadcasting devices, those five by tens? How, how heavy are those?

Mr. Irei: Oh, okay, you're talking about the radio cabinets?

Mr. Childers: Yeah, no, not the cabinets, the actual antennas.

Mr. Irei: Oh, the antennas, they're about maybe 150 pounds.

Mr. Childers: Okay, and there's about what there's like three of them on each one of those free standings on the corner of the building there?

Mr. Irei: The corners of the, the freestanding, yeah, those are mounted onto what they call antenna slip mounts.

Mr. Childers: Yeah.

Mr. Irei: Yeah, those are weighted and we've done the wind load study so that in the event of the County . . . (inaudible) . . . 130 an hour wind, that will withstand that.

Mr. Childers: You, you see where I'm going with that then? I just wanted to -- there's not much specifications on how they're bolted down. So, I, I'm just, I was just making sure, you know.

Mr. Irei: In the past --

Mr. Childers: You know many years ago we had the earthquake and those planters fell off the side of that thing. And so I, you know, I always think of, you know, possibilities and plus we've got the hurricane coming too. So, yeah, the, as long as they're bolted down well. I mean, I, there wasn't any specifications on your plans on how they were going to be bolted and secured on the roof, so that would be my caution.

Ms. Wade: Let me just jump in real quick, sorry, for questions, we do need to take public testimony prior to the Board being able to ask questions. So let's, if we can let the presenter finish and then we'll take public -- I'll ask the Chair to take testimony. Thank you.

Mr. Irei: Yeah. Okay, so, yeah, in summary then let me just finish everything up and I'll open up for, for the public. So, the proposed installation meets all the, the MRA commercial mixed-use district requirements. Telecommunication . . . (inaudible) . . . are permitted use within this district with a use permit. And I kind of displayed the, the impacts are very minimal. And in conjunction with the Maui General Plan and, you know, co-location in trying to, in trying to consolidate all the carriers in one location. It's also within the height limit and setback for county rules and so what I'm also like to mention that Dish is forecasting to launch our service in mid to late 2025 that's creating more opportunities economically and provide better telecommunication service for the County in Maui. So additional wireless carrier to the island provides consumer benefit with competitive pricing and improves service quality. Even improves service quality if the competition generates better quality service for you for the County of Maui.

So this is, you know, concludes my presentation and if the public or anyone else have any questions, I would answer them.

Mr. Kaho'ohanohano: Okay, Erin, do you have a follow-up.

Ms. Wade: Staff has no follow up. Chair so if you would like to request public testimony go right ahead.

Mr. Kaho'ohanohano: Any members of the public wish to ask a question?

Ms. Ramoran-Quemado: Hi there. This is Leilani with the Planning Department. I do have Iris Nitta. I'm not sure --. Did you want to --?

Ms. Iris Nitta: No. I just wanted to hear.

Ms. Ramoran-Quemado: Okay, so no testimony Chair. Thank you.

Mr. Kaho'ohanohano: Okay. No questions from the public at this time.

Mr. Childers: Chair, Chair? I would like to ask a few more questions regarding the, the, how the --? I'd like to learn more about how the antennas are secured on top of the roof. Would that be alright to ask questions?

Mr. Kaho'ohanohano: Yes.

Mr. Irei: If I may I'll proceed and answer that question. Yes, those antennas on the two sectors where the six antennas to be proposed facing towards the east, towards the County Building. Let me see if I can show that. These antennas here, oh, let me share.

Ms. Wade: While you're pulling that up, just let me officially ask. Chair, I think we need to officially close public testimony. If I don't know if we looked in the chat if there was anybody that. Do see anybody, Leilani?

Ms. Ramoran-Quemado: Thank you Erin. I do not see anyone signed up on the chat. Thank you.

Ms. Wade: Okay, Chair. So it's up to you if you'd like to close public testimony officially.

Mr. Kaho'ohanohano: At this time close the public testimony. Moving on. Wakon?

Mr. Irei: Okay, is it ok for me to proceed?

Mr. Kaho'ohanohano: Yes.

Mr. Irei: Okay, thank you very much. Yeah, so the, this sector where is where six antennas have been placed and it's being mounted onto the stair, the stairwell shaft. Those are going to be anchored into the existing wall, here, as shown here. We've already done all these structural calculations so that it can meet the wind load requirements. As far as in this location, where the antennas are being mounted to existing -- not existing but what's left, it's going to be --. We've done a calculation for this also and we've done the roof load study. Now this slide here is going to be weighted down. It's not going to be anchored otherwise we create some water issues where water could penetrate in the building. Yeah, so it's going to be weighted down. Our structure engineers had done calculation to show the required wind load requirement for that plan.

