

MINUTES

FINANCE/ECONOMIC DEVELOPMENT COMMITTEE

May 30, 2007

A meeting of the Finance/Economic Development Committee of the Council of the County of Kaua'i, State of Hawai'i, was called to order by Councilmember Jay Furfaro, Chair, at the Historic County Building, Room 201, Lihu'e, Kaua'i, on Wednesday, May 30, 2007, at 9:53 a.m., after which the following members answered the call of the roll:

Honorable Jay Furfaro
Honorable Tim Bynum
Honorable Shaylene Iseri-Carvalho
Honorable Ron Kouchi
Honorable Bill "Kaipo" Asing, Ex-Officio Member
Honorable JoAnn A. Yukimura, Ex-Officio Member

EXCUSED: Honorable Mel Rapozo

Minutes of the May 2, 2007 Finance/Economic Development Committee Meeting.

Upon motion duly made by Councilmember Kouchi, seconded by Councilmember Iseri-Carvalho, and unanimously carried, Minutes of the May 2, 2007 Finance/Economic Development Committee Meeting was approved.

The Committee proceeded on its agenda item as shown in the following:

- C 2007-217** Communication (05/03/2007) from the Director of Finance, requesting Council approval to create an account within the County's Development Fund to allow for deposits from developers that will be earmarked for traffic improvements in the Kōloa-Po'ipū area.
[This items was deferred.]

JAY FURFARO, FINANCE/ECONOMIC DEVELOPMENT COMMITTEE CHAIR: I do want to make a small PowerPoint presentation a little bit later, but, first in particular, the item here is to create an account within the County's development fund to allow for the deposits from developers who are going to be earmarked for certain types of traffic improvement. I want to reference a correspondence to all the Committee members on May 3 from Wally Rezentes, Jr., the Director of Finance. Again, indicates to us that they want to create this account

for a development fund, but also notes that appropriations from this fund as specified will certainly require a money bill which would be approved by the Council at a later date. I do want to point out that this application is in reference to a special condition number 16 on the special management area application for this particular project. I have since also found out that there are a number of projects which conditions of the same nature have been set up by the Planning Commissioners. Therefore, there probably needs to be some follow up by myself with both Finance and Planning and I believe we do not have anyone from Finance here today. Do we have anyone here from Planning? Is anybody coming over? But in particular, the questions comes up about impact fees and I want to show some examples of that along with the reference of...

JOANN A. YUKIMURA: Here is Planning.

Mr. Furfaro: Okay, fine. Thank you Ian for being here. You know the future of community development funds which this Council has approved, but to really get to a point that we understand the actual assessments, we need to have a needs assessment which I will be sharing in an executive summary from the Big Island with you today and also understand State impact laws that we are actually allowed to operate within and certainly evaluate what is determined as a fair share to a contribution especially if we are dealing with more than traffic which this particular item we will talk about. Now, if it is fine with the members of the Committee, I would like to suspend the rules and ask Mr. Youn if he could come up and speak to us on this particular item.

There being no objections, the rules were suspended.

EVERY YOUN: Good morning, my name is Avery Youn and two (2) of the applications that you see in this correspondence was represented by me before the Planning Commission. I would like to explain primarily the first one which got approval from the Planning Commission in 2004. About a year ago, we started in this... trying to get this approval from the County. We met with the Planning Department already. The Kōloa-Po'ipū traffic improvement fund came from the Planning Department. We also met with Mike Tresler at the time and now with Mr. Rezentes, so we have been at this almost a year. It is not something that we just threw together over night. The reason why this condition came into play... if you remember, in 2004 is when this Council was working with A&B project whereby, I believe it was \$500,000 or \$600,000 had to be contributed to the County for the northern bypass and I believe was inserted in there that it could be used for the intersection improvements in Kōloa Town. While this application was before the Planning Commission at about the same time and during deliberation prior to the vote, they questioned what we were going to do about the traffic improvements to the intersections within Kōloa Town itself and that is how this condition came up. The developer represented at the time that he would contribute \$250 upon the

sale of each of the units towards improving the intersections in Kōloa itself and this is the one by the Chevron station and in front of Sueoka. The Planning Commission after that took it upon themselves to require this condition on several other projects and it is listed in here and all of it was for the intent of improving those intersection. This, unfortunately, became before the Charlier traffic study was implemented, so if it was totally separate earmarked primarily for intersection improvements within Kōloa Town itself. Are there any questions?

Mr. Furfaro: So Mr. Youn, as I understand your dialogue and as I am looking at some correspondence here, it was the applicant that represented their willingness to contribute to this study and arriving at the particular amount was represented by the applicant.

Mr. Youn: It was their means of trying to get some kind of funding started to be applied to those intersection improvements since it was brought up on the Commission floor and they thought that they could contribute and try to help with funding for that project.

Mr. Furfaro: I appreciate you giving us some history on this and if it is okay with the members, what I would like to really do is ask Mr. Costa to come up and talk to us a little bit about the Commission's decision on this and other projects. Are there any questions at this time for Mr. Youn? If not, we can call him back.

BILL "KAIPO" ASING, EX-OFFICIO MEMBER: I just have a question on, what is the name of the project?

Mr. Youn: The one that triggered this is now called Kōloa Landing and it used to be called Po'ipū Villas. It is right behind Po'ipū Kapili.

Chair Asing: So it is Po'ipū Villas?

Mr. Youn: It was and now it is called Kōloa Landing now.

Chair Asing: Okay.

Ms. Yukimura: So there are four (4) projects then? Total, that have had these conditions?

Mr. Furfaro: I think as we look at these other projects, Mr. Youn doesn't represent all four (4) and that is why I thought we would reserve that question for the Planning Director. Am I correct Mr. Youn, you do not represent...

Mr. Youn: I represent just two (2) of them.

Ms. Yukimura: Okay, but they are not listed... we have a list and it doesn't... it says Regency Development, Po'ipū Realty Partners and Kiahuna Fairways, so those are not yours?

Mr. Youn: Kiahuna Fairways, I presented that application also.

Ms. Yukimura: But it is separate from Po'ipū Villas? I mean, it is a different development from Po'ipū Villas?

Mr. Youn: Yes.

Ms. Yukimura: So it appears to be four (4) developments.

Mr. Youn: The fourth one is not listed, but it is just a two (2) unit project along Hoonani Road. You can verify that with Ian.

Ms. Yukimura: Yes, thank you.

Mr. Furfaro: Thank you Mr. Youn. The rules are still suspended and may I ask the Planning Director... good morning Ian.

