

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

May 16, 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](mailto: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/87256864785>  
Telephone: (669) 900-6833, Webinar ID: 872 5686 4785  
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](mailto:****@****.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*

May 16, 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](mailto: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 MAY 10, 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](mailto: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. Regular Session Minutes, March 21, 2024
  - 2. Executive Session Minutes, March 21, 2024
  - 3. Regular Session Minutes, April 18, 2024
- C. Chairperson's Report
  - 1. None
- D. Committee Reports
  - 1. Administration Committee Meeting Report, May 14, 2024
- E. Action Items
  - 1. Request to (a) rescind board approvals dated January 26, 2022 which approved and accepted Malama Aina Collective LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Malama Aina Collective LLC dated April 11, 2022 for property near Mililani Mauka, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 9-5-003:007
  - 2. Request for approval to issue a construction right-of-entry agreement to Kiewit Infrastructure West Company to construct a portion of the Wahiawa-Whitmore pedestrian bridge on ADC property in Whitmore Village, City & County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:009 (por.), :004 (por.)
  - 3. Request to (a) rescind board approval dated September 29, 2021 which approved and accepted Cedar Grove Hawaii, LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Cedar Grove Hawaii, LLC dated October 13, 2021 for property located in Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key (1) 6-4-003:016
  - 4. Request to (a) dissolve the permitted interaction group to provide recommendations to the board related to ADC's strategic plan regarding land, previously approved at the board meetings held on February 15 and March 21, 2024, and (b) establish a new permitted action group to provide recommendations to the board related to ADC's strategic plan regarding land; appointment of members thereto

5. Request for approval to authorize rent credits in the amount of \$5,152.40 under License Agreement LI-KA1409 issued to Antone J. Reis, Jr. for work at ADC's request to restore Hanamaulu Ditch flows at Kalepa, County of Kauai, State of Hawaii, Tax Map Key (4) 3-9-002:001 (por.)
6. Presentation of the draft annual performance review of the executive director by the permitted interaction group established on March 21, 2024 for the purpose of conducting the annual performance review of the executive director (see item E-7)

*The board may go into executive session pursuant to section 92-5(a)(2), Hawaii Revised Statutes, to consider the evaluation of an employee where consideration of matters affecting privacy will be involved.*

F. Informational Items

1. Letter from Councilperson Bill DeCosta, County of Kauai, regarding ADC's land application process and status
2. Presentation by Supervising Deputy Attorney General Bryan C. Yee on what it means to be a corporation placed within the Hawaii Department of Business, Economic Development, and Tourism for administrative purposes, as guided by section 26-35, Hawaii Revised Statutes
3. Executive Director's Report regarding prior weekly reports to the board

G. Adjourn

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*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 March 21, 2024

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Suite 205, 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 Hawai'i, Leiopapa A Kamehameha, State Office Tower Building, 235 S. Beretania St., Suite 205, Honolulu, HI 96813.*

**Members Present, virtually:**

Warren Watanabe, Member-At-Large (Chair)  
 Jesse Cooke, City and County of Honolulu Member (Mr. Cooke)  
 Glenn Hong, Member-At-Large (Mr. Hong)  
 Sharon Hurd, HDOA, Ex-Officio Member (Ms. Hurd)  
 Jason Okuhama, Member-At-Large (Mr. Okuhama)  
 Karen Seddon, Member-At-Large (Ms. Seddon)  
 Lyle Tabata, Kauai County Member, Vice-Chair, (Mr. Tabata)  
 Jayson Watts, Maui County Member (Mr. Watts)  
 Dane Wicker, Designated Representative for DBEDT Ex-Officio Member James Tokioka (Mr. Wicker) (Mr. Wicker left the meeting at 11:56 A.M.)

**Members Excused:**

Ryan Kanaka'ole, Designated Representative for DLNR Ex-Officio Member Ms. Dawn Chang (Mr. Kanaka'ole)

**Counsel Present, virtually:**

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

**Staff Present, virtually:**

Wendy L. Gady, Executive Director (Ms. Gady)  
 Mark Takemoto, Executive Assistant (Mr. Takemoto)  
 Ken Nakamoto, Project Manager (Mr. Nakamoto)  
 Lyle Roe, Asset Manager (Mr. Roe)  
 Roger Clemente, Property Manager  
 Ingrid Hisatake, Executive Secretary

**Guests Present, virtually:**

Brian Miyamoto, Hawaii Farm Bureau (Mr. Miyamoto)  
 Cotaguro  
 Earl Yamamoto  
 Jadine Urasaki, Department of Education (Ms. Urasaki)  
 Joshua Uehara, Kekaha Agriculture Association  
 Mapuana O'Sullivan  
 Mark Suiso, President of Hawaii Tropical Fruit Growers (Mr. Suiso)  
 Mary Alice Evans, Office of Planning and Sustainable Development (Ms. Evans)  
 Rae Gee  
 Ryan Roylo, Deputy Attorney General  
 Thomas Heaton

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**Guests Present, physical location:**

None.

**A. Call to Order**

Chair called the meeting to order at 9:07A.M.

Chair conducted a roll call of the Board. Chair called the name of each board member and asked them to acknowledge their presence and 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, he would ask if there were any objections. If there were no objections the motion would be approved on the same basis as the roll call.

Roll call: Chair, Mr. Cooke, Mr. Hong, Ms. Hurd, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Watts, and Mr. Wicker acknowledged their presence with no other individuals in the room with them.

**B. Approval of Minutes**

**1. Executive Session Minutes, November 16, 2023**

Chair called for a motion to approve the November 16, 2023 executive session minutes.

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

Chair asked if there was any presentation from staff. There was none.

Chair asked if anyone from the public 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 to approve the November 16, 2023, executive session minutes was approved: 9-0.

**2. Regular Session Minutes, January 18, 2024**

Chair called for a motion to approve the January 18, 2024 regular session minutes.

Motion to approve: Mr. Wicker; Second: Mr. Okuhama.

Chair asked if there was any presentation from staff. There was none.

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

Chair asked for Board discussion. There was none.

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Chair called for the vote. Hearing no objections the motion to approve the January 18, 2024, regular session minutes was approved: 9-0.

**3. Executive Session Minutes, January 18, 2024**

Chair called for a motion to approve the January 18, 2024 executive session minutes.

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

Chair asked if there was any presentation from staff. There was none.

Chair asked if anyone from the public 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 to approve the January 18, 2024, executive session minutes was approved: 9-0.

**4. Regular Session Minutes, February 15, 2024**

Chair called for a motion to approve the February 15, 2024 regular session minutes.

Motion to approve: Mr. Cooke; Second: Mr. Wicker.

Chair asked if there was any presentation from staff. There was none.

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

Chair asked for Board discussion. Chair and Ms. Hurd noted that they were not present at the February 15, 2024 regular session and would abstain from voting.

Chair conducted a roll call vote: Mr. Cooke, Mr. Hong, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Watts, and Mr. Wicker voted to approve the January 18, 2024 regular session minutes. Chair and Ms. Hurd abstained. Motion approved: 7 in favor, 2 abstained.

**C. Chairperson's Report**

1. None

**Committee Reports**

**D. 1. Administration Committee Meeting, March 7, 2024**

Mr. Tabata, chair of the Administration Committee, reported that the committee worked to approve the draft application form presented by Mr. Roe. The new application form was approved, and the committee authorized making it available for the public. Mr. Tabata asked if there were any questions. There were none.

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**E. Action Items**

- 1. 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.)**

Chair called for a motion to approve.

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

Chair asked if there was any presentation from staff.

Mr. Roe stated that the staff submittal laid out the background. On March 10, 2023 the lease agreement with Beck's Hybrid for the ten-acre plot in Kekaha that has a building, office space, etc., was assigned to the State of Hawaii Department of Education (HDOE). The HDOE Assistant Superintendent made a presentation at the meeting when the Board approved the lease assignment with rent. Since that assignment ADC has billed HDOE and sent emails and other requests about the nonpayment, but ADC has received no rent, or even a response from HDOE. ADC sent a notice of violation by certified mail, which is part of our pre-default process to give tenants an opportunity to correct something before it goes into default. HDOE was given a thirty day window to take advantage of that pre-default period, which has expired. Staff is asking the Board to refer this to the Department of the Attorney General for enforcement action.

Chair asked if anyone from the public wished to give testimony and called on Ms. Urasaki.

Ms. Urasaki identified herself as the Public Works Administrator for HDOE and asked to defer this matter for sixty days. Ms. Urasaki noted that the previous assistant superintendent was no longer with HDOE and she was new to the job. She requested time to locate all of the documentation associated with the assumed lease.

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

Chair asked for Board discussion.

Mr. Watts asked about the unauthorized sublease referenced in the submittal.

Mr. Roe stated the HDOE had executed a facilities agreement with KAA [Kekaha Agriculture Association], which is the functional equivalent of a sublease. This agreement required Board approval, which was never sought, and never given.

Mr. Watts asked if ADC had notified KAA.

Mr. Roe said KAA is aware, but any corrective action properly goes through HDOE.

Mr. Wicker stated that HDOE was able to get the funds to acquire the facility through the legislature. The legislature is in discussions with HDOE to have this facility returned



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back to ADC, but we need to discuss more. There's going to be a benefit to ADC by receiving a nice facility at little to no cost. I think we need to further weigh out the options before taking action on this.

Ms. Hurd asked what the Board was approving, a request from Ms. Urasaki for sixty days to respond?

Mr. Wicker stated he would put in a motion to delay this for thirty or sixty days until we can figure out what's happening around this facility and the future for ADC on this building. There's talk in the legislature about it being a food innovation facility for ADC. I would make a motion to delay this until the next or future Board meeting.

