

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OU LU AINA MAHIAI

Regular Meeting of the Board of Directors

Held via Teleconference with In-Person Viewing Location

April 18, 2024
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. If possible, 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, or delivered to:

Agribusiness Development Corporation
235 S. 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: https://us06web.zoom.us/j/81397874948?pwd=wH_hOm87qD2W15Wm9mQ1reEe-Ybtzg.31EGWA0mpvok1smR

Telephone: (669) 900-6833, Webinar ID: 813 9787 4948

In-Person: at the meeting location indicated below

ICT ACCESS

To view the meeting and provide live oral testimony, please use the link above. You will be asked to enter your name in order to access the meeting as an attendee. 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.

As an attendee, 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 above.

Upon dialing the number, you will be prompted to enter the Meeting ID that is listed next to the Telephone Number above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. 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 been notified. When recognized by the

Board Meeting Agenda

April 18, 2024

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., Suite 205
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 meeting process, including translation or interpretation services, please contact staff at (808) 586-0186 or by email at dbedt.adc@hawaii.gov.

Please allow sufficient time for ADC staff to meet requests for special assistance, accommodation, modifications, auxiliary aids, translation, or interpretation services.

NOTE: MATERIALS FOR THIS AGENDA WILL BE AVAILABLE FOR REVIEW IN THE ADC OFFICE, 235 S. BERETANIA STREET, SUITE 205, HONOLULU, HAWAII 96813 ON AND AFTER APRIL 12, 2024.

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

If you believe that you have been discriminated against with respect to an Agribusiness Development Corporation program or activity, you may contact the Acting Non-Discrimination Coordinator identified above.

AGENDA

- A. Call to Order
- B. Approval of Minutes
 - 1. Executive Session Minutes, February 15, 2024
- C. Chairperson's Report
 - 1. None
- D. Committee Reports
 - 1. None
- E. Action Items
 - 1. Request to authorize the executive director to execute a restrictive use easement with The Trust for Public Land affecting Parcels 6 and 8 in Paalaa Uka, District of Waialua, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 6-4-004:006, :008
 - 2. Request to refer Lease Agreement No. LE-K1201, assigned to the Hawaii Department of Education, to the Department of the Attorney General for enforcement action. Kekaha, County of Kauai, State of Hawaii, Tax Map Key No. (4) 1-2-002:001 (por.), continued from March 21, 2024 board meeting
 - 3. Request for approval to renew Revocable Permit No. RP-W257-23-01 issued to The Davey Tree Expert Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por.), :009 (por.)
 - 4. Request for approval to renew Revocable Permit No. RP-W257-23-02 issued to Davey Tree Surgery Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por.), :009 (por.)
 - 5. Request for approval to issue a right-of-entry agreement to Hawaii Farm Bureau Foundation for 10 acres, more or less, to host the 2004 Hawaii State Farm Fair in Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:037 (por.), :041 (por.), :044 (por.)
 - 6. Request for the board to issue findings regarding the scheduling of an informal gathering of the board on May 16, 2024 for purposes of board orientation and educational opportunities unrelated to board business
- F. Informational Items

Board Meeting Agenda

April 18, 2024

1. Presentation by Hawaii Department of Transportation regarding the Wahiawa Pedestrian Bridge construction project on ADC property
2. Executive Director's Report including prior weekly reports, status of Waiaka farmers, and construction right-of-entry for the Wahiawa Pedestrian Bridge project

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.

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-1

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
APRIL 18, 2024

Subject: Request to authorize the executive director to execute a restrictive use easement with The Trust for Public Land affecting Parcels 6 and 8 in Paalaa Uka, District of Waialua, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 6-4-004:006, :008

Applicant: Agribusiness Development Corporation (ADC)

Authority: 163D-4(a)(5),(6), Hawaii Revised Statutes

Area: 234.031 gross acres

Field No(s): PU-12, PU-13

Tax Map Key: (1) 6-4-004:006, :008 (Property) (Exhibit "A")

Land Status: Acquired in fee by the Agribusiness Development Corporation in 2017

Trust Land Status: Section ___ lands of the Hawaii Admission Act
Yes No
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution?
Yes No

Zoning: SLUD: Agricultural
CZO: AG-1

Chapter 343: In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, this request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10.

Character of Use: Agricultural

Land Doc. Type: Restrictive use easement

Term: Perpetual

Fee: No less than \$2,012,000.00

005

April 18, 2024

BACKGROUND:

Parcels 6 and 8 were acquired in fee by ADC from Dole Food Company, Inc. in 2017. The Property has remained vacant from the time of purchase until present, however, the Board of Directors (Board) of ADC approved an applicant for tenancy in 2022 and has recently come to agreement with Dole Food Company, Inc. to access nearby water resources for the Property.

The United States of America, Department of the Navy (Navy), through The Trust for Public Land (TPL), expressed an interest in purchasing a perpetual restrictive use easement (RUE) on the Property to prohibit activities and development that might interfere with the Navy's activities at the nearby Joint Base Pearl Harbor-Hickam Wahiawa Annex. In preliminary discussions, ADC indicated to TPL and the Navy that it may be willing to agree to a RUE with terms similar to the easement previously placed on nearby parcel 34.

ADC has requested that the RUE terms be amended to reflect consideration of an updated appraisal value.

REQUEST:

Staff requests that the Board authorize the executive director to grant and execute the RUE with The Trust for Public Land, affecting Parcels 6 and 8 for no less than \$2,012,000.00.

OPERATIONAL PLAN:

For the purpose of the Request, there is no operational plan. The Property has been awarded to a potential tenant for purposes of diversified agriculture, however a license agreement has not yet been executed. The license agreement will be subject to the terms and conditions of the RUE.

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under *Hawaii Revised Statutes* (HRS) §343-5(a), an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” In this case, the project triggers an environmental assessment because it proposes the use of state or county lands.

In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, the subject Request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10, item 9, which includes “Creation or termination of easements, covenants, or other rights in structures or land[.]” The Request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

REMARKS & DISCUSSION:

Request to authorize the executive director to execute a restrictive use easement with The Trust for Public Land affecting Parcels 6 and 8 in Paalaa Uka, District of Waialua, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 6-4-004:006, :008

April 18, 2024

The terms of the RUE complement ADC's mission and plans for the Property. The sale of the RUE represents additional gross income to ADC of not less than \$2,012,000¹. ADC has requested the terms of the RUE be amended to reflect an updated appraisal value of the Property.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request; and
2. Authorize the executive director to enter into that certain Purchase and Sale Agreement to facilitate the sale, escrow, and transfer of the restrictive use easement; and
3. Declare that, pursuant to ADC's Comprehensive Exemption List dated May 1, 2018, the proposed disposition will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment, pursuant to HRS Chapter 343.

Respectfully Submitted,

Lyle Roe

LYLE ROE
Asset Manager

Approved for Submittal:



Wendy Gady
Executive Director

¹ Gross income received from this transaction will be subject to transfer and conveyance-related taxes and fees.

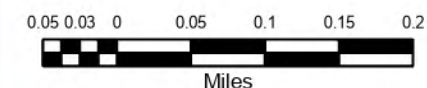


STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

ADC Parcels 006 & 008

TMK(s) (1) 6-4-004:006; :008

The Geographic Information Systems (GIS) maps and data are made available solely for informational purposes. The map is not the official representation of any of the information included, and does not replace a site survey or legal document descriptions.



