

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor



MARK H. TAKEMOTO
Acting Executive Director

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

HUI HO'OLU AINA MAHIAI
235 S. Beretania Street, Room 205
Honolulu, HI 96813

Regular Meeting of the ADC Board of Directors

Held via Teleconference

June 15, 2023
9:00 a.m.

Pursuant to section 92-3.7, Hawaii Revised Statutes, this meeting will be held using interactive conference technology (ICT). Board members, staff, persons with business before the Board, and the public may participate remotely online using ICT, or may participate via the in-person meeting site which provides ICT.

Interested persons may submit written testimony in advance of the meeting, which will be distributed to Board members prior to the meeting. We request that testimony be received by our office not less than seventy-two hours prior to the meeting to ensure that staff has time to disseminate it and that Board members have time to review it. Written testimony may be submitted electronically to dbedt.adc@hawaii.gov or sent via U.S. Postal Service to: Agribusiness Development Corporation, 235 South Beretania Street, Suite 205, Honolulu, Hawaii 96813.

When testifying via ICT, via telephone, or in-person, you will be asked to identify yourself and the organization you represent, if any. Each testifier will be limited to two minutes of testimony per agenda item.

The public may participate in the meeting via:

ICT: [click here to join](#)

Telephone: (669) 900-6833, Webinar ID: 810 3713 3089

In-Person: *at the meeting location indicated below*

ICT ACCESS

To view the meeting and provide live oral testimony, please use the link at the top of the agenda. You will be asked to enter your name. The Board requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., ****@****.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson or staff will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

TELEPHONE ACCESS

If you do not have ICT access, you may get audio-only access by calling the Telephone Number listed at the top on the agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID listed next to the Telephone Number at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering “#” and then “9” on your telephone’s keypad. After entering “#” and then “9”, a voice prompt will let you know that the host of the meeting has

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been notified. When recognized by the Chairperson, you may unmute yourself by pressing “#” and then “6” on your telephone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter “#” and then “6” again to mute yourself.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>.

IN-PERSON ACCESS

There will also be one meeting location, open to the public, which will have an audio-visual connection. That meeting will be held at:

State of Hawaii, Leiopapa A Kamehameha
State Office Tower Building
235 S. Beretania St, Room 204
Honolulu, HI 96813

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

LOSS OF CONNECTIVITY

In the event of a loss of ICT connectivity, the meeting will be recessed for a period not to exceed thirty minutes to restore connectivity with all board members and the public in-person access location noted above. In the event that audio connectivity is re-established within thirty minutes without video connectivity, interested participants can access the meeting via the telephone number and Meeting ID number noted above.

In the further event that connectivity is unable to be restored within thirty minutes, the meeting will be automatically continued to a date and time to be posted on the ADC website at <https://dbedt.hawaii.gov/adc/> no later than close of business the next business day. New ICT, telephone, and in-person access information will be posted on the website no less than twenty-four hours prior to the continued meeting date. Alternatively, if a decision is made to terminate the meeting, the termination will be posted on the ADC website.

SPECIAL ASSISTANCE

If you require special assistance, accommodations, modifications, auxiliary aids, or services to participate in the public hearing process please contact staff at (808) 586-0186 preferably at least three business days prior to the meeting so arrangements can be made. To request translation or interpretation services please contact staff at (808) 586-0186 or email: dbedt.adc@hawaii.gov. Please allow sufficient time for the ADC to meet translation or interpretation services requests.

NOTE: MATERIALS FOR THIS AGENDA WILL BE AVAILABLE FOR REVIEW IN THE ADC OFFICE, 235 SOUTH BERETANIA STREET, SUITE 205, HONOLULU, HAWAII 96813 ON AND AFTER JUNE 9, 2023.

Agribusiness Development Corporation Non-Discrimination Statement

The Agribusiness Development Corporation does not discriminate on the basis of race, color, sex, national origin, age, or disability, or any other class as protected under applicable federal or state law, in administration of its programs, or activities, and the Agribusiness Development Corporation does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected by, or oppose action prohibited by, 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

If you have any questions about this notice or any of the Agribusiness Development Corporation's non-discrimination programs, policies, or procedures, you may contact:

Mark Takemoto
Acting Title VI Non-Discrimination Coordinator
235 S. Beretania St., Ste 205
Honolulu, HI 96813
(808) 586-0186
dbedt.adc.titlevi@hawaii.gov

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes

1. Board Meeting Minutes, May 18, 2023
2. Board Meeting Minutes, May 30, 2023

D. New Business

1. Request for approval to issue new and amended revocable permits to The Davey Tree Expert Company and Davey Tree Surgery Company in Whitmore Village, Oahu, Hawaii, TMK (1) 7-2-002:004 (por.), :009 (por.)
2. Request for approval to amend Lease Agreement No. LE-W257-22-01 issued to Ohana Hui Ventures, Inc. in Whitmore Village, Oahu, Hawaii, TMK (1) 7-2-002:004 (por.)
3. Request for approval to amend Lease Agreement No. LE-W1502 issued to Dole Food Company, Inc. in Whitmore Village, Oahu, Hawaii, TMK (1) 7-1-002:004 (por.),
4. Presentation by Deputy Attorney General Delanie Prescott-Tate regarding sunshine laws and discussions between board members
5. Election of officers to the Board of Directors for term July 1, 2023 – June 30, 2024

E. Old Business

1. Update regarding ADC-owned buildings in Whitmore Village, Oahu, Hawaii, TMK (1) 7-1-002:004; :009
2. Update on the progress of the Executive Director Search Committee

F. Acting Executive Director's Report

G. Adjourn

The Board may go into executive session on any agenda item pursuant to the exceptions provided under section §92-5, Hawaii Revised Statutes.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on May 18, 2023

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Ste. 204, Honolulu, HI 96813

Pursuant to section 92-3.7, Hawaii Revised Statutes (HRS), this meeting was held remotely with Board members, Staff, Applicants, and the Public participating via Zoom meeting venue, and an In-Person meeting location available for public participation at the State of Hawaii, Leiopapa A Kamehameha, State Office Tower Building, 235 S. Beretania St., Suite 204, Honolulu, HI 96813.

Members Present, virtually:

Frederick Lau, City & County of Honolulu, Chairperson (Chair)
Glenn Hong, Member-At-Large (Mr. Hong)
Sharon Hurd, HBOA, Ex-Officio Member (Ms. Hurd)
Jason Okuhama, Member-At-Large (Mr. Okuhama)
Karen Seddon, Member-At-Large (Ms. Seddon)
Lyle Tabata, Kauai County Member (Mr. Tabata)
Jayson Watts, Maui County Member (Mr. Watts)
Mary Alice Evans, Designated Representative, DBEDT, Ex-Officio Member (Ms. Evans)

Members Excused:

Kaleo Manuel, Designated Representative, DLNR for Ex-Officio Member Ms. Dawn Chang
Warren Watanabe, Member-At-Large

Counsel Present, virtually:

Delanie Prescott-Tate, Deputy Attorney General (Ms. Prescott-Tate)
Jodi Yi, Deputy Attorney General

Staff Present, virtually:

Mark Takemoto, Executive Assistant (Mr. Takemoto)
Ken Nakamoto, Project Manager (Mr. Nakamoto)
Lynette Marushige, Executive Secretary (Ms. Marushige)

Guests Present, virtually:

ADC Guest
Brian
F Fuchigami
rr0109
Scott Ishikawa
Scotty Wong, OHV INC.
Stacie Sasagawa, Dole

Guests Present, physical location: None.

A. Call to Order

Chair called the virtual meeting to order at 9:04 a.m.

Chair apologized but his camera was not working so he would not be visible.

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B. Roll Call

Chair conducted a roll call of the Board. Chair called the name of each board member and asked them to identify their presence with a “here” or “present” and to state who if anyone over the age of eighteen was present in the room with them. Chair stated that the roll call served as a roll call vote, and for each subsequent vote, the Chair would ask if there were any objections. If there were no objections the motion will be approved on the same basis as the roll call.

Roll call: Mr. Hong, Ms. Hurd, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Watts and Ms. Evans acknowledged attendance with no guests present.

C. Approval of Minutes

1. Board of Director’s Meeting on April 20, 2023.

Chair stated that staff discovered an inadvertent omission after the minutes were posted on May 12, 2023. On page 10 of the draft minutes or on page 13 of the submittal, under item number “2. *Request for Approval of the Draft Annual Performance Review of the Executive Director,*” after the third line, the following sentences should be inserted, “Chair called for the vote. Hearing no objections the motion was approved: 10-0.”

Chair asked for a motion to approve the minutes of the April 20, 2023 meeting as amended.

Motion to Approve: Mr. Tabata; Second: Ms. Hurd.

Chair asked if there was anything from the staff. There was none.

Chair asked if there was anyone from the public who wished to give testimony. There was none.

Chair asked for board discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

2. Executive Session Meeting Minutes, April 20, 2023

Chair stated that during the Executive Session held on April 20, 2023 the board considered matters pertaining to the evaluation of the Executive Director’s performance for fiscal year July 2021 to June 2022. HRS sections 92-4, 92-5 (a)(2) allows for a meeting to be closed to the public when necessary to discuss an employee evaluation where consideration of matters affecting privacy will be involved. In order to maintain the confidentiality of matters discussed at the executive session the draft minutes were provided directly to the board members for review. Chair asked that the Board respect the confidentiality of the executive session held on April 20, 2023 in discussing the approval of these minutes.

Chair asked for a motion to approve the April 20, 2023 minutes from the Executive Session.

Motion to Approve: Mr. Tabata; Second: Mr. Watts.

Chair asked if staff had any presentation. There was none.

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Chair asked if there was anyone from the public who wished to provide testimony. There was none.

Chair asked if there was any board discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

3. Emergency Board Meeting Minutes, April 24, 2023

Chair asked for a motion to approve.

Motion to Approve: Mr. Watts; Second: Mr. Hong.

Chair asked if there was anything from staff. There was none.

Chair asked if there was anyone from the public who wished to give testimony. There was none.

Chair asked if there was board discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

D. New Business

1. Request for approval to issue a revocable permit to Donald R. McDonald dba AgTech Pacific for commercial warehouse space and auxiliary land in Whitmore Village, Oahu, Hawaii, Tax Map Key No. (1) 7-1-002:009 (por.)

Chair called for a motion to approve.

Motion to approve: Ms. Evans; Second: Mr. Watts.

Chair asked for staff presentation.

Mr. Nakamoto stated that the requester was in Whitmore and the area will be redeveloped by putting in infrastructure and possibly some agriculture facilities. It's a revocable permit because ADC has allowed the tenant to remain on the property until the construction commences. There was a little reduction in rent, 10 cents per sq. foot because there was some damage to the roof from a recent windstorm, which the tenant paid for. Rent will be reduced from 70 cents to 60 cents per square foot for the building.

Chair asked if there was anyone from the public who wished to give testimony. There was none.

Chair asked if there were any questions from the Board. There were none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

2. Request for approval to conduct due diligence for the purpose of negotiating the fee simple interest in real property located at Waialua, Oahu, Hawaii, Tax Map Key No. (1) 6-5-002:027.

Chair called for a motion to approve.

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Motion to approve: Ms. Evans; Second: Mr. Tabata.

Chair asked for staff presentation.

Mr. Takemoto said that in 2016, ADC asked to purchase this parcel and it was approved. During due diligence it was determined the title was not marketable. So the landowner instituted proceedings to quiet the title, which was completed in January 2023. What's being requested here is approval to move forward on due diligence and then we'll come back to the board with staff's findings to see if ADC should proceed with the purchase or not. This property is bounded on all sides by ADC property so it's in the middle of ADC property. That's why we'd like to complete this purchase.

Chair asked if there was anyone from the public who wished to provide testimony. There was none.

Chair asked for board discussion or questions.

Mr. Okuhama asked if the purchase price was still being negotiated for this property?

Mr. Takemoto said that to his understanding the purchase price has not changed so that's not what's being requested right now. They're just going through due diligence to make sure they can proceed. Then we'll come back to the board and request approval to complete the purchase.

Chair asked if Well 25, one of the wells ADC is purchasing, was serving this parcel.

Mr. Takemoto said yes.

Chair said great, at least it will have water.

Mr. Okuhama asked if the water rights get transferred over on the purchase.

Mr. Takemoto asked if he was referring to the well purchase, because the parcel itself has no water rights per se. There's a tenant farming the ADC property on both sides and this tenant is leasing the subject parcel from the current owner. This parcel doesn't carry any water rights.

Chair said he believes the water rights when ADC purchases the three-wells will transfer.

Mr. Okuhama said he wondered about having a parcel with no water rights.

Mr. Takemoto said it's part of the well purchase and it's a CWRM (Commission on Water Resource Management) question, but ADC intends to acquire those rights.

Chair asked if there was any other discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

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3. Request for approval to enter into a Memorandum of Agreement with the State of Hawaii, Office of Planning and Sustainable Development to update the Hawaii Agribusiness Plan, pursuant to section 163D-5, Hawaii Revised Statutes (Supp. 2022)

Chair called for a motion to approve.

Motion to approve: Ms. Seddon; Second: Mr. Hong.

Chair asked for presentation from staff.

Mr. Nakamoto said no presentation but some background. ADC started out looking at a professional service contract to help update the Hawaii Agribusiness Plan but came to the realization that it was not what they were looking for. So, they looked within the State and found that the Office of Planning and Sustainable Development (OPSD) has a special plans branch, and this was in their wheelhouse. So ADC wants to enter into an agreement with OPSD and provide OPSD with the funds that the legislature appropriated to ADC to update this plan. Mr. Nakamoto is open for any questions.

Chair asked if there was anyone from the public who wished to give testimony. There was none.

Chair asked Ms. Evans if she had any comments.

Ms. Evans stated that she would first like to disclose that she will be involved in the execution of this memorandum of agreement if the board approves it and a memorandum of agreement is fully executed. She looks forward to working with ADC staff and stakeholders if the board approved this action item.

Chair thanked Ms. Evans and asked if there were any other questions.

Mr. Tabata asked how long the deliverable will be.

Mr. Nakamoto said ADC was running up against a July 1st deadline, but that timeline won't work for OPSD. Their portion would take eighteen months; the term of the MOA would be approximately eighteen months, with a December 31, 2024 termination date. ADC is trying to at least provide a quick update to the 2021 Hawaii Agribusiness Plan by the July 1st deadline.

Mr. Tabata asked if ADC had all of the data deliverables available. He knows ADC purchased software to inventory all the assets.

Mr. Nakamoto responded, that's correct.

Mr. Tabata asked how much it cost?

Mr. Nakamoto responded that ADC received \$90,000 from the legislature to update the plan.

Chair asked if there were any other questions.

Mr. Hong said just the fact that OPSD, with Mary Alice's involvement, will provide very knowledgeable leadership and he supports this project very much.

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Ms. Prescott-Tate asked Ms. Evans if she was going to recuse herself from voting on this agenda item.

Ms. Evans stated she would like to recuse herself from voting but should that affect a quorum she would defer to the attorney general's office as to whether there may be a concern of an appearance of conflict.

Chair asked Ms. Prescott-Tate if they are ok.

Ms. Prescott-Tate responded that if Ms. Evans would feel better recusing herself that would be fine; we have quorum.

Chair said he was very happy that Ms. Evans was involved. We've been talking about this for over a year so he's very happy that she'll be working on updating the plan.

Chair called for the vote. Hearing no objections the motion was approved: 7-0 (Ms. Evans recused).

4. Request for approval to establish the ad hoc "Executive Director Search Committee" pursuant to section 92-2.5, Hawaii Revised Statutes; appointment of members thereto

Chair asked for a motion to approve.

Motion to approve: Mr. Tabata; Second: Ms. Hurd.

Chair asked if there was any staff presentation.

Mr. Nakamoto said there was none, but Mr. Nakamoto and Mr. Takemoto were available for questions.

Chair asked if there was anyone from the public who wished to provide testimony. There was none.

Chair asked if there were any board discussion.

Mr. Tabata asked if there was a template used in the past as a starting point for them.

Ms. Prescott-Tate said she would help them.

Chair said he did some research and as far as he knows there was no template, but Ms. Prescott-Tate had come up with a list of items that the committee could develop into the review process. Chair noted that Mr. Tabata was on the committee.

Mr. Tabata said his concern was that now they were under the Department of Business, Economic Development, and Tourism (DBEDT), he personally has difficulty with understanding DBEDT. He knows the Director so he's going to grab his ear one day and ask what their strategy is for ADC. How does ADC proceed in light of the new legislative changes to ADC that the board reviewed about three meetings ago. ADC needs somebody "to put the stake in the ground" as he likes to say.

Chair agreed.