Ms. Prescott-Tate suggested withdrawing the first motion on the floor, which would be the motion to approve by Mr. Tabata and seconded by Ms. Seddon.

Mr. Tabata withdrew his motion to approve.

Ms. Seddon withdrew her second to the motion to approve.

Mr. Hong asked if staff could weigh in on the potential motion to give HDOE more time to respond.

Ms. Gady suggested a thirty day timetable recognizing that Ms. Urasaki is new to the situation. ADC has been trying to resolve this matter for twelve months. Is there something that HDOE could send to ADC in regard to alternative plans? Or is this something the legislature can determine?

Mr. Wicker said it is the Board's decision. The legislature visited the site a couple of months ago regarding the specifics. There are a lot of moving pieces that the legislature is still entertaining. There's talk about potential innovation facility or making it a processing facility. This should properly be agendized at a later date. Looking at the invoices, it's not a substantial amount. He suggested pausing this to figure out what is the pathway in the future of this facility.

Ms. Gady also wanted HDOE and the Board to recognize that the facility sits inside of the ADC microgrid. ADC is able to provide electricity to the facility only if it is an agribusiness. ADC does not want to jeopardize the relationship with the PUC [Public Utilities Commission] or any of the other agricultural producers that are currently on this microgrid. Staff would suggest a thirty day break and then revisit this at the next meeting.

Mr. Watts supported a thirty day extension and asked that HDOE respond to ADC's letter making the request to delay in writing. It is unfortunate that HDOE failed to respond to every single request made by ADC.

[At 9:26 A.M. Ms. Hurd called for a point of order stating that she believed Mr. Okuhama's name was inadvertently omitted during the initial roll-call. The Board recognized that Mr. Okuhama had been present since the start of the meeting and his vote was included in every vote taken thus far.]

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Mr. Wicker made a motion for a thirty day extension of time for HDOE to respond to the default and that HDOE submit a written request for extension to ADC explaining the reasons what HDOE needs thirty more days to respond.

Mr. Hong seconded the motion.

There was no further Board discussion.

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

**2. Request for approval to enter into a memorandum of understanding between ADC and the Hawaii Foreign Trade Zone to encourage, support, and facilitate planning, implementation, and scaling related activities**

Chair called for a motion to approve.

Motion to approve: Mr. Wicker; Second: Mr. Tabata.

Chair asked if there was any presentation by staff.

Mr. Roe said this is just a formalized arrangement for ADC and the Hawaii foreign trade zone (FTZ) to discuss ways to do what we're terming agribusiness efficiencies; ways that we can work with the FTZ to assist our farmers with imports and reducing costs for them to import items to the islands.

Ms. Gady added that it's important to build relationships within DBEDT [Department of Business, Economic Development and Tourism], and by having an MOU [Memorandum of Understanding] with a sister agency, which is the FTZ, it opens a lot of opportunities to bring in automated equipment and new technology that comes in from foreign countries, having a place to put it so they don't have to take on the additional tax burden as they check to see how the technology can offset the labor costs. It's a huge relief to our farmers as we start to develop our value-add and export side pursuant to our statute. It provides an opportunity to bring in unique packaging, unique methodologies, and to work more closely with sister agencies. Ms. Gady asked Mr. Wicker if he had more to add.

Mr. Wicker added for those of you that may not be familiar with the FTZ, it is a core program within DBEDT. There are several trade zones across the State. The main one is here at the main pier in Honolulu. It's a big warehouse. Our businesses lease space and when you're importing bulk products from overseas you only pay the duties and tariffs on what you actually take out and put into production. So you're basically deferring taxes and duties for a certain time that leaves more money in your pocket to take care of other operational expenses. Long term, there's an opportunity as ADC grows and expands, not only on the farming side, but the commercial side that ADC can designate the FTZ on all of that, and working with the FTZ administration that would bring a foreign trades in close proximity to the farmers, to the manufacturers. It's not just ordering in their packaging, but also equipment. This could be a huge benefit further down the road, when

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we start to designate a FTZ in our own area. Mr. Wicker asked for the Board's consideration and support.

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

Mr. Cooke asked if he could get more information on the Ag Tech Hub mentioned on page two of the MOU.

Ms. Gady said she believed it came from the legislature in prior years for funding. At this point in time it is not currently funded. Maybe that's something that we will revisit if there is a way ADC and FTZ could mutually benefit by looking at other funding sources. There's nothing imperative on the table that we need to take action on. It's something for future funding requests.

Mr. Watts declared a potential conflict noting that a couple of years ago he was appointed by the Secretary of Commerce to the Hawaii Pacific Export Council that works closely with FTZ.

Ms. Prescott-Tate stated that Mr. Watts's position on the Hawaii Pacific Export Council did not present a conflict of interest at this point in time.

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

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

**3. Request for approval to issue a right of entry agreement to Hawaii Department of Land and Natural Resources, Division of Forestry and Wildlife for the purpose [of providing] access through the Kalepa property to access a project site; Kalepa, County of Kauai, State of Hawaii, TMK (4) 3-9-002:001, (4) 4-2-001:003**

Chair called for a motion to approve.

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

Chair asked if there was any presentation by staff.

Mr. Roe stated that this request was from the DLNR's [Department of Land and Natural Resources] department of forestry and wildlife (DOFAW). They have a construction project at Queensland Crossing, which is sort of at the top if you refer to the map on page 84 of the submittal package. The map identifies the location relative to ADC property. Access through ADC property significantly cuts down on travel time by DOFAW and their contractors. ADC is inclined to authorize this. There are two different routes; Routes A and B. ADC is still working with a couple of tenants on Route B, which is a path that would go through a couple of tenant properties that we're working to see if we can get permission. I should note that Kalepa Coalition is not exactly supportive of allowing access through the property. I don't see anyone from Kalepa Coalition in attendance, but staff feels that in this limited case it's appropriate because it's a State project and it saves taxpayer funds. DOFAW has agreed to repair any damage to the road

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that occurs from their or their contractors use of the common element road. I think there's a representative from DOFAW in attendance if the Board has any questions.

Ms. Gady added that the right-of-entry is exclusive to DOFAW staff and the construction company doing the work. This does not allow hunters access through the ADC lands, and we all have to be extra mindful of the issues with agricultural theft. This is subject to DOFAW being a good neighbor.

Chair asked if anyone from the public wished to give 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: 9-0.

**4. Request for approval to issue a Letter of Authorization to Hawaii Drilling & Pump Service on behalf of the City & County of Honolulu, Board of Water Supply, to access Reservoir 225 for purposes of a 96-hour continuous pump test for an adjacent well and property at Kunia, City & County of Honolulu, State of Hawaii, TMK (1) 9-4-003:001 (por.)**

Chair called for a motion to approve.

Motion to approve: Mr. Wicker; Second: Mr. Tabata.

Chair asked if there was any presentation by staff.

Mr. Nakamoto said this was just a straightforward request from the contractor for the BWS [Board of Water Supply] who will be drilling three wells. If you look on page 95 of your submittal package it shows the map where they will be discharging into the Waiahole Ditch and I'm available for any questions.

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

Chair asked if there was any Board discussion.

Mr. Tabata asked if the discharge was going into the reservoir or into the ditch.

Mr. Nakamoto responded into the ditch. The water will be stored in the reservoirs for agricultural purposes.

Mr. Tabata observed that the ditch was flowing into the reservoir and if you get turbid water, you don't want that going to the farmers.

Mr. Nakamoto responded, correct. Before the intake of reservoir 225, the contractor is going to run a long hose from their three well sites into the ditch. Plus we're requiring the contractor to test the water prior to discharging into the ditch.

Mr. Wicker asked if this was an additional source of water for irrigation for the Kunia farmers.

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Mr. Nakamoto said no, it's for BWS. Hawaii Drilling and Pump was contracted by BWS to drill three wells in proximity to the Waiahole Ditch. It is not designated for agriculture. It's more for residential drinking water.

Mr. Tabata clarified that when they are testing the wells, they cannot discharge the water anywhere. It has to be captured.

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

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

**5. Request for approval to enter into a memorandum of understanding between the Agribusiness Development Corporation and the Hawaii Tropical Fruit Growers Association to encourage, support, and facilitate planning, implementation, and scaling related activities**

Chair called for a motion to approve.

Motion to approve: Mr. Tabata; Second: Mr. Wicker.

Chair asked for presentation by staff.

Mr. Roe said this is like the previous MOU with FTZ. This is just a formalized structure to enter into discussions with the Hawaii Tropical Fruit Growers Association, looking to assist them and them to assist us in developing a particular segment of the agricultural market.

Mr. Watts asked if this was something ADC normally does. Do we have something like this with the Hawaii Farm Bureau and other critical components of the industry?

Ms. Gady replied that she believes this has not been done much in the past, but as we move forward in adding some robustness to the strategic plan and the strategic planning process, by having these MOU's in place it allows us to carry out some of the strategies and objectives by using partners like the Hawaii Tropical Fruit Growers or FTZ, and further develop our statutes in terms of growing more local food and developing exports. The Hawaii Tropical Fruit Growers has a membership base of over 2,200 growers across the State. That's significant access. As a non-profit they would be a great strategic partner for writing grants that would benefit fruit growers across the State. We can have a faster impact in terms of scaling up our fruit production. I believe there is someone from the Hawaii Tropical Fruit Growers available to answer any questions.

Mr. Watts said he didn't have any questions, just concern about whether it is a good idea to single out one organization to enter into formal agreements. We should look at making sure we have a plan for other organizations like the way Farm Bureau does it; just something to think about.