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS, Esri, CGIAR, USGS. This work is licensed under the Esri Master License Agreement View Summary | View Terms of Use. This work is licensed under the Esri Master License Agreement View Summary | View Terms of UseExport: This layer is not intended to be used to export files for offline. This map was developed by the Agribusiness Development Corporation, State of Hawaii.



ADC Property

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-2

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
APRIL 18, 2024

Subject: Request to refer Lease Agreement No. LE-K1201, assigned to the Hawaii Department of Education, to the Department of the Attorney General for enforcement action. Kekaha, County of Kauai, State of Hawaii, TMK (4) 1-2-002:001 (por.), continued from March 21, 2024 board meeting.

Applicant: Agribusiness Development Corporation (ADC)

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

Area: 10.0 acres

Field No(s): 309 (por.) (Premises)

Tax Map Key: (4) 1-2-002:001 (Property)

Land Status: Set aside to the Agribusiness Development Corporation by Governor's Executive Order No. 4007 for Agricultural and Related Purposes

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act
Yes No
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution?
Yes No

Zoning: SLUD: Agricultural
CZO: Agricultural

Character of Use: Agricultural, Commercial, Office

Land Doc. Type: Lease

Term: 35 years (currently in year 11)

Rental Rate \$710 per acre per year
Annual Rent: \$7,100/year¹

¹ Rent was to reopen on July 16, 2022, however that reopening did not timely occur. Subsequently, the Board waived the scheduled re-opening when they approved the assignment from Beck's to HDOE.

Request to refer Lease Agreement No. LE-K1201, assigned to the Hawaii Department of Education, to the Department of the Attorney General for enforcement action. Kekaha, County of Kauai, State of Hawaii, TMK (4) 1-2-002:001 (por.), continued from March 21, 2024 board meeting.

April 18, 2024

BACKGROUND:

Pursuant to action by the Agribusiness Development Corporation (ADC) Board of Directors (Board) on February 16, 2023 that approved the assignment and transfer of Lease Agreement No. LE-K1202² (Lease) for 10 acres in Kekaha (Premises) (Exhibit “A”) from Beck’s Superior Hybrids, Inc. (Beck’s) to the Hawaii Department of Education (HDOE), the Lease assignment was executed and effective on March 10, 2023.

After the assignment of the Lease was approved by the Board, ADC sent a new draft lease agreement to HDOE for the remaining term of the Lease on March 3, 2023. With the exception of a couple requests for a status update made to HDOE’s Deputy Attorney General, no further communication from HDOE has been received. The new draft lease was not executed. Instead, an Assignment and Assumption of Lease Agreement, was executed between Beck’s and HDOE, with ADC’s approval. A Memorandum of Assignment and Assumption of Lease Agreement No. LE-K1201 was filed with the Bureau of Conveyances. As such, HDOE is currently operating under the terms of the Lease.

Following the assignment of the Lease, ADC began invoicing HDOE according to the terms of the Lease and the Board’s approval. As of April 12, 2024 no rent payments have been received. ADC received communication from HDOE regarding the non-payment of rents at the March 21, 2024 Board meeting.

LE-K1201 allows the sublease of the Premises with prior written approval of ADC. On August 8, 2023, HDOE and Kekaha Agriculture Association (KAA) executed a Request and Agreement for Use of School Buildings, Facilities, or Grounds (Agreement) which allowed KAA to use the facility for seven months. HDOE did not seek approval from ADC before allowing KAA to occupy the Premises. The Agreement has expired, however HDOE continues to allow KAA the use of the grounds and facilities without an agreement.

Pursuant to these concerns and the terms of the Land Management Policy & Procedure Manual, staff issued a Notice of Violation on February 15, 2024 (Exhibit “B”) giving HDOE until (and including) March 16, 2024 to fully cure the violations.³

At their meeting on March 21, 2024, the Board considered this matter but deferred action in order to give newly hired/promoted HDOE staff an additional 30-days to acquaint themselves with the background of the Lease and violations.

ADC and HDOE have been in discussions regarding payment of the outstanding rent balance and disposition of the Premises. No agreement has been reached.

² Further background regarding the Lease may be accessed at <https://dbedt.hawaii.gov/adc/files/2023/02/2023-02-16-Board-Meeting-Package-signed.pdf> (see item E-2)

³ Pending reconciliation of ADC tenant accounts by ADC accounting staff and consultants, this amount does not yet include service fees and interest on any unpaid balances.

Request to refer Lease Agreement No. LE-K1201, assigned to the Hawaii Department of Education, to the Department of the Attorney General for enforcement action. Kekaha, County of Kauai, State of Hawaii, TMK (4) 1-2-002:001 (por.), continued from March 21, 2024 board meeting.

April 18, 2024

REQUEST:

Staff requests that the Board refer the Lease to the Department of the Attorney General for purposes of enforcing the terms and conditions of the lease agreement through negotiating an agreement with HDOE that serves the best interests of the Parties. (Request).

OPERATIONAL PLAN:

Unknown

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under Hawaii Revised Statutes (HRS) §343-5(a)(1), an environmental assessment shall be required for actions, that propose, among other things, the “use of state land or county lands, or the use of state or county funds[.]” In this case, the project triggers an environmental assessment because it proposes the use of state or county lands or the use of state or county funds.

In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, the subject Request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10, item 9, which includes “Creation or termination of easements, covenants, or other rights in structures or land[.]” The Request will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

REMARKS & DISCUSSION:

In accordance with ADC’s policy and procedure manual, a notice of violation was sent to HDOE on February 15, 2024 giving notice of various violations and providing the opportunity to cure by March 16, 2024. ADC received a response from HDOE at its March 21, 2024 Board meeting. Staff believes that it is prudent to refer this matter to the Attorney General for purposes of negotiating a satisfactory solution to the default.

The approved Request, if carried to termination, would represent an annual loss of \$7,100 to ADC rental income.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request upon the condition that any subsequent negotiated issues related to the Lease be brought before the Board for consideration and final disposition; and
2. Declare that, pursuant to ADC’s Comprehensive Exemption List dated May 1, 2018, the proposed disposition will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment, pursuant to Chapter 343, HRS.

Request to refer Lease Agreement No. LE-K1201, assigned to the Hawaii Department of Education, to the Department of the Attorney General for enforcement action. Kekaha, County of Kauai, State of Hawaii, TMK (4) 1-2-002:001 (por.), continued from March 21, 2024 board meeting.