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Ms. Evans said having been the deputy director for DBEDT for eight years, she might be able to provide a little bit of framework for that. All of the attached agencies that are attached to any principal department including the ten that are attached to DBEDT, enjoy policy autonomy under HRS section 26-35, which means that their boards have the autonomy to make their own policies, to govern their agencies based on the agencies enabling legislation. The framework for ADC is HRS chapter 163D, and the Board would follow that. DBEDT's philosophy is to support its attached agencies to the extent possible with its fiscal personnel, I.T. and procurement and contracting services under their central administrative services office. There are limitations to that because they also took lots of personnel cuts when the budget has not been as big as it could be. Because the Administrative Services office is funded by general funds, it doesn't have special funds available, so it shares in the fiscal pain that all general funded programs do. She hoped that information helped Mr. Tabata.

Mr. Tabata said yes and being that ADC's a semi-autonomous agency it does shed some light but going from under the Department of Agriculture to DBEDT, there's differences in those departments. So does ADC carry on and just take advantage of the administrative support or is there another charge. He's an engineer so he needs more details.

Ms. Evans said DBEDT is the business promotion department, so all of their agencies share in different ways, in different niches. The goal is helping their businesses and business people to be successful. The Board has to balance that with the need to earn revenue to offset the general funds that the legislature provides. So, to that extent the Board itself is a business board that makes those judgments about how much to charge its licensees in order to break even and have sufficient surplus for unexpected disasters or occurrences. Does that help?

Mr. Tabata responded yes, he has a business background too, so he said yes to being on the selection committee.

Ms. Prescott-Tate said no worries, she will help them.

Chair asked if there were other questions or concerns.

Mr. Okuhama said when he was on another board they went through several executive director searches. Once they used a professional agency and the other time they pretty much did it internally. There are examples of board driven agencies that go through the executive director search, and they did this quite recently going through several different executive directors. There is precedence on how these things are done and the processes.

Chair thanked Mr. Okuhama.

Ms. Hurd said she's not familiar with the relationship of an attached agency, but she's wondering, if ADC has any shared resources within DBEDT such as grant writers, fiscal services, any kind of shared support services.

Ms. Evans responded yes and no. DBEDT is one of the smallest departments in the State, so they have very limited Director's office and ASO (Administrative Service Office) type services. They always reach out to their sister agencies where they have someone who specializes in especially procurement; HHFDC (Hawaii Housing Finance & Development Corporation) has an excellent procurement specialist who is willing to share her expertise with other DBEDT agencies. The Director's office has a communication specialist who sometimes helps with news releases but that's

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entirely up to the attached agency if they want to reach out and ask for that kind of help. The attached agency can do it internally with their own staff should they choose to. As you know, Ms. Hurd, all attached agencies fiscal and personnel transactions flow up through the Director's office and that's by State law.

Ms. Hurd said the direct question would have been, with the infrastructure investment Jobs Act funding, that massive \$2.8 billion dollars, her question basically is, would ADC have the capability, maybe one of the qualities of a new executive director should be some sort of grant seeking, grant writing type background. Because if there is no such relationship with DBEDT that they can rely on and the vast amounts of funding that's coming through, she doesn't want ADC to be out of the loop. Just a comment that maybe one of the shared services can be with the grant writing section.

Ms. Evans responded that DBEDT doesn't per se have a grant writing section. Each one of the twenty different programs in DBEDT has a different niche and any staff that does grant writing has a specialty in that particular niche, not general grant writing expertise. People who have a passion for a particular area and develop their expertise by doing it rather than by coming in with that particular skill. It's different for each federal agency that you are requesting grant awards from, they have some things in common but some unique quirks that they like to see in their grant applications.

Chair agreed with both. He normally writes up the grant request and then uses a grant writer to put it all together; he's not a grant writer; he pays for that service. You have to be familiar with what they're asking for, what the grant is about. It's important though, with what's coming down the pike.

Chair asked if there was any further board discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

Chair asked Ms. Prescott-Tate if he could take a step-back to item No. 2, the approval to conduct due diligence for the purpose of negotiating the fee simple interest in real property in Waialua. Is this something that the administration committee should participate in, the committee that they formed a few meetings ago.

Ms. Prescott-Tate responded that they could.

Chair asked if that was something that requires board approval or is that something that should just be part of the flow.

Ms. Prescott-Tate responded that as of right now, the board delegated to staff the authority to conduct the due-diligence. Maybe after the initial due-diligence has been conducted then it can go back to the board for assignment to the administration committee to assist with negotiations.

Chair said ok, he just wanted that clarified.

5. Update regarding ADC-owned buildings in Whitmore Village, Oahu, Hawaii, Tax Map Key No. (1) 7-1-002:004 (por.)

Chair asked if Property Manager Lyle Roe (Mr. Roe) or Mr. Takemoto will be providing the update.

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Ms. Prescott-Tate said that in Mr. Roe's absence, she would be giving the update. ADC is the current owner of former Dole Food Company land. This is in the Whitmore area, Wahiawa. ADC purchased this land and infrastructure from Dole. During the high wind events in March and April of 2023, corrugated metal panels and other debris began blowing off the roof of several open bay steel and metal framed structures. Due to the emergency created by the high winds and flying debris, ADC contracted with a roofing company to remove the loose corrugated metal panels. On April 24, 2023, the contractor performed a pre-demolition hazardous materials assessment, which is standard operating procedure when they're working on old roofs.

On May 11, 2023, ADC was verbally informed that the hazardous material assessment revealed the presence of lead and asbestos within the open bay steel and metal structures. On May 12, 2023, ADC received a brief preliminary report on the hazardous materials assessment. After review of the preliminary report, and in an abundance of caution, ADC asked the tenants of the open bay structures to move to other areas of ADC property by close of business Friday, May 12, 2023. These efforts were successful, and the tenants have been relocated. ADC received the lab results on May 16, which was too late to comply with the Sunshine Law, HRS Section 92-7.5 because the board packets had already been distributed. So, you will receive all the updated materials and reports at the next board meeting, and we'll do another update at that meeting in June.

Briefly, the lab reports identified the presence of asbestos and lead in the steel and metal framed structures. The report noted that the corrugated roof panels were safely removed, along with all visible dust and contaminated debris. The work was performed in strict compliance with all applicable EPA, OSHA and Department of Health statutes and rules. The lab results indicated that samples collected during the roof panel removal were reported at below the OSHA permissible exposure limit for lead and asbestos. Upon first learning of the hazardous materials finding, ADC notified and obtained advice from the State Department of Health Asbestos and Lead Program and the Clean-Air Branch. ADC will be procuring the services of a hazardous waste assessment team to test other buildings in the area that were built around the same time as the open bay structures.

Once this testing is completed and the test results received, the information will be provided to the Board for further planning. Right now we have a determination that the open bay steel and metal structures do have asbestos and lead. Those buildings that have hazardous materials verification have been vacated and will remain vacant until ADC decides what to do. ADC is in the process of hiring somebody who will go out and test all the remaining buildings and then we'll come back to the Board with the information and decide on a plan. ADC has been doing what the Department of Health advised them to do, which included removing people from the buildings.

Chair thanked Ms. Prescott-Tate and said that during the roof panel removal the hazardous materials testing showed it was below approved levels so it may not be as bad as it sounded last week.

Ms. Evans asked Ms. Prescott-Tate that when the property was purchased was there a Phase 1 environmental assessment to determine if there was a probability of hazardous materials on the property which would give ADC the innocent land owner defense?

Ms. Prescott-Tate responded that Phase 1 and Phase 2 environmental assessments were conducted however, asbestos and lead were not part of those assessments; the pesticides in the soil was the primary concern, but no, ADC does not have an innocent owner defense.

Chair said he believed part of the reason was when the land was purchased the buildings were slated for demolition; they weren't meant to be kept.

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Chair asked if there were any other questions. There were none.

Chair said this was just an informational presentation so there was no need for a motion or vote.

E. Old Business

1. None.

F. Acting Executive Director's Update

1. Capital Improvement Project

Mr. Takemoto said ADC finished a 15-million-gallon reservoir in Kunia. This project captures some of the tail water so you don't lose the water, you can keep using it. It's also part of the overall plan to increase the storage capacity in looking into the future on how water was going to be managed for agriculture. This was a good project to have completed.

2. Legislative Update:

Mr. Takemoto reported that the sole bill to pass was SB 833, which was the Wahiawa Irrigation System. This bill allows the Governor to negotiate with the current landowner for control over Lake Wilson, the dam, and irrigation system. ADC is currently doing due diligence. If completed, ADC will control the irrigation system, which includes the dam and the gates and the management of that system to provide irrigation water for the farmers in the area.

Mr. Tabata said, as he understands, the City disposes of their wastewater treatment plant effluent into Lake Wilson. Is the City participating in funding infrastructure needs?

Mr. Takemoto responded that the City does discharge treated wastewater into the lake. ADC's project is to take the treated water and use it for irrigation. ADC is going to be piping that. The result of that project will reduce the impact to the lake water quality.

Mr. Tabata asked so they're separating it?

Mr. Takemoto responded, correct. He's not certain whether the City is participating in the funding; at this time he doesn't believe so.

Mr. Tabata said so every effluent system needs a backup disposal system.

Mr. Takemoto responded yes.

Mr. Tabata continued, so the primary now is sending the water directly in an enclosed pipe or into a ditch?

Mr. Takemoto responded, into an enclosed pipe.

Mr. Tabata stated they will need a second disposal, is that still going to be the lake?

Mr. Takemoto said he's not certain about that.

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Mr. Tabata said they should check into that. If they do, we'll want the City to pay.

Mr. Takemoto said that's a good point. The federal government discharges into the ditch and they pay every year.

Mr. Tabata said he used to work for Aqua Engineers, and he was part of the Schofield Barracks privatization so, it's all about the money.

Chair stated that he was under the impression that this water was R1. Is that the level of the water being discharged or is it raw?

Mr. Takemoto said the water being discharged from the Wahiawa Wastewater Treatment facility is R1 and that's the water they're taking, so it's R1.

Chair said and the military water is R1 correct?

Mr. Takemoto said that's correct.

Mr. Tabata said not to make you guys worried, but sometimes there are disruptions and its sub-standard and it has to go somewhere. That's what his concern is.

Mr. Takemoto said, that's a good question. There's a requirement for wastewater treatment facilities to capture storm water impacts because a lot of times that water does enter the system and they need to be able to capture that. That's part of the due diligence. They'll have to find out all of that because the whole goal would be improve the water quality of the lake. Then the water can be used for irrigation purposes as well as its current use, which is a fresh water recreational facility that DLNR (Department of Land and Natural Resources) maintains.

Mr. Tabata said, so the City side, for storm water there is this whole thing that they call MS-4, it's a whole different world also so, there's a lot of work to be done.

Mr. Takemoto agreed. They know it's going to take some time, and a lot of questions to be answered.

Chair said he wants to go back to the reservoir, the 15-million-gallon reservoir. What does it service, is this the one in Kunia, where is this one?

Mr. Takemoto said that's correct. It's at the end of the line so to speak and it will capture water from the tail-end of the system so they can make use of it. It will service, from a gravity point of view, it will service, if you drive up Kunia Road, you can see it from Kunia Road, it could service everything south from there.

Chair said so these are not ADC tenants, but they are being charged for the water provided by ADC.

Mr. Takemoto said they pay for the delivery of the water.

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3. ADC Discussions with the U.S. Navy Regarding Restrictive Use Easements for Whitmore Parcels.

Mr. Takemoto said this is what's called the REPI project. It is a project that the military will compensate ADC for a restrictive use easement on the property. Generally, the military prefer not to have large buildings or structures built around their installations. So the Navy wants ADC to provide ADC restrictive use easements that's primarily height restrictions. Because all of the ADC property around the Navy installation is in farming, it doesn't cause ADC any hardship, and the Navy will provide ADC with up to 50% of the purchase price of the property for the impacted area. So, ADC is currently in discussions with the Navy on this to determine what the restrictive easements are worth. We'll be coming back to the board for approval on this to continue moving forward.

4. Update on Mililani Mauka Parcel/Malama Aina Collective

Mr. Takemoto moved on to item 4. There is a tenant with a ROE (Right-of-Entry) and the ROE has been going on for a long time. ADC told them it's time to move forward with the license. This parcel is difficult because there is a water challenge. At one time this was unirrigated sugar and with sugar you plant for the season; it's an eighteen- or twenty-four-month crop and you rely solely on rainwater. ADC has requested that they re-look at their initial proposal and come back with a new proposal, something they could actually do with the property, or they may elect to exit the deal. This is for the Malama Aina Collective. The property north of Mililani. It's set-back from the highway quite a bit. It looks like a set of fingers in the mountain. This was just an update.

Chair asked if the tenant approached the Board of Water Supply (BWS)? There is a BWS water tank above the property.

Mr. Takemoto said there is, and you would have to withdraw from the tank and pump it. He's not sure if Malama Aina approached the BWS. They were looking at catchment and other ways to do it to keep their costs down as opposed to BWS ag rates.

Chair said that's interesting because the tank is not that far away.

Ms. Evans asked if there were any indications of illegal activity on the property. Is Malama Aina keeping a presence on the property to inhibit illegal use of this property?

Mr. Takemoto responded that Malama Aina is not actively on the property, on a daily basis. Mr. Roe conducted the last visit. There's a gate but it is overgrown so he doesn't believe that they have done very much. It's fairly remote so it's difficult to get to. For homeless activity, it's unlikely, the road doesn't look like it was driven so he doesn't believe there is much activity now. It is a large parcel so he doesn't think Mr. Roe could walk all the way in.

Chair said yes, there are actually two gates to the parcel. It's not easy to access but there is a BWS roadway that makes it accessible to a certain point. But getting into the property and deep in the property is difficult. ADC's concern when they put it out for lease or license was that there were so many trees on the parcel and it's getting to be really overgrown and it's going to be really expensive to clear it if they just keep waiting. Chair thought it's about one hundred acres.

Mr. Takemoto said it isn't that large, but you're correct, those larger trees, if it's just grass you're looking at up to \$1200/acre to clear and that's just clearing not ready to plant. When you get trees

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in there the cost could significantly rise so it could be easily \$2500 and up per acre to clear and then you have all that green waste to contend with. He agreed that they should be looking at someone who can make use of it sooner than later.

Chair asked if there were any other questions.

Ms. Hurd said she had a question about item 3. The Department of Agriculture is also in some discussion with REPI; they're great collaborators, great partners. If there will be further discussion on how much land is involved and her understanding is they pay 50% of the purchase price, do they own it or does it still belong to ADC.

Mr. Takemoto said no, the land still belongs to ADC.

Ms. Hurd said she'd like to get more information so that they can talk about maybe putting Ag people on that land and keeping it in Ag production rather than in development that REPI wants them to do. Further clarification.

Mr. Takemoto said REPI do not want development.

Ms. Hurd responded, correct.

Mr. Takemoto said there is an ag presence, and it will be maintained. Those parcels have perspective tenants with ROE's to begin due diligence on the property and hopefully they move into the planting phase soon on the land they occupy. Right now, on the parcels they're discussing, ADC has established water on one of the parcels, they're still working on water for the other parcel. He'll definitely provide more details going forward. The purchase price for the two parcels would be somewhere around \$8 million, so ADC's looking at a possible \$4 million REPI payment to control the easements. ADC will still own the property in fee, but the military will have a restrictive use easement on the boundary of the property.

Ms. Hurd asked if he had an idea of the size of the property.

Mr. Takemoto said he believes it's approximately two hundred acres. He can get the exact acreage for her.

Chair asked if there were any further questions or discussions. There were none.

G. Adjourn

Chair said before adjourning he wanted to say some things about Mr. Nakatani. They would spend a lot of time talking about ADC. Every Friday he would have a meeting with Mr. Nakatani, and they'd spend about two to two and a half hours talking about ADC goals and ADC projects and all the things coming about. He will sorely, sorely miss that. Mr. Nakatani had foresight and a lot of connections in planning for what he saw and what he was trying to bring around to ADC. Chair will really miss him.

Chair also noted that this was the executive secretary, Ms. Marushige, last meeting and that she was leaving ADC to work for another department. Chair wished Ms. Marushige goodbye and good luck.

Chair called for a motion to adjourn.

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Motion to Adjourn: Ms. Evans, Second: Mr. Seddon.

Chair asked if there was any discussion. There was none.

Chair called for the vote. Hearing no objections the motion was approved: 8-0.

The meeting was adjourned at 10:01 a.m.

Respectfully submitted:

Lynette Marushige
Secretary

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on May 30, 2023

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Rm. 204, Honolulu, HI 96813

Pursuant to section 92-3.7, Hawaii Revised Statutes (HRS), this meeting was held remotely with Board members, Staff, Applicants, and the Public participating via Zoom meeting venue, and an In-Person meeting location available for public participation at the State of Hawaii, Leiopapa A Kamehameha, State Office Tower Building, 235 S. Beretania St., Room 204, Honolulu, HI 96813.