Chair asked if anyone from the public wished to provide testimony and called on Mr. Suiso to testify.

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Mr. Suiso stated that he is the president of Hawaii Tropical Fruit Growers, and they were trying to find ways to collaborate with different organizations in the agricultural community. It's not easy to get collaboration so the idea of developing these formal arrangements was at the Executive Director's suggestion. It helps form a better collaboration. At one time Ulupono put in a big effort, looking at what needed to be done to advance our agricultural community and that was one of the conclusions they came to. There are a lot of fractured organizations and we all talk about collaboration, but we're not doing a really good job of that. So this might formalize or solidify our working relationships with everybody. It's an experiment on collaboration and it's sorely needed. I appreciate your question, but the point is we need to set up better relationships with everybody throughout our ag community and this might be a format to do that by moving beyond the talking stage. We're willing to try it. And what it amounts to we won't know until we start getting our hands dirty.

Chair asked if Mr. Miyamoto had any thoughts on this.

Mr. Miyamoto explained that as the executive director for the Hawaii Farm Bureau (HFB) they have a relationship with Hawaii Tropical Fruit Growers. As the largest general agricultural organization, HFB believes that the more collaboration and partnerships we have, the better it is for agriculture. The Board should consider engaging with other commodity organizations, not just the HFB, but there's the Hawaii Farmers Union Council, the Hawaii Cattleman's Council. Working with the HFB, like HDOA [Hawaii Department of Agriculture], does have expansive reach. It's a way to connect with these other groups who feel, maybe, that their voice is not heard. We do have a representation across commodities because we are a general agricultural organization versus the Hawaii Tropical Fruit Growers, who focuses on tropical fruits. If the Board is going to proceed with the MOU, they may want to consider other commodity groups who may feel left out.

Ms. Hurd added that HDOA has been collaborating for years with the commodity groups. HDOA has put together the list of associations and updates and circulates it every year. One of the benefits of MOA's [Memorandum of Agreement] or in this case MOU's is ADC is big on feasibility studies and I applaud that. It's a really good idea to do a feasibility study. And when the feasibility study concludes that this land is perfect for orchard tree crops, and you have this MOA in place, you can collaborate with someone like Mr. Suiso and ask could you let your members know that we have this parcel, due to water and sun soil, it's probably good for this type of crop. Same with Mr. Miyamoto, a feasibility study shows this parcel may be good for Asian vegetables, then Mr. Miyamoto can approach his membership. I think it's a good idea to do these MOA's.

Mr. Watts said he's not opposed to formalizing these relationships. There are all these different groups that can be partners with the ADC family.

Ms. Gady said ADC will be assertive in reaching out to some of the other partners mentioned.

Hearing no further testimony or Board discussion, Chair called for the vote. Hearing no objections the motion was approved: 9-0.

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### **6. Assignment of scopes of investigation to the permitted interaction groups on land, water, and agricultural efficiencies which were established at the Board of Directors meeting on February 15, 2024**

Chair stated that on February 15th, 2024, three permitted interaction groups were created to provide information for ADC's Strategic plan. The Office of Planning and Sustainable Development (OPSD), through former ADC Board member, Mary Alice Evans, agreed to prepare ADC's Strategic plan, and will be giving an update on the progress during the informational portion of this meeting. These three permitted interaction groups were created to allow the Board to provide input for the strategic plan. Ms. Seddon and Mr. Hong were assigned to the land group. Mr. Tabata, and Mr. Kanaka'ole were assigned to the water group, to be renamed the Distribution Management Group covering water infrastructure and electrical systems; and Mr. Wicker and Mr. Cooke were assigned to the Agribusiness Efficiencies Group. I did read the minutes and there was some discussion about the assignments. Does the Board want to provide any input? There was none.

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

Mr. Wicker asked if Chair would consider being part of the Agribusiness Efficiencies Group since there were only two members.

Chair agreed to serve on the Agribusiness Efficiencies Group with Mr. Wicker and Mr. Cooke.

Ms. Gady asked if Chair could serve on all the permitted interaction committees.

Ms. Prescott-Tate said yes he could, but he was not required to.

Chair asked what was the maximum number of Board members that were allowed to be on a permitted interaction committee.

Ms. Prescott-Tate stated that it has to be less than a quorum so you can have up to five members.

Mr. Tabata noted that at the last meeting several Board members wanted to volunteer for certain groups.

Ms. Prescott-Tate stated since the committees have not being given their tasks yet, the initial committees can be dissolved and reformed today. Chair has the authority to appoint the members so it would be up to the Chair.

Mr. Hong stated that he wouldn't mind serving on other committees but that he was off-island for two weeks in April and getting reports done by May 16th would be a problem.

Mr. Tabata and Mr. Watts suggested that the committees have more than two members.

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Ms. Gady suggested that the Efficiency Group could be more value-add focused and could include packing, processing, food and product innovation networks, and warehousing.

Ms. Hurd said that value-add could be anything that you do to a raw product. Whether you refrigerate it, slice it, package it, process it. The federal government calls it resilient food infrastructure. Basically they define it as middle of the supply chain. To make it easily understood, anything between the farm and the consumer is value add. If you start to segment it to refrigeration, packaging, process, it's all value-add.

Mr. Cooke said thinking of the work load here, there are a lot of facilities that ADC has in development. Each one might have a different strategy. If we're thinking of getting this done in a month, what support are the Board members going to get to get this done so quickly? Getting this done in a month would be very difficult.

Ms. Gady said ADC staff is here to support the Board. Maybe the deadline should be extended.

Mr. Okuhama said he would volunteer on whatever committee needs more Board members.

Chair thanked the Board Members for volunteering to help and dissolved and reformed the three permitted interaction groups as follows:

Land Group: Ms. Seddon, Mr. Hong, Mr. Okuhama.

Distribution Management Group (Water Systems & Electrical Systems): Mr. Tabata, Mr. Kanaka'ole, Ms. Hurd, and Mr. Hong to the extent possible.

Agribusiness Efficiency Group (including value-add): Mr. Wicker, Mr. Cooke, Mr. Okuhama, Mr. Watts, and Chair.

Chair stated that the groups were to investigate and report back to the full board on information to be incorporated into the Agribusiness Plan as required by HRS section 163D-5, which establishes the goals, objectives, policies, and priority guidelines for ADC's development strategy. The information collected should be geared toward objectives and outcomes that include metrics, timeframes, budget expectations, and annual performance goals and measures that will allow ADC to be evaluated annually. The groups may consider beneficiaries, customers, problems, unique value propositions, competitive edge, key activities/solutions, channels, impact metrics, key resources, partners and key stakeholders, cost structure, surplus, and financial stability. These items are further explained on page 101 of the agenda submittals. The groups shall prepare a written report for presentation to the board that contains recommendations for inclusion in the ADC strategic plan. Report presentation that was tentatively scheduled for our May 16th meeting, shall be rescheduled for the June 20th meeting.

- 7. Request for approval to establish a permitted interaction group of the Board of Directors for the purpose of conducting the annual performance review of the executive director; appointment of members thereto**



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Chair called for a motion to approve.

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

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

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

Chair called for Board discussion.

Mr. Watts asked if the Board was establishing a standing committee on our bylaws that was actually designed to take up issues like this or are we just gonna do another permitted interaction committee.

Chair replied that it was just the Executive Director Evaluation Investigative Group.

Mr. Watts said that he thought it was unfair to do a performance evaluation of the current Executive Director because when she was hired the Board did not give her specific goals to work on. Now we're coming up short of a year and the Board never really sat down and counseled her on what was expected.

Ms. Prescott-Tate explained that the Board was complying with the statutory requirement, HRS section 163D-3(e) that was made part of the ADC statute in 2022.

Mr. Okuhama said that was true, but if we don't set goals and objectives for the year, how do we evaluate them on performance. What criteria are you going to base the evaluation on?

Chair stated that when the prior executive director unexpectedly passed away, the Board had just conducted an evaluation and given goals to be accomplished during the next fiscal year. These goals were passed on to the Acting Executive Director Mr. Takemoto, who passed them on to the current Executive Director.

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

Chair called for the vote. Hearing no objections the motion was approved: 9-0. Chair appointed Ms. Seddon, Mr. Hong, and Ms. Hurd to the executive director evaluation committee.

Mr. Hong stated that he would not have time to serve on the executive director evaluation committee.

Mr. Wicker volunteered to be on the executive director evaluation committee.

Ms. Prescott-Tate noted that due to Mr. Wicker's supervisory capacity for personnel matters under DBEDT this may present a conflict and asked that any DBEDT approval of

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Mr. Wicker's decision-making on employment and salary matters be done by Mr. Tokioka, just to avoid the appearance of impropriety.

Mr. Watts asked what the scope of this groups review was. Are they to provide a recommendation to the Board, and then the Board will review and accept or not accept.

Chair replied that was correct. Chair asked if there were any more volunteers. Hearing no response, Chair appointed Ms. Seddon, Ms. Hurd and Mr. Wicker to the permitted interaction group to conduct the annual performance evaluation of the executive director. Chair directed the committee to document the evaluation, prepare a list of annual goals and performance measures, indicate whether or not the executive director shall be retained, and whether or not a salary increase is warranted. The committee shall complete a report for presentation to the board no later than the June 20, 2024 Board meeting.

Mr. Watts again expressed his concern that the Board did not develop and document annual goals and performance measures for the executive director. He felt that the Board was only complying with one part of the law by conducting the annual evaluation but had an issue with evaluating the Executive Director without ever giving her annual goals for performance.