April 18, 2024

Respectfully Submitted,

Lyle Roe

LYLE ROE
Asset Manager

Approved for Submittal:

WGS

Wendy Gady
Executive Director

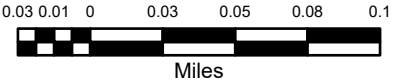
EXHIBIT A



STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

Lease Agreement No.
LE-K1201

State of Hawaii, Department
of Education



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri, CGIAR, USGS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community. This work is licensed under the Esri Master License Agreement. View Summary | View Terms of



JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OU LU AINA MAHIAI
PROPERTY & ASSET MANAGEMENT SECTION

February 15, 2024

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Mr. Keith Hayashi, Superintendent
Hawaii Board of Education
Queen Liliuokalani Building
Post Office Box 2360
Honolulu, Hawaii 96804

RE: Lease Agreement No. LE-K1201 dated July 16, 2012 (as assigned to the Department of Education, State of Hawaii and effective on March 10, 2023, the "Lease") by and between the State of Hawaii, Agribusiness Development Corporation (Lessor) and Department of Education, State of Hawaii (Lessee) for property located at Kekaha, Kauai, Hawaii, TMK No. (4) 1-2-002:001 (por.) containing 10.0 acres (Premises)

NOTICE OF VIOLATION

Dear Superintendent Hayashi:

I am writing to advise you of violations of the above referenced Lease which our office has documented:

A. Financial Violations

Violation 1: Rent Arrearage. Lessee has not paid any invoiced rents under the Lease (see Statement of Account, various invoices, Exhibit "A"). The License states that "The base annual rental for this Lease shall be payable in monthly installments, within thirty (30) days of receipt of the lease fee invoice." (Lease, p. 5)¹

B. Non-Financial Violations

Violation 2: Subleasing. Lessee has executed a use of facilities agreement (functionally a sublease) to Kekaha Agriculture Association without the written consent of the Lessor (see Photo Documentation of DOE Tenant, Exhibit "B"). The Lease states that "Lessee

¹ Subject to determinations of annual rents upon reopening, base annual rent is currently \$710 per acre per year.

may sublease any portion of the Premises provided Lessee first obtains the prior written consent of Lessor.” (Lease, p. 8)

Pursuant to Lessor’s policies and procedures, you have thirty (30) days from the date of this notice to fully cure the above-noticed violations. If Lessee does not fully cure the violations within the time specified, Lessor’s Board of Directors may refer the matter to the Department of the Attorney General for legal action which may include, but is not limited to, termination of the Lease for breach. Be advised that upon the expiration or sooner termination of the Lease, all improvements, including buildings, shall vest in the Lessor. (Lease, p. 9)

Please contact me at (808) 586-0187 if you have any questions, or to discuss your specific plans and options to remedy the above. I urge your immediate attention to this matter.

Sincerely,

Lyle Roe

LYLE ROE
Asset Manager

c: Tenant File
Ryan Roylo
Wendy Gady
Delanie Prescott-Tate

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

Statement

TO
Roy Ikeda
SOH Department of Education
PO Box 2630
Honolulu, HI 96804

STATEMENT NO. 1174
DATE 02/13/2024
TOTAL DUE \$8,703.27
ENCLOSED

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
10/17/2023	Invoice #KE2465: Due 11/16/2023.	6,336.59	6,336.59
11/10/2023	Invoice #KE2477: Due 12/10/2023.	591.67	591.67
12/10/2023	Invoice #KE2487: Due 01/09/2024.	591.67	591.67
01/12/2024	Invoice #2533: Due 02/11/2024.	591.67	591.67
02/10/2024	Invoice #2609: Due 03/11/2024.	591.67	591.67

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
591.67	591.67	591.67	6,928.26	0.00	\$8,703.27

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

INVOICE

BILL TO
SOH Department of Education
Roy Ikeda
PO Box 2630
Honolulu, HI 96804

SHIP DATE 10/17/2023
INVOICE KE2465
DATE 10/17/2023
TERMS Net 30
DUE DATE 11/16/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
LE-SOH DOE	Lease LE-K1201 Effective March 10, 2023 (10.00 acs) (March 10, 2023 - March 31, 2023)	1	419.89	419.89
LE-SOH DOE	Lease LE-K1201 (April 2023 - November 2023)	8	591.67	4,733.36
SEC DEP	Security Deposit (2 months' rent)	2	591.67	1,183.34
			BALANCE DUE	\$6,336.59

Please enclose top portion of invoice and indicate the invoice #(s) to be paid (if different from or in addition to the current invoice). Or, please indicate the invoice #(s) you are paying on your check and write your customer name if it differs from the name on check. Mahalo.

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

INVOICE

BILL TO
SOH Department of Education
Roy Ikeda
PO Box 2630
Honolulu, HI 96804

SHIP DATE 11/10/2023

INVOICE KE2477
DATE 11/10/2023
TERMS Net 30
DUE DATE 12/10/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
LE-SOH DOE	Lease LE-K1201 (Effective March 10, 2023) (10.00 acs)	1	591.67	591.67

BALANCE DUE

\$591.67

Please enclose top portion of invoice and indicate the invoice #(s) to be paid (if different from or in addition to the current invoice). Or, please indicate the invoice #(s) you are paying on your check and write your customer name if it differs from the name on check. Mahalo.

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

INVOICE

BILL TO
SOH Department of Education
Roy Ikeda
PO Box 2630
Honolulu, HI 96804

SHIP DATE 12/10/2023

INVOICE KE2487
DATE 12/10/2023
TERMS Net 30
DUE DATE 01/09/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
LE-SOH DOE	Lease LE-K1201 (Effective March 10, 2023) (10.00 acs)	1	591.67	591.67

BALANCE DUE

\$591.67

Please enclose top portion of invoice and indicate the invoice #(s) to be paid (if different from or in addition to the current invoice). Or, please indicate the invoice #(s) you are paying on your check and write your customer name if it differs from the name on check. Mahalo.

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

INVOICE

BILL TO
SOH Department of Education
Roy Ikeda
PO Box 2630
Honolulu, HI 96804

INVOICE 2533
DATE 01/12/2024
TERMS Net 30
DUE DATE 02/11/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
LE-SOH DOE	Lease LE-K1201 (Effective March 10, 2023) (10.00 acs)	1	591.67	591.67

Please make check payable to Director of Finance and remit to the address above.

BALANCE DUE **\$591.67**

Accounts are currently being reconciled; delinquent charges and interest charges are being held in abeyance until further notice.

If you have any questions regarding this invoice, please call 808-586-0186.

Please enclose top portion of invoice and indicate the invoice #(s) to be paid (if different from or in addition to the current invoice). Or, please indicate the invoice #(s) you are paying on your check and write your customer name if it differs from the name on check. Mahalo.

State of Hawaii - Agribusiness Development Corporation

235 South Beretania Street, Room 205
Honolulu, HI 96813 US
(808) 586-0186
dbedt.adc.ar@hawaii.gov

INVOICE

BILL TO
SOH Department of Education
Roy Ikeda
PO Box 2630
Honolulu, HI 96804

INVOICE 2609
DATE 02/10/2024
TERMS Net 30
DUE DATE 03/11/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
LE-SOH DOE	Lease LE-K1201 (Effective March 10, 2023) (10.00 acs)	1	591.67	591.67

Please make check payable to Director of Finance and remit to the address above.

BALANCE DUE **\$591.67**

Accounts are currently being reconciled; delinquent charges and interest charges are being held in abeyance until further notice.

If you have any questions regarding this invoice, please call 808-586-0186.

Please enclose top portion of invoice and indicate the invoice #(s) to be paid (if different from or in addition to the current invoice). Or, please indicate the invoice #(s) you are paying on your check and write your customer name if it differs from the name on check. Mahalo.











STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
APRIL 18, 2024

Subject: Request for approval to renew Revocable permit No. RP-W257-23-01 issued to The Davey Tree Expert Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por.), :009 (por.)

Applicant: The Davey Tree Expert Company

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

Area: Parking: 30,000 square feet
Office A: 204.00 square feet
Office C: 117.5 square feet

Field No(s): Office A, Office C, Parking Area (Premises)

Tax Map Key: (1) 7-1-002: 004, : 009 (Property)

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

Zoning: SLUD: Agricultural
CZO: AG-1

Chapter 343: In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, this request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10

Character of Use: Office space, storage, and parking

Land Doc. Type: Revocable Permit

Term: Month-to-month

Rental Rate

Parking	\$0.10/sf/mo	30,000 sf	\$3,000.00mo
Office Space	\$0.60/sf/mo	321.50 sf	\$ 192.90mo
Annual Rent: \$38,314.80/year			

Request for approval to renew Revocable Permit No. RP-W257-23-01 issued to The Davey Tree Expert Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por), :009 (por.)

April 18, 2024

BACKGROUND: On December 1, 2020, the Board first approved the issuance of a Revocable Permit for The Davey Tree Expert Company (Davey Tree Expert), subject to annual renewal. On May 13, 2023, ADC and Davey Tree Expert executed Revocable Permit No. RP257-23-01 for a total of 30,000 sq. ft. of parking space and 321.50 sq. ft. of office space (204.00 sq. ft. Office A and 117.50 sq. ft. Office C).

REQUEST: Davey Tree Expert requests that the revocable permit be renewed.

OPERATIONAL PLAN: Davey Tree Expert will continue to use existing facilities to house their administrative offices, and for parking and storage.

CONSERVATION PLAN: N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under *Hawaii Revised Statutes* (HRS) §343-5(a)(1) & (2), an environmental assessment shall be required for actions, that propose, among other things, the “use of state land or county lands, or the use of state or county funds” and “any use within any land classified as a conservation district[.]” In this case, an environmental assessment is triggered because the revocable permit proposes the use of state or county lands, and land classified as conservation.

In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, the subject Request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10, item 9, which includes “Creation or termination of easements, covenants, or other rights in structures or land[.]” The Request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

REMARKS & DISCUSSION: Davey Tree Surgery is a tenant in good standing with ADC. A longer term license is not feasible as the Premises are in poor condition, subject to future rehabilitation, which will require Permittee to vacate the Premises.

RECOMMENDATION:

Based on the foregoing, staff recommends that the Board authorize the Executive Director to renew the revocable permit with Davey Tree Expert subject to the following conditions:

1. Approve the Request, subject to the following conditions:
 - a. Permittee shall maintain all appropriate policies of insurance, sufficient to cover the office space and parking/storage property subject to the revocable permit;
 - b. Rental rates for the office space and parking space should remain the same at \$0.60/sq. ft. per month for the office space, and \$0.10/sq. ft. per month for the parking space; and
 - c. All other material terms and conditions shall remain the same.
2. Declare that, pursuant to ADC’s Comprehensive Exemption List dated May 1, 2018, the proposed disposition will probably have minimal or no significant effect on the

Request for approval to renew Revocable Permit No. RP-W257-23-01 issued to The Davey Tree Expert Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por), :009 (por.)

April 18, 2024

environment and is therefore exempt from the preparation of an environmental assessment, pursuant to Chapter 343, Hawaii Revised Statutes.

Respectfully Submitted,

Lyle Roe for

ROGER G. CLEMENTE
Property Manager

Approved for Submittal:



Wendy Gady
Executive Director

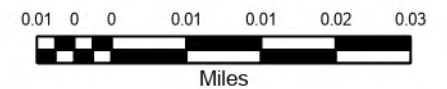
EXHIBIT A



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.)



This work is licensed under the Esri Master License Agreement. View Summary | View Terms of UseExport: This layer is not intended to be used to export tiles for offline. Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS This map was developed by the Agribusiness Development Corporation, State of Hawaii.



Davey Tree
Expert Co.



STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-4

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
APRIL 18, 2024

Subject: Request for approval to renew Revocable Permit No. RP-W257-23-02 issued to Davey Tree Surgery Company; Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:004 (por.), :009 (por.)

Applicant: Davey Tree Surgery Company

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

Area: 6,115.50 square footage

Field No(s): Office B, Parking area (Premises)

Tax Map Key: (1) 7-1-002:004, : 009 (Property)

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

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution?

Yes No

Zoning: SLUD: Agricultural
CZO: AG-1

Chapter 343: In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, this request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10

Character of Use: Office space, storage, and parking

Land Doc. Type: Revocable Permit

Term: Month-to-month

Rental Rate	Parking	\$.10sf/month	6000sf	\$600.00/mo
	Office	\$.60sf/month	115.5sf	\$69.00/mo
	Annual Rent: \$8,028/year			

BACKGROUND:

On June 23, 2021, the Board first approved the issuance of a Revocable Permit for the Davey Tree Surgery Company (Davey Tree Surgery), subject to annual renewal. On May 13, 2023, ADC and Davey Tree Surgery last executed Revocable Permit No. RP257-23-02 for a total of for 6,000 sq. ft. of parking space and 115.50 sq. ft. of office space (Office B).

REQUEST:

Davey Tree Surgery requests that the revocable permit be renewed.

OPERATIONAL PLAN:

Davey Tree Surgery will continue to maintain their office space and house their fleet of vehicles and provide parking for staff.

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under *Hawaii Revised Statutes* (HRS) §343-5(a)(1) & (2), an environmental assessment shall be required for actions, that propose, among other things, the “use of state land or county lands, or the use of state or county funds” and “any use within any land classified as a conservation district[.]” In this case, an environmental assessment is triggered because the revocable permit proposes the use of state or county lands, and land classified as conservation.

In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, the subject Request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10, item 9, which includes “Creation or termination of easements, covenants, or other rights in structures or land[.]” The Request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

REMARKS & DISCUSSION:

Davey Tree Surgery is a tenant in good standing with ADC. A longer term license is not feasible as the Premises are in poor condition, subject to future rehabilitation, which will require Permittee to vacate the Premises.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board authorize the Executive Director to renew the revocable permit with Davey Tree Surgery subject to the following conditions:

1. Approve the Request, subject to the following conditions:
 - a. Permittee shall maintain all appropriate policies of insurance sufficient to cover the office space, and parking/storage property subject to the revocable permit;
 - b. Rental rates for office space and parking space should remain the same at \$0.60/sq ft/month for the office space, and \$0.10/sq ft/month for the parking space; and
 - c. All the other material terms and conditions shall remain the same.

*Request for approval to renew Revocable Permit No. RP-W257-23-02 issued to Davey Tree Surgery Company;
Whitmore Village, County of Honolulu, State of Hawaii Tax Map Key No. (1) 7-1-002:004 (por), :009 (por)
April 18, 2024*

2. Declare that, pursuant to ADC's Comprehensive Exemption List dated May 1, 2018, the proposed disposition will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment, pursuant to Chapter 343, Hawaii Revised Statutes.