IAN COSTA, PLANNING DIRECTOR: Good morning Councilmembers. Ian Costa, Planning Director.

Mr. Furfaro: Thank you Ian. Ian, I guess really what we want to have some dialogue about this morning is, in fact, first of all, not all of these particular projects listed that we have identified for setting up these funds are actually members of the current traffic coalition and, yet, at the same time, the Council is waiting for the Administration to come back with certain recommendations on the traffic and circulation plan, as well as how it ties into the general Kōloa-Po'ipū community plan, which is being processed by your department right now. I guess the first item in referencing the correspondence that we have, first from Mr. Tresler and now being followed up by Mr. Rezentes. It seems that the Commission is applying at least the concept of setting up some accounts that would be represented by a trust fund set up for these specific projects and then in which time, these moneys would be available to the County. There seems to be some confusion as it relates to setting these up as the CFD because right now, the CFD is a project related to Kiahuna in general for the funding development, so those lots themselves would find themselves funding not on taxpayer dollars, but on project dollars... certain amenities like sidewalks, bikepaths, parks, beach access for that project. We had recently got a response from the Ethics Committee who indicated that the reimbursement of about \$100,000 on the particular CFD parameters was acceptable for the County to do that and have this CFD for this project (Kukui'ula in particular) funded that way, so that these amenities could be built in. What it

seems that the Commissioners are anticipating that these moneys could be then also contributed into that account and, yet, I don't think that we have come to that final conclusion not only about what potential impact fees would be used, but, you know, what fees would be used for which particular areas, not just the traffic study. So could you give us a little background on how those conditions are being incorporated into the projects so listed at this point? If you could just help clarify that for us?

Mr. Costa: I guess, first clarification. There are three (3) projects listed on the correspondence. Those are all the projects that have this condition, so there is only three (3) and the project that Avery is representing is listed as the regency development.

Ms. Yukimura: Can I just ask, what correspondence are you referring to?

Mr. Furfaro: Correspondence from Mr. Youn that list that. I also have correspondence from Mr. Wally Rezentes, Jr. in Finance and also a response on the CFD's.

Mr. Costa: I am not sure how many correspondences you have that actually list the projects, but that is what I am referring to is the list.

Ms. Yukimura: Which correspondence are you referring to? It is a letter from Avery Youn to Wally Rezentes? Is that the one?

Mr. Furfaro: That is March 19, 2007.

Mr. Costa: Yes.

Ms. Yukimura: And you are saying, it refers to only three (3) projects?

Mr. Costa: That is the total number of projects that that condition has been applied to.

Mr. Furfaro: In that correspondence of March 19, there is the summary of three (3) projects of which the Planning Commissioners have applied this condition. All I am saying is that I am somewhat concerned because we have not... the Council, which is clearly the Council's responsibility has not gotten to the point that we have set up the parameters for that. But today's issue from the Finance Department is really about setting up the account for the money to be deposited. Councilwoman Yukimura?

Ms. Yukimura: Just first of all, the March 19 letter, I asked Mr. Youn if the Po'ipū Villas condo was included in the list. It is not... basically, it is not

because... is the distinction that the Po'ipū Villas was a proposal from the developer and the other three (3) were requirements? That is what I am trying to figure out.

Mr. Costa: There is only three (3).

Ms. Yukimura: So of the three (3) that are listed, Regency Development, Po'ipū Realty Partners and Kiahuna Fairways, where is Po'ipū Villas Condo?

Mr. Costa: They are listed as the Regency Development, LLC.

Ms. Yukimura: Thank you. That is what I was trying to figure out first of all.

Mr. Furfaro: 323 units.

Ms. Yukimura: And then my question is, the request is for the... this may be a question for Mr. Rezendes, but the request is to develop... is to establish fund, but I almost feel like you might be asking us to develop an (inaudible) legislation. I mean...

Mr. Costa: No, my understanding is actually the fund exist. It is called a development fund that in any zoning ordinance that the County creates, there are, at times, monetary contribution that need to be made. That is where that is placed.

Ms. Yukimura: And the development fund was authorized by a certain legislation?

Mr. Furfaro: Let me go back and recap this both for the benefit of the Planning Director as well as the Councilwoman. As I summarized and as represented in Mr. Youn's correspondence, it was the applicant who represented to the Planning Commission that they would be willing to make this contributions specifically for an area yet to be determined for the intersection of Kōloa Town... whether that is specifically Sueoka's, the Chevron gas station or the main intersection, I am not clear on. But the primary issue I think that Councilwoman Yukimura raised is something that I will refer to later in my PowerPoint presentation because the Commission seems to be applying this condition which this request is only to set up the account, but there is not clear definition from this Council on what those amounts would be. That is a voluntary number from the applicant and I will go to Councilman Kouchi.

RON KOUCHI: I had an oversimplified understanding of what this was about. When you put money in the development fund, the development fund has been for islandwide impacts, so development fund money can be paid from a project in Kapa'a and be used for a project to be built in Kekaha. The request for an

account within the development fund was to ensure that money contributed by people doing development in Kōloa and Po'ipū would have the money spent for traffic improvements in Kōloa and Po'ipū. And they wanted to create the account because as the Chair of the Committee has said, they have not yet identified what improvements they would like to do. But the applicants have voluntarily come forward with this particular condition because the department was going to withhold approvals until a clear policy could be put into place and even the possibility of down the road adopting an impact fee bill which may take a year or more to have the adequate studies done hiring the kind of expert assistance we would need. So they saw this as a way to facilitate moving forward, you know, with their permitting process because these are not rezoning applications, these are Class IV zoning permits for a property already zoned. Because of a lack of timely approval by the Planning Commission, one applicant chose to sue the County of Kaua'i, so I simply thought we were going to create the account today to ensure the people of Kōloa-Po'ipū who have had numerous meetings, including I am told Mr. Furfaro and the Chair attended one last night about the dust in Kōloa, and just give assurances to the Kōloa-Po'ipū people that the people who are doing development in your area, your development fund money is going to be set aside to do the traffic improvements for the plan that you have been working on. That is what I thought we were doing here today and we are not into anywhere near creating an impact fee bill, and CFD was mentioned by the Commission merely as an alternative tool to finance those developments if they did not make a cash contribution into this separate account.