Ms. Prescott-Tate suggested that Ms. Gady speak about how she made herself aware of the goals that were given to the previous executive director.

Ms. Gady said that she took direction from the former Acting Executive Director who shared the Board's goals for the executive director with her.

Chair asked if Mr. Takemoto could comment.

Mr. Takemoto said that when Ms. Gady was hired, the staff actually worked with her on all the goals that were provided to the previous executive director by the review committee. The staff shared those goals with Ms. Gady and we believe those goals still make sense.

Chair reiterated that tasks to be accomplished by the permitted interaction group. The members of the permitted interaction group are to perform the FY 2023-2024 annual performance evaluation of the executive director. The committee members shall interview the executive director and may interview current and former ADC employees. The committee shall document the evaluation, prepare a list of annual goals and performance measures, indicate whether or not the executive director shall be retained, and whether or not a salary increase is warranted. The committee shall complete the report for presentation to the Board no later than the June 20th, 2024 board meeting

**8. Request for after-the-fact approval to renew Revocable Permit No. S-7299 issued to Senter Petroleum, Inc. for 0.5 acres in Kekaha, County of Kauai, State of Hawaii, TMK (4) 1-2-002:001 (por.) for fuel storage, sales, and dispensing purposes**

Chair called for a motion to approve.

Motion to Approve: Mr. Wicker; Second: Mr. Okuhama.

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Chair asked for staff presentation.

Mr. Roe said staff missed the annual renewal for the last period, so this is an after-the-fact request. Senter petroleum has a half-acre lot near the carpenter shop in Kekaha. There are four storage tanks, all gasoline storage right now. They store and sell fuel for the community and the local agricultural businesses there. During our environmental consultant's yearly BMP [Best Management Practices] inspections, they made a number of recommendations about the property, which are listed under remarks and discussion. ADC has approached Senter and told them that next year's approval is contingent upon them taking care of these issues. This is a DLNR holdover permit and Senter has expressed an interest in a longer term license, but there doesn't seem to be an easy way towards that without them addressing the BMP issues. This request is for the last period up until June 11, 2024. We're in discussions with them about addressing these issues.

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

Chair called for Board discussion. There was none.

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

- 9. Request for approval to rescind prior Board approvals of November 28, 2018, which (a) approved a land agreement between ADC and Kauai Island Utility Cooperative for solar panels, and (b) approved material terms of a power purchase agreement between Kekaha Agriculture Association and Kauai Island Utility Cooperative**

Chair called for a motion to approve.

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

Chair asked for staff presentation.

Mr. Roe said this is a fairly straightforward request to a fairly complicated project regarding the West Kauai Energy Project that the Kauai Island Utility Cooperative (KIUC) was going to be developing with AES. The flow through hydro portion of the project was terminated due to legal challenges from EarthJustice. The elimination of that portion of the project effectively eliminated the benefit to ADC, which was described as an average of 11 million gallons of water a day for agricultural use by ADC tenants. KIUC and AES are currently in discussions about what, if anything, some future project may look like. ADC has not heard anything about their future plans. The purpose of this request is to terminate the prior agreements, which are no longer valid, because the project scope has changed so drastically.

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

Chair called for Board discussion.

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Mr. Tabata asked if KIUC has requested to withdraw the PV [photo voltaic] portion of the project also.

Mr. Roe explained that KIUC did not. ADC has asked for clarification from them on what the future nature of their project will be, but they claim to still be in discussions about that. What's effectively terminated right now, are the licenses for the Kokee Ditch and the Mana Reservoir. Because ADC is not going to receive the benefit from the 11 million gallons of ag water a day, the entire calculation has changed. This request is to rescind the prior board approval. Mr. Roe pointed out that the amendment to the solar agreement, which was meant to amend the power purchase agreement between KAA and KIUC, was never executed. We just have these approvals for the solar panels at frankly a ridiculous rate, and ADC has an approved power purchase agreement that was never executed. Those approvals are just sitting out there. Staff feels that it's important to rescind these approvals to be able to start fresh. ADC is not saying the deal is dead. We're just saying that the entire project needs to be revisited.

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

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

Chair stated that **Action Item 10** will be discussed in an executive meeting closed to the public pursuant to HRS sections 92-4 and 92-5(a)(4), to allow the Board to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities. We will take Agenda Item F, Informational Items 1 to 3 now then move into Executive Session.

### F. Informational Items

#### 1. Update by Mary Alice Evans, Director, Office of Planning and Sustainable Development, regarding the status of ADC's strategic planning

Chair called on Ms. Evans for her presentation.

Ms. Evans provided an update on the procurement executed between ADC and OPSD. Before moving to her PowerPoint presentation Ms. Evans gave a brief history of the project explaining that the former executive director asked OPSD to enter into a MOA because he was having difficulty finding a qualified vendor to fulfill HRS section 163D-5 statutory requirement for ADC to create an agribusiness plan every five years. The funds were appropriated by the legislature to ADC in 2022 in the amount of \$100,000. In 2023 ADC and OPSD entered into a MOA to update the Hawaii Agribusiness Development Plan for \$90,000.00. When the new Executive Director came on board it was confirmed that the MOA was to continue. Ms. Evans pointed out that should the work specified in the MOA be terminated the funds would lapse to the general fund. They would not go back to ADC because this was an operating budget appropriation in 2022. When Ms. Evans first discussed this with the former executive director, she was in the Office of Planning's Special Plans Branch as its Branch Chief and thought she could personally work on this project. But since then she has been made the Interim Director of OPSD, and the Special Plans Branch has been fully occupied with economic recovery work for Covid and the Maui wildfires. So OPSD is gonna procure a vendor, and approach this in

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three phases. The first phase is to request proposals to prepare a work plan that would include an outline of the plan components, list of stakeholders, and a timeline for the proposed work. A responsible vendor has applied. Once all the requirements of the public procurement process have been completed we will go ahead and execute the phase one contract. The phase two portion will work on stakeholder engagement through workshops, interviews, site visits, surveys, and working closely with the Board through its three permitted interaction groups, and then the full board. Phase three will integrate the results of phase one and phase two. Information gathering and structuring will result in a draft plan. The Board will have final say on how that looks. Knowing that the permitted interaction groups are to report to the Board at the June 20th meeting, OPSD will be working closely with the selected vendor to incorporate the permitted interaction group's reports and then there will be additional work in July and August. In September a draft plan will be submitted to the Board for comments and suggestions. Then changes will be made as directed. [PowerPoint presentation attached.]

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

Chair called for Board discussion.

Mr. Watts asked who the vendor was going to be.

Ms. Evans replied that the procurement process was ongoing. OPSD has received proposals from qualified, responsive, and responsible vendors. But, the process hasn't been completed.

Mr. Watts asked whether the vendor would be doing the majority of the work or would the vendor be assisting OPSD.

Ms. Evans said the vendor would be doing the majority of the work, but the vendor will work closely with ADC and the Board.

Mr. Watts continued saying that he was trying to take inventory of the role and the scope of the Board's responsibilities, and he was concerned because on one hand, it is the Board's responsibility to do this, but the previous executive director said he couldn't find somebody to do the job, and then ADC gave the money to OPSD and then you found somebody. So I just worry about stuff like that.

Mr. Cooke responded saying that the amount of funding to do this plan, with ADC having so much land and other assets in different counties, was somewhat low. When the Maui Department of Agriculture did their strategic plan, they set aside a quarter of a million dollars. How are the permitted interaction groups gonna sync up with the vendor and make sure we're not duplicating efforts. Are the groups going to be consulted about these strategies and how are the groups gonna get the information they need. It sounds like the vendor will be getting the information the groups will need to do their reports. It seems this could have been planned better.

Ms. Evans stated that Mr. Cooke's comments were certainly relevant. OPSD is trying to stretch the money they have. Forming the permitted interaction groups was a strategy

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coming from the Board. A lot of the information needed is actually already with the ADC staff. They will be the data source.

Mr. Wicker asked if the procurement process aligned with the June date. Will there be enough time to process the information?

Ms. Evans explained that phase one was being conducted as a small purchase with written quotes. This is consistent with the procurement code. There is a possibility that a government entity could finish phase two. There are a couple of choices. As long as it's consistent with the public procurement code we'll work with that.

Mr. Watts offered a comment about using government agencies, which often do enforcement. When trying to get people's opinions and insight, a lot of them are not always open to talking to government because they fear exposure to enforcement action. Using a vendor does improve government's ability to get raw information from the market.

Chair asked if there was any further Board discussion. Hearing none, Chair thanked Ms. Evans for her presentation.

### **2. Presentation by Brian Miyamoto, Executive Director, Hawaii Farm Bureau, regarding the 2024 Farm Fair.**

Mr. Miyamoto introduced himself as the executive director of HFB and noted that he did send his PowerPoint presentation regarding the annual State Farm Fair, which is seeking a new permanent site. [PowerPoint presentation attached.] The State Farm Fair started in 1962 to raise public awareness of Hawaii's agricultural and ranching industries. It has been held at various places like Aloha Stadium, Bishop Museum, and for the past nine years at Kualoa Ranch. It is now a two day event scheduled in July 2024. E K Fernandez will not be doing rides and games. This is not a carnival. This is a true agricultural fair; a fun, family oriented educational event that engages residents and visitors alike. HFB partners with HDOA and Hawaii 4-H, FFA, and many others contribute. The actual footprint for the fairgrounds is around four acres and parking about eight acres. We contract with HPD special duty officers to do traffic control, and contract with Elite Parking to handle the parking. We've been working with UHCDC [University of Hawaii Community Design Center] to identify some potential sites for the farm fair on ADC land. There are three potential sites. Our preference would be the site that has minimal impact to the residents of Whitmore. We wanna minimize the impact to the community, but we also wanna engage with the community. Whitmore has a rich history of agriculture. The presentation to the neighborhood board went really well. The vision would be possibly having this as a permanent fairgrounds. We were looking at possibly partnering with one of the food-and-wine events if we're able to get a full-time, permanent site in Whitmore. There are many other events that could be held on the property if we could develop this site into a permanent fairgrounds. It is already March, and the fair is in July. We ask that the Board consider the Farm Bureau hosting the State Farm Fair on ADC land in Whitmore.