Mr. Childers: You don't know the total weight of that . . . (inaudible) . . . do you?

Mr. Irei: Ah, I don't have it off the top of my head, no.

Mr. Childers: Okay. Is it, yeah my question was just because you know there are no specifications for how it's actually mounted up there so that I guess that kind of explains that, that if it's weighted they're not mounted. Yeah, okay.

Mr. Irei: It seems like these other . . . (inaudible) . . . They are also weighted down.

Mr. Childers: Right. But the ones on the edge of the building seem, you know, that was the first thing that came to mind, I just thought I'd ask the question. I appreciate your answer Roy. Thank you.

Mr. Irei: Thank you. I appreciate the question.

Mr. Kaho'ohanohano: Any further questions? Pat.

Mr. Ihu: Yeah, I had a question. I see on the cabinets the Sprint had two cabinets and then Dish service is replacing that with one cabinet. Is that a smaller footprint or just a larger cabinet?

Mr. Irei: So it's -- the footprint requirement is smaller. You know the Dish may expand sometime in the future, but they need to, you know, go back in for it. But the immediate needs right now is for that one cabinet.

Mr. Ihu: Okay. . . . (inaudible) . . .

Mr. Kaho'ohanohano: Any further questions? For me I have one, Roy.

Mr. Irei: Yep.

Mr. Kaho'ohanohano: Just out of curiosity, how many antennas are we actually looking at?

Mr. Irei: Right now I'm showing nine here, but, you know, Dish may come back in for, for no more than nine. If anything, it will be less than that.

Mr. Kaho'ohanohano: And then the location of the antennas in one area? Because I don't -- I see one by the solar --

Mr. Irei: Yeah.

Mr. Kaho'ohanohano: -- the cabinet on the other end.

Mr. Irei: Right.

Mr. Kaho'ohanohano: So the location for the antenna, the antenna is only one location?

Mr. Irei: No, there's two location. You can see my cursor. In the corner, there are three antennas shown here on the sled. Now on the opposite end of the building, if you can see my cursor, there is six antennas there shown, right, on the stairwell, if you look at the photo, on the stairwell shaft. There's one, two, three, four, five, six.

Mr. Kaho'ohanohano: Right.

Mr. Irei: Yeah, and the, on the corner right . . . (inaudible) . . . seven, eight, nine. But there is a proposal a total of nine antennas being proposed.

Mr. Kaho'ohanohano: I got nothing else. Any other questions?

Ms. Wade: Chair, if you would like to ask the Planning Department to provide their recommendations and conditions of approval, they can do so.

Mr. Kaho'ohanohano: Yes, please, can I have the recommendations from the Planning?

Ms. Biniaris: Hi. The Department has assessed the potential impacts of this project and has determined that it will not have a detrimental adverse effect on the Wailuku Redevelopment Area subject to the representation made in the application and conditions included in the staff report. Thus, the application meets the criteria for MRA Use Permit. The Department is recommending approval based upon the eleven conditions as listed in the staff report and recommendation. In consideration of the foregoing, the Planning Department recommends that the Maui Redevelopment Agency adopts the Planning Department's report and recommendation prepared for the August 23<sup>rd</sup>, 2024 meeting as its Findings of Fact, Conclusion of Law, Decision and Order, and authorize the Director of the, of Planning to

transmit written Decision in Order on behalf of the Maui Redevelopment Agency. Thank you.

Mr. Kaho'ohanohano: Commissioners, any, any further questions?

Mr. Childers: I don't have any Chair.

Mr. Kaho'ohanohano: If not, recommendation from the Commission is --? Are we approving the recommendation from the County? The application?

Mr. Ihu: Yeah, approve with the 11 conditions.

Mr. Kaho'ohanohano: Alright, recommendation from the Commission is that they approve with the conditions set by the Planning Department. Am I correct?

Mr. Ihu: Yes.

Mr. Kaho'ohanohano: So noted.

Ms. Mimi des Jardin: Excuse me Chair. This is Mimi des Jardin from Corporation Counsel. Good afternoon folks. If somebody wants to just make a motion, just put it in a formal motion, then you folks can go ahead and vote on it if that's the stage that you're at at this point. Thank you.

Mr. Ihu: I make a motion to approve the permit with the eleven recommended conditions by the Department of Planning.

Mr. Kaho'ohanohano: Motion made by Commissioner Ihu. Second?

Mr. Childers: I second the motion.