Members Present, virtually:

Warren Watanabe, Member-At-Large, Vice-Chair (Vice-Chair)
Glenn Hong, Member-At-Large (Mr. Hong)
Jason Okuhama, Member-At-Large (Mr. Okuhama)
Karen Seddon, Member-At-Large (Ms. Seddon)
Lyle Tabata, Kauai County Member (Mr. Tabata)
Jayson Watts, Maui County Member (Mr. Watts)
Dane Wicker, Designated Representative, DBEDT, for Ex-Officio Member James Tokioka (Mr. Wicker)
Kaleo Manuel, Designated Representative, DLNR for Ex-Officio Member Ms. Dawn Chang (Mr. Manuel)
Leo Obaldo, Designated Representative, HBOA, for Ex-Officio Member Sharon Hurd (Mr. Obaldo)

VACANT, City & County of Honolulu Member

VACANT, Hawaii County Member

Members Excused:

None

Counsel Present, virtually:

Delanie Prescott-Tate, Deputy Attorney General (Ms. Prescott-Tate)

Staff Present, virtually:

Mark Takemoto, Executive Assistant
Ken Nakamoto, Project Manager
Lyle Roe, Property Manager

Guests Present, virtually:

ADC Guest
WAM Staff
F Fuchigami
L Marushige

Guests Present, physical location: None.

A. Call to Order

Vice-Chair called the virtual meeting to order at 3:32 p.m.

B. Roll Call

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Vice-Chair conducted a roll call of the Board. Vice-Chair called the name of each board member and asked them to identify their presence with a “here” or “present” and to state who if anyone was present in the room with them. Vice-Chair stated that the roll call served as the roll call vote, and for each subsequent vote, the Vice-Chair would ask if there were any objections. If there were no objections the motion will be approved on the same basis as the roll call.

Roll call: Mr. Hong, Mr. Obaldo, Mr. Manuel, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Watts, and Mr. Wicker acknowledged attendance with no guests present.

C. Approval of Minutes

1. None

D. New Business

1. Presentation of executive director hiring process and timeline by the Executive Director Search Committee; and appointment of new member(s) to the Executive Director Search Committee

a. Presentation of Executive Director Hiring Process and Timeline by the Executive Director Search Committee

Vice-Chair announced that effective May 25, 2023, Chair Fred Lau (former Chair Lau) resigned from the ADC Board of Directors so he could apply for the Executive Director position. Article 3, section 4 of the ADC Bylaws states that should the office of the chairperson become vacant, the Board of Directors shall fill the vacancy by electing another chairperson from among its members.

Article 3, section 2 of the ADC Bylaws further states that elections to fill vacancies shall be held at the meeting at which the vacancy was officially declared to exist.

However, due to the notice requirement under the Sunshine Law, section 92-7(b), Hawaii Revised Statutes, the election to fill the vacancy of the chairperson will be held at the next regular Board Meeting on Thursday, June 15, 2023.

In the absence of the chairperson, article 3, section 2 of the ADC Bylaws states that the vice-chair shall perform the duties of the chair.

Accordingly, as acting Chair and as a member of the executive director search committee, Vice-Chair provided the presentation of the executive director hiring process and timeline.

At the regular board meeting held on May 18, 2023, former Chair Lau asked the Board to approve the establishment of an Executive Director Search Committee, pursuant to section 92-2.5, HRS, and article 4, section 3 of the ADC By-Laws, and to give the Chair authority to appoint four members to the committee. Former Chair Lau asked that the Executive Director Search Committee be comprised of Vice-Chair, Ms. Seddon, Mr. Tabata, and Mr. Wicker, and that the committee be tasked with six responsibilities:

1. The Committee shall develop an application process for non-civil service applicants.
2. The Committee shall develop a solicitation/advertisement for the position of executive director.

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3. The Committee shall select a method of posting the solicitation/advertisement and post the solicitation/advertisement.
4. The Committee shall develop criteria for ranking the applicants.
5. The Committee shall accept the applications and conduct initial review and ranking of the applicants; and
6. Depending on the number of valid applications received, the Committee shall narrow the selection to the top two candidates and report their findings to the Board.

The Board unanimously approved former Chair Lau's request.

Shortly after the committee was established, a member of the Executive Director Search Committee wanted clarification of the committee's assigned tasks. Before a meeting to clarify the committee's duties could be scheduled, former Chair Lau resigned from the Board in order to apply for the executive director position. This raised a question about the propriety of allowing a committee of board members hand-picked by the chair, to also make a hiring recommendation for the executive director position, where former Chair Lau was an applicant.

The question was submitted to the State Ethics Commission.

After close of business on Friday, May 26, 2023, the State Ethics Commission responded in pertinent part as follows:

It is likely that the public would question Mr. Lau's actions as impacting the fairness or propriety of the hiring process, resulting in erosion of confidence in government. . . . It is the Commission staff's strong recommendation to disregard any proposal provided by the current search committee, and instead start the process anew without consideration of any involvement or action by Mr. Lau in establishing the executive director search. This may mean, for example, that the Board establishes a reconstituted committee to conduct the executive director search. Removing Mr. Lau's involvement in the search process reduces the appearance of impropriety and, hopefully, creates an objectively fair procedure.

Based upon the advice of the State Ethics Commission, Vice-Chair proposed that the Executive Director's Search Committee appointed by former Chair Lau, be dissolved and a new three- or four-member Executive Search Committee be reconstituted with the following directives:

1. The Committee shall develop an application process for non-civil service applicants.

For example: does the committee want the applicants to fill out an application form or just send in a resume? There's a non-civil service form used to apply for State of Hawaii jobs – form # HRD 278. Does the committee want to list a salary range or just base the salary on experience/education? Decide what type of information the applicant should provide to assist the committee's review process.

2. The Committee shall develop a solicitation/advertisement for the position of executive director.

The committee shall create a job description for the executive director position. The job description must be approved by DBEDT director pursuant to HRS section 26-35(a)(4).

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For example, the committee shall decide if the job description/solicitation will be appropriate for all advertising methods or if separate job descriptions are necessary for each type of solicitation, such as formal letter request, or an advertisement like in a newspaper or agricultural newsletter, or email request to organizations asking for interested parties to apply, or just on the State job site.

3. The Committee shall select a method of posting the solicitation/advertisement and post the solicitation/advertisement.

The committee shall select how the job solicitation will be posted. For example, should the job solicitation only be posted on the state job site; or also on the ADC/HDOA/DBEDT/etc. websites, newspaper, farming associations, other local job search engines. The committee shall decide how long the solicitation/advertisement should be posted. The minimum amount of time the job solicitation must be posted is four working days.

4. The Committee shall develop criteria for ranking the applicants.

For example, the committee should decide what skills, education, work history, personality, salary expectations, etc. are important. What qualities would the committee like to see in the next executive director. Create a ranking system and develop a timeline for completing the ranking system.

5. The Committee shall accept the applications and conduct initial review and ranking of the applicants.

When the applications come in, the committee shall review the applications. For example, the committee can decide whether to do in-person interviews of all the applicants, or just a few of the more promising applicants, or just review the applications. Rank all the applicants according to the ranking criteria. Develop a timeline for completing the applicant review.

6. The Committee shall narrow the selection of the top two or three candidates and report their findings to the Board.

Select the top two or three candidates.

Once the above six steps are completed, the committee shall write a report that describes how the two or three applicants were selected (how the committee accomplished the six steps). The report should conclude with the committee's findings and recommendations. For example, the report may suggest how the full board could complete the final selection, like have the candidates make a presentation to the board, or conduct further interviews by the entire board, or just select the person based on the committee's findings and recommendations.

The committee's report, which shall include the findings and recommendations, is presented at a duly noticed board meeting. At this meeting, the Board discusses the report and findings and recommendations. The Board decides how to select the final candidate. If the Board wants to conduct personal interviews with each of the two or three candidates this can be done in executive session to protect the individual's privacy interest as allowed by HRS sections 92F-14(b)(4) and 92-5(a)(2).

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At the next duly noticed meeting the Board deliberates and selects the new executive director.

b. Appointment of New Members to the Executive Director Search Committee

Vice-Chair called for a Motion to approve the dissolution of the Executive Director Search Committee appointed by former Chair Lau comprised of Vice-Chair, Ms. Seddon, Mr. Tabata, and Mr. Wicker, and allow the Vice-Chair to appointment three new members to a reconstituted Executive Director Search Committee?

Motion to approve: Ms. Seddon; Seconded: Mr. Tabata.

Vice-Chair asked if there was anyone from the public who wished to give testimony. There were none.

Vice-Chair asked if there was any board discussion. There was none.

Vice-Chair called for the vote. Hearing no objections the motion was approved: 9-0.

Vice-Chair said that although the approval of the motion gave him the authority to appoint new members, he would prefer to take any volunteers.

Mr. Watts volunteered.

Mr. Wicker also volunteered.

Ms. Prescott-Tate interjected that Mr. Wicker's volunteering might raise the appearance of impropriety because he was on the previous committee that was chosen by former Chair Lau.

Mr. Wicker stated that he was absent from that meeting so would that still be an impropriety?

Ms. Prescott-Tate said he was appointed to the selection committee, so yes.

Mr. Wicker asked if not him, could another representative from DBEDT be there as their DBEDT designee?

Ms. Prescott-Tate responded, if they cannot get enough volunteers that could fill the positions today that may be a consideration and asked if they could get just a couple of more volunteers.

Mr. Okuhama said he would volunteer.

Ms. Seddon asked who are the three volunteers?

Vice-Chair said they have two volunteers, Mr. Watts and Mr. Okuhama.

Ms. Prescott-Tate asked if one more person could volunteer.

Ms. Seddon suggested that Mr. Hong volunteer.

Mr. Hong acknowledged Ms. Seddon's suggestion and added if Vice-Chair would like to appoint him, he will do it.

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Vice-Chair said yes, he was planning on appointing Mr. Hong anyways if there were no further volunteers.

Ms. Prescott-Tate said three was enough.

Vice-Chair said, to reiterate, the reconstituted committee consists of Mr. Watts, Mr. Okuhama, and Mr. Hong. Vice-Chair thanked them for volunteering.

E. Old Business

1. None

F. Acting Executive Director's Report

1. None

G. Adjourn

Having no further business before the Board, Vice-Chair called for a Motion to Adjourn: Ms. Seddon; Seconded: Mr. Watts.

Vice-Chair asked if there was any discussion. There was none.

Vice-Chair called for the vote. Hearing no objections the motion was approved: 9-0.

The meeting was adjourned at 3:51 p.m.

Date of Next Meeting: The next meeting will be held on June 15, 2023, at 9 A.M.



STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

June 15, 2023

Subject: Request for approval to issue new and amended revocable permits to The Davey Tree Expert Company and Davey Tree Surgery Company in Whitmore Village, Oahu, Hawaii, TMK (1) 7-2-002:004 (por.), :009 (por.)

Permittee: The Davey Tree Expert Company, Davey Tree Surgery Company

Authority: 163D-4(a)(5), Hawaii Revised Statutes

Area: 21,393 gross square feet

Field No(s).: Bldg I, Bldg J (por.), Office A, Office B, Office C, parking area

Tax Map Key: (1) 7-1-002:004 (por.); :009 (por.)

Land Status: Acquired in fee by the Agribusiness Development Corporation in 2013 and 2015

Trust Land Status: Section ____ lands of the Hawaii Admission Act
Yes ____ No X

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution? Yes ____ No X

Zoning: AG-1

Character of Use: Parking, storage, and office space

Land Doc. Type: Revocable Permit

Term: Month-to-month (annual renewal)

Rental Rate:

Parking/storage	\$0.10/sf/mo	21,060 sf	\$2,106/mo
Office space	\$0.60/sf/mo	450.5 sf	\$270.30/mo
Annual Rent: \$28,515.60/year			

BACKGROUND:

The Agribusiness Development Corporation (ADC) and The Davey Tree Expert Company (Davey Tree Expert) executed Revocable Permit No. RP16-01 on March 1, 2016 for 224 sq. ft. of office space, 5,000 sq. ft. of covered storage space, and 10,000

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sq. ft. of parking area. Davey Tree Expert had been gradually expanding their operation and the expansion resulted in a certain amount of encroachment upon the premises of an adjacent tenant, Dole Food Company, Inc. (Dole).

In September 2020, after reaching agreement with Dole to allow Davey Tree Expert to take over a portion of Building J, ADC Board of Directors (Board) approved Davey Tree Expert's request to include 5,460 sq. ft. of Building J (por) for the purpose of equipment storage. On December 1, 2020, ADC and Davey Tree Expert executed RP257-21-01 for 5,224 sq. ft. of office space, 5,460 sq. ft. of Building J (por) of storage space, and 10,000 sq. ft. of parking area. RP16-01 was terminated.

In mid-2021, Davey Tree Surgery Company (Davey Tree Surgery), an allied company with The Davey Tree Expert Company, approached ADC seeking space at Whitmore Ag-Tech Park. Agreement was reached between Davey Tree Expert and Davey Tree Surgery (jointly, the "Davey Tree Companies") to seek a joint permit that would include additional office space for Davey Tree Surgery. The Board approved the request at their meeting on June 23, 2021. On July 29, 2021, ADC and Davey Tree Companies executed RP-W257-21-02 for 5,600 sq. ft. of Building I, 5,460 sq. ft. of Building J (por) for storage space, 333 sq. ft. of Building E (por) for office space, and 10,000 sq. ft. of parking area. RP257-21-01 was terminated.

On March 16, 2023, the Board approved a new and amended revocable permit for an additional 117.5 sq. ft. of office space in Building E. This revocable permit has not yet been issued.

Due to the recent discovery of the presence of lead and asbestos in the paint of Bldg I, and several similar and adjacent buildings, Davey Tree Companies were given a Notice to Vacate by May 12, 2023 to adjacent property.

REQUEST:¹

The Davey Tree Companies request the following: 1) that the joint revocable permit RP-W257-21-02 between The Davey Tree Expert Company and Davey Tree Surgery Company be terminated effective May 12, 2023; 2) and that separate revocable permits be issued to each of the companies that reflects the relocation from Bldg I and Bldg J (por.) to an adjacent non-designated open space due to the presence of lead and asbestos in those buildings (Exhibit A).

The Davey Tree Expert Company as of May 13, 2023			
Premises	Sq. Ft. (Area)	\$/Sq. Ft./Mo	Monthly Rent Assessment
Office A (keep)	218.0	\$0.60	\$130.80
Office B (keep)	115.0	\$0.60	\$69.00

¹ Footprint of the premises for The Davey Tree Expert Company is still under discussion and may be adjusted. Any adjustments to footprint will be reported at the following meeting.

Request for approval to issue new and amended revocable permits to The Davey Tree Expert Company and Davey Tree Surgery Company in Whitmore Village, Oahu, Hawaii, TMK (1) 7-2-002:004 (por.), :009 (por.)

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Bldg I (withdraw)	-[5,600]	\$0.10	0
Parking/storage (keep)	10,000	\$0.10	1,000.00
Parking/storage (add)	20,000	\$0.10	\$2,000
Total	30,333		\$3,199.80

Davey Tree Surgery Company as of May 13, 2023			
Premises	Sq. Ft. (Area)	\$/Sq. Ft./Mo	Monthly Rent Assessment
Office C (current)	117.5	\$0.60	\$70.50
Bldg J por. (withdraw)	-[5460]	\$0.10	0
Parking/storage (add)	6,000	\$0.10	\$600.00
Total	6,117.5		\$670.50

WATER NEEDS AND SOURCE OF WATER:

The Board of Water Supply provides water to the Whitmore Ag-Tech Park. Other than minimal needs for washing their small fleet of vehicles, the Davey Tree Companies do not require water for their operations.

OPERATIONAL PLAN:

Davey Tree Companies will continue to alternate locations within ADC owned property to house their administrative offices, store fleet vehicles and equipment, and provide parking for staff.

CONSERVATION PLAN:

N/A

DISCUSSION:

The Davey Tree Companies are tenants in good standing with ADC, current on all rents and obligations. This Request is due to the discovery of the presence lead and asbestos in Bldg I and Bldg J.² Approval of the Request represents a \$1,494.00/month (\$17,928.00/year) increase in rental income to ADC.

RECOMMENDATION:

Based on the foregoing, staff recommends that the Board approve the Request noted above, subject to the following conditions:

² ADC is having all other buildings on the site tested for hazardous materials. Should the inspection lead to the discovery of hazardous materials in the office space occupied by The Davey Tree Companies, it may be necessary to amend the revocable permits in the near future.

June 15, 2023

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1. Davey Tree Companies shall procure all appropriate policies of insurance sufficient to cover the office space, and parking/storage property subject to the new revocable permits; and
2. Rental rates for office space shall be \$0.60/sq ft/month; rental rate for parking/storage shall be \$0.10/sq ft/month; and
3. The new revocable permits shall be effective as of May 13, 2023; and
4. The rent reduction shall be effective as of May 12, 2023; and
5. All other material terms and conditions shall remain the same.