Chair thanked Mr. Miyamoto and asked this there were any questions from the Board. There was none.

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

**3. Executive Director’s Report regarding . . .**

Chair moved on to the executive director’s report and noted that the Executive Directors report was inadvertently omitted from the agenda and the submittal so there will be no report today, but the public was encouraged to visit the ADC website under “Reports” to see the Executive Director’s weekly reports.

**Executive Session:**

Chair stated that HRS section 92-4, allows the board to hold an executive meeting closed to the public. Pursuant to HRS section 92-4, the Board will be discussing Action Item 10 to allow the Board to confer with its attorney pursuant to HRS section 92-5(a)(4). Before going into executive session, Chair asked if there was any public testimony on Action Item 10, which was:

- 10. Discussion and action on the November 17, 2023 letter from Senator Donovan Dela Cruz asking the ADC Board to waive attorney-client privilege with regards to the August 8, 2023 executive session minutes relating to the candidate interviews, discussion of executive director salary, and board selection of executive director, continued from January 18, 2024 and February 15, 2024 board meetings.**

There was no public testimony.

Chair called for a motion to go into executive session.

Motion by Mr. Tabata; Second by Mr. Okuhama.

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

Chair asked if there was any public testimony regarding the decision to go into executive session. There was none.

Chair conducted a roll-call vote:

Chair:	Yes.
Mr. Cooke:	Yes.
Mr. Hong:	Yes.
Ms. Hurd:	Yes.
Mr. Okuhama:	Yes.
Ms. Seddon:	Yes.
Mr. Tabata:	Yes.
Mr. Watts:	No.
Mr. Wicker:	Yes.

The motion passed with 8 members voting “Yes” [Chair, Mr. Cooke, Mr. Hong, Ms. Hurd, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Wicker] and 1 member voting “No” [Mr. Watts].

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Chair announced that the public meeting was in recess, subject to reconvening at the conclusion of the Executive Session.

Exited the public meeting at 11:40 A.M.

Public session reconvened at 12:16 P.M.

Chair stated that the Board was back in public session and pursuant to Act 19, codified as HRS section 92-4(b) (2023), the following action was taken by the Board in executive session. Regarding Action Item 10, the Board discussed Senator Dela Cruz’s request to waive the Board’s attorney-client privilege in regard to the August 8, 2023 executive session minutes relating to the candidate interviews, discussion of executive director salary, and board selection of executive director. Based upon this discussion in executive session, Chair called for a motion to grant Senator Dela Cruz’s request to waive Attorney-Client privilege.

Motion by Mr. Tabata; Second by Ms. Seddon.

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

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

Chair conducted a roll-call vote:

Chair:	No.
Mr. Cooke:	Abstained.
Mr. Hong:	No.
Ms. Hurd:	No.
Mr. Okuhama:	No.
Ms. Seddon:	No.
Mr. Tabata:	No.
Mr. Watts:	Yes.

The motion was denied. 6 members voted “No” [Chair, Mr. Hong, Ms. Hurd, Mr. Okuhama, Ms. Seddon, Mr. Tabata], 1 member voted “Yes” [Mr. Watts], and 1 member abstained [Mr. Cooke]. [Mr. Wicker did not vote as he left the meeting during the executive session at 11:56 A.M.]

**G. Adjourn**

Having no further business before the Board, Chair called for a motion to adjourn.

Motion to adjourn: Ms. Hurd; Second by Ms. Seddon.

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

The meeting was adjourned at 12:23 P.M.



# ADC's Hawaii Agribusiness Strategic Plan

Presentation by

the Office of Planning and Sustainable Development

March 21, 2024

## Chapter 163D-5 - - Hawaii Agribusiness Plan

- The 2022 Legislature appropriated \$100,000 to ADC to update the Hawaii Agribusiness Plan.
- In June 2023, ADC and OPSD entered into a Memorandum of Agreement to update the Hawaii Agribusiness Plan for \$90,000 (\$10,000 B&F restriction)
- In August 2023, Wendy Gady, Executive Director, confirmed that ADC wanted OPSD to carry out the MOA SOW.

## Plan Development Tasks

- Inventory of all agricultural lands with adequate water on all islands, including Maui and Hawaii Island potential sites
- Inventory of available agricultural infrastructure, such as irrigations systems, drainage systems, processing facilities that are controlled by ADC, or are needed to support agricultural businesses.
- Strategies and actions that will promote the development of Hawaii's agricultural industries.

# MOA Scope of Work

- Phase 1 – Work Plan
  - Outline of Plan Components
  - List of Stakeholders
  - Timeline of Proposed Work
- Phase 2 – Stakeholder Engagement Round 1
  - Facilitate Workshops, Interviews, Site Visits, and Surveys
  - Consultation with ADC Board and ADC Staff throughout planning for stakeholder engagement
- Phase 3 – Plan Development/Stakeholder Engagement Round 2

## Key Deliverables and Timeline

- Mar 30: Literature review, stakeholder mapping
- April 30: Board Charette, Surveys sent out
- May 16: Board Training
- June 15: Stakeholder Interviews and Survey results analyzed
- July XX: Oahu Board Meeting Progress Report
- Aug XX: Kauai Board Meeting Progress Report
- Sept XX: Draft Plan submitted to ADC Board



# HAWAII STATE FARM FAIR

WAHIAWĀ - WHITMORE VILLAGE  
NEIGHBORHOOD BOARD NO. 26

March 18, 2024



## OVERVIEW

- Started in 1962 to promote public awareness of Hawai‘i’s agricultural and ranching industries.
- Held at McKinley, Aloha Stadium, Kapolei and Bishop Museum, and Kualoa Ranch (past 9 years). It is one of the most important vehicles for promoting agriculture in our State.
- The Farm Fair is a fun, family-oriented educational event that engages residents and visitors alike in learning about Hawai‘i’s agricultural industries and promotes the diversity of Hawai‘i’s agricultural communities.
- The Farm Fair is a partnership with the 4-H and Hawai‘i Department of Agriculture.
- 2024 marks the Fair’s 59<sup>th</sup> anniversary. July 13-14, 2024