Mr. Costa: If I may back up a bit. In the Commission's review and processing of the subject application, there was much testimony regarding traffic improvements and I believe it was basically a question posed to the applicant by one of the Commissioners. Would you be... how would you be willing to contribute to improvements? The applicant at some point, maybe in a subsequent meeting and made the offer of \$250 per unit which ultimately was accepted and listed as represented by the applicant. It became a condition and the conversation may have started specifically with Po'ipū-Kōloa intersection. It ultimately evolved to Kōloa-Po'ipū improvements, traffic improvement. In the two (2) subsequent projects, the Commission, I believe, pointed out that this regency project had made such an offer and whether those applicants would also be willing to contribute or make a similar contribution. Those two (2) projects voluntarily contributed and it became a condition as well.

Mr. Furfaro: I just want to hold you on that thought if I could for just a second because this is what I am saying is the applicant made this representation to make a contribution. The item that is on the floor today is about establishing the account. The dialogue that I am trying to have within the Council/Committee here is probably best presented in my PowerPoint presentation, because I don't want a volunteer group such as the Commission to find themselves determining amounts

and fees based on what the applicant presents. There is a long process of how we arrive at determining those assessments and what I will share with the group later in this Committee meeting is how the Big Island approached the problem, and hopefully we can have further dialogue with Planning, with Finance, about these particular issues. On that note, let me recognize Councilwoman Yukimura.

Ms. Yukimura: Yes, I would like to ask the Planning Director how this proposed account would be coordinated with or synchronized with the Kōloa-Po'ipū transportation plan recommendations which I have to say that I haven't read the latest draft. But we know that is coming up and was there a fund proposed there?

Mr. Costa: I guess first of all, I think it was about two (2) weeks ago we received, not a draft, but the final draft which actually provided much of the information that was needed and was not present in any previous draft. You know, I wanted to say that I did caution the Commission about making such a requirement because there was no vehicle to place the money. Subsequent to that by the request of the Commission, I had to report back numerous times as to where that money was going. So worked with Public Works fiscal as well as Finance to figure out what can we do with this? So it was pointed out that we have a development fund for which monetary or dollar amounts are put into as a result of being required through ordinances, zoning ordinances.

Mr. Furfaro: Let me just...

Mr. Costa: It was specifically earmarked and that is how they get used for Kōloa as opposed to Hanalei.

Ms. Yukimura: But I still haven't gotten an answer to my question.

Mr. Furfaro: May I just... for the third time, I am going to repeat something that I said. I would like everybody to be attentive to this particular piece. We have all received in the last two (2) weeks, Mr. Charlier transportation circulation plan. The nuts and bolts of it are... over the next 15 years, \$257 million with the CIP money needs to be put into the plan to make the plan successful along with another \$254 million over 15 years which are reflected in operating cost for issues dealing with circulation, the bus system and so forth. That has been presented to us. It is the responsibility, I believe, of the Administration to digest that particular piece as I said earlier and come back with a recommendation to this Council if the transportation and circulation plan in its blanket approach is something that will be accepted by the Administration and then incorporated into the Kōloa-Po'ipū plan. The question that I am raising in this Council is, you have cautioned the Commissioners about accepting representation from applicants, not so much about their willingness to contribute, but we have not gotten to the point that we establish what that amount is and that is the particular issue that I would

like to talk about. Now, at this point and before I go to Councilwoman Yukimura to show you how much work we still have to do. I would like the Council staff to pass out to all of the Councilmembers the executive summary of the Big Island's infrastructure and public facilities needs assessment that was prepared in the year 2006, not the piece that I am going to do on the PowerPoint presentation. There is an excellent summary that deals with how the group arrives at determining these fees and what I suggested early on, until we hear from the Administration, I am willing to try and work with the Planning Department, the Finance Department and the Engineering Department to have some dialogue on this particular issue because we need to get to that point to understand what the assessment amounts are and we haven't reached there. Councilmember Kouchi?

Mr. Kouchi: I guess my only simple question or point would be that I clearly understand that you are making and I believe what you are asserting is correct. But I think that information was relevant to say that we shouldn't vote on this today, but if we are going to talk about in detail of some level on impact fees and so on, so forth, getting into that, I really think that we need to notice that that is what we are going to talk about because this is just saying, set up a special account in the development fund to assure the people of Kōloa-Po'ipū that any fees paid by development in their area would stay for improvements in their area. But I think you have laid out why it shouldn't be voted on today.

Mr. Furfaro: And I am going to recognize Councilwoman Yukimura and I appreciate you pointing out the fact that the presentation today is about setting up an account. That is the agenda item, but what I am trying to point out is, in a volunteer Commission who is wanting to do the right thing, they are moving in such a way that we owe them, both Finance, Planning, and Engineering, some better dialogue before we just accept an amount. Thank you for confirming what I am trying to present. Councilwoman Yukimura, the floor is yours.

Ms. Yukimura: I also agree with what the Chair of the Committee is saying regarding needing a framework and the reason why the Planning Commission is floundering in its attempt to try to do something correct is because we don't have a study like this that, you know, I would have expected the Planning Department to realize that we need it. I think this was commissioned by the Planning Department of the County of Hawai'i without a framework of impact fees and the depository there for and the uses of that fund is hard to do anything. It is okay for the Planning Commission to say at the time of permits, we have determined that this particular development will impact this particular intersection adversely and, therefore, in order to get your permit, you need to ameliorate that impact. My question is, of these fees, has the Planning Department determined that these fees are sufficient to impact that specific... to offset the specific impact that is coming from the respective development. That is okay. If there is a specific impact and then I think there is a condition to offset that impact and that is one of

the questions in my mind. Are these fees actually offsetting the impact that they are creating? That is one question, but to go back to the question before that I asked... because the Kōloa-Po'ipū Development Plan... Kōloa-Po'ipū Transportation Plan is a regional plan that is coming before the Council and the Administration for adoption and implementation. In that plan, is there anticipation of private donations toward the implementation of the plan and, if so, is there a recommendation for a fund of some sort that would house these donations and then be expended according to that. If there is, we need to look at that before we create a fund just so we have the right context. We have two (2) things going on and we have to bring them together somehow, so those are the questions that are floating around in my mind. And then I was just advised by our staff that in order to create a fund, we actually need a bill and it is not a matter of just approving a memo request from the Finance Director. So all of these things are just, you know, they are just questions in my mind, but they need to have answers, so we know how we are supposed to move.