Respectfully Submitted,

Mark Takemoto

Mark H. Takemoto
Acting Executive Director

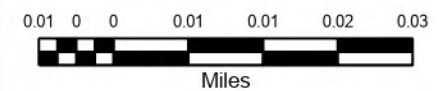
EXHIBIT A



STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

The Davey Tree Expert
Company Premises
(amended)

(1) 7-1-002:004 (por.)
(1) 7-1-002:009 (por.)



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028

Davey Tree
Expert Co.



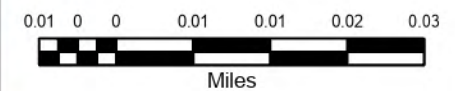
EXHIBIT B



STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

Davey Tree Surgery
Company Premises
(amended)

(1) 7-1-002:004 (por.)
(1) 7-1-002:009 (por.)



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STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

June 15, 2023

Subject: Request for approval to amend Lease Agreement No. LE-W257-22-01 issued to Ohana Hui Ventures, Inc. in Whitmore Village, Oahu, Hawaii, TMK (1) 7-2-002:004 (por.)

Lessee: Ohana Hui Ventures, Inc.

Authority: 163D-4(a)(5), Hawaii Revised Statutes

Area: 16,380 gross square feet

Field No(s): Bldg H, Bldg K, Bldg G

Tax Map Key: (1) 7-1-002:004 (por.)

Land Status: Acquired in fee by the Agribusiness Development Corporation in 2015

Trust Land Status: Section ____ lands of the Hawaii Admission Act
Yes ____ No X

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution? Yes ____ No X

Zoning: AG-1

Character of Use: Parking, storage

Land Doc. Type: Lease

Term: 3 years (currently in year 1)

Rental Rate:	Bldg H	\$0.10/sf/mo	1,000 sf	\$100.00/mo
	Bldg K	\$0.10/sf/mo	1,700 sf	\$170.00/mo
	Bldg G	\$0.10/sf/mo	13,680 sf	\$1,368.00/mo
	Annual Rent: \$28,515.60/year			

BACKGROUND:

Ohana Hui Ventures, Inc. (OHV) is a domestic profit corporation established in 2018 by Scott Wong as a corporate entity for ventures engaged in Hawaii agriculture, multi-media

production, training, and industrial hemp farming. OHV partners with local organizations such as Friends of Waimanalo.

The Board of Directors (Board) of the Agribusiness Development Corporation (ADC) approved the issuance of revocable permit RP-W257-21-03 to OHV at their meeting on August 25, 2021 for 13,680 square feet of Bldg G (por.) in Whitmore Village (executed on November 30, 2021). At their meeting on June 15, 2022, the Board terminated RP-W257-21-02 and further approved lease agreement LE-W57-22-01 that included Bldg H and Bldg K along with the 13,680 square feet of Bldg G (por.), effective August 1, 2022 (Lease).

Due to the recent discovery of the presence of lead and asbestos in several similar and adjacent buildings, OHV was given a Notice to Vacate Bldgs H, K, and G by May 12, 2023, and move to adjacent property.

LAND REQUEST:

Staff requests that the Lease be amended to withdraw Bldgs H, K, and G (por.) from the Lease, and add 16,380 square feet of non-designated open space for storage and parking purposes, due to the presence of lead and asbestos in Bldgs H, K, and G (por.) (Exhibit A).

Ohana Hui Ventures, Inc. as of May 13, 2023			
Premises	Sq. Ft. (Area)	\$/Sq. Ft./Mo	Monthly Rent Assessment
Bldg H (withdraw)	-[1,000]	\$0.10	0
Bldg K (withdraw)	-[1,700]	\$0.10	0
Bldg G (withdraw)	-[13,680]	\$0.10	0
Non-designated (add)	16,380	\$0.10	\$1,638.00
Total	10,000		\$1,638.00

WATER NEEDS AND SOURCE OF WATER:

The Board of Water Supply provides water to the Whitmore Ag-Tech Park. OHV uses the site to store vehicles and farm equipment and has minimal need for water.

OPERATIONAL PLAN:

OHV will continue to use the new location to store farm vehicles and farm equipment, and provide parking for staff.

CONSERVATION PLAN:

N/A

DISCUSSION:

June 15, 2023

Page 3 of 3

OHV is a tenant in good standing with ADC, current on all rents and obligations. This Request is due to the presence of lead and asbestos in Bldgs H, K, and G (por.). Approval of the Request is budget neutral.

RECOMMENDATION:

Based on the foregoing, staff recommends that the Board approve the Request noted above, subject to the following conditions:

1. The amendment shall be effective as of May 12, 2023; and
2. OHV shall procure all appropriate policies of insurance pursuant to the terms of the most recent and current lease form, sufficient to cover the amended leased area; and
3. The rate for the open space shall be \$0.10/sq ft/month; and
4. All other material terms and conditions shall remain the same.

Respectfully Submitted,

Mark Takemoto

Mark H. Takemoto
Acting Executive Director

EXHIBIT A



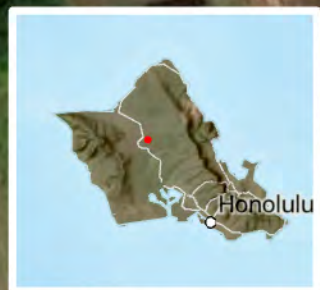
STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

Ohana Hui Ventures, Inc.
Premises (amended)

(1) 7-1-002:009 (por.)



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Ohana Hui
Ventures,
Inc.



STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

June 15, 2023

Subject: Request for approval to amend Lease Agreement No. LE-W1502 issued to Dole Food Company, Inc. in Whitmore Village, Oahu, Hawaii, TMK (1) 7-1-002:004 (por.)

Permittee: Dole Food Company, Inc.

Authority: 163D-4(a)(5), Hawaii Revised Statutes

Area: 11,265 gross square feet

Field No(s): Bldg C, Bldg D, Bldg J (por.)

Tax Map Key: (1) 7-1-002:004 (por.)

Land Status: Acquired in fee by the Agribusiness Development Corporation in 2015

Trust Land Status: Section ____ lands of the Hawaii Admission Act
Yes ____ No X

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution? Yes ____ No X

Zoning: AG-1

Character of Use: Office, conference space, storage/mechanical

Land Doc. Type: Lease

Term: 10 years (currently in year 8)

Rental Rate:	Bldg C	\$0.60/sf/mo	5,550 sf	\$3,330.00/mo
	Bldg D	\$0.20/sf/mo	1,375 sf	\$275.00/mo
	Bldg J (por.)	\$0.10/sf/mo	4,340 sf	\$434.00/mo
	Annual Rent: \$48,468/year			

BACKGROUND:

The Agribusiness Development Corporation (ADC) purchased TMK (1) 7-1-002:004 from Dole Food Company, Inc. (Dole) in 2015. The purchase of the property included a lease-

back provision with Dole that included Bldgs C, D, and J. Lease Agreement No. LE-W1502 was effective February 26, 2015 (Lease).

At their meeting on September 23, 2020, the Board of Directors (Board) of ADC approved an amendment to the Lease to withdraw 5,460 square feet of Bldg J from the original area, leaving Dole with 4,340 square feet of Bldg J (por.).

Due to the recent discovery of the presence of lead and asbestos in several similar and adjacent buildings, Dole was given a Notice to Vacate Bldg J (por) by May 12, 2023.

LAND REQUEST:

Staff requests that the Lease be amended to remove Bldg J (por.) from the Lease due to the presence of lead and asbestos in the building.

Dole Food Company, Inc. as of May 13, 2023			
Premises	Sq. Ft. (Area)	\$/Sq. Ft./Mo	Monthly Rent Assessment
Bldg C (keep)	5,550	\$0.60	\$3,330.00
Bldg D (keep)	1,375	\$0.20	\$275.00
Bldg J (withdraw)	-[4,340]	\$0.10	-\$[434.00]
Total	6,925		\$3,605.00

WATER NEEDS AND SOURCE OF WATER:

The Board of Water Supply provides potable water to the Whitmore Ag-Tech Park and the Dole premises.

OPERATIONAL PLAN:

Dole will continue to use Bldg C for office and administrative purposes and Bldg D for conference activities.

CONSERVATION PLAN:

N/A

DISCUSSION:

Dole a tenant in good standing with ADC, current on all rents and obligations. This Request is due to the discovery of the presence of lead and asbestos in Bldg J.¹ Approval of the Request represents a \$434/month (\$5,208/year) decrease in rental income to ADC.

RECOMMENDATION:

¹ ADC is having all other buildings on the site tested for hazardous materials. Should the inspection lead to the discovery of hazardous materials in the space occupied by Dole, it may be necessary to amend the Lease in the near future.

Based on the foregoing, staff recommends that the Board approve the Request noted above, subject to the following conditions:

1. Dole shall procure all appropriate policies of insurance pursuant to the terms of the most recent and current permit form, sufficient to cover the office space and conference room; and
2. Rental rates for office space shall be \$0.60/sq ft/month; rental rate for conference room shall be \$0.20/sq ft/month; and
3. The amendment and rent reduction shall be effective as of May 12, 2023; and
4. All other material terms and conditions shall remain the same.

Respectfully Submitted,

Mark Takemoto

Mark H. Takemoto
Acting Executive Director

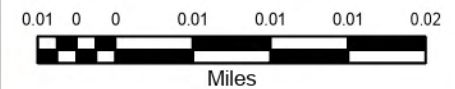
EXHIBIT A



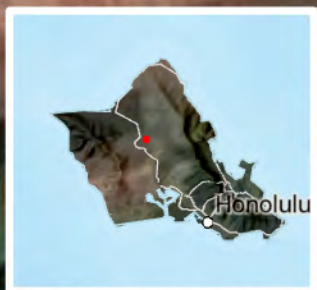
STATE OF HAWAII AGRIBUSINESS DEVELOPMENT CORPORATION

Dole Food Company, Inc.
Premises (amended)

(1) 7-1-002:004 (por.)



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Dole Food
Company, Inc.



STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

235 S. Beretania Street, Room 205
Honolulu, HI 96813
Phone: (808) 586-0186 Fax: (808) 586-0189

June 15, 2023

Subject: Update regarding ADC-owned buildings in Whitmore Village, Oahu,
Hawaii, TMK (1) 7-1-002:004, :009

BACKGROUND:

ADC is the current owner of former Dole Food Company lands and infrastructure located on Whitmore Avenue in Wahiawa. During high wind events in March and April 2023, corrugated metal panels and other debris began blowing off the roof of several open bay steel and metal framed structures. Due to the emergency created by the high winds and flying debris, ADC contracted with a roofing company to remove the loose corrugated metal panels and then re-roof the structures. On April 24, 2023, the contractor performed a pre-demolition hazardous material assessment.

On May 11, 2023, ADC was verbally informed that the hazardous material assessment revealed the presence of lead and asbestos within the open bay steel and metal structures. On May 12, 2023, ADC received a brief preliminary report on the hazardous material assessment.¹ After review of the preliminary report, and in an abundance of caution, ADC asked the tenants of the open bay structures to move to other areas of ADC's property by close of business on Friday, May 12, 2023.

ADC received the lab results on May 16, 2023. See Exhibits A and B.² The lab reports identified the presence of asbestos and lead in the steel and metal framed structures. It was noted that the corrugated roof panels were safely removed, along with all visible dust and contaminated debris. The work was performed in strict compliance with all applicable EPA, OSHA, and State Department of Health laws and rules. The lab results indicated that samples collected during the roof panel removal were below the OSHA permissible exposure limit for lead and asbestos.

Upon first learning of the hazardous materials finding, ADC notified and obtained advice from the State Department of Health, Asbestos and Lead Program, and the Clean Air Branch. ADC is in the process of procuring the services of a hazardous waste assessment team to test other buildings in the area that were built around the same time as the open bay structures. Once this testing is completed, and the test results are received, the information will be provided to the board for future planning purposes.

¹ The preliminary report received by ADC on May 13, 2023 consisted of the first eight pages of the attachment dated May 8, 2023, entitled "Pre-Demolition Hazardous Material Assessment Report."

² Please note that the Ashe Group LLC letter signed by Arther Clayton is dated April 25, 2022. See Exhibit B. The letter dated April 25, 2022, the Analytical Reports (dated May 15, 2023), and the lab collection reports (dated May 8, 2023) were all received by ADC on May 16, 2023.



ISLAND DEMO, INC.

***PRE- DEMOLITION HAZARDOUS MATERIAL
ASSESSMENT REPORT***

**DOLE
WHITMORE TRUCK GARAGE (s)**

Prepared for:

State of Hawaii Agribusiness Development Corp
235 S. Beretania Street, Room 205
Honolulu, Hawaii 96813

.

IDI Project No. IDI23022

May 8, 2023



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- 2.0 ASBESTOS LABORATORY RESULTS**
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- 4.0 LEAD PAINT LABORATORY RESULTS**
- 5.0 HAZARDOUS MATERIAL VISUAL ASSESSMENT**
- 6.0 CONCLUSIONS**
- 7.0 RECOMMENDATIONS**
- 7.0 QUALIFICATIONS & LIMITATIONS**
- 8.0 REFERENCES**

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SECTION B - LEAD LABORATORY REPORTS W/CHAIN OF CUSTODY

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SECTION D - IDI CERTIFICATIONS



EXECUTIVE SUMMARY

On April 24, 2023, at the request of the **State of Hawaii Agribusiness Development Corp., Island Demo Inc. (IDI)** hazardous material assessment team performed a pre – demolition hazardous material assessment of the (2) single-story steel and metal framed open garage structures w/ corrugated metal panel roofing directly facing Whitmore Avenue located in Wahiawa, Hawaii

The purpose of this assessment is to provide a basis for data collection, sampling analysis and reporting of suspect regulated hazardous materials that may include multi- layer Asbestos Containing Building Materials, Lead Based paint (LBP), and Lead Containing Paint (LCP) that may be impacted during future demolition activities. IDI also performed a hazardous material visual assessment throughout each area to determine the exact condition of each open garage structure (s) and any potential hazards in relation to identified hazardous material.

IDI's State of Hawaii, Department of Health (DOH) registered, and EPA certified environmental building inspection team collected representative samples of suspect asbestos, LBP & LCP materials from interior components only. A total of (2) multi-layer suspect asbestos bulk samples were collected and (2) LBP/LCP samples. The samples were submitted o an ACCREDITED NVLAP Asbestos PLM and American Industrial Hygiene Association (AIHA) Environmental Lead and Chemical Laboratory (Hawaii Analytical Labs), for individual sample analysis.

The enclosed data collected indicates the following.

1. Asbestos is present in the painted coatings on the corrugated metal roof panelling and on all steel and metal framing that make up each garage structure.
2. Lead based paint was detected in all multi-layer painted coatings tested.
3. No additional hazardous materials were observed during the visual assessment.

(See attached laboratory summaries for exact sample locations and materials sampled)

Should you have questions or concerns, please do not hesitate to contact me on my cell phone (808) 861-6422.

Sincerely,

Arthur "Jay" Clayton
Staff Industrial Hygienist
EPA Asbestos Building Inspector
HIASB-0339 Exp: 08/23



1.0 SURVEY PROTOCOLS FOR ASBESTOS:

This asbestos inspection determined the location, quantity, and condition of friable and non-friable ACBM. Samples from structures were collected. IDI collected all available information regarding the facility from the owner(s) prior to performing the survey.

During the initial walk through, the number and types of suspect ACBM's were determined. AHERA divides these materials into three types of materials: Surfacing, TSI, and Miscellaneous materials. These are further broken down into separate homogeneous areas, which are the basis for the sampling. Each homogeneous area was noted on the inspector's working diagram and was assigned a unique identifying number. This number was recorded on the bulk sampling form and included in this report. If the materials to be sampled were determined as Surfacing or TSI, the locations were selected randomly. The inspector used his/her best judgment in selecting the sample location from miscellaneous materials, these samples were obtained from damaged or from the most inconspicuous areas. The following is a list of identified homogenous suspect materials that were sampled.

- ❖ Multi-Layer Painted Coatings
- ❖ Roof Sealants

These materials can also be classified under the Federal National Emissions Standards for Hazardous Air Pollutants [NESHAP] as Regulated Asbestos Containing Material [RACM] and Category I or Category II non-friable material. These determinations are made at the time of a NESHAP survey or planned abatement, to determine the regulatory and notification requirements. The information in this report provides all the information needed to notify the State of Hawaii of abatement activities.



Inspection protocols and regulations:

Federal NESHAP and the State of Hawaii, Title 11 Chapter 501 and 502: to collect minimum of three samples per floor from each homogenous area with anticipation of demolition or renovation.