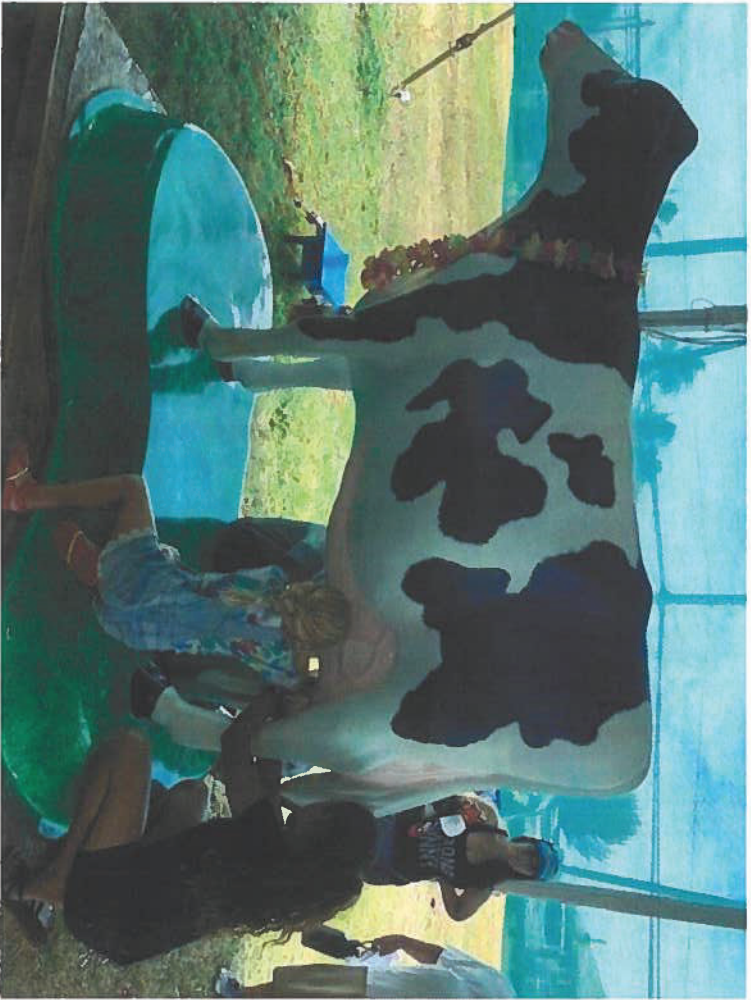




# Keiki Farm Hands



# Keiki Farm Hands



# Plant Sale & Country Market



# Plant Sale & Country Market



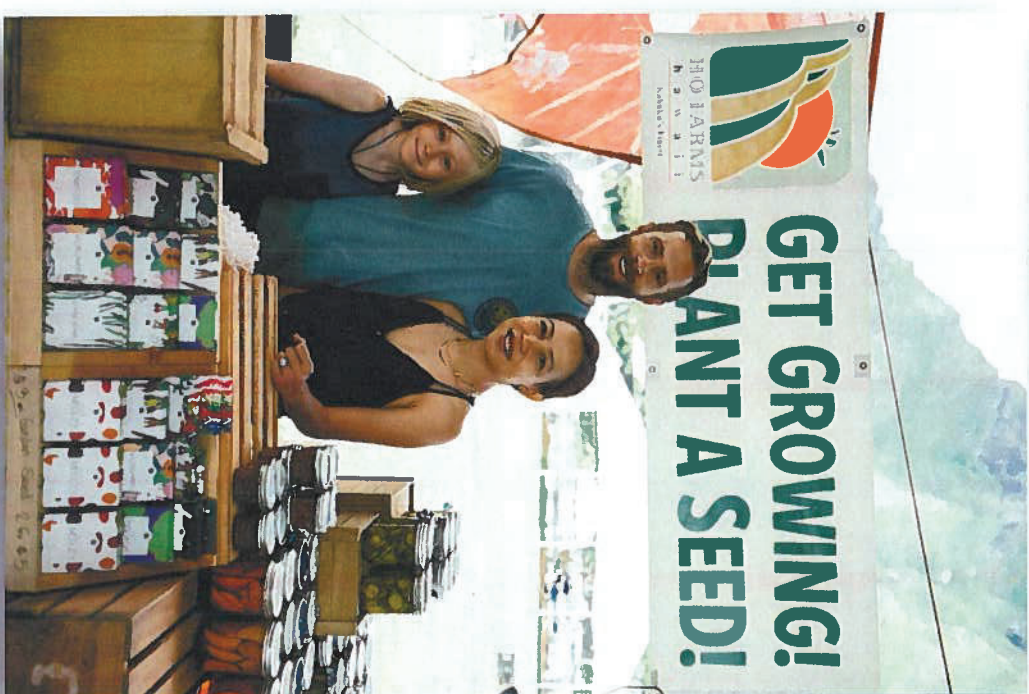
# 4-H Livestock Show



# 4-H Livestock Show



# Buy Local It Matters: Exhibitor Tent



# Buy Local It Matters: Exhibitor Tent



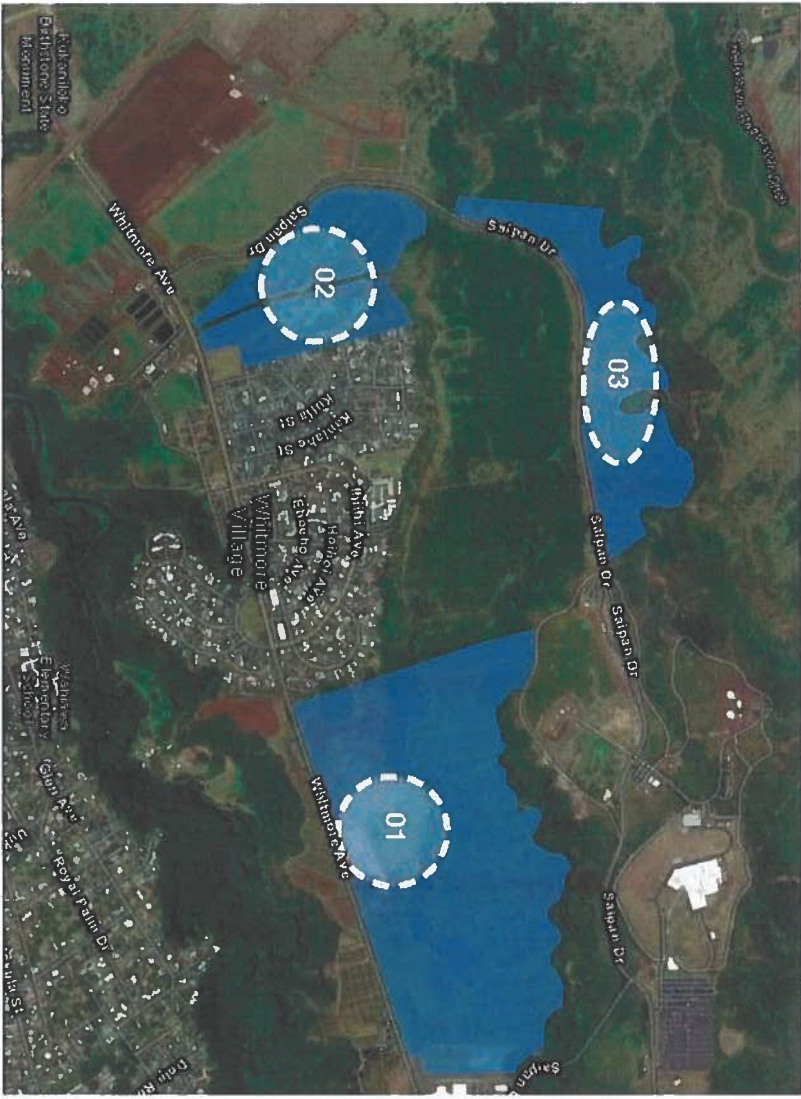


# Local Food Booths



# Farm Fair Field Days

## Proposed Area Map for Discussion



### Proposed Fairgrounds

- 01:** TMK 7-1-002:34
  - Existing OHV lease
  - ~15 acres within 180 acre parcel
- 02:** TMK 7-1-002:37 and TMK 7-1-002:44
  - ADC Vacant Parcels
  - ~25 acres within 30-acre parcel
- 03:** TMK 7-1-002:46
  - Existing OHV lease
  - ~40 acres within 100 acre parcel

**AGRIBUSINESS DEVELOPMENT CORPORATION**

Minutes of the Board of Directors Meeting held Virtually on April 18, 2024

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Suite 205, 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 Hawai'i, Leiopapa A Kamehameha, State Office Tower Building, 235 S. Beretania St., Suite 205, Honolulu, HI 96813.*

**Members Present, virtually:**

Warren Watanabe, Member-At-Large, Chair (Chair)  
 Jesse Cooke, City and County of Honolulu Member (Mr. Cooke)  
 Ryan Kanakaole, Designee for DLNR, Ex-Officio Member Ms. Dawn Chang (Mr. Kanakaole)  
 Jason Okuhama, Member-At-Large (Mr. Okuhama)  
 Karen Seddon, Member-At-Large (Ms. Seddon)  
 Lyle Tabata, Kauai County Member, Vice-Chair (Mr. Tabata)  
 Jayson Watts, Maui County Member (Mr. Watts)  
 Dane Wicker, Designee for DBEDT, Ex-Officio Member James Tokioka (Mr. Wicker)  
 Earl Yamamoto, Designee for HDOA, Ex-Officio Member Ms. Sharon Hurd (Mr. Yamamoto)

**Members Excused:**

Glenn Hong, Member-At-Large  
 Jayson Watts, Maui County Member

**Counsel Present, virtually:**

Jennifer Waihee-Polk, Deputy Attorney General (Ms. Waihee-Polk)  
 Delanie Prescott-Tate, Deputy Attorney General  
 Tina Tsuchiyama, Deputy Attorney General (Ms. Tsuchiyama)

**Staff Present, virtually:**

Wendy L. Gady, Executive Director (Ms. Gady)  
 Mark Takemoto, Sr. Executive Assistant  
 Ken Nakamoto, Project Manager  
 Lyle Roe, Asset Manager (Mr. Roe)  
 Ingrid Hisatake, Executive Secretary (Ms. Hisatake)

**Guests Present, virtually:**

18087637480  
 Aka Wedemeyer, The Trust for Public Land (Mr. Wedemeyer)  
 Camille Masutomi, Hawaii Department of Education  
 Fred Berg  
 Jadine Urasaki, Hawaii Department of Education  
 Joshua Uehara, Kekaha Agriculture Association (KAA)  
 Kimi Makaiua, UHCDC  
 Kyle Nakamura, Kiewit Infrastructure West Company (Mr. Nakamura)  
 Lea Hong, The Trust for Public Land  
 Mike Faye, Kekaha Agriculture Association  
 Rae Gee

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Ryan Roylo, Deputy Attorney General  
Thomas Heaton  
Trisha Yamato

**Guests Present, physical location:**

None.

**A. Call to Order**

Chair called the meeting to order at 9:08 A.M.

Chair conducted a roll call of the Board. Chair called the name of each board member and asked them to acknowledge their presence and 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, he would ask if there were any objections or abstentions. If there were no objections the motion would be approved on the same basis as the roll call.

Roll call: Chair, Mr. Cooke, Mr. Kanakaole, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Wicker, and Mr. Yamamoto acknowledged their presence with no guests present.

Chair introduced Ms. Waihee-Polk and stated that she would be counsel during the Board meetings.

**B. Approval of Minutes**

**1. Executive Session Minutes, February 15, 2024**

Chair stated that during the executive session held on February 15, 2024, the Board met with counsel to discuss the lease payment arrearages under LE-K1201, the sunshine violation lawsuit filed by Public First Law Center, and U-Appeal 24-25. HRS sections 92-4, 92-5(a)(4) allows the meeting to be closed to the public when necessary to consult with the Board's attorney. In order to maintain the confidentiality of matters discussed in 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 February 15, 2024 when discussing approval of these minutes.

Chair called for a motion to approve the February 15, 2024 executive session minutes.

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

Chair asked if there was any presentation from staff. There was none.

Chair asked if anyone for the public wished to give testimony. There was none.

Chair asked for Board discussion. There was none.

Chair noted that he would abstain from voting since he was not present at the February 15, 2024 meeting.