Mr. Furfaro: Councilwoman, I appreciate all of your questions and I am offering my services as Finance Chair since many of these things are, in fact, issues that deal with, what is the right assessment? How do we get to understanding what the cost are and these are presented in this summary. I am sharing with you the fact that the request is made of this body to set up the account as it has been laid out as a condition from the Planning Commissioners. This is a volunteer group that perhaps does not necessarily understand all the particular governmental rules. I am prepared to answer this through Planning, Engineering and the Finance Department and put a new agenda item after I have been able to have some dialogue with them on my Committee agenda. But the request has come over to set up the account not necessarily to spend any money, but just to set up the account. The old saying is, we are putting in a little bit of the cart before the horse here. We don't know how the vehicle will actually use because we haven't done the studies. I concur that those studies are going to be done through the Planning Department. I concur that the Big Island has done a fair job and today, they have an ordinance that basically says, for every 1,000 square feet of commercial space you have, there is a contribution for roads, there is a contribution for fire and EMS, there is a contribution for Police and there is a contribution for water source. And they have done it through a very appropriate study that was commissioned by their Planning Department. I am delighted that we are having this conversation, so that it can be aired out with the Commission and so forth, but we have a request to set up an account only with the condition that no spending from that account and we are not fairly acknowledging the amounts yet, because we haven't done the study. But in all fairness to the Planning Commissioners, we have to make sure that they understand what our needs are and I am willing to do that as the Finance Chair. Councilwoman?

Ms. Yukimura: Two (2) things. One, as Planning Committee Chair, I would like to be involved in the dialogue because this is a planning matter which is raised on the Council floor when this item was first on the agenda is I believed that the account needs to have a broader name and instead of a Kōloa-Po'ipū traffic improvements name, I would suggest a Kōloa-Po'ipū aligned with our transportation circulation plan... Kōloa-Po'ipū transportation improvement plan because I feel that the Kōloa-Po'ipū transportation plan is suggesting a multi-modal approach and the fund needs to be flexible enough to fund all modes, therefore, the title needs to be changed. I had hoped to have a dialogue with Mr. Rezentes who sent us this memo, but he did send us a memo saying that he was unable to join us today because of family emergency. So I just want to put these things on the table as things that need to be addressed in the framework that we are dealing with.

Mr. Furfaro: And that is the intent Councilwoman. Councilmember?

Mr. Kouchi: I just want to say that based on what the staff has informed JoAnn about, the appropriate thing is to get back into order and receive this, since we have an ordinance and I would have no objection to the two (2) Committee Chairs starting that discussion because, obviously, a lot more information needs to get here before we can do that. Because to answer JoAnn's question, simply the answer is no because the Commission did not have the study, so they cannot tell you if there is a fair share allocation because they had no idea what the number was. The answer is, no, because they didn't have the plan as we got here to this fund as to, do we even know what it was going to be, but in all fairness, the Finance Director did indicate that to spend money would require an appropriation in which time, the first question would be, now what is the approved plan this money would be going to. So they would eventually get there, but none of that is there and we do not have the completed plan submitted to us, so we actually have more working information that you guys can (inaudible) as to the discussion that we are talking about having.

Mr. Furfaro: Thank you Mr. Kouchi. Councilmember Yukimura?

Ms. Yukimura: Yes, I appreciate Councilmember Kouchi's comments. I think actually with respect to the specific use permit and development, they may have the data because they are supposed to analyze the exact impacts of that particular development, but you are right that they don't have... see, I mean, one of the reasons why a regional plan is so important is that these intersections are going to be impacted by not just one development, so the question is, what proportion of impact from each development, then it gets harder. You know, that is why I believe we are on the right traffic with this regional plan. But, theoretically, there are supposed to have the impacts of the specific development and should be able to answer how they can offset that. The bottom line is, if we are going to require a bill and an ordinance, that gives us some time, particular the Administration to

knowing the questions that this Council has raised. Go back and seek out the answers and get some clarity about how we are going to approach this.

Mr. Furfaro: I just want to come back to one other comment here and I think I want to get some clarification because I have great respect for the years of public service by both Councilwoman Yukimura and Mr. Kouchi, but I see the question that I have to pose to Mr. Rezentes as people make contributions into a fund. Quite frankly, that is a revenue piece and that is not an expense piece. If we are dealing with an revenue issue here that would provide money for future moneys to be approved by bill, so, you know, I may not want to receive this, but I might want to defer this.

Mr. Kouchi: Whatever is your pleasure.

Mr. Furfaro: On that note, I will recognize Councilwoman Iseri-Carvalho.

SHAYLENE ISERI-CARVALHO: Thank you Committee Chair. I guess the question that I had was I know you made reference to the impact fee study done by the Big Island Planning Department. Are we intending to do a similar study for Kaua'i?

Mr. Furfaro: I have to say that, recently, I have a daughter on the Big Island and a son in law and I have been able to study some of the county activities there. Some parks to bonding to financing and I would quite... I would say that we need to set this up to establish for the counties, what is the infrastructure and public facility needs and as we go into this and if we are not going to use a CFD, but rather use impact fees, then, yes, we have to do a complete study to find out what everyone's fair share is.

Ms. Iseri-Carvalho: So that would be something that you would work on concurrently with this whole process with meeting with Public Works and Planning and all of that.

Mr. Furfaro: Yes.

Ms. Iseri-Carvalho: And we will take your guidance when you finish with your dialogue to bring us that information as to how we will proceed.

Mr. Furfaro: I would like to work with the Chair of the Planning Department. I am offering my experience as Finance Chair to do that and I also brought back a number of regulations and how the study was conducted on the Big Island and I would like to have our Legal Analyst, Mr. Itamura, receive this particular and become familiar with it as well, so that when we meet. On that note,

Councilwoman Yukimura?

Ms. Yukimura: I believe and the Planning Director can confirm that. I believe the Administration has been looking at an impact fee study.

Mr. Costa: Actually, a study was done 1992, completed in 1992.

Ms. Yukimura: That is correct. My Administration did conduct an impact fee study.

Mr. Costa: Which provides the same basis and overall look at the impact fee including fire, parks, roads, so, ultimately, we have been looking at using that as a starting point actually because the rationale is the same rationale used today.

Mr. Furfaro: That we are proposing, but it is a 1992 study which is now 15 years old and let me just tell you, just from the cost of asphalt, it has changed significantly. What I want to share with the Planning Director is, I would like to have a meeting with the Planning Director, the Engineer, the Finance Director, our Legal Analyst and go over how the Big Island approach getting there and we could certainly look at the 1992 plan that occurred under the Yukimura Administration. Councilmember Bynum, did you have your hand up?