29 CFR 1926.1101 and Hawaii Administrative Rules Title 12 Chapter 145.1: to comply with OSHA requirements. The focus is on Presumed Asbestos Containing Material [PACM], which includes surfacing materials, thermal system insulation, and resilient floorings. The sampling protocol used in this type of inspection in the AHERA protocol.

Asbestos in Schools Hazard Abatement Reauthorization Act [ASHARA]: to perform an inspection with anticipation of in-place management of ACBM. Accredited persons are required when performing work in commercial and public buildings. The AHERA sampling protocol is used for this type of inspection. This type of survey often results in the development of an Asbestos Management Plan.

2.0 Asbestos Laboratory Results:

Asbestos was identified in all multi-layer paint coatings and roof sealants located in various areas throughout each garage structure. Positive Asbestos analytical results are summarized in the table below. The laboratory analytical reports are attached.

SAMPLE ID	MATERIAL	LOCATION	ASB. Y/N
B2322-01	Multi-Layer Cream/Beige/Silver Paint/Coating	Garage Framing & Roof Panels	Y
B2322-02	Black Roof Patch	Roof Ridge Caps	Y

3.0 Lead Paint Sampling Protocol:

Paint samples were obtained from areas that had exhibited damage or were unobtrusive. The condition of each suspect LBP/LCP was noted. All samples were logged, recorded (following strict chain-of-custody procedures) and submitted to an Environmental Lead Laboratory Accreditation Program [NLLP]-accredited laboratory for analysis. The samples were analysed by flame atomic absorption spectroscopy [FAAS] using the EPA SW-846 Method 7420.

4.0 Lead Laboratory Results:

IDI collected suspected lead in paint samples from surfaces or materials that will be disturbed as a part of the upcoming scheduled demolition. Based on analytical lab results all paint samples collected were reported as lead-based paint. Sample results are summarized in the table below.



SAMPLE ID	LOCATION	COLOR	RESULT mk/kg	LCP/LBP
LP2322-01	Metal Roof Panels & Garage Metal Framing.	Cream/Beige/Silver	50,000	LBP
LP2322-02	Bottom ½ of metal poles.	Yellow	210,000	LBP

LBP=Lead Based Paint (Greater than 5000 mk/kg). LCP= (Less Than 5000 mk/kg).

5.0 Visual Assessment:

IDI performed a thorough visual assessment throughout each single-story open garage metal structure and adjacent areas inside and outside perimeter. The purpose of the visual assessment was to determine the presence of potential hazardous materials or conditions that may be present on site. The following are observations that were recorded during assessment.

- ❖ The multi-layer painted coatings on the metal framing and corrugated roof panels that makes up each Dole truck garage is in a heavily deteriorated and corroded state. (peeling & flaking)
- ❖ The corrugated metal roof panels have become unattached in several areas and are sliding down or hanging.
- ❖ The metal framing that makes up each truck garage is heavily corroded and deteriorated and becoming unattached or disconnected due to extensive rust at joints, cross sections, and supports.
- ❖ Parts and sections of metal framing appeared to be missing in various sections.
- ❖ Loose pieces of the multi-layer coatings were found in various locations underneath each truck garage on the ground, asphaltic driveway between truck garages and in the grassy areas outside the fence line on Whitmore Avenue directly across from private residences.

6.0 Conclusions:

The following conclusions are based on the visual assessment performed and analytical results received by accredited laboratory:

- ❖ Based on heavy corrosion and deterioration of truck garage framing it is an apparent overhead hazard to employees and staff.
- ❖ Based on deteriorated condition of identified asbestos & lead painted coatings throughout, it is apparent that there is a potential lead and asbestos airborne dust hazard.



6.0 Recommendations:

- ❖ **It is highly recommended** that per current EPA and OSHA regulatory requirements that until Dole can address the identified overhead hazards and potential airborne exposure to employees, that Dole relocate their employees and equipment to a different location away from truck garages.
- ❖ **It is highly recommended** that based on existing conditions and materials identified in this report, that Dole hire a State of Hawaii Licensed Asbestos and EPA Lead Based Paint firm to safely remove and or dismantle and dispose of each truck garage structure in strict compliance with current EPA, OSHA, and DOH rules and requirements.
- ❖ **It is highly recommended** that all surrounding grounds to include all asphaltic driveways and outside of fence line on Whitmore Avenue is cleaned.
- ❖ **It is highly recommended** that a 3rd party Asbestos and Lead Project Monitoring firm is onsite throughout duration of project to perform daily, environmental, and employee exposure air monitoring and perform final visual clearance of all work surfaces.

7.0 QUALIFICATIONS AND LIMITATIONS:

IDI's professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This warranty is in lieu of all other warranties either expresses or implied. IDI is not responsible for the independent conclusions, opinions, or recommendations made by others based on the field exploration and laboratory test data presented in this report.

The work performed in conjunction with this assessment and the data developed are intended as a description of available information at the dates and locations given. This report does not warrant against future operations or conditions, nor does it warrant against operations present of a type or at a location not investigated.



8.0 REFERENCES:

Code of Federal Regulations. Occupational Safety and Health. Lead in Construction Standard, Title 29, Part 1926.62. Washington DC May 1993.

Code of Federal Regulations. National Emission Standard for Hazardous Air Pollutants (NESHAP), Asbestos Regulations. Title 40, Part 61, Subpart M. Washington DC, July 1991.

Code of Federal Regulations. Interim Method for the Determination of Asbestos in Bulk Insulation Samples, Title 40, Part 763, Appendix A to Subpart F, Washington DC, November 1989.

State of Hawaii Administrative Rules, Chapter 11-501 through 504 (Asbestos).

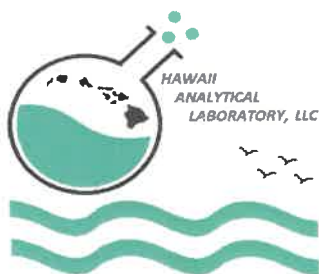
US Department of Housing and Urban Development [HUD] Guidelines. Revision to Chapter 7 of the Guidance for the Evaluation and Control of Lead-Based Paint Hazards in Housing, 1997.

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT [HUD] GUIDELINES. GUIDANCE FOR THE EVALUATION AND CONTROL OF LEAD-BASED PAINT HAZARDS IN HOUSING, 1995.

END OF REPORT



SECTION A
ASBESTOS LABORATORY
REPORT



Hawaii Analytical Laboratory ANALYTICAL REPORT

Monday, April 24, 2023

Mr. Jay Clayton
Island Demo, Inc.
2769 Kilihau St.
Honolulu HI 96819

Phone Number: (808)861-6422
Facsimile:
Email:

Lab Job No: 202303867
Date Submitted: 4/24/2023
Your Project: IDI23-22, Dole Whitmore Parking Garage 12, 4/24/23

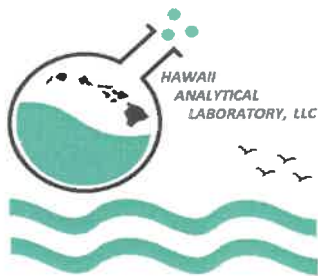
Bulk Asbestos Determination

Sample No.	Your Sample ID / Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v Matrix	Date Analyzed
202328863	B2322-01	Yes	Chrysotile	2	None detected	Paint	4/24/2023
	<u>Layer</u> Cream/beige/silver paint						
	Comments						
202328864	B2322-02	Yes	Chrysotile	5	None detected	Tar + calcite + paint	4/24/2023
	<u>Layer</u> Black roof patch						
	Comments						

Hawaii Analytical Laboratory is a NIST NVLAP accredited laboratory (NVLAP Lab Code 200655-0) and is accredited in accordance with the recognized ISO/ IEC 17025:2017. Controlled doc.: Asbestos Report, rev. 3 - 20200630

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 1 of 2



Hawaii Analytical Laboratory ANALYTICAL REPORT

Monday, April 24, 2023

Mr. Jay Clayton
Island Demo, Inc.
2769 Kili Hau St.
Honolulu HI 96819

Phone Number: (808)861-6422
Facsimile:
Email:

Lab Job No: 202303867
Date Submitted: 4/24/2023
Your Project: IDI23-22, Dole Whitmore Parking Garage 12, 4/24/23

Bulk Asbestos Determination

Sample No.	Your Sample ID / Description	Asbestos Present?	Type	%v/v	Other Fibrous	%v/v Matrix	Date Analyzed
202328863	B2322-01	Yes	Chrysotile	2	None detected	Paint	4/24/2023
	Layer						
	Comments						
202328864	B2322-02	Yes	Chrysotile	5	None detected	Tar + calcite + paint	4/24/2023
	Layer						
	Comments						

Hawaii Analytical Laboratory is a NIST NVLAP accredited laboratory (NVLAP Lab Code 200655-0) and is accredited in accordance with the recognized ISO/IEC 17025:2017. Controlled doc.: Asbestos Report, rev. 3 - 20200630

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 1 of 2

Mr. Jay Clayton
Island Demo, Inc.
2769 Kilihau St.
Honolulu HI 96819

Phone Number: (808)861-6422
Facsimile:
Email:

Lab Job No: 202303867
Date Submitted: 4/24/2023
Your Project: IDI23-22, Dole Whitmore Parking Garage 12, 4/24/23

General Comments

The bulk sample[s] analysis subject of this analytical report were conducted in general accordance with the procedures outlined in the United States Environmental Protection Agency's "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA-600/M4-82-020, Dec. 1982) and / or "Method for Determination of Asbestos in bulk Building Materials" (EPA-600/R-93-116, July 1993). The analysis of each bulk sample relates only to the material examined, and may or may not represent the overall composition of its original source. Floor tile and other resinously bound materials, when analyzed by the EPA methods referenced above may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. Alternative methods of identification, including Transmission Electron Microscopy (TEM) may or may not be applicable. We utilize calibrated visual area estimation on a routine basis and do not conduct point counting unless specifically requested to do so. Estimated error for the visual determinations presented are 75% relative (1 to 2%), 50% relative (3 to 5%); 25% relative (6 to 25%) and 20% (>26% v/v). We will not separate layers which in our opinion are not readily discernable. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report must not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST or any agency of Federal Government. Unless otherwise indicated, the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions

> This testing result is greater than the numerical value listed.

< This testing result is less than the numerical value listed.

None Detected = asbestos was not observed in the sample. If trace amount of asbestos was detected below our quantifiable limits of 1.0%, <1% (trace) would be indicated and the asbestos type listed. Point counting, where applicable, are recommended to improve accuracy.



Anne Antin
Quality Control Manager

Hawaii Analytical Laboratory is a NIST NVLAP accredited laboratory (NVLAP Lab Code 200655-0) and is accredited in accordance with the recognized ISO/ IEC 17025:2017. Controlled doc.: Asbestos Report, rev. 3 - 20200630



3615 Harding Avenue, Suite 308
Honolulu, HI 96816
Ph: 808-735-0422 • Fax: 808-735-0047
<https://analyzeshawaii.com>

☐ New Client?

Report To* Jay Clayton
Company Island Diver Inc
Address* 2749 Kalia Ave St.
Phone / Cell No.* Hono 1-651-96815
Report results to Jay Clayton
Email / Fax Jay Clayton

Invoice To* Same
Company Island Diver Inc
Address* 2749 Kalia Ave St.
Phone / Cell No.* Hono 1-651-96815
Purchase Order No. 1207
Email Invoice To Jay Clayton

Need Results By*:

- ☐ 5 Working Days (WD)
☐ 4 WD
☐ 3 WD
☐ 2 WD
☒ 24 hours
☐ 6 hours or less
☐ 4 hours or less
☐ 1-2 hours

Client Project No.: 10123-22

Site/Project Name: Dole Whitmore Park Garage #2

Special Instructions:

PLM POSITIVE STOP? Verbal results?
☐ + stop / SAMPLE
☐ + stop / LAYER

Sampled By & Certif #:
Jay Clayton
Lab Report No.: 202303867

Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air-Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1	<u>Orange / Brown paint (mold, layer)</u>	<u>4/24/23</u>	<u>Boyle</u>	<u>1207</u>			<u>202328863</u>
2	<u>Black Red paint</u>	<u>4/24/23</u>	<u>Boyle</u>	<u>1207</u>			<u>202328864</u>
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
Relinquished By (Print and Sign)		Date/Time		Received By (Print and Sign)		Date/Time	
<u>Jay Clayton</u>		<u>4/24/23</u>		<u>Timothy Shurt</u>		<u>04-24-23 A09:12 RCVD</u>	

*Sample description can be paint chips, concrete, specific sample collection location, etc...
If matrix is 'soil', please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
All samples submitted are subject to Hawaii Analytical Laboratory terms and conditions.
*Required fields, failure to complete these fields may result in a delay in your samples being processed.

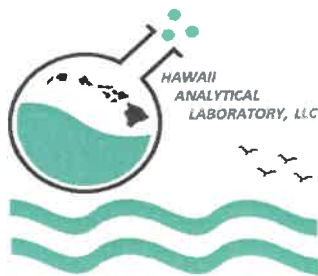
Lab Notes: ☐ via HAC ☐ via USPS ☐ via drop box ☐ via FedEx ☐ via pick up
awb#: 173-
Page: 1 of 1



SECTION B

LEAD PAINT LABORATORY

REPORT



Hawaii Analytical Laboratory ANALYTICAL REPORT

Tuesday, April 25, 2023

Mr. Jay Clayton
Island Demo, Inc.
2769 Kili Hau St.
Honolulu HI 96819

Phone Number: (808)861-6422
Email:

Lab Job No: 202303868
Date Submitted: 4/24/2023
Project Name: IDI2322, Dole Whitmore Truck Garage Bay #1 and #2, 4/24/23

TCLP Lead

EPA Method: 1311m / 7000Bm

Sample No.	Sample ID / Description	Results	Units	Date Analyzed
202328867	TCLP2322-01	< 1	mg/L	4/25/2023

Comments:

All Quality Control data are acceptable unless otherwise noted.

Total Lead (paint chips)

NIOSH Method: 7082m LEAD by FAAS

Sample No.	Sample ID / Description	Results	Units	Date Analyzed
202328865	LP2322-01	50000	mg/kg	4/24/2023
202328866	LP2322-02	210000	mg/kg	4/24/2023

Comments:

All Quality Control data are acceptable unless otherwise noted.

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/IEC 17025:2017 and participates in the CAPT proficiency testing program. Controlled doc.: Analytical Report, rev. 2 - 20160829

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 1 of 2

Mr. Jay Clayton
Island Demo, Inc.
2769 Kilihau St.
Honolulu HI 96819

Phone Number: (808)861-6422
Email:

Lab Job No: 202303868

Date Submitted: 4/24/2023

Project Name: IDI2322, Dole Whitmore Truck Garage Bay #1 and #2, 4/24/23

General Comments

The sample[s] analysis subject of this analytical report were conducted in general accordance with the procedures associated with the "analytical method" referenced above. Modifications to this methodology may have been made based upon the analyst's professional judgment and / or sample matrix effects encountered. The analysis of sample relates only to the sample analyzed, and may or may not be representative of the original source of the material submitted for our analysis. All analysts participate in interlaboratory quality control testing to continuously document proficiency. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report should not be construed as an endorsement for a product or a service by the AIHA LAP, LLC or any affiliated organizations. Sample and associated sampling / collection data is reported as provided by client. TWA values have been calculated based on information supplied by the client that the laboratory has not independently verified. Results have not been corrected for blank determinations unless noted in remarks. Unless otherwise indicated the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions

> This testing result is greater than the numerical value listed.

< This testing result is less than the numerical value listed.

= Analytical methods marked with an "#" are not within our AIHA LAP, LLC Scope of Accreditation.

MRL = Method Reporting Limit.



Anne Antin
Quality Control Manager

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/ IEC 17025:2017 and participates in the CAPT proficiency testing program. Controlled doc.: Analytical Report, rev. 2 - 20160829



3615 Harding Avenue, Suite 308
Honolulu, HI 96816
Ph: 808-735-0422 - Fax: 808-735-0047
<https://analyzehawaii.com>

Need Results By*:

- ☐ 5 Working Days (WD)
☐ 4 WD
☐ 3 WD
☐ 2 WD
☒ 24 hours
☐ 6 hours or less
☐ 4 hours or less
☐ 1-2 hours

☐ New Client?