Respectfully Submitted,

Lyle Roe for

ROGER G. CLEMENTE

Property Manager

Approved for Submittal:



Wendy Gady

Executive Director

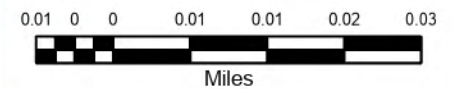
EXHIBIT B



STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

Davey Tree Surgery
Company Premises
(amended)

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



This work is licensed under the Esri Master License Agreement. View Summary | View Terms of UseExport: This layer is not intended to be used to export tiles for offline. Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS This map was developed by the Agribusiness Development Corporation, State of Hawaii.



STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
APRIL 18, 2024

Subject: Request for approval to issue a right-of-entry agreement to Hawaii Farm Bureau Foundation for 10 acres, more or less, to host the 2024 Hawaii State Farm Fair in Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:037 (por.), :041 (por.), :044 (por.)

Applicant: Hawaii Farm Bureau Foundation

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

Area: 10 acres, more or less

Field No(s): WW-07

Tax Map Key: (1) 7-1-002:037(por.), :041(por.), :044(por.) (Property) (Exhibit "A")

Land Status: Acquired in fee by the Agribusiness Development Corporation in 2023

Trust Land Status: Section ___ lands of the Hawaii Admission Act
Yes No
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution?
Yes No

Zoning: SLUD: Agricultural
CZO: AG-1

Chapter 343: In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, this request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10.

Character of Use: Agricultural, Commercial

Land Doc. Type: Right-of-entry agreement

Term: Undetermined

Fee: N/A

Request for approval to issue a right-of-entry agreement to Hawaii Farm Bureau Foundation for 10 acres, more or less, to host the 2024 Hawaii State Farm Fair in Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:037 (por.), :041 (por.), :044 (por.)

April 18, 2024

BACKGROUND:

Hawaii Farm Bureau Foundation (HFBF) is a domestic nonprofit advocacy organization for all agriculture in the state of Hawaii. Every year since 1962, HFBF has hosted an annual farm fair. The event has been hosted at multiple locations over the years, most recently at Kualoa Ranch on the windward side of Oahu. However, Kualoa Ranch has given HFBF notice that lands previously utilized for the farm fair are no longer available. HFBF has requested approximately 10 acres of land in or near Whitmore Village for purposes of hosting the 2024 farm fair.

REQUEST:

HFBF requests that the Board approve the issuance of a right-of-entry to a portion of the Property on which to host the annual farm bureau and provide parking for the event, beginning on or about June 30, 2024, and continuing through the clean-up process anticipated to be completed by July 20, 2024.

OPERATIONAL PLAN:

The farm fair is a two day event and hosts approximately 15,000 attendees over two days. Parking for the event will be provided on ADC property. Activities include a petting zoo, food stalls, country market, agricultural equipment demonstrations, and other attractions.

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under *Hawaii Revised Statutes* (HRS) §343-5(a), an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” In this case, the project triggers an environmental assessment because it proposes the use of state or county lands.

In accordance with the Comprehensive Exemption List for the Agribusiness Development Corporation dated May 1, 2018, the subject Request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 10, item 9, which includes “Creation or termination of easements, covenants, or other rights in structures or land[.]” The Request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

REMARKS & DISCUSSION:

HFBF has conducted a rigorous search for alternative fair-grounds and most, for various reasons, have not been available or compatible with the purposes of the farm fair. A portion of the property proposed for the farm fair is already slated to be cleared by ADC. With the exception of the already-in-progress Property clearing and staff time, this activity will have a neutral effect on ADC income and budget.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

Request for approval to issue a right-of-entry agreement to Hawaii Farm Bureau Foundation for 10 acres, more or less, to host the 2024 Hawaii State Farm Fair in Whitmore Village, County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:037 (por.), :041 (por.), :044 (por.)

April 18, 2024

1. Approve the Request; subject to the following conditions:
 - a. HFBF shall obtain appropriate insurance to cover the event that shall indemnify ADC and the property, and
 - b. HFBF shall indemnify and hold harmless ADC from any and all claims, and
2. Declare that, pursuant to ADC's Comprehensive Exemption List dated May 1, 2018, the proposed disposition will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment, pursuant to HRS Chapter 343.

Respectfully Submitted,

Lyle Roe

LYLE ROE
Asset Manager

Approved for Submittal:



Wendy Gady
Executive Director

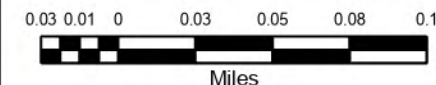


STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

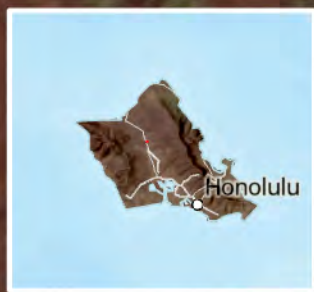
ADC Parcels 37, 41, 44

TMK(s) (1) 7-1-002:037(por),
:041(por), :044(por)

The Geographic Information Systems (GIS) maps and data are made available solely for informational purposes. The map is not the official representation of any of the information included, and does not replace a site survey or legal document descriptions.



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS. This work is licensed under the Esri Master License Agreement View Summary | View Terms of Use. This work is licensed under the Esri Master License Agreement View Summary | View Terms of Use. Esri, USGS This map was developed by Agribusiness Development Corporation, State of Hawaii.



STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-6

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
April 18, 2024

Subject: Request for the board to issue findings regarding the scheduling of an informal gathering of the board on May 16, 2024 for purposes of board orientation and educational opportunities unrelated to board business

Applicant: Agribusiness Development Corporation (ADC)

Authority: Sections 92-2 & 92-2.5, HRS

BACKGROUND:

Since January 1, 2023, ADC has undergone a number of significant leadership changes, including a nearly 50% turnover in membership of the Board and a new executive director. The only activity that could passably be described as “orientation” was to provide new Board members with a plethora of reading materials containing statutes, by-laws, and other materials relevant to board participation. ADC proposes that an informal gathering for board orientation purposes be conducted. Section 92-2, HRS, defines an “informal gathering” as “a social or informal assemblage of two or more board members at which matters relating to board business are not discussed.” “Board business” is defined as “specific matters over which a board has supervision, control, jurisdiction, or advisory power, that are actually pending before the board, or that can be reasonable anticipated to arise before the board in the foreseeable future.”

REQUEST:

Staff requests that the Board issue findings that any communications, interactions, discussions, and presentations that occur for reasons of board and staff orientation do not constitute a meeting for purposes of Part I, Chapter 92, HRS; that the Board authorize staff to seek approval from the Director of the Office of Information Practices (OIP) to host a private and informal gathering of the Board on May 18, 2024 for the purpose of Board and staff orientation; and, if approved by OIP, to plan and host the meeting. (Request)

REMARKS & DISCUSSION:

The meeting will be in-person and strictly for informational purposes only. *No board business will be discussed.* Topics to be presented include the Sunshine Law, ethics, what it means to be an administratively attached agency, parliamentary procedure, and a board’s fiduciary responsibility. Other than staff time, it is not anticipated that planning and hosting of the gathering will have any significant fiscal impact to ADC’s budget.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request.