TIM BYNUM: I am going to get there.

Mr. Furfaro: Okay, I am going to recognize Councilwoman Yukimura again then.

Mr. Bynum: Okay.

Ms. Yukimura: I did want to just finish up this line of questioning. So the Administration has looked at the 1992 study and, you know, we did it in 1992 and the hurricane came and then I was out by 1994, so there was no follow up. So you are looking at that plan and also at the idea of either updating the plan or doing a new plan in order to develop an impact fee framework, is that correct?

Mr. Costa: That is correct.

Ms. Yukimura: Do you have a timetable for that?

Mr. Costa: Not one that I can (inaudible).

Mr. Furfaro: May I say that, again, I am offering my Chairmanship to facilitate this between all those departments, but let me say that we haven't had our first meeting to talk about roads, parks, fire, EMS, solid waste, so even to think

you could commit to a date today is pretty delicate. I just want to say that there is a lot of work here and we can start with the model that we have from the Big Island.

Mr. Costa: Can I clarify something? The Planning Commission is not continuing to apply this condition. Upon the communities... getting Charlier on board, this condition actually has evolved into a condition that requires them to participate both in the preparation or completion of the plan as well as its implementation.

Chair Asing: I just wanted to ask a follow up question to your answer now. Are you saying that these three (3) developments here would pay twice then?

Mr. Costa: No.

Chair Asing: They would be paying this fee here and they will be paying another fee?

Mr. Costa: No, these developments occurred prior or processing of these occurred prior to Charlier coming on board, so these projects do not have the condition regarding Charlier's study or any implementation.

Mr. Furfaro: Councilmember Bynum?

Mr. Bynum: I am going to share some observations and I am open to be corrected and some questions. So this is the entire impact fee that these units will pay?

Mr. Costa: No, the County has an environmental impact assessment of a \$1,000 a unit which is applied. In essence, we are not adopting or trying to develop an impact fee, we are trying to update it, so this is in addition to...

Mr. Bynum: So this \$250 per unit is an addition, so the impact fee will be \$1,250?

Mr. Costa: That is correct.

Mr. Bynum: For these units and I read this chart from the Big Island correctly, a typical multi-family unit would... they are anticipating impact fees of \$12,500.

Mr. Furfaro: Let me just clarify that for a second and that is the importance of what I am saying that we need to have this workshop together. I just wanted to make that clear. We need to have that dialogue to find out what legally the County can apply and then, of course, what the real fair share is.

Mr. Bynum: The real fair share is part about what I am trying to get at, so if I just picked one of these regency development... these are condominiums and they will have a sales price of approximately how much?

Mr. Costa: I guess you would have to ask the applicant.

Mr. Bynum: In Po'ipū, would a million dollars be ballpark?

Mr. Furfaro: Well, first of all, I want to caution us on anything dealing with real estate pricing. Secondly, I do want to point that conditions determine what the market are as well, but I think the point that Mr. Bynum is making... if you look at this assessment for roads, parks, fire, police, solid waste and so forth, it is \$12,400 and that could be 6% of a half a million dollar unit and that is, perhaps, the way that we should present it.

Mr. Bynum: So I will continue from that dia... because when I was listening to the Councilmembers here, the term that came to my mind several times... Councilmember Furfaro used was the cart before the horse, but what I hear from over the last six (6) or eight (8) months is the community stood up and said, hey, you guys are putting the cart before the horse. You are doing an area wide traffic study, so the community kind of rose up and said, hey, we need to put the cart before the horse because, hey, yesterday the community was in Po'ipū there with numerous projects underway right now impacting the community. So the community was saying, they put the cart before the horse, so the Planning Commission responded and put conditions on these, but other developments (change side of tape)... impact fees that really wasn't implemented and now I hear the Council... the Committee Chair, saying, hey, we are behind again, we have the cart before the horse. These things are moving forward and we haven't created an appropriate structure to make fair assessments about what those impacts are and how in all of these areas are going to be met and I admire the Chair bringing that issue up and offering his expertise to work on that issue because we have a lot of work to do that is catch up at this point unfortunately. We have serious issues in the Planning Committee that our Planning Committee Chair is dealing with and working diligently on and some of which we will be discuss later today. So I appreciate that Councilmember Furfaro is bringing forth this issue and saying, other islands are ahead of us on this and we need to move forward because as Councilmember Yukimura said, this was the effort of our Planning Commission, a volunteer group, trying to do their best. But, you know, these high end developments are going to pay \$1,250 in impact fees when the Big Island is contemplating 10 times that much as seeing the true impact on their community. So I just want to share those observations like, okay, boy, we have a lot of work to do, let's get going. If Councilmember Furfaro would like to take the lead in Finance, I think that is great because we have plenty going on in planning. So, but I think

this echoes and what I hear the Chair saying and he can correct me if I am wrong, is the same things that the community was saying. Hey, things are going in the ground and we are not prepared for the traffic, so let's move forward on that. Hey, things are ground and we are not assessing the appropriate impact fees on how it is going to impact our community, so let's get going because in too many instances we have the cart before the horse, so let's get the horse going.

Mr. Furfaro: Thank you Councilman. Just to put everything in a fair perspective and why we have to study this as such, I do want to point out and I've looked at the Charlier numbers, \$254 million amongst 4,200 units is really... if everyone was going to pay and carry those capital costs over a 15 year period, that is about \$5,000 a year in way of contributions. So to put everything into perspective, under current assessment, we are very low. Under the Big Island's ordinance, we are about \$12,000 a unit and under the Charlier plan, we are about \$60,000, so, you know, we have to find out within the legal boundaries of this study, what works appropriately, is fair, is equitable for everyone. I want to reiterate the Planning Commission was doing what they thought best, but, Ian, I want to thank you for and I appreciate your comments that, you know, they are not applying those conditions anymore until we have a better handle on the study. But I do want to point out that this Council needs to know the Administration's position on the Jim Charlier piece and exactly how we will adopt, what portion of it and, of course, most importantly for the community that worked very hard how we are going to fund it. You know, we are eagerly waiting for the Administration's response.

Mr. Costa: Just one point... Charlier so-called amount that you may derive with Big Islands, keep in mind that Charlier is Kōloa only and Big Island accounts for the entire...

Mr. Furfaro: I want to tell you that I hope you got a copy of the study. Did they give you a copy? Good. I thought that at first too, but when you read it, he then... when they use the methodology, they start to determine it by region.