Report To* Jay Clay
Company Wahine
Address* 2949 Kilauea St
Honolulu, HI 96819
Phone / Cell No. 808-641-6422
Report results to Jay Clay
Email / Fax Jayc@wahine.com

Invoice To* Same
Company
Address*
Phone / Cell No.*
Purchase Order No.:
Email Invoice To

Client Project No.: <u>1012322</u>		Site/Project Name: <u>Deke Wintmore Truck Garage Bay #2</u>		Sampled By & Certif. #:			
Special Instructions:		PLM POSITIVE STOP? Verbal results? <input type="checkbox"/>		Lab Report No.: <u>202303868</u>			
Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1	<u>Wahine 1st floor paint chips</u>	<u>4/24/23</u>	<u>Bulk</u>	<u>N/A</u>	<u>Lead in paint</u>		<u>202328865</u>
2	<u>02 Yellow Paint</u>	<u>4/24/23</u>	<u>↓</u>	<u>N/A</u>	<u>"</u>		<u>202328866</u>
3							
4							
5							
6							
7	<u>TCp2322-01 Composite</u>	<u>4/24/23</u>	<u>TRP</u>	<u>N/A</u>	<u>TRP (Pb)</u>		<u>202328867</u>
8	<u>opbgs 172</u>	<u>4/24/23</u>	<u>↓</u>	<u>↓</u>			
9							
10							
11							
12							
Relinquished By (Print and Sign) <u>Jay Clay</u>		Date/Time <u>4/24/23</u>		Received By (Print and Sign) <u>Trinidad Shutt</u>		Date/Time <u>04-24-23 A09:12 RCVD</u>	

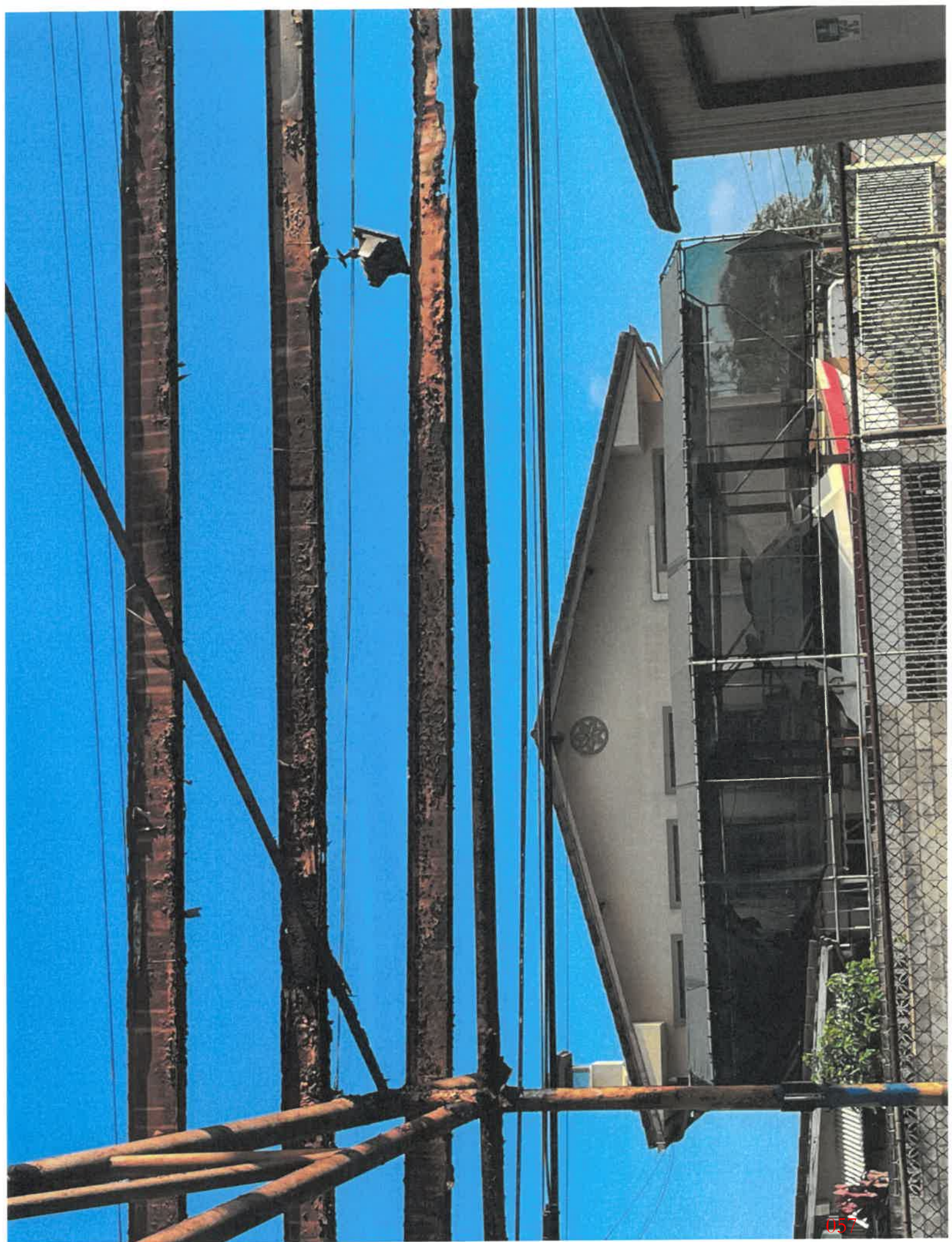
*Sample description can be paint chips, concrete, specific sample collection location, etc...
If matrix is "soil", please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
All samples submitted are subject to Hawaii Analytical Laboratory terms and conditions.
*Required fields, failure to complete these fields may result in a delay in your samples being processed.

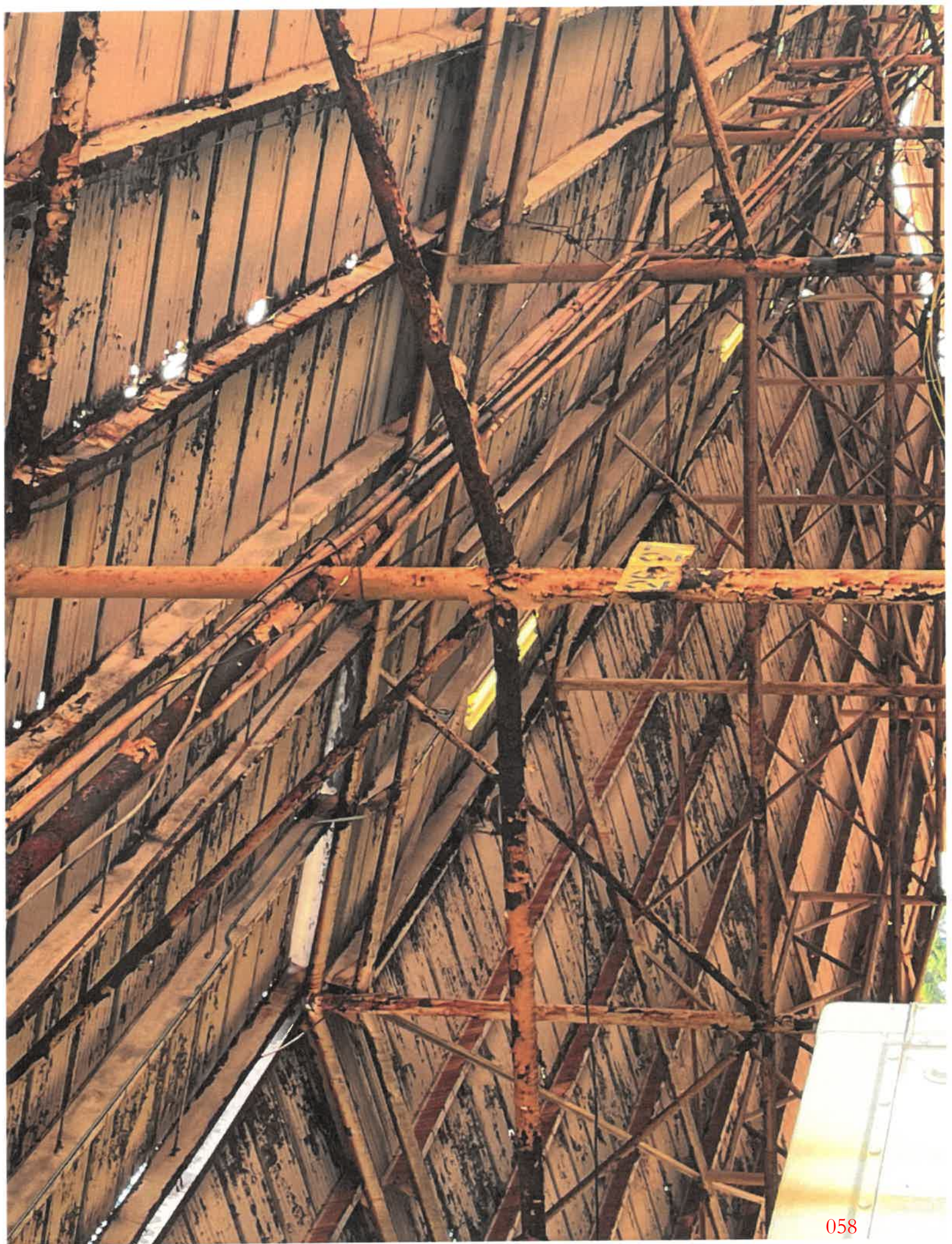
Lab Notes: See above
☐ via HAC ☐ via USPS ☐ via drop box ☐ via FedEx ☐ via pick up
amb# 173



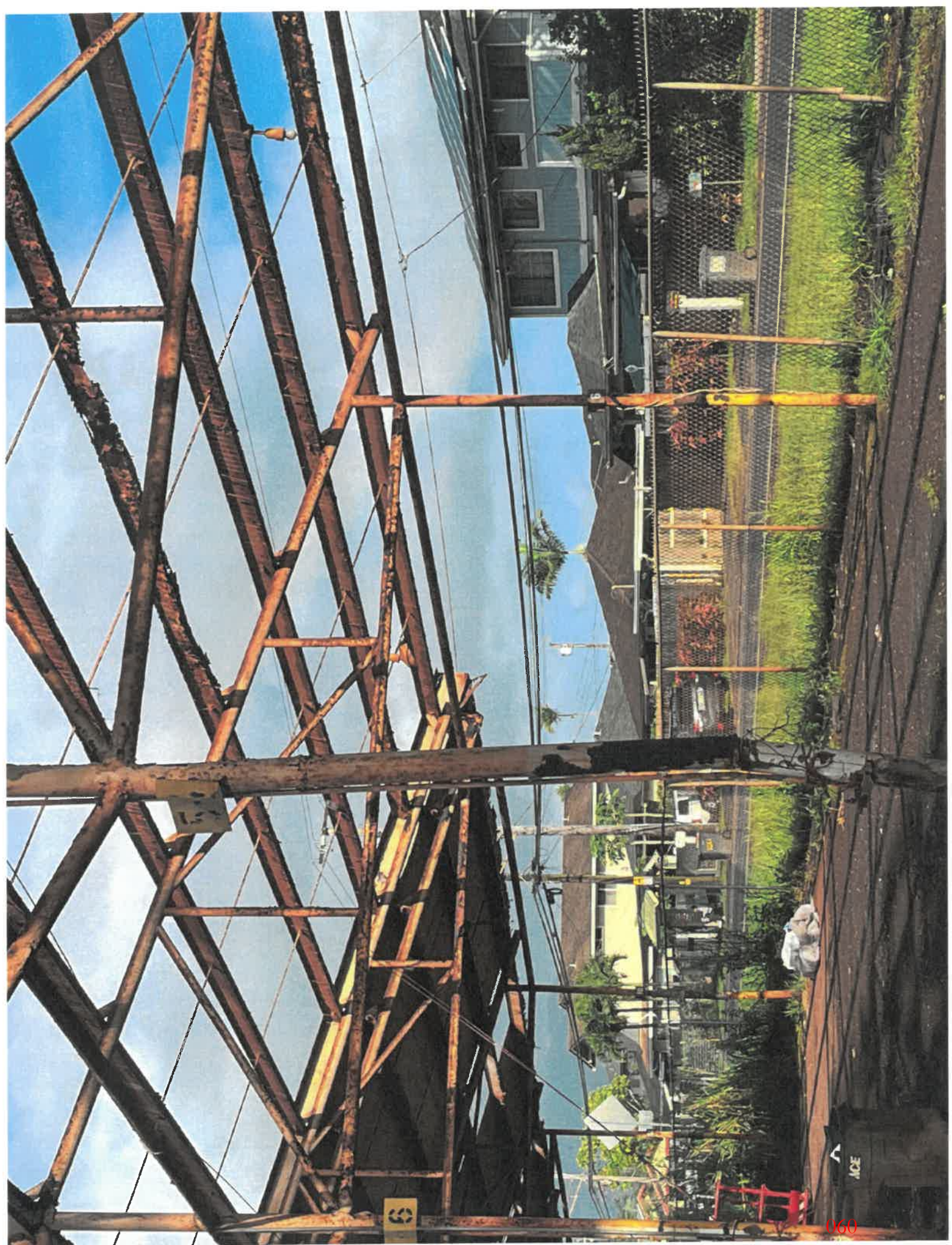
SECTION C

PHOTOS



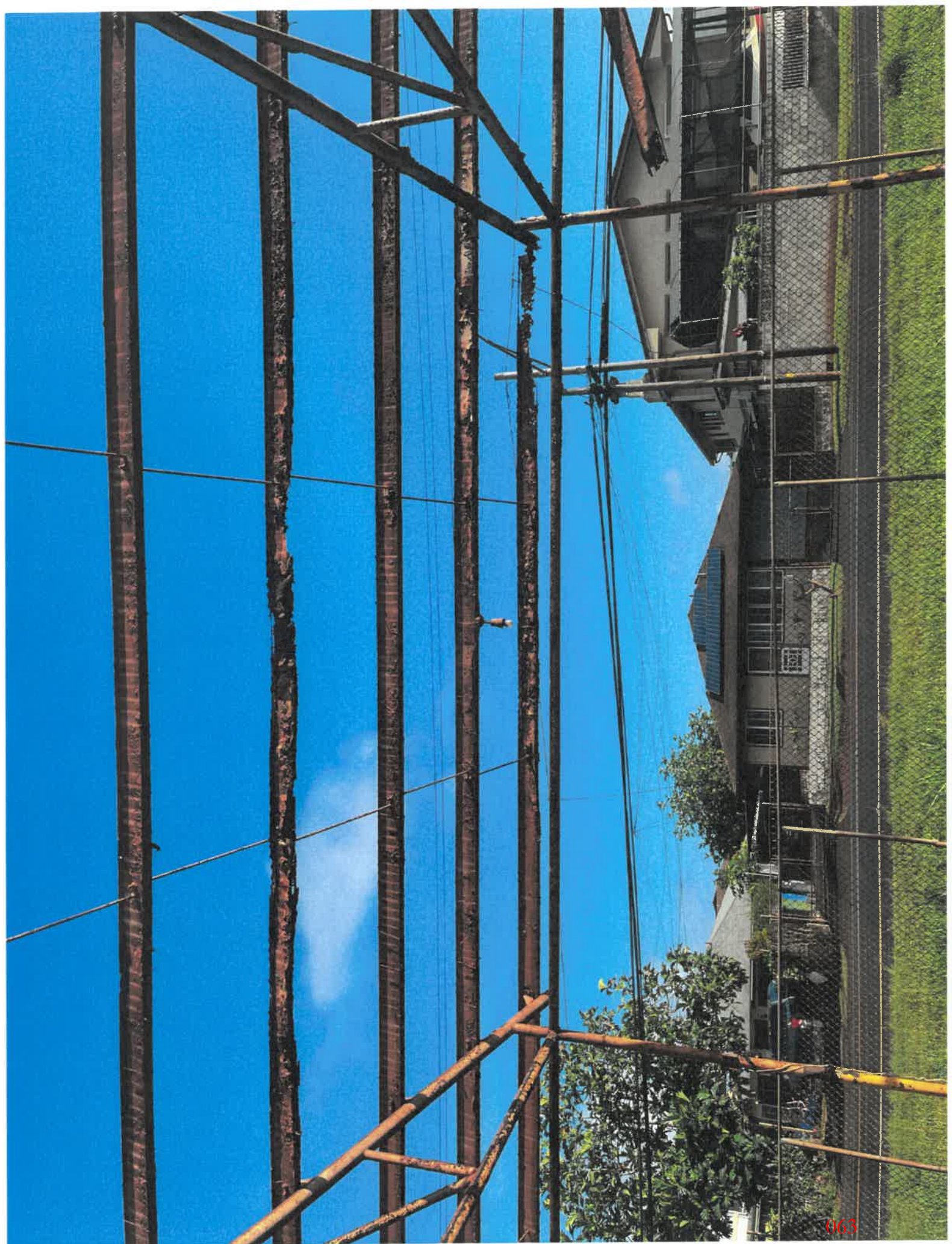






















SECTION D

IDI CERTIFICATIONS

DAVID Y. IGE
GOVERNOR OF HAWAII



ELIZABETH A. CHAR, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File: EHSD/JRH

September 7, 2022

To: Arther Jay Clayton, Operations Manager
Island Demo, Inc. (C-17981)

From: Department of Health, Indoor and Radiological Health Branch
Asbestos Section

Subject: Annual Asbestos Entity Registration

Your Asbestos Entity Registration packet has been received and processed. Your registration number is **A-0024** and is valid until **April 23, 2023**. You are now registered with the Hawaii State Department of Health to perform asbestos projects pursuant to Hawaii Administrative Rules, Chapter 11-504.