Request for the board to issue findings regarding the scheduling of an informal gathering of the board on May 16, 2024 for purposes of board orientation and educational opportunities unrelated to board business

April 18, 2024

Respectfully Submitted,

Lyle Roe

LYLE ROE
Asset Manager

Approved for Submittal:



Wendy Gady
Executive Director

DA: 3.18.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 3/18/24 - 3/22/2024

End of Week Debrief

- Legislative Update:
 - SB2291- Advisory Boards for Workforce Development- Mark testified in person, moving to FIN
 - HB1815- Adding agritourism in the definition of “enterprise” of ADC- testified, going to WAM
 - SB2500- FPINs on Oahu, Molokai, Hawaii, Maui & Kauai FIN committee next- testified in person, going to FIN
 - SB2814- ADC working with HDOA statewide on a water infrastructure study- moving to FIN.
 - HB2263/SB2951- ADC to manage East Kauai Irrigation System
 - HB2263: testified with Farmer Judy Liu, headed to WAM.
 - SB2951 - testified, headed to FIN.
- HB1800/Budget Bill testified 3/20/2024 (decision making 3/27):
 - IN:
 - \$2.5M: Kekaha Bridge, Kauai
 - \$1M: Christian Crossing Bridge
 - FTE: Kauai Property Manager- full year
 - FTE: Kauai Water Manager- full year
 - 2 vehicles for Kauai staff
 - OUT/Requested amendments to include:
 - \$9.5M: Statewide Food and Product Innovation Centers
 - \$6.47M: Mauka irrigation on West Kauai for lands in process for leasing
 - \$4.5M Water Irrigation Infrastructure
 - \$500k: Cleanup a parcel on Oahu for tenants to lease.
 - \$4M: Oahu Slaughterhouse
- **\$500k FPIN funds encumbered for UHCDC Work!!!**
- Kick-off Meeting held with Mana Means & Laci/DBEDT, new PR Firm
- Contracts & Quotes Update
 - 4/2: HPP Machine & Building Project Due- anticipated Contract Date 6/1/24
 - 4/26: Wells 24 & 26 Repair Bids Due- funds need encumbered by 6/30/24.
 - 3/30/24: Starting Land Use Planning with awarded contractor.
 - TBD: Releasing an RFQ (21-day bid window) for land license and CAM appraisals for Oahu and Kauai in expectation of awarding new licenses this year for the available parcels
- **3/18/24-4/18/24: Application Window IS Open for remaining lands**
- 3/18: Attended Wahiawa Neighborhood Board Meeting to introduce myself

- Revenue Building
 - Working with Lyle Roe & Kauai SWCD for getting a master Conservation Plan for the Kekaha Lands so when applicants are selected, they can begin farming/earning income, while developing an individual farm plan
 - Working with Lyle & Roger in identifying ROE farmers who have had significant time to get a Conservation Plan/Begin Farming to remove hurdles and begin rent payments.
 - Aggressively working with staff reviewing contracts, agreements, & costs for areas to cut, renegotiate.
- Ongoing: Working with UHDCDC on state mapping for strategic planning
- Actively interviewing Contract Administrator candidates
- Met with BLNR regarding Kauai Landfill
- Met with Kauai Mayor (virtual meet & greet)
- Met with Jim Wyban to discuss the aquaculture industry.
- Met with Kauai Chamber Ag-Subcommittee to give Leg update.

Events/Conferences

- Total EOIs Received: Oahu: 50 (65 acres remain); Kauai: 46 (3,036 acres); Big Island: 7, Maui: 1 (Note: no Big Island or Maui acres in portfolio at present).
- Hawaii Investment Ready Cohort 6 Dates:
 - April 10-14, 2024
 - May 8-12, 2024
 - September 11-15, 2024
 - October 16-19, 2024 (Final Pitches)
- 7/13-14: Hawaii Statewide Farm Fair

Upcoming Events:

- Ongoing: Tracking bills for hearings after the crossover
- Respond to Senators, Representatives regarding Bills, Questions and Testimony
- 4/18: ADC Board Meeting
- 5/16: ADC Board Meeting
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

Legislative Update:

- Senate: **GOAL MET** Emailed 100% of Senate met f2f in office or at a site visit/meeting (FYI there are 8 freshman Senators going into this session)
- House: Emailed 100% of House & **only 2 remaining** to meet f2f (FYI there are 20 freshman Reps going into this session)

Strategic Planning:

- Board Member Okuhama turned in our HIR homework Strategic Review

- Strategic Plan Outline expected to be completed by 4/1
- Creating Strategic Next Steps based on budget cuts.
- Board Member Tabata is attending and providing information on how ADC can support the Kauai Water Convening who is currently gathering information regarding the water systems.
- Actively participating in the Hawaii Drought Council meetings hosed by Chair Chang & Chair Hurd
- Collecting strategic information for the Kauai Water System, Location for Oahu Slaughterhouse, EOI follow up discussions.
- Supporting the Permitted Interaction Groups (Land, Distribution Services & Value-Add) feedback and direction given.

Portfolio: Please see attached list of ADC Major Projects

DA: 3.25.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 3/25/24 - 3/28/2024

End of Week Debrief

- Legislative Update:
 - SB2291- Advisory Boards for Workforce Development- FIN hearing today
 - HB1815- Adding agritourism in the definition of "enterprise" of ADC- testified, going to WAM
 - SB2500- FPINs on Oahu, Molokai, Hawaii, Maui & Kauai FIN, going to FIN.
 - SB2814- ADC/HDOA statewide water infrastructure study- moving to FIN.
 - HB2263/SB2951- ADC to manage East Kauai Irrigation System
 - HB2263: headed to WAM
 - SB2951 - FIN hearing today
- HB1800/Budget Bill hearing 3/27/24 (waiting to see worksheets):
 - IN:
 - \$2.5M: Kekaha Bridge, Kauai
 - \$1M: Christian Crossing Bridge
 - FTE: Kauai Property Manager- full year, (Highlighted by WAM Chair) 😊
 - FTE: Kauai Water Manager- full year, (Highlighted by WAM Chair) 😊
 - 2 vehicles for Kauai staff
 - Unsure/Requested amendments to include:
 - \$9.5M: Statewide Food and Product Innovation Centers
 - \$6.47M: Mauka irrigation on West Kauai for lands in process for leasing
 - \$4.5M Water Irrigation Infrastructure
 - \$500k: Cleanup a parcel on Oahu for tenants to lease.
 - \$4M: Oahu Slaughterhouse
- Attended an introductory meeting from Ulupono Initiative & Strategies 360 regarding Federal Funding Opportunities for the future
- Working with UHCDC on budget per MOA to understand hours allotted by deliverable.
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review
- Contracts & Quotes Update
 - 4/2: HPP Machine & Building Project Due- anticipated Contract Date 6/1/24
 - 4/26: Wells 24 & 26 Repair Bids Due- funds need encumbered by 6/30/24.
 - 3/30/24: Starting Land Use Planning with awarded contractor.
 - TBD: Releasing an RFQ (21-day bid window) for land license and CAM appraisals for Oahu and Kauai in expectation of awarding new licenses this year for the available parcels.
- **3/18/24-4/18/24: Application Window IS Open for remaining lands.**
 - Worked Tuesday, 3/26, and MANY calls/questions on applications came in 😊