Mr. Costa: Okay, because I know one of his proposals or I think early discussions was creating an impact assessment for Kōloa. I am not sure if we or the County would be interested in establishing impact fees for individual communities as opposed to an islandwide.

Mr. Furfaro: And I want to point out that even under the footnote of table 1, it makes note that the impact fee summary is for County roads as potential fees and State roads and other State infrastructure are not included and would be a much higher number. It says that in one of the footnotes and as you start to read the dialogue, it is really regional, so thank you Mr. Costa. Any other questions from any members? Anyone else? Mr. Youn wants to come back up. Thank you Ian very much.

Mr. Youn: Councilman Furfaro, after hearing the dialogue, I do need some clarification. Initially, I thought that we were just trying to create a fund... not create a fund, but find a vehicle to accept funds that has already been established, so that they can be... they are waiting to be paid, but there is nothing to pay it into. That is what I thought we were here for, but after listening to the dialogue, it seems like there may be future assessments or future funds tied into the traffic circulation plan. And then you brought up a third point that there may be a new impact study whereby a new fee would be established, so I have several questions that I hope that you can clarify. First of all, was the ordinance adopted by the Big Island?

Mr. Furfaro: Yes, I believe...

Mr. Youn: It is an ordinance now, so we would have to do the same thing on Kaua'i. Change our existing impact fee ordinance. Secondly, we are trying to create a fund, so that now that we have three (3) sources of revenue. One, the existing assessment. Secondly, future traffic assessments related to the plan. Third, if the ordinance is adopted on Kaua'i, we will have a third source of revenue. I am hoping that in your deliberations that we are creating one fund rather than three (3) separate funds, whereby, it can be created now and all the future assessments be placed into the same fund.

Ms. Yukimura: That was my concern.

Mr. Furfaro: I appreciate the Councilwoman's answer, but as the leader of the Committee, I would like to say that, that is my intention as well, but the narrative comes up and references would set up an account specifically for these. The other part of your question is, I want to have the time to talk to Mr. Rezentes because I have a different interpretation. I see it as a revenue account which we could set up quicker and that is why I am asking for the deferral.

Mr. Youn: Then my main question is, would this new assessment fee ordinance have to be adopted first before you can act on what is on the floor now?

Mr. Furfaro: Yes.

Mr. Youn: So that could take up to a year.

Mr. Furfaro: I want to say, would the new assessment piece have to be adopted before it can be applied and funds are created, the answer is "yes" because we want to make sure that we are operating within the law. The question about, will it prevent other pieces from particular (inaudible)... I would have to defer to the Chair of Planning and I will ask her to answer that question.

Ms. Yukimura: I am not sure that it is any planning expertise that I have, but staff did indicate to me... they clarified further their advice about needing an ordinance, and I think the Chair of the Committee, Finance Committee alluded to it too that if we are creating just a revenue fund, we don't need an ordinance, we might be able to do it just by a vote. But that would allow us to receive money and not necessarily to expend the money. We would need some authorizing ordinance to create a fund in our CIP budget in order to expend the money. So in answer to your question, it sounds like we could pass something quickly to create a revenue account and receive the moneys, but in order to expend the moneys, we'd have to do a counterpart account in our CIP budget and the creation of that account gets more complex because we have to look at purpose and enabling authority and all of that, something like that.

Mr. Youn: If I understand you correctly, the item before you could possibly be acted on prior to you creating an impact fee ordinance for Kaua'i?

Mr. Furfaro: Yes.

Ms. Yukimura: And I think that was your question.

Mr. Furfaro: And that is why I asked for the deferral, so I could have the time to talk to the Finance Director and other Council advisors.

Mr. Youn: Okay, thank you very much.

Mr. Furfaro: Councilwoman Iseri-Carvalho?

Ms. Iseri-Carvalho: Yes, Mr. Youn, I know you have made references to... it appears different fee schedules and there is some confusion that there is actually, I believe, an impact fee schedule currently which was passed in 1992, is that what the Planning Director stated?

Mr. Youn: I think our impact fee for (inaudible) was passed in early 80's.

Ms. Iseri-Carvalho: Early 80's?

Mr. Youn: Yes.

Mr. Furfaro: I think the current one we have touches on some of these items that there is a park assessment and so forth. That goes back to the 80's, but the impact fee piece in 1992 after the hurricane, did not really get acted on as I think how I understand it.

Ms. Yukimura: That was just a study, not a bill or an ordinance.

Ms. Iseri-Carvalho: We didn't do a bill based on that study. Right now, there isn't anything that governs impact fees?

Ms. Yukimura: There is.

Ms. Iseri-Carvalho: Legislation besides what was done in the 80's?

Ms. Yukimura: There is and I am getting the ordinance right now and it defines the impact fee at \$1,000 per unit.

Ms. Iseri-Carvalho: And then there is a proposal currently for... in your understanding for how much of an impact per unit?

Mr. Youn: I don't know of any new proposal.

Ms. Yukimura: There is no proposal yet.

Mr. Furfaro: There is no proposal yet.

Ms. Yukimura: On the Big Island, there is... there is both the study and an ordinance that was done pursuant to the study that has defined impacts for the variety of development.

Mr. Furfaro: Done in 2006.

Ms. Yukimura: The rule of thumb is \$12,000 per unit.

Mr. Furfaro: For multi-family.

Ms. Iseri-Carvalho: So what are we imposing right now before any laws are in place on these developers?

Mr. Youn: The only one that is before you is the \$250 per unit assessment by the Planning Commission and the park dedication fee and (inaudible).

Mr. Furfaro: There is an impact fee, there is a park dedication fee and project by project, there is a housing assessment and that is how far behind we are.

Ms. Iseri-Carvalho: And Councilmember Furfaro raised this. We actually have something on the books that actually has a fee schedule currently and I don't know when we are going to do this study, but I would think that we would need a study before we would need to determine how much the actual impact fees would be allocated.

Mr. Furfaro: Absolutely.

Ms. Iseri-Carvalho: So I guess we are going to set up this fund for receipt of these moneys, but prior to receiving moneys, we would need to establish a study that would determine how much we would request as an appropriate impact fee?

Mr. Youn: For future projects, right?

Mr. Furfaro: What I want to get clarified is, can we accept these moneys as revenue and I think that is where the line is. Where are we at on coming up with a impact study and so forth and I will be better able to answer that if I choose to... if it is the Council's wish for me to pursue this. Once I have my initial meeting with the group and then I will be better able to put it back on the Council agenda, but it... I don't have all the answers for you right now, but I know that we are far behind with some of what the other counties...