Enclosed is the receipt for the **\$200.00** registration fee.

Thank you for your cooperation. Should you have any questions or require additional information, please contact Mr. Reuben L. Bilan at (808) 586-5800.

Encl: As stated

rb

DAVID Y. IGE
GOVERNOR OF HAWAII



ELIZABETH A. CHAR, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File:
EHSD/IRH

July 22, 2021

To: John L. Leary
Island Demo, Inc.

From: Department of Health, Indoor and Radiological Health Branch
Lead Section

Subject: Lead-Based Paint Activities Firm Certification

Your Lead-Based Paint Activities Firm certification packet has been received and processed. Your certification number is **PBF-0119** and is valid until **August 8, 2024**. You are now certified with the Hawaii State Department of Health to perform lead-based paint activities pursuant to Hawaii Administrative Rules, Chapter 11-41.

To maintain certification as a firm, please be sure to apply for re-certification prior to the expiration date.

Enclosed is the receipt for the \$400.00 certification fee.

Thank you for your cooperation. Should you have any questions or require additional information, please contact Mr. Thomas Lileikis at (808) 586-5800.

Enc: As stated

gg

DAVID Y. IGE
GOVERNOR OF HAWAII



ELIZABETH A. CHAR, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File: EHSDMRH

August 2, 2022

To: Mr. Arther Jay Clayton

From: Department of Health, Indoor and Radiological Health Branch
Asbestos Section

Subject: Annual Asbestos Individual Certification

Your asbestos certification packet has been received and processed. Your certification number is **HIASB-0339** and is valid until **August 14, 2023**. You are now certified to perform work in the asbestos field within the State of Hawaii and will abide by the rules set forth in HAR Chapter 11-501 through 11-504.

All certified individuals are provided with an identification card. The expiration date(s) on the top of the card is the expiration date of your training. You may not perform any work related to your discipline after the expiration date(s) without completion of a refresher course. Contact our office when you have received your refresher course certification. You will need to schedule an appointment for a new card. Annual renewal fees are due before the expiration date specified on the bottom of the certification card.

Enclosed is the receipt for the **\$175.00** certification fee.

Thank you for your cooperation. Should you have any questions or require additional information, please contact Mr. Reuben L. Bilan at (808) 586-5800.

Enc: As stated

rb



GLOBETECK GROUP, INC

2800 Woodlawn Drive, Suite 192, Honolulu, HI 96822

Phone (808) 833-5787 – Fax (808) 833-5987

Site: <https://www.globeteckgroup.com>

is pleased to announce that

Arther Clayton

XXX-XX-2770



has attended and successfully completed the requisite training course for AHERA Asbestos Contractor/Supervisor Initial accreditation under TSCA Title II, Asbestos Model Accreditation Plan and the provider is accredited to provide training within the State of Hawaii.

AHERA Asbestos Contractor/Supervisor Initial Training Certificate

Certificate Number: GGL-CSI07012022-03C

Place of Training: Honolulu, Hawaii

Date of Course: June 27-July 1, 2022

Date of Examination: July 1, 2022

Date of Expiration: July 1, 2023



Mohammad Rouf, MPH, CHMM
Training Director
Honolulu, Hawaii



GLOBETECK GROUP, INC

2800 Woodlawn Drive, Suite 192, Honolulu, HI 96822

Phone (808) 833-5787 – Fax (808) 833-5987

Site: <https://www.globeteckgroup.com>

6

is pleased to announce that

Arther Jay Clayton

XXX-XX-2770



has attended and successfully completed the requisite training course for AHERA Asbestos Building Inspector Refresher accreditation under TSCA Title II, Asbestos Model Accreditation Plan and the provider is accredited to provide training within the State of Hawaii.

AHERA Asbestos Building Inspector Refresher Training Certificate

Certificate Number: GGL-BIB07122022-13C

Place of Training: Honolulu, Hawaii

Date of Course: July 12, 2022

Date of Examination: July 12, 2022

Date of Expiration: July 12, 2023



Mohammad Rouf
Mohammad Rouf, MPH, CMAA
Training Director
Honolulu, Hawaii

073

OSHE GROUP LLC.

PO Box 1832 Honolulu, Hawaii 96805

Phone: (808) 861-6422

April 25, 2022

Attn: Ken T. Nakamoto

State of Hawaii Agribusiness Development Corp

235 S. Beretania Street, Room 205

Honolulu, Hawaii 96813

Project: Whitmore Truck Garage 1 & 2

Re: Asbestos/Lead Roof Panel Removal

Aloha Mr. Nakamoto,

On May 2 to 7, 2023, Island Demo Inc, (IDI) Certified Hazardous Material Team performed the safe removal and disposal of existing asbestos and lead containing corrugated roof panels from Truck Garages 1 & 2 located on Whitmore Avenue in Wahiawa, Hawaii.

Final visual clearance inspection was conducted upon the completion of the work performed by IDI. In accordance with the "Standard for Visual Inspection of asbestos and lead remediation projects" no accumulations of visible dust or contaminated debris were found or left within the work area. All work was performed in strict accordance with EPA, OSHA, and State of Hawaii Department of Health Asbestos Rules Chapter 11 - 501-504.

During the asbestos/lead roof panel removal work, OSHE Group LLC. Performed daily environmental and employee exposure air monitoring. Asbestos and Lead air samples were collected at the perimeter barriers, upwind, downwind, and on the fence line of Whitmore Ave. OSHE Group LLC also collected daily employee exposure air samples on 25% of the work crew. Based on the lab results for air samples collected all samples were reported at below the OSHA permissible exposure limit (PEL) for both lead and asbestos. (See attached lab report).

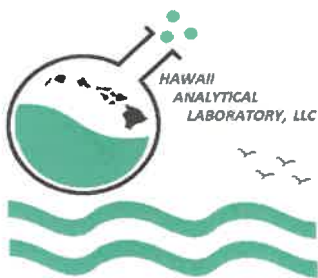
If you have any questions or concerns, please do not hesitate to contact me directly at (808) 861-6422 or email me at oshe.jc@gmail.com.

Respectively Submitted,



Arther Clayton

Industrial Hygienist



Hawaii Analytical Laboratory ANALYTICAL REPORT

Monday, May 15, 2023

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Collected: 5/3/2023-5/6/2023
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Total Samples Submitted: 47
PCM Samples Analyzed: 23

Fiber Count Determination

NIOSH Method 7400

Lab Sple No.	Sample ID / Description	Total Fibers	Total Fields	Air Vol. (L)	Fibers / mm2	Results	Units	Date Analyzed
202333360	A2300201	0.5	100	0	0.6	<7	f/mm2	5/9/2023
Comments								
202333361	A2300202	3	100	420	3.8	<0.0064	f/cc	5/9/2023
Comments								
202333362	A2300203	0.5	100	420	0.6	<0.0064	f/cc	5/9/2023
Comments								
202333363	A2300204	0	100	820	0.0	<0.0033	f/cc	5/9/2023
Comments								
202333364	A2300205	0.5	102	820	0.6	<0.0033	f/cc	5/9/2023
Comments								
202333365	A2300206	2	100	820	2.5	<0.0033	f/cc	5/9/2023
Comments								
202333366	A2300207	1	100	0	1.3	<7	f/mm2	5/9/2023
Comments								

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/IEC 17025:2017.
Controlled doc.: Fiber Counts Report, rev. 6 - 20221201

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 1 of 4

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Collected: 5/3/2023-5/6/2023
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Total Samples Submitted: 47
PCM Samples Analyzed: 23

Fiber Count Determination

NIOSH Method 7400

Lab Spile No.	Sample ID / Description	Total Fibers	Total Fields	Air Vol. (L)	Fibers / mm2	Results	Units	Date Analyzed
202333367	A2300208	4	100	480	5.1	<0.0056	f/cc	5/9/2023
Comments								
202333368	A2300209	0	100	480	0.0	<0.0056	f/cc	5/9/2023
Comments								
202333369	A2300210	0	100	840	0.0	<0.0032	f/cc	5/9/2023
Comments								
202333370	A2300211	0	100	840	0.0	<0.0032	f/cc	5/9/2023
Comments								
202333371	A2300212	0.5	100	840	0.6	<0.0032	f/cc	5/9/2023
Comments								
202333372	A2300213	1	100	0	1.3	<7	f/mm2	5/9/2023
Comments								
202333373	A2300214	4	100	480	5.1	<0.0056	f/cc	5/9/2023
Comments								
202333374	A2300215	1	100	480	1.3	<0.0056	f/cc	5/9/2023
Comments								
202333375	A2300216	1	100	840	1.3	<0.0032	f/cc	5/9/2023
Comments								

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/ IEC 17025:2017.

Controlled doc.: Fiber Counts Report, rev. 6 - 20221201

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 2 of 4

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Collected: 5/3/2023-5/6/2023
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Total Samples Submitted: 47
PCM Samples Analyzed: 23

Fiber Count Determination

NIOSH Method 7400

Lab Sple No.	Sample ID / Description	Total Fibers	Total Fields	Air Vol. (L)	Fibers / mm2	Results	Units	Date Analyzed
202333376	A2300217	0	100	840	0.0	<0.0032	f/cc	5/9/2023
Comments								
202333377	A2300218	0	100	840	0.0	<0.0032	f/cc	5/9/2023
Comments								
202333378	A2300219	0	100	0	0.0	<7	f/mm2	5/9/2023
Comments								
202333379	A2300220	9.5	100	480	12.1	0.0097	f/cc	5/9/2023
Comments								
202333380	A2300221	6	100	480	7.6	0.0061	f/cc	5/9/2023
Comments								
202333381	A2300222	1.5	100	840	1.9	<0.0032	f/cc	5/9/2023
Comments								
202333383	A2300224	2	100	840	2.5	<0.0032	f/cc	5/9/2023
Comments								

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/IEC 17025:2017.
Controlled doc.: Fiber Counts Report, rev. 6 - 20221201

3615 Harding Avenue, Ste. 308, Honolulu, HI 96816 - Telephone: (808) 735-0422 - Fax: (808) 735-0047

Page 3 of 4

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Collected: 5/3/2023-5/6/2023
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

General Comments

The air filter analyses subject of this Analytical Report were conducted in general accordance with the procedures outlined in the National Institute of Occupational Safety and Health's "Asbestos and Other Fibers by PCM" Method 7400, Issue 2, Aug 1994. Note that although this method is primarily used for estimating airborne asbestos concentrations, PCM does not differentiate between asbestos and other fibers. Any airborne fiber may interfere since all particles meeting the counting criteria are counted. Chain-like particles may appear fibrous. High levels of non-fibrous dust particles may obscure fibers in the field of view and increase sample bias. Transmission Electron Microscopy (TEM) Method 7402 should be employed for assistance in the identification of individual fibers. Fibers less than 0.25 micrometers in diameter may not be detected by this method. NIOSH 7400 recommends 2 field blanks or 10% of the sample set, whichever is greater. Results have not been corrected for field blank determinations unless noted in remarks. Hawaii Analytical Laboratory intra-lab CV for the fiber density range of [5-20] is 0.175; [>20-50] is 0.084; [>50-100] is 0.065 and [>100] is 0.096. Hawaii Analytical Laboratory inter-lab CV for the fiber density range of [5-20] is 0.122; [>20-50] is 0.162; [>50-100] is 0.158 and [>100] is 0.127. The reporting limit for this method is based on 7 fibers / mm² filter area. TWA values have been calculated based on information supplied by the client that the laboratory has not independently verified. Unless otherwise indicated the sample condition at the time of receipt was acceptable. Sample and associated sampling / collection data is reported as provided by client. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report should not be construed as an endorsement for a product or a service by the AIHA LAP, LLC or any affiliated organizations.

Symbols Definitions

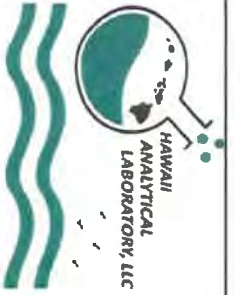
Uncountable = Not analyzed due to severe interference from "debris" and / or sample particulate "overloading", although an attempt was made.
< This testing result is less than the numerical value listed.



Anne Antin
Quality Control Manager

Hawaii Analytical Laboratory (101812) is accredited by the AIHA LAP, LLC in the EMLAP, IHLAP, and ELLAP programs for the scope of work listed on www.aihaaccreditedlabs.org, in accordance with the recognized ISO/IEC 17025:2017.

Controlled doc.: Fiber Counts Report, rev. 6 - 20221201



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Honolulu, HI 96816
Ph: 808-735-0422 - Fax: 808-735-0047
<https://analyzehawaii.com>

☐ New Client?

Report To* : Jay Clayton
Company : OSHE GROUP LLC
Address* : PO BOX 1832
Honolulu, HI 96805
Phone / Cell No.* : 808-861-6422
Report results to : Jay Clayton
Email / Fax : OSHE.JC@GMAIL.COM

Invoice To* : Allen Evans
Company : Island Demo Inc
Address* : 2769 Kilihau Street
Honolulu, HI
Phone / Cell No.* : 808-839-5522
Purchase Order No. :
Email Invoice To : abdy@islanddemo.com

Need Results By*:

- ☒ 5 Working Days (WD)
☐ 4 WD
☐ 3 WD
☐ 2 WD
☐ 24 hours
☐ 6 hours or less
☐ 4 hours or less
☐ 1-2 hours

Site/Project Name:

Dole Whitmore Garage

Client Project No.:

OSHE23002

Verbal results? ☐

Sampled By & Certif. # :
A. Clayton

Special Instructions:

Asbestos/Lead Paint Removal

*see page 4

PLM POSITIVE STOP Instructions:

- ☐ + stop / SAMPLE
☐ + stop / LAYER

Lab Report No.:

202304406

Sample ID

Sample Description*

Date Sampled*
(mm/dd/yy)

Collection
Medium

Sample Area
/ Air Volume

Analysis Requested*

Method
Reference

Lab Sample(s) No.:

1 A2300201

Blank

5/3/23

Air

N/A

PCM

202333360

2 A2300202

Alfons P.H.

Air

420L

PCM

202333361

3 A2300203

Thomas Kachai

Air

420L

PCM

202333362

4 A2300204

Upwind

Air

820L

PCM

202333363

5 A2300205

Downwind

Air

820L

PCM

202333364

6 A2300206

Fence Line Work Area

Air

820L

PCM

202333365

Relinquished By (Print and Sign)

Date/Time

Received By (Print and Sign)

Date/Time

5/6/23

Kayla Maher
Kayla Maher

05-08-23 P03:43 RCV

*Sample description can be paint chips, concrete, specific sample collection location, etc...

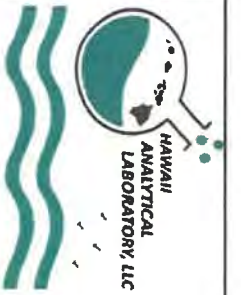
If matrix is "soil", please specify if it is a FOREIGN SOIL, SAMPLE (outside Hawaii) in the comment section.

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- ☐ via HAC ☐ via USPS ☐ via drop box ☐ via FedEx ☐ via pick up
attch# 173-.....

Page: 1 of 1



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Site/Project Name:

Dole Whitmore Garage

Client Project No.:

OSHE23002

Verbal results? ☐

Sampled By & Certif. # :
A. Clayton

Special Instructions:

Asbestos/Lead Paint Removal

PLM POSITIVE STOP Instructions:
☐ + stop / SAMPLE
☐ + stop / LAYER

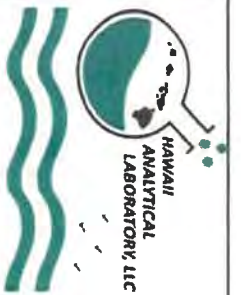
Lab Report No.:

202304406

Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1	A2300207	Blank	Air	N/A	PCM		2023333366
2	A2300208	5/4/23	Air	480	PCM		2023333367
3	A2300209	TAMIR KATONE	Air	480	PCM		2023333368
4	A2300210	Jayson Prince	Air	840	PCM		2023333369
5	A2300211	Downwind	Air	840	PCM		2023333370
6	A2300212	Fence Line Work Area	Air	840	PCM		2023333371
7							
8							
9							
10							
11							
12							
Relinquished By (Print and Sign)		Date/Time	Received By (Print and Sign)		Date/Time		
		5/8/23	Kayla Maher		5-08-23 P O 3:44 RCV		

*Sample description can be paint chips, concrete, specific sample collection location, etc...
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- ☐ via HAC ☐ via USPS ☐ via drop box ☐ via FedEx ☐ via pick up
attch: 173-.....