- 3/25: Received an email letter from DOE requesting an extension regarding the Notice of Violation, follow up meeting scheduled for 4/1- Good Steps Forward
- Working on a DOH permit for Wells 155 & 225- Senator Inouye project we are working to complete
- Revenue Building
 - Working with Lyle Roe & Kauai SWCD for getting a master Conservation Plan for the Kekaha Lands so when applicants are selected, they can begin farming/earning income, while developing an individual farm plan
 - Working with Lyle & Roger in identifying ROE farmers who have had significant time to get a Conservation Plan/Begin Farming to remove hurdles and begin rent payments.
 - Working with Roger, Property Manager on a process and timeline for helping individuals living on lands move prior to land clearing work this summer
 - TJ with Wahiawa Neighborhood Board will be assisting Roger & ADC
 - Working with Lyle & KAA on a path forward for a few farmers in West Kauai
 - Appraisal RFP for Oahu & Kauai critical in setting new license agreements at market rate and adjusting existing licenses as applicable
 - Aggressively working with staff reviewing contracts, agreements, & costs for areas to cut, renegotiate.
- Ongoing: Working with UHDC on state mapping for strategic planning
- Actively interviewing Contract Administrator candidates
- 3/28: Attended a virtual Finance 101 Seminar

Events/Conferences

- Total EOIs Received: Oahu: 50 (65 acres remain); Kauai: 46 (3,036 acres); Big Island: 7, Maui: 1 (Note: no Big Island or Maui acres in portfolio at present).
- Hawaii Investment Ready Cohort 6 Dates:
 - April 10-14, 2024
 - May 8-12, 2024
 - September 11-15, 2024
 - October 16-19, 2024 (Final Pitches)
- 7/13-14: Hawaii Statewide Farm Fair

Upcoming Events:

- Ongoing: Tracking bills for hearings after the crossover
- Respond to Senators, Representatives regarding Bills, Questions and Testimony
- 4/18: ADC Board Meeting
- 5/16: ADC Board Meeting
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

Legislative Update:

- Senate: **GOAL MET** Emailed 100% of Senate met f2f in office or at a site visit/meeting (FYI there are 8 freshman Senators going into this session)
- House: Emailed 100% of House & **only 2 remaining** to meet f2f (FYI there are 20 freshman Reps going into this session)

Strategic Planning:

- Board Member Okuhama turned in our HIR homework Strategic Review
- Strategic Plan Outline expected to be completed by 4/1
- Creating Strategic Next Steps based on budget cuts.
- Board Member Tabata is attending and providing information on how ADC can support the Kauai Water Convening who is currently gathering information regarding the water systems.
- Actively participating in the Hawaii Drought Council meetings hosed by Chair Chang & Chair Hurd
- Collecting strategic information for the Kauai Water System, Location for Oahu Slaughterhouse, EOI follow up discussions.
- Supporting the Permitted Interaction Groups (Land, Distribution Services & Value-Add) feedback and direction given.

Portfolio: Please see attached list of ADC Major Projects

DA: 4.01.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 4/01/24 - 4/05/2024

End of Week Debrief

- Legislative Update:
 - SB2291- Advisory Boards for Workforce Development-
 - HB1815- Adding agritourism in the definition of "enterprise."
 - SB2500- FPINs on Oahu, Molokai, Hawaii, Maui & Kauai
 - SB2814- ADC/HDOA statewide water infrastructure study
 - HB2263/SB2951- ADC to manage East Kauai Irrigation System
- HB1800/Budget Bill hearing 3/27/24 (waiting to see worksheets):
 - IN:
 - \$2.5M: Kekaha Bridge, Kauai
 - \$1M: Christian Crossing Bridge
 - FTE: Kauai Property Manager- full year, (Highlighted by WAM Chair) 😊
 - FTE: Kauai Water Manager- full year, (Highlighted by WAM Chair) 😊
 - 2 vehicles for Kauai staff
 - ½ year for Climate Resilient Food & Product Innovation Network Manager
 - \$9.5M: Statewide Food and Product Innovation Centers
 - \$1.1M: AAHOAKA Reservoir Improvements – Kauai
 - \$2M Kauai Processing Facility
 - \$96.799M: Wastewater Reclaimed Water Irrigation System
 - \$6.47M: Mauka irrigation on West Kauai for lands in process for leasing
 - \$4.5M Water Irrigation Infrastructure
 - \$500k: Cleanup a parcel on Oahu for tenants to lease.
 - \$4M: Oahu Slaughterhouse
- Productive follow up meeting with Ulupono Initiative & Strategies 360 regarding Federal Funding Opportunities & Priorities
- Signed Water Facility Agreement with Dole to move 230 acres from ROE to Licensing & into production.
- The Property Manager met with the City Homeless Coordinator to plan for Compassionate Relocation of Wahiawa individuals.
- Asset Manager has completed full inventory of the vacant assets
- Out for Bid: Land Clearing, Trash Removal in Wahiawa, & Rent Appraisal for Kauai & Oahu
- Site visits scheduled for Applicants on Kauai & Oahu- 40+ individuals are signed up to look at available properties.
- Working on Annual Employee Evaluations & Goal Setting
- Productive introductory discussion with DHHL
- Introductory meeting with HATCH
- Request for Conservation Planning Support sent to Kauai Soil & Water Conservation District

- Productive meeting with DOE regarding Kauai Building & O/S invoices.
- Admin Committee meetings are scheduled.
- Working with UHDCDC on budget per MOA to understand hours allotted by deliverable.
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review
- Contracts & Quotes Update
 - 4/2: HPP Machine & Building Project Due- anticipated Contract Date 6/1/24
 - 4/26: Wells 24 & 26 Repair Bids Due- funds need encumbered by 6/30/24.
 - 3/30/24: Starting Land Use Planning with awarded contractor.
 - TBD: Releasing an RFQ (21-day bid window) for land license and CAM appraisals for Oahu and Kauai in expectation of awarding new licenses this year for the available parcels.
- **3/18/24-4/18/24: Application Window IS Open for remaining lands.**
- Working on a DOH permit for Wells 155 & 225- Senator Inouye project we are working to complete.
- Revenue Building
 - Working with Lyle Roe & Kauai SWCD for getting a master Conservation Plan for the Kekaha Lands so when applicants are selected, they can begin farming/earning income, while developing an individual farm plan
 - Working with Lyle & Roger in identifying ROE farmers who have had significant time to get a Conservation Plan/Begin Farming to remove hurdles and begin rent payments.
 - Working with Roger, Property Manager on a process and timeline for helping individuals living on lands move prior to land clearing.
 - Working with Lyle & KAA on a path forward for a few farmers in West Kauai
 - Appraisal RFP for Oahu & Kauai is critical in setting new license agreements at market rate and adjusting existing licenses as applicable.
 - Aggressively working with staff reviewing contracts, agreements, & costs for areas to cut, renegotiate.
- Ongoing: Working with UHDCDC on state mapping for strategic planning
- Actively interviewing Contract Administrator candidates
- Met with OPSD regarding Hawaii Agribusiness Plan timing.