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Chair called for the vote. Hearing no objections the motion to approve the February 15, 2024, executive session minutes was approved: 7-0; Chair abstained. [Mr. Cooke, Mr. Kanaka'ole, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Wicker, and Mr. Yamamoto voted in favor of the motion.]

**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**

Chair called for a motion to approve.

Motion to approve: Mr. Wicker; Second: Mr. Kanakaole.

Chair asked if there was any presentation by staff.

Mr. Roe stated there was a quick correction first. On page 8 of the submittal there's an inset of the island of Kauai, but the actual map shows the parcel on Oahu. The inset map is a mistake, just ignore it. For background, we're in discussions with The Trust for Public Lands and the Navy about a restricted use easement on two parcels. The easement is at the Navy's request to make sure the land use on the property is compatible with naval activities. We're still in discussions but pretty close to reaching an agreement. Ms. Tsuchiyama from the attorney general's office is here to answer any questions and Mr. Wedemeyer from The Trust for Public Lands is here as well.

Chair asked if there was anyone from the public who wished to give testimony and called on Mr. Wedemeyer to give testimony.

Mr. Wedemeyer stated that he was from The Trust For Public Land and they had submitted testimony in support of this agenda item. He stood on his written testimony and was available to answer any questions.

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

Chair asked if there was any Board discussion.

## AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on April 18, 2024

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Mr. Yamamoto said he had a couple of questions. The submittal makes reference to a buffer, and the buffer was going to be anywhere from 200 to 1,000 feet. Where is the buffer zone located, and is the buffer zone more restrictive than the easement being proposed?

Mr. Roe replied that the buffer would be on the ADC side of the boundary line between ADC's property and the Navy's property. The buffer restricts motorized vehicles. That's one of the terms we're negotiating with the Navy. Originally it was 1,000 feet, which seriously cut into some of the arable portions of the property. We're talking about 200 feet, which would be located primarily in the gulch.

Mr. Roe shared his screen with the board, which showed a map of the property with a red line representing the shared portion of the boundary, and with buffer zones outlined at 1,000 feet, 500 feet, and 200 feet. The 200 foot area outline follows the gulch so a motorized vehicle restriction would pretty much all be in the gulch. We're working with the Navy on the motorized vehicle exclusion because the language is so broad it would also exclude emergency vehicles, fire equipment, and stuff like that to deal with potential emergencies. These discussions are ongoing.

Mr. Yamamoto asked if moving forward into the future, would there be a chance for further restrictions to be placed on the proposed easement.

Mr. Roe stated that it was possible for the Navy to condemn the property in the interest of national security. But any additional restrictions would have to be a mutual decision. ADC has not seen any indication of this on any of the other restricted use easements we have with the Navy. We are all interested in being good neighbors.

Mr. Wicker asked what was the term of the easement?

Mr. Roe responded it was a perpetual easement.

Mr. Cooke asked to confirm the acreage.

Mr. Roe stated that parcel 6 was 3.6 acres and parcel 8 was about 230 acres. Total was 234.031 gross acres.

Chair asked if there was any more questions. There was none.

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

- 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**

Chair called for a motion to approve.

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

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Chair asked if there was any presentation by staff.

Ms. Gady began the presentation by acknowledging Superintendent Hayashi and his staff for reaching out in an attempt to resolve the outstanding issues. Although ADC has not received the payment it appears to have been made. But we ask that the matter be referred to the attorney general's office to close out the paperwork.

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 or abstentions the motion was approved: 8-0.

**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.)**

Chair called for a motion to approve.

Motion to approve: Mr. Okuhama; Second: Mr. Kanaka'ole.

Chair asked if there was any presentation by staff?

Mr. Roe stated this is just a renewal of a revocable permit. The board may recall that last year we had to move three different tenants from the Whitmore area due to the discovery of lead and asbestos. At that time we approved this particular revocable permit. The year is just about up so we're back to the board for approval for another year.

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 or abstentions the motion was approved: 8-0.

**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.)**

Chair called for a motion to approve.

Motion to approve: Mr. Cooke; Second: Mr. Kanaka'ole.

Chair asked for presentation by staff.

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Mr. Roe said this was similar to the last agenda item except for Davy Tree Surgery Company, which is closely aligned with The Davey Tree Expert Company, but a separate business entity with a separate revocable permit. Same circumstances; they were moved last year and just requesting to renew the revocable permit.

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 or abstentions the motion was approved: 8-0.

**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 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.)**

Chair called for a motion to approve.

Motion to approve: Mr. Wicker; Second: Mr. Cooke.

Chair asked for staff presentation.

Mr. Roe noted that the agenda contained a typographic error. The year of the Farm Fair should be 2024 instead of 2004. The Farm Fair was formerly held at Kualoa Ranch, but they were informed that Kualoa could no longer host the event, so they've been searching for another location. Things are getting tight at the moment because the fair is in July, and they need to settle on something soon. If you refer to the map this particular parcel is circled in red. That's the general area the Farm Fair is looking at. ADC already had plans to clear this area, so this opportunity fits in with our plans. This request is for a temporary right of entry for purposes of holding the Farm Fair.

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

Chair asked for board discussion.

Mr. Tabata said I assume they are going to set up tents and have a parking area too. Are they going to improve the parking because the ingress and egress from the highway, you will take mud out of there every time it rains.

Mr. Roe said he believed that was part of the plan. The area will include parking. You may remember that Brian Miyamoto made a presentation at the last meeting and said he made a presentation to the Wahiawa Neighborhood Board, and they talked about the traffic situation and the board, and the community were generally supportive.

Ms. Gady added that this was a wonderful fundraiser for our future farmers and for the individual farm bureaus to raise money for events throughout the year. This is where they show their livestock. It's a great engagement with the community to have the



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community develop a growing appreciation for our land and the farmers and what they do.

Mr. Wicker said that the Farm Fair may be making an additional presentation to the neighborhood board. There was a Keiki Construction event on the east side of Whitmore Village with about 3,000 attendees and they have reached out to the Department of Transportation for traffic mitigation. There is currently a tenant on the western parcel who has infrastructure in place, so they will create a secondary access through Saipan Rd. The Navy will have to be notified. I just wanted to add that about the traffic impact.

Chair asked Ms. Waihee-Polk if he should abstain from voting on this measure since he is the executive director of the Maui County Farm Bureau.

Ms. Waihee-Polk said that it would protect the action. It would be less likely to be challenged and you would still have enough votes. That way no one could challenge it and cause the action to be voided and you'd have to come back and do it again. Just to be cautious.

Chair thanked Ms. Waihee-Polk and said he would recuse himself from the vote.

Mr. Okuhama said that he didn't want to put the cart before the horse, but there are many homeless people who occupy the area where the Farm Fair is being proposed. When that happens, assuming this moves forward, is there some way to work with them to find permanent housing for them? If not, each year you're gonna have to look around and find a place for the homeless so you can hold the Farm Fair.

Mr. Roe said the issue has been loosely discussed. I think they're basically looking to see how this event goes. The access through Saipan Road, which is technically a Navy Road, is a hurdle yet to be crossed. They want to see how this event goes, the impact on the neighborhood, and planning, trying to mitigate those potential negative effects. We'll see how it goes.

Chair noted that the event has gotten so large over the years. Mr. Miyamoto told us at the last meeting that over two days there was over 15,000 in attendance and the major concern was traffic and traffic flow.

Mr. Wicker reiterated what Mr. Roe said about the traffic situation.

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

Chair called for the vote stating he would abstain. Hearing no objection the motion was approved: 7-0; Chair abstained. [Mr. Cooke, Mr. Kanaka'ole, Mr. Okuhama, Ms. Seddon, Mr. Tabata, Mr. Wicker, and Mr. Yamamoto voted in favor of the motion.]

**AGRIBUSINESS DEVELOPMENT CORPORATION**

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**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**

Chair called for a motion to approve.

Motion to Approve: Mr. Wicker; Second: Mr. Okuhama.

Chair called on Ms. Gady for the staff presentation.

Ms. Gady stated that the May 16<sup>th</sup> board meeting will be face-to-face at a location yet to be determined. All board business will be discussed at the regularly scheduled 9:00 A.M. meeting. After the regular meeting is adjourned, the board will hold an informal gathering closed to the public for board orientation. Subject matter will be such things as the sunshine law and ethics. The board needs to make findings on why the gathering should be limited to board members only.

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

Chair said to start the board discussion he would read some definitions. HRS section 92-2 defines “meeting” as “the convening of a board for which a quorum is required in order to make a decision or to deliberate toward a decision upon a matter over which the board has supervision, control, jurisdiction, or advisory power”; “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 reasonably anticipated to arise before the board in the foreseeable future”; and “informal gathering” is defined as “a social or informal assemblage of two or more board members at which matters relating to board business are not discussed.” The Board is seeking to hold an informal gathering on May 16, 2024, following the regularly scheduled board meeting. No board business will be discussed at the informal gathering. The Board will receive educational instruction on such things as the Sunshine Law, ethics, what it means to be an administratively attached agency, parliamentary procedure, and a board’s fiduciary obligations. The motion requires the board to issue findings. Ms. Gady could you suggest the findings?

Ms. Gady responded absolutely and suggested the following findings:

On May 16, 2024, the Board will meet in-person at a location to be determined.

Any and all board business will be discussed at the regularly scheduled and noticed board meeting to be held on May 16, 2024 at 9:00 A.M.

After the regularly scheduled May 16, 2024 board meeting is adjourned, the Board will hold an informal gathering closed to the public for purposes of conducting board orientation.