Mr. Kaho'ohanohano: Second by Commissioner Childers. All in favor?

Mr. Ihu: Aye.

Mr. Kaho'ohanohano: Aye.

Mr. Childers: Aye.

***It was moved by Mr. P. Ihu, seconded by Mr. W. Childers, then unanimously***

***VOTED: To approve as presented.***  
***(Assenting: W. Childers, P. Ihu, G. Kaho'ohanohano)***

Mr. Kaho'ohanohano: Motion adopted unanimously. Thank you.

## **D. DEPARTMENT UPDATES**

### **1. Status of MRA member vacancy**

Ms. Wade: Thank you Chair. The next agenda item is Department Updates. The first item is status of vacancies. So we do still have two vacancies on the MRA. The Mayor is currently considering those, those two positions and I think it's going to be forwarding two folks up to the County Council here very shortly, so we'll keep you posted on that.

### **2. Proposed meeting schedule for calendar year 2025. Agency may accept or modify the meeting schedule.**

Ms. Wade: Um, Leilani has provided a meeting schedule for the 2025 calendar year. If we could go over that and provide comments about adopting the schedule, that would be great.

Mr. Kaho'ohanohano: Have you -- have all the Commissioners got a copy of the schedule for 2025 meeting?

Mr. Childers: Yeah, I'm pulling that up now Chair. I have, I have one.

Mr. Ihu: I have one.

Mr. Kaho'ohanohano: Any concerns with any of the dates?

Mr. Childers: Yeah, the month May, the May 23<sup>rd</sup>, I'm not going to be available for that, 2025, May 23<sup>rd</sup>.

Ms. Wade: Okay. Thank you for that.

Mr. Kaho'ohanohano: I don't have any problem with me on the schedule right now.

Mr. Ihu: Yeah, I don't have any problems with the schedule as well, so.

Ms. Wade: Okay, very good. If there's no need to change the schedule, we can proceed. It's not an action item. It's for your information and we could adjust, but if no need, we can move forward.

### **3. Upcoming agenda items**

Ms. Wade: Aliko, do you have any other agenda items coming forward from Planning Department in the next few months?

Ms. Biniaris: I don't think we actually have anything coming up. Let me just double check. Nope, nothing else in the immediate future.

Ms. Wade: Okay, great. We may be coming back for another meeting for some Wailuku town conversations. The Wailuku Community Association has been meeting with the Clean and Safe team and there's some additional thoughts about planning for events in the parking structure that I think may be coming forward for you folks see some additional information on that. I don't have anything to share with you today specifically, but in the coming months probably I'll have some more content on that, but for now I think that's it.

Mr. Childers: Great. That sounds like good news.

Ms. Wade: Yeah. Back to you Chair. Thanks.

Mr. Kaho'ohanohano: The next item on the agenda is for the next meeting date, September 27<sup>th</sup>. Are we available on the that date, the twenty seventh, realizing that schedules may change?

Mr. Childers: Yeah. Yeah, right now, I think I'm, I think I'm, I should be available.

Mr. Ihu: Yeah, I should be available as well.

Mr. Kaho'ohanohano: Okay, sounds good. Anything else do we have, Erin, that we can, you want to handle today?

Ms. Wade: That's it for me, Chair. Thank you.

**E. NEXT MEETING: September 27, 2024**

**F. ADJOURNMENT**

Mr. Kaho'ohanohano: Next item on the agenda is for adjournment. Thank you gentlemen. Thank you for the public for being here. Let's hope we can move forward with a quick settlement. I like to start with short meetings.

Mr. Childers: Do we need to make a motion to adjourn?

Ms. Wade: Yup, it always help.

Mr. Childers: Okay. I'll make a motion to adjourn, Chair.

Mr. Ihu: Second.

Mr. Kaho’ohanohano: Motion made and second to adjourn. Any objections? If none, meeting adjourned. Thank you.

There being no further discussion brought before the Agency, the meeting was adjourned at 1:33 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**PRESENT:**

Wakon Childers (Webex)  
Patrick Ihu (Webex)  
George Kaho’ohanohano, Vice-Chair (Webex)

**OTHERS:**

Erin Wade, Chief of Planning and Development, Department of Management (Webex)  
Mimi Desjardin, Deputy Corporation Counsel (Webex)  
Tara Furukawa, Staff Planner, Current Planning Division (Webex)  
Aliko Binariis, Staff Planner, Current Planning Division (Webex)  
Leilani Ramoran-Quemado, Secretary to Boards and Commissions II, Department of Planning (in-person)