Ms. Iseri-Carvalho: Right, so the current fee schedule would require us to impose the fees that are currently in place now. You are saying \$250 per unit?

Mr. Youn: That is the condition established, but all we need is an account to deposit it in that is what is missing right now.

Ms. Iseri-Carvalho: Alright, thank you.

Mr. Furfaro: Quite welcome. So on that note, is there anyone else that would like to come up. I can point out that we have a lot of work to do on this.

Mr. Kouchi: To talk about whether we should create an account in the development fund.

Mr. Furfaro: Which is the agenda item.

KEN TAYLOR: Chair and members of the Council, my name is Ken Taylor. I am glad to see some movement going in the direction of impact fees. I have been totally shocked...

Mr. Furfaro: Excuse me, I have to point out that the agenda item is not the impact fees. That will come up when I reschedule that. What is on the agenda right now is the deferral of opening this account or approving this account.

Mr. Taylor: I understand that, but there has been a lot of discussion about impact fees and I just wanted to say that I have been totally shocked at the

give away of the farm here on Kaua'i.

Mr. Furfaro: I would like to point again. I have reserved my presentations in honoring our own rules. Ken, I didn't even present our PowerPoint and so forth because it is not the agenda item. The agenda item is about establishing this account.

Mr. Taylor: I know, but you have talked about some numbers...

Mr. Furfaro: Go right ahead, but I would like to ask you to limit your comments because in all fairness to this Council, you may come up with issues that we are not going to respond to because it is not an agenda item at this time. At the same time, your commentary needs to be one that focuses on our willingness to do that in another meeting and not at this meeting.

Mr. Taylor: In reference to the \$12,000 number that comes from the other island. Again, I am shocked at that number because back in California, as an example, they are having impact fees of \$20,000, \$30,000, \$40,000 per unit built and, so \$12,000 is a very low number in my estimation. You made some clarification in that when you talked about a footnote that said that some things were not included.

Mr. Furfaro: Can I ask you... the numbers that you stated, 40, 50, \$60,000, do they include a State assessment, do they include a Federal assessment, do they include credits for grants... we haven't had that discussion yet Ken.

Mr. Taylor: I understand and I just wanted to put those numbers out there on the table, so that when you do move forward with the activity, that you will really take a good look at a big picture of what should be charged for each new development. Thank you.

Mr. Furfaro: Ken, I will be very glad to give you a copy of the executive summary, so you can see what is excluded and what is included.

Mr. Taylor: I appreciate it and I will do some digging up of some other communities as what they include in their...

Mr. Furfaro: And this will be a future agenda item. Thank you.
Mr. Mickens?

GLENN MICKENS: For the record, Glenn Mickens. Thank you Jay. You have gotten into a lot of nuts and bolts here which, again, I know you are going to bring up later. The agenda item was for you to... approval to create an account within the County's development fund to allow for deposits from developers that

will be earmarked. Underline earmark for traffic improvements in the Kōloa-Po'ipū area. I guess my question is and everything that you guys have brought up is extremely important and I know you will get to this in workshops, the amounts and everything else, but the cart before the horse is your point now and it is completely wrong and it should be taken care of. My question is, will this account be a lock box where the funds cannot be used for any other purpose except for traffic? I am not sure how broad or how narrow the word earmark is when they say earmark, so, anyway, I just... I hate to see funds... you say it is going to be used for this and then it gets filtered off and goes in a lot of other directions. I just wondered if, in fact, if that earmark is going to be specified traffic only? Again, I guess traffic can be interpreted in different ways also, so it is a big problem. So, anyway, Jay...

Mr. Furfaro: And, Glenn, just to answer you, my interpretation and I will talk with the Finance Director again. I see this as a revenue account and that if any expenditures come up, there will have to be a separate money bill.

Mr. Mickens: Separate money bill, thank you Jay.

Mr. Furfaro: I am sorry, I did not see your hand back there. Come up, but you came up earlier and turned around and I don't see all the way in the back with the cameras sometimes.

ANNE PUNOHU: My name is Anne Punohu and I just want to clarify for myself what the heck we are doing right now because I know that a developer has come forward and made an offer of \$250 per unit to be put towards traffic alleviation in the Kōloa-Po'ipū district and I was also at that meeting last night. I also know that Kōloa Creekside has come forward too as well. I am not sure if they were also put this idea to them as well as contributing \$250 into such a fund. My concerns are this: it does seem a little low, but if they put in this money now, that means that their permits will go forward or if they don't have the ability to... if this doesn't happen for them and they are not being able to put the \$250 per unit down, will their permits be denied or delayed. I have been to a lot of these meetings and it was always... I felt that when I read some of the applications, it was always my thought that every developer was to contribute to the traffic situation that they would be causing by the impacts of their development. I always thought it was coming through the EIA, but I think that the establishment of this fund is good. My only concern is this. If they are going to pay this money right now and it is low of an assessment, when the rest of the other eight (8) developments in just one area, will they be exempt from having to do this? And only some developments have to do it while others don't have to?

Mr. Furfaro: Anne, let me answer some of your questions before... first of all, it was the Kōloa Community Association that spearheaded the willingness to take in assessments from the developers to fund a traffic circulation plan. Of the

nine (9) projects in Po'ipū, seven (7) are participating. The plan is done, the assessment numbers are framed in that plan, it is on the Kōloa Community Association website, the number on the CIP portion alone over 15 years is \$254 million to accomplish 100% in future dollars those improvements. What portion is actually assessed has not been determined yet and what portion gets funded by future tax revenues has not been determined yet. The Council is waiting for a recommendation on the traffic circulation plan from the Mayor. In the meantime, what has happened, these projects have come before the Planning Department and the Commissioners. In their good faith, have applied some of these conditions and the dialogue that we are having right now is about setting up an account to receive and in this particular case, what would be \$80,750 specifically for traffic. But as Finance Chair, I am raising the question with the Planning Department, at what point in time will we look at preparing an impact fee study and adopt an ordinance, which only last year the Big Island did, and that is what I have shared. Now, that is kind of where we are at until we have an actual new scheduled item on the agenda, so we don't have the answers to your questions in all fairness.

Ms. Punohu: Okay. I agreed with everything you said. I think it is a very good idea to do this and I am really... I have been there when the Planning Commission has tried to say, you are going to have to do this or you don't get your...

Mr. Furfaro: It is their attempt to do something wise and diligent for the community, but we just don't have the mechanisms set up right now.