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Those Board members who are able to attend the Board Orientation, will receive instruction from speakers on such topics as the Sunshine Law, ethics, the responsibilities of administratively attached agencies, parliamentary procedure, and a board's fiduciary duty.

No board business will be raised, discussed, or decided.

Staff is authorized to seek permission from the Office of Information Practices to hold an informal gathering for board orientation purposes on May 16, 2024, which will be closed to the public.

Chair thanked Ms. Gady and asked if there was any more board discussion. There was none.

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

### **F. Informational Items**

#### **1. Presentation by Hawaii Department of Transportation regarding the Wahiawa Pedestrian Bridge construction project on ADC property**

Chair stated that Agenda Items F were informational items so there will be no motion or vote needed. The first item is a presentation by the Hawaii Department of Transportation (DOT) regarding the Wahiawa Pedestrian Bridge construction project that uses ADC property. Chair asked Mr. Roe to introduce Mr. Nakamura.

Mr. Roe introduced Mr. Nakamura from Kiewit Infrastructure West Company on behalf of the DOT to update the board on the pedestrian bridge.

Mr. Nakamura shared his screen with the board which showed a map of the project. He is the project manager with Kiewit, who is the contractor who has contracted with the DOT to do this project. This is a design and build project, which means Kiewit is responsible for both the final design and the construction as well. The general alignment of this project is this gray area, the actual pedestrian walkway which travels between Whitmore Ave. on the west end of ADC's property, then it goes down behind the stream and shoots across over the stream. We will install a bridge over the stream. Then there's more work that occurs near the police station or Satellite City Hall on the Wahiawa end of the project. Kiewit started the design work in December 2023. We're currently working on permitting and some preliminary design work. The intention is to complete the design work by summer and start construction in September or early October of this year. We're gonna phase the project, but the immediate work would begin on the property closest to Whitmore. Kiewit will create our access through Whitmore and basically work from that end. For the design portion of the project we do need access all the way down to the stream to gather geotechnical boring information and to do survey work to make sure everything correlates to the information from previous surveys. We're trying to get access to various properties as soon as possible. The area highlighted in green on the top of the page is two different parcels that are owned by ADC. Kiewit is requesting a construction right of entry to those parcels. A third parcel, which is where the gray area starts to snake down to the bottom of the page is owned by a

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separate corporation and we're in the process of getting the same construction right of entry there. This is more of a satellite image. The green line represents the property line. ADC owns the two parcels on the mauka side of the green line. The red line represents the orientation of the project. The bridge, you can tell where it crosses the stream, which is not within ADC property. It's in the third party property there. The project will take about one year with construction beginning in the third quarter; we'll call it the end of this year, with the goal of finishing around summertime of next year. There's a lot of issues or challenges we're faced with right now. The biggest concern is the DOT acquiring the right of entry for the ADC property and from the owner of the other property. Any questions?

Chair thanked Mr. Nakamura and called on Mr. Cooke.

Mr. Cooke asked what is the estimated total cost for the project?

Mr. Nakamura responded that the Kiewit portion of the contract with DOT for the design and construction is just under \$26 million. This does not include the property costs and different things that DOT is responsible for.

Mr. Roe added two things. In addition to Mr. Nakamura's presentation, there are going to be a couple of rights-of-entry (ROE) that staff wants the board to be aware of. The executive director will issue the ROEs on her own authority just for access for some pre-planning activities. The board will probably receive a request at the next meeting for the construction ROE for access to the property for Kiewit and DOT. The second thing is that once the project is completed, we anticipate that the property the bridge is actually located on will be transferred to the DOT for management and security purposes. Just wanted the board to be aware of that so when the board is asked to weigh in on that there's no surprise. That request will come up for discussion at a later time.

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

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

### **2. Executive Director's Report including prior weekly reports, status on Waiaka farmers, and construction right-of-entry for the Wahiawa Pedestrian Bridge project**

Chair moved on to the last agenda item and called on Ms. Gady to give her executive director's (ED) report.

Ms. Gady said for the highlights, please go to our website that has the weekly ED reports. Feel free to reach out to me if you have any questions. In regard to Waiaka, it's a group of small farmers located on ADC lands in Kekaha. Staff and KAA are planning to begin an engagement to find out how these individuals are doing with their farm operation, and if there is an opportunity for some of these individuals to scale their production, and to come into compliance with some of the FSMA [Food Safety Modernization Act] and GAP [Good Agricultural Practices]. So it's a very long conversation. It's a very long activity and in the months to come I'll have a lot more

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details as we start to do that planning. In regard to the construction ROE. In the past that has been something that has been handled by the ED, but I wanted the board to be aware of the entire project, and that issuing a ROE just allows Kiewit to go in and do some soil testing, but in no way is it giving the stamp of approval on behalf of the board. The third thing I wanted to bring up was the devastating rains in Kauai. Today was our original deadline for land applications for licensing and due to the circumstances in Kauai we're going to extend the application deadline by two weeks. The application deadline for licensing of ADC lands is moving from April 18th to May 2nd. This is out of respect to our farmers on Kauai who are interested in growing their operations. We want to be very conscious and work alongside the growers. Are there any questions?

Mr. Okuhama said no real questions, but when I was driving back from Hana with the Go Farm people, they were mentioning the Thai farmers on Kauai had issues with being able to fill out the applications for the land by the deadline because English is their second language. Did the Thai farmers contract you?

Ms. Gady responded, yes, there is an individual who worked on translating the application into Thai. We're moving forward with possibly paying someone to translate our application into several different languages to accommodate our ESL [English as a Second Language] folks that are doing such amazing things on Kauai, and we definitely want to be very inclusive.

Mr. Okuhama noted that a couple of farm fairs were done in Kunia, and that Pacific Gateway Center had translated a bunch of literature in different languages and that was always an avenue to get help with specific languages.

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

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

### **G. Adjourn**

Having no further business before the board, Chair called for a motion to adjourn.

Motion to adjourn: Mr. Wicker; Second Mr. Tabata.

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

The meeting was adjourned at 10:00 A.M.

**Date of Next Meeting:** The next meeting will be held on May 16, 2024, at 9 A.M.

STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

E-1

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
MAY 16, 2024

Subject: Request to (a) rescind board approvals dated January 26, 2022 which approved and accepted Malama Aina Collective LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Malama Aina Collective LLC dated April 11, 2022 for property near Mililani Mauka, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 9-5-003:007

Applicant: Agribusiness Development Corporation (ADC)

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

Area: 91 acres, more or less

Field No(s): MM-01

Tax Map Key: (1) 9-5-003:007 (Property)

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: Right-of-Entry

Term: Month-to-month

Rental Rate \$0

*Request to (a) rescind board approvals dated January 26, 2022 which approved and accepted Malama Aina Collective LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Malama Aina Collective LLC dated April 11, 2022 for property near Mililani Mauka, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 9-5-003:007*

May 16, 2024

**BACKGROUND:**

The ADC Board of Directors (Board) approved Malama Aina Collective LLC (MAC) as approved applicants at their meeting on January 26, 2022. Their application indicated that they intended to establish a breadfruit and avocado orchard. This was considered ideal given the subject property is located on a ridge and can be considered highly erodible.

Following the approval, staff issued a right-of-entry agreement (ROE) for due diligence and conservation planning and MAC spent some time on the property to assess. Staff met with MAC on a couple of occasions to discuss a path forward, but availability of water, equipment access were identified as concerns. After receiving no communication from them, staff reached out to MAC recently for a status update. At that time, MAC inquired about opportunities to sublease, include cattle in their operational plan, and develop a secondary road at Kipapa gulch.

As of this writing, nearly two years have elapsed and no license has been executed or conservation plan developed.

**REQUEST:**

Staff requests that the Board (1) rescind the Board approval of MAC's application at the meeting on January 26, 2022, and (2) terminate the right-of-entry agreement effective May 31, 2024 (Request).

**OPERATIONAL PLAN:**

MAC's application included plans to develop avocado and ulu orchards on the subject property.

**CONSERVATION PLAN:**

None developed.

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

Under section 343-5(a), Hawaii Revised Statutes, 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:**

It has been nearly 2.5 years since ADC approved MAC as an approved applicant. The ROE was issued with the intent to allow MAC to complete their planning, due diligence, and develop a conservation plan and those processes never progressed due to a number of obstacles cited by

*Request to (a) rescind board approvals dated January 26, 2022 which approved and accepted Malama Aina Collective LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Malama Aina Collective LLC dated April 11, 2022 for property near Mililani Mauka, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 9-5-003:007*

May 16, 2024

MAC including high start-up costs, lack of reliable water access, and difficulty accessing the property (its location is remote). Recently, MAC inquired about subletting and using the property for livestock. ADC does not permit subletting and the property is located on a narrow ridge and is considered highly erodible. It is ideally suited for orchard crops.

There is no fiscal/budget impact to ADC should be Board approve the Request.

RECOMMENDATION:

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

1. Approve the Request, subject to the following condition(s):
  - a. Right-of-Entry Agreement shall terminate effective at 11:59 p.m. on May 31, 2024; and
  - b. MAC shall remove any equipment and possessions remaining on the property; and
  - c. MAC shall return any key sets in their possession to ADC; 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, Hawaii Revised Statutes.

Respectfully Submitted,



---

Roger Clemente  
Property Manager

*Approved for Submittal:*



---

Wendy Gady  
Executive Director



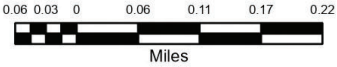
EXHIBIT A



STATE OF HAWAII  
**AGRIBUSINESS**  
DEVELOPMENT CORPORATION

Lot MM-