Events/Conferences

- Total EOIs Received: Oahu: 50 (65 acres remain); Kauai: 46 (3,036 acres); Big Island: 7, Maui: 1 (Note: no Big Island or Maui acres in portfolio at present).
- 4/11: GM608 & GM609 for Committee Hearing for Honolulu Board Member
- Hawaii Investment Ready Cohort 6 Dates:
 - April 10-14, 2024 (I'm attending virtually, & receiving individual coaching)
 - May 8-12, 2024
 - September 11-15, 2024
 - October 16-19, 2024 (Final Pitches)
- 7/13-14: Hawaii Statewide Farm Fair

Upcoming Events:

- Ongoing: Tracking bills for hearings after the crossover
- Respond to Senators, Representatives regarding Bills, Questions and Testimony
- 4/18: ADC Board Meeting
- 5/16: ADC Board Meeting in person on Oahu
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

Legislative Update:

- Senate: **GOAL MET** Emailed 100% of Senate met f2f in office or at a site visit/meeting (FYI there are 8 freshman Senators going into this session)
- House: Emailed 100% of House & **only 2 remaining** to meet f2f (FYI there are 20 freshman Reps going into this session)

Strategic Planning:

- Board Member Okuhama turned in our HIR homework Strategic Review
- Strategic Plan Outline expected to be completed by 4/1.
- Creating Strategic Next Steps based on budget cuts.
- Board Member Tabata is attending and providing information on how ADC can support the Kauai Water Convening who is currently gathering information regarding the water systems.
- Actively participating in the Hawaii Drought Council meetings hosed by Chair Chang & Chair Hurd
- Collecting strategic information for the Kauai Water System, Location for Oahu Slaughterhouse, EOI follow up discussions.
- Supporting the Permitted Interaction Groups (Land, Distribution Services & Value-Add) feedback and direction given.

Portfolio: Please see attached list of ADC Major Projects

DA: 4.8.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 4/08/24 - 4/12/2024

End of Week Debrief

- Legislative Update:
 - SB2291- Advisory Boards for Workforce Development-
 - SB2500- FPINs on Oahu, Molokai, Hawaii, Maui & Kauai
 - SB2814- ADC/HDOA statewide water infrastructure study
 - SB2951- ADC to manage East Kauai Irrigation System
- HB1800/Budget Bill hearing 3/27/24 (waiting to see worksheets):
 - IN:
 - \$2.5M: Kekaha Bridge, Kauai
 - \$1M: Christian Crossing Bridge
 - FTE: Kauai Property Manager- full year, (Highlighted by WAM Chair) 😊
 - FTE: Kauai Water Manager- full year, (Highlighted by WAM Chair) 😊
 - 2 vehicles for Kauai staff
 - ½ year for Climate Resilient Food & Product Innovation Network Manager
 - \$9.5M: Statewide Food and Product Innovation Centers
 - \$1.1M: AAHOAKA Reservoir Improvements – Kauai
 - \$2M Kauai Processing Facility
 - \$96.799M: Wastewater Reclaimed Water Irrigation System
 - \$6.47M: Mauka irrigation on West Kauai for lands in process for leasing
 - \$4.5M Water Irrigation Infrastructure
 - \$500k: Cleanup a parcel on Oahu for tenants to lease.
 - \$4M: Oahu Slaughterhouse
- **Encouraging progress regarding the Beck's Building**
- Productive follow up meeting with NRCS & Ulupono Initiative & Strategies 360 regarding Federal Funding Opportunities & Priorities\
- Testified in support of Honolulu Board appointment
- Received back the signed Water Facility Agreement with Dole to move 230 acres from ROE to Licensing & into production.
- Emailed Senator Dela Cruz & Representative Perruso regarding our progress and plans to support the houseless in the communities who may be connected to ADC.
- Solicitations Open: Land Clearing, Trash Removal in Wahiawa, Rent Appraisal for Kauai & Oahu,
 - Today site visit for land clearing for the wings- due 5/2
 - Monday is hazardous tree removal in Wahiawa- due 5/3
 - Monday is site visit for Dole Admin building roof repairs-due 5/3
 - Land appraisals completed- due end of April
 - HPP- bids due 4/16
 - Drone bid due 4/8

- Dole Deep Well Infrastructure Improvements Oahu- go out 4/24
- Coming Soon: trash removal/wings, gates & fencing for various locations, equipment purchase, security container for Waiahole, Waiawa Hydro bids will go out due 4/29, Waiahole well
- Site visits conducted on Oahu & Kauai were extremely successfully attended
- Working on Annual Employee Evaluations & Goal Setting
- Strategic discussions with KIUC
- Strategic discussions with PMRF
- Request pending for Conservation Planning Support sent to Kauai Soil & Water Conservation District
- **3/18/24-4/18/24: Application Window IS Open for remaining lands.**
- DRAFT Admin Committee meeting schedule:
 - 2024-04-19 Deadline to receive applications
 - 2024-04-22 Committee meets to accept applications and discuss scoring
 - 2024-05-02 Committee meets document accepted applicants/ request for site visits
 - 2024-05-06 Staff begins site visits & staff report on site visits
 - 2024-06-07 Committee meets review/accept report/authorize potential terms
 - 2024-06-27 Committee meets review/approve staff recommendations
 - 2024-07-01 Staff prepares Committee report and submittal for July board meeting
 - 2024-07-18 Committee reports, Board approves/disapprove/recs/notifications
- Met with UH CDC on budget per MOA to understand hours allotted by deliverable.
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review
- Contracts & Quotes Update
 - 4/2: HPP Machine & Building Project Due- anticipated Contract Date 6/1/24
 - 4/26: Wells 24 & 26 Repair Bids Due- funds need encumbered by 6/30/24.
- Working on a DOH permit for Wells 155 & 225- Senator Inouye project we are working to complete.
- Revenue Building & Planning underway internally
- Actively interviewing Contract Administrator candidates

Events/Conferences

- Hawaii Investment Ready Cohort 6 Dates:
 - May 8-12, 2024
 - September 11-15, 2024
 - October 16-19, 2024 (Final Pitches)
- 7/13-14: Hawaii Statewide Farm Fair

Upcoming Events:

- 4/18: ADC Board Meeting
- 5/16: ADC Board Meeting in person on Oahu
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

Legislative Update:

- Senate: **GOAL MET** Emailed 100% of Senate met f2f in office or at a site visit/meeting (FYI there are 8 freshman Senators going into this session)
- House: Emailed 100% of House & **only 2 remaining** to meet f2f (FYI there are 20 freshman Reps going into this session)

Strategic Planning:

- Board Member Okuhama turned in our HIR homework Strategic Review
- Strategic Plan Outline expected to be completed by 4/1.
- Creating Strategic Next Steps based on budget cuts.
- Board Member Tabata is attending and providing information on how ADC can support the Kauai Water Convening who is currently gathering information regarding the water systems.
- Actively participating in the Hawaii Drought Council meetings hosed by Chair Chang & Chair Hurd
- Collecting strategic information for the Kauai Water System, Location for Oahu Slaughterhouse, EOI follow up discussions.
- Supporting the Permitted Interaction Groups (Land, Distribution Services & Value-Add) feedback and direction given.

Portfolio: Please see attached list of ADC Major Projects