Ms. Punohu: I agree with your deferral. I agree with the idea to do the study. I agree with the idea of creating an ordinance. My only concern is, I just don't want anybody to get off the hook of their fair share of contribution. I think that is my testimony.

Mr. Furfaro: I understand, but for that to even trigger, we are waiting for the Administration's recommendation and we are a few minutes away from a caption break, but Councilman Bynum has a question for you.

Mr. Bynum: The other short answer in this development process, there has to be a beginning, middle and an end and at some point, there is a handshake and a deal is a deal, right, so to speak? And, you know, what we are talking about is, what are we going to do going forward because it is like wow, wow? Have we been doing what is best.

Ms. Punohu: And I think after that meeting last night, I think all of you were extremely impressed. I know I was with the process that occurred in front of us last night, but the problem is a lot bigger than I think any of us ever thought and this is all proactive and it is all great and I am glad to see that we are having

this dialogue. I think it is a great way for us to move forward. I think we've learned a lot of lessons and especially last night you guys. You guys were awesome for being there. I know it is a little bit off the subject, but I just wanted to thank everyone for making the effort. The Commissioners, I think, are really, really, trying to be proactive. They are trying and I just don't want them to be discouraged, you know, in their trying to do something.

Mr. Furfaro: Understood and that is why we want to take this process through and the first piece that triggers it is asking the question about setting up the account and taking in revenue. I am going to let you go on that because we have a caption break. Bruce?

BRUCE PLEAS: Good morning, Bruce Pleas for the record. On the approval to create an account, yes, but you have to have specific uses for the deposits in an account. They also have to be area which would be regional and islandwide and the type building the infrastructure and the maintenance of it. You have to look in all these aspects and you have to be specific as to what this account is going to be used for. Also, as Mr. Mickens brought up, it can't go off to somewhere else. It needs to be just for this use. As for the conditions that the Planning Commission usually puts on a development, that cost is usually borne by the developer for infrastructure development concerns relating to that development. Such as, in Port Allen, they are doing the signalization of the Port Allen road out there. The developer usually does that and that is usually set by the Planning Commission. I have always, since I have been coming to the Planning Commission meetings have asked that the Administration figure out what the needs are for the area and divide that by the amount of units. This is something very simple and I have been asking this for almost eight (8) years and nothing has been done and now you are saying that you are behind the ball. I have been asking for this for years at the Planning Commission. This is a simple solution and it just hasn't been done. I hope you have better luck than I do.

Mr. Furfaro: Thank you very much. I think what you have gotten from us today is the fact that we have a group at the Planning Commission that is really trying to do the best they can. We need to define some rules. I have to tell you that there are very stringent State rules about assessments and we are trying to facilitate that. So thank you very much. Councilmember Yukimura?

Ms. Yukimura: I think you are correct that the best way to determine impact fees is to look at the overall regional cost and to divide it up and that is what has been done in the Kōloa transportation planning process, but it is the exception rather than the rule and it is very clear that we have been remissed in not following up all of our development plans. First, we have been remissed in not even keeping our development plans current. Secondly, and following up or incorporating in our development plans, transportation planning and a transportation functional plan

that would then give us the overall regional cost that would allow us to at least figure out the regional impact fees.

Mr. Pleas: If it is possible, could I get a copy of the Big Island...

Mr. Furfaro: I would be glad to give you a copy of the executive summary Bruce and I don't mean to be rushing you, but we are trying to get to a caption break by law here and on that note, we will take a caption break for 10 minutes.

There being no objections, the Committee recessed at 11:09 a.m.

The meeting was called back to order at 11:25 a.m., and proceeded as follows:

Mr. Furfaro: As I had hoped and expressed with Mr. Rezentos absence as well and my ability to try and have some time to speak with him. I would like to ask if we can defer C 2007-217...

There being no objections, the rules were suspended.

Chair Asing: Before you ask for deferral and as a non-committee member, I just wanted to make a couple of comments. One of the comments that I wanted to make is that in that communication C 2007-217 is what the discussion is about. I have some concerns on the time element for the collection of the fees. If you look at the time period, the collection would be at the closing of escrow of each unit or if you look at the next paragraph below it, the trust account into which the \$250 shall be deposited upon the initial sale, rental or occupancy of each unit. And, you know, the project is all pau and you are collecting this fee. I mean, it is too late.

Mr. Furfaro: I really appreciate you pointing that out and that was the condition that was sent over from Planning as I understand it, but when we come back to address that, I would have some new verbiage that I would like to see if we can...

Chair Asing: I was comparing this language, as an example, when I looked at the Big Island and the Big Island is final subdivision approval is when you get the fee, so you kind of have it upfront and I think it is important to get the fee timely especially if you are going to do traffic improvements.

Mr. Furfaro: So noted Mr. Chair.

Chair Asing: And there is just a technical error on the third page on the bottom. The Kiahuna Fairways, the 190 units at 47,500 should be 47,750. It is just a technical error and that is all that it is, but the total comes up to the 169,500,

so that is correct, so I want to just make a correction.

Mr. Furfaro: If the staff could also make a note of that correction.

Chair Asing: Thank you.

Mr. Furfaro: Thank you Mr. Chair. Again, as I mentioned, my hope is to actually have some time to meet with the Finance Director on his return, so, therefore, I am asking for a deferral on this particular piece. Subsequently after we return from Maui for the HSAC conference, I would hope to be able to start some dialogue on the item that comes before the Council. May I have a motion to defer?

The meeting was called back to order, and proceeded as follows:

Upon motion duly made by Councilmember Kouchi, seconded by Councilmember Yukimura, and unanimously carried, C 2007-217 was deferred.

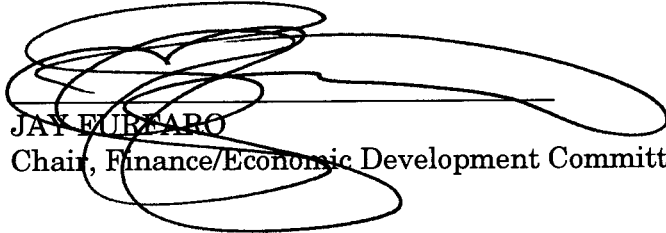
There being no further business, the meeting was adjourned at 11:29 a.m.

Respectfully submitted,



Lisa Ishibashi
Council Services Assistant

APPROVED at the Committee Meeting held on July 18, 2007:



JAY FURFARO
Chair, Finance/Economic Development Committee