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Honolulu, HI
Phone / Cell No.* : 808-839-5522
Purchase Order No. :
Email Invoice To : abhy@islanddemo.com

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☐ 4 WD
☐ 3 WD
☐ 2 WD
☐ 24 hours
☐ 6 hours or less
☐ 4 hours or less
☐ 1-2 hours

Site/Project Name:

Dole Whitmore Garage

Client Project No.:

OSHE23002

Verbal results?

☐

Sampled By & Certif. # :

A. Clayton

Special Instructions:

Asbestos/Lead Paint Removal

PLM POSITIVE STOP Instructions:

- ☐ + stop / SAMPLE
☐ + stop / LAYER

Lab Report No.:

202304406

Sample ID

Sample Description*

Date Sampled*
(mm/dd/yy)

Collection
Medium

Sample Area
/ Air Volume

Analysis Requested*

Method
Reference

Lab Sample(s) No.:

5/5/23

Air

N/A

PCM

202333372

Thomas Kaele

Air

480

PCM

202333373

Jayce Dorec

Air

480

PCM

202333374

Upwind

Air

840

PCM

202333375

Downwind

Air

840

PCM

202333376

Fence Line Work Area

Air

840

PCM

202333377

Relinquished By (Print and Sign)

Date/Time

Received By (Print and Sign)

Date/Time

5/8/23

Kayla Maher

05-08-23 P03:44 RCV

*Sample description can be paint chips, concrete, specific sample collection location, etc...

If matrix is "soil", please specify if it is a FOREIGN SOIL, SAMPLE (outside Hawaii) in the comment section.

☐ via HAC

☐ via USPS

☐ via drop box

☐ via FedEx

☐ via pick up

AWB#: 173

*Required fields, failure to complete these fields may result in a delay in your samples being processed.

Page: 1 of 1

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<input type="checkbox"/> New Client?	
Report To*	Jay Clayton
Company	OSHE GROUP LLC
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☐ 3 WD
☐ 2 WD
☐ 24 hours
☐ 6 hours or less
☐ 4 hours or less
☐ 1-2 hours

Site/Project Name:	Client Project No.:	Verbal results?	Sampled By & Certif. #:
Dole Whitmore Garage	OSHE23002	<input type="checkbox"/>	A. Clayton

Special Instructions:

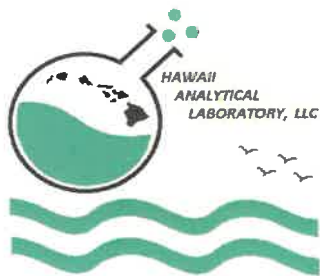
Instructions: ~~1~~ Per Arthur, sample missing + can leave off COC

PLM POSITIVE STOP Instructions: <input type="checkbox"/> + stop / SAMPLE <input type="checkbox"/> + stop / LAYER	Lab Report No.: 202304406
--	------------------------------

[illegible]

*Sample description can be paint chips, concrete, specific sample collection location, etc...
If matrix is soil, please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
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Required fields, failure to complete these fields may result in a delay in your samples being processed.

- ☐ via HAC ☐ via USPS ☐ via drop box ☐ via FedEx ☐ via pick up
AMZN# 173.....



Hawaii Analytical Laboratory ANALYTICAL REPORT

Monday, May 15, 2023

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Facsimile:
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Air - Lead

NIOSH Method: 7082m LEAD by FAAS

Sample No.	Your Sample ID / Description	Results	Units	Date Analyzed
202333336 Comments	LA2300201	< 5	ug/filter	5/9/2023
202333337 Comments	LA2300202	< 12	ug/m3	5/9/2023
202333338 Comments	LA2300203	< 12	ug/m3	5/9/2023
202333339 Comments	LA2300204	< 11	ug/m3	5/9/2023
202333340 Comments	LA2300205	< 11	ug/m3	5/9/2023
202333341 Comments	LA2300206	< 11	ug/m3	5/9/2023
202333342 Comments	LA2300207	< 5	ug/filter	5/9/2023
202333343 Comments	LA2300208	< 12	ug/m3	5/9/2023
202333344 Comments	LA2300209	< 12	ug/m3	5/9/2023

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Page 1 of 3

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Facsimile:
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Air - Lead

NIOSH Method: 7082m LEAD by FAAS

Sample No.	Your Sample ID / Description	Results	Units	Date Analyzed
202333345	LA2300210	< 11	ug/m3	5/9/2023
Comments				
202333346	LA2300211	< 11	ug/m3	5/9/2023
Comments				
202333347	LA2300212	< 11	ug/m3	5/9/2023
Comments				
202333348	LA2300213	< 5	ug/filter	5/9/2023
Comments				
202333349	LA2300214	< 12	ug/m3	5/9/2023
Comments				
202333350	LA2300215	< 12	ug/m3	5/9/2023
Comments				
202333351	LA2300216	< 11	ug/m3	5/9/2023
Comments				
202333352	LA2300217	< 11	ug/m3	5/9/2023
Comments				
202333353	LA2300218	< 11	ug/m3	5/9/2023
Comments				
202333354	LA2300219	< 5	ug/filter	5/9/2023
Comments				
202333355	LA2300220	< 12	ug/m3	5/9/2023
Comments				
202333356	LA2300221	< 12	ug/m3	5/10/2023
Comments				

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Page 2 of 3

Mr. Arthur Clayton
OSHE Group LLC
PO Box 1832
Honolulu HI 96805

Phone Number: (808)861-6422
Facsimile:
Email: oshe.jc@gmail.com

Lab Job No: 202304406
Date Submitted: 5/8/2023
Project Name: OSHE23002, Dole Whitmore Garage, 5/3/23-5/6/23

Air - Lead

NIOSH Method: 7082m LEAD by FAAS

Sample No.	Your Sample ID / Description	Results	Units	Date Analyzed
202333357	LA2300222	< 12	ug/m3	5/10/2023
Comments				
202333358	LA2300223	< 11	ug/m3	5/10/2023
Comments				
202333359	LA2300224	< 11	ug/m3	5/10/2023
Comments				

All Quality Control data are acceptable unless otherwise noted.
MRL for lead air is 5ug.
MRL for lead wipe is 10ug.
MRL for lead paint or soil is 40 mg/kg for a 0.25g sample.

General Comments

The sample[s] analysis subject of this analytical report were conducted in general accordance with the procedures associated with the "analytical method" referenced above. Modifications to this methodology may have been made based upon the analyst's professional judgment and / or sample matrix effects encountered. The analysis of sample relates only to the sample analyzed, and may or may not be representative of the original source of the material submitted for our analysis. All analysts participate in interlaboratory quality control testing to continuously document proficiency. This report is not to be duplicated except in full without the expressed written permission of Hawaii Analytical Laboratory. This report should not be construed as an endorsement for a product or a service by the AIHA LAP, LLC or any affiliated organizations. Sample and associated sampling / collection data is reported as provided by client. TWA values have been calculated based on information supplied by the client that the laboratory has not independently verified. Results have not been corrected for blank determinations unless noted in remarks. Unless otherwise indicated the sample condition at the time of receipt was acceptable.

Results and Symbols Definitions

> This testing result is greater than the numerical value listed.

< This testing result is less than the numerical value listed.

= Analytical methods marked with an "#" are not within our AIHA LAP, LLC Scope of Accreditation.

MRL = Method Reporting Limit.



Anne Antin
Quality Control Manager

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Page 3 of 3



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Site/Project Name:
Dole Whitmore Garage

Client Project No.:
OSHE23002

Sampled By & Certif. #:
A. Clayton

Special Instructions:
Asbestos/Lead Paint Removal

Verbal results? ☐
PLM POSITIVE STOP Instructions:
☐ + stop / SAMPLE
☐ + stop / LAYER

Lab Report No.:
202304406

Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1 LA2300201	Blank	5/3/23	Air	N/A	Lead		202333336
2 LA2300202	Alonzo P-H		Air	420	Lead		202333337
3 LA2300203	Thomas Kachor		Air	420	Lead		202333338
4 LA2300204	Upwind		Air	440	Lead		202333339
5 LA2300205	Downwind		Air	440	Lead		202333340
6 LA2300206	Fence Line Work Area		Air	440	Lead		202333341
7							
8							
9							
10							
11							
12							

Relinquished By (Print and Sign)

Date/Time

Received By (Print and Sign)

Date/Time

[Signature]

5/8/23

Kayla Maher
[Signature]

05 08-23 P03:43 RCVD

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Verbal results?

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Asbestos/Lead Paint Removal

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Lab Report No.:

202304406

Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1 LA2300207	Blank	5/4/23	Air	N/A	Lead		202333342
2 LA2300208	Jayson Dinec		Air	420	Lead		202333343
3 LA2300209	Janet-Ann Lucas		Air	420	Lead		202333344
4 LA2300210	Upwind		Air	440	Lead		202333345
5 LA2300211	Downwind		Air	440	Lead		202333346
6 LA2300212	Fence Line Work Area		Air	440	Lead		202333347
7							
8							
9							
10							
11							
12							
Relinquished By (Print and Sign)		Date/Time		Received By (Print and Sign)		Date/Time	
		5/8/23		Kayla Maher		05-08-23 P 03:43	

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sub#: 173-.....
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Site/Project Name:

Dole Whitmore Garage

Client Project No.:

OSHE23002

Verbal results?

☐

Sampled By & Certif. # :

A. Clayton

Special Instructions:

Asbestos/Lead Paint Removal

PLM POSITIVE STOP Instructions:

- ☐ + stop / SAMPLE
☐ + stop / LAYER

Lab Report No.:

20230406

Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:
1 LA2300213	Blank	05/15/23	Air	N/A	Lead		202333348
2 LA2300214	Thompson Kaeha		Air	420	Lead		202333349
3 LA2300215	Stephen Doree		Air	420	Lead		202333350
4 LA2300216	Upwind		Air	440	Lead		202333351
5 LA2300217	Downwind		Air	446	Lead		202333352
6 LA2300218	Fence Line Work Area		Air	440	Lead		202333353
7							
8							
9							
10							
11							
12							

Relinquished By (Print and Sign)

Date/Time

Received By (Print and Sign)

Date/Time

05/15/23

Kayla Maher

05-08-23 P03:43 RCV

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Email Invoice To : abby@islanddemo.com

Site/Project Name: Dole Whitmore Garage		Client Project No.: OSHE23002		Verbal results? <input type="checkbox"/>		Sampled By & Certif. #: A. Clayton		
Special Instructions: Asbestos/Lead Paint Removal		PLM POSITIVE STOP Instructions: <input type="checkbox"/> + stop / SAMPLE <input type="checkbox"/> + stop / LAYER		Lab Report No.: 202304406				
Sample ID	Sample Description*	Date Sampled* (mm/dd/yy)	Collection Medium	Sample Area / Air Volume	Analysis Requested*	Method Reference	Lab Sample(s) No.:	
1 LA2300219	Blank	5/6/27	Air	N/A	Lead		202333354	
2 LA2300220	Alfonso Pitt		Air	420	Lead		202333355	
3 LA2300221	Jonathan Lucas		Air	420	Lead		202333356	
4 LA2300222	Upwind		Air	420	Lead		202333357	
5 LA2300223	Downwind		Air	440	Lead		202333358	
6 LA2300224	Fence Line Work Area		Air	440	Lead		202333359	
7								
8								
9								
10								
11								
12								
Relinquished By (Print and Sign)			Date/Time		Received By (Print and Sign)			Date/Time
			5/8/23		Kayla Maher 			05-08-23 P03:43 RCVD

*Sample description can be paint chips, concrete, specific sample collection location, etc...
If matrix is 'soil', please specify if it is a FOREIGN SOIL SAMPLE (outside Hawaii) in the comment section.
All samples submitted are subject to Hawaii Analytical Laboratory terms and conditions.
*Required fields, failure to complete these fields may result in a delay in your samples being processed.



STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION

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June 15, 2023

Subject: Update on the progress of the Executive Director Search Committee

On May 30, 2023, the Executive Director Search Committee (Committee) was appointed and given the following six tasks to perform:

- 1) **The Committee shall develop an application process for non-civil service applicants.**
- 2) **The Committee shall develop a solicitation/advertisement for the position of executive director.**
- 3) **The Committee shall select a method of posting the solicitation/advertisement and post the solicitation/advertisement.**
- 4) **The Committee shall develop criteria for ranking the applicants.**
- 5) **The Committee shall accept the applications and conduct initial review and ranking of the applicants.**
- 6) **The Committee shall narrow the selection of the top two or three candidates and report their findings to the Board.**

The Committee drafted the ADC job description and submitted it to the Director of the Department of Business, Economic Development, and Tourism (DBEDT) for approval on May 31, 2023. The Committee discussed the application process and decided to request that applicants fill out the State of Hawaii Non-Civil Service Employment Form and provide a resume with cover letter. The Committee discussed where the job solicitation should be posted and how long the job solicitation should be posted. The Committee decided that the job should be posted on the State job site, the ADC, DBEDT, and HDOA website, and be as widely distributed as possible by asking partner agencies such as the Farm Bureau, UH Go Farm Hawaii, and the Hawaii Farmers Union United to post the job notice on their websites. The Committee decided to accept applications for twenty-one days. The DBEDT Director approved the job description on June 5, 2023 and the job opening was posted that same day.

[ADC Executive Director Job Posting](#)

The Committee decided that all applications will be directed to a neutral third party, who will receive all the applications until the June 26, 2023 closing date.

The first three tasks assigned to the Committee have been completed.

The Committee is now drafting criteria for ranking the applicants.

On June 27, 2023, or shortly thereafter the Committee will meet and review the applications, schedule and hold interviews, narrow the candidate selection to three individuals, then complete and present its report with findings and recommendations to the full Board. The timeframe within which the three-candidate selection will be completed depends upon the number of applications received.



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EXECUTIVE DIRECTOR'S UPDATE

June 15, 2023

1. Legislative items

- a. HB1426 Related to Value-added Products – Food and Product Innovation Network – did not pass
- b. HB852 Related to State Enterprise Zones – Adds value-added agriculture products to enterprise zones – did not pass
- c. SB818 Related to Aquaculture – Move aquaculture from HDOA to ADC – did not pass
- d. Waiahole debt relief – Requested \$4MM funds to pay off debt – did not pass
- e. HB690 Hawaii Agricultural Investment Program – did not pass
- f. AAHOAKA reservoir improvements – \$1.1MM ADC requested funds and will transfer to DAGS to complete improvements on the reservoir. Kalepa, Kauai
- g. Reservoir 155 & 225 improvements – \$6.7MM ADC requested funds for HDOA to complete the improvements to the two reservoirs. Kunia, Oahu
- h. Agriculture Worker Housing – ADC requested \$6.5MM, \$5MM in budget to purchase agriculture housing.
- i. Purchase of agricultural land – \$3MM in budget to purchase Dole parcel.
- j. Central Oahu Food Hub – ADC requested \$5.65MM to complete project, funds in DAGS budget.
- k. Purchase of Whitmore property – \$3MM requested for parcel adjacent Wahiawa Value-Added Product Development Center, funds not approved
- l. Galbraith field clean up – ADC requested \$500K, funds not approved
- m. Slaughterhouse – ADC requested \$1MM FY24 and \$3MM FY25, funds approved \$4MM for FY25
- n. Food and Product Innovation Network – \$10MM ADC working with UHCD, develop food and product innovation facility for Hawaii County, Maui County, Kauai County, and Oahu County.
- o. Wahiawa Wastewater Treatment Facility water reuse – \$90MM ADC to connect treated wastewater to reservoir for use as irrigation water. ADC working with C&C of Honolulu.
- p. Related to the Wahiawa Irrigation System operation – \$800K to operate the system if needed in FY24.

Note: Budgeted items are pending Governor's approval and subject to change. If the Governor intends to veto a bill or a budgeted item, the Governor must inform the Legislature by **June 26, 2023** and deliver the veto by **July 11, 2023**.

2. Wahiawa Irrigation System Due Diligence: related to SB833 passed in the 2023 legislative session.
 - a. ADC is to perform due diligence on the entire ditch system and five (5) of the parcels owned by Sustainable Hawaii (SH). The study is for the approx. 30 miles of the ditch system, surveying the SH parcels including a Phase I and Phase II if needed.
 - b. The cost estimate is \$770,154.00 the funds are being transferred from Hawaii Department of Agriculture (HDOA) to ADC. Money part of 2022 budget
 - c. We expect to receive preliminary information by the end of the calendar year.
 - d. The study results from ADC, DLNR, and HDOA will be complied by the HDOA consultant.
3. Purchase of Wells #24, #25, and #26
 - a. Close of purchase delayed, final land court documents filing and recording. Closing expected June or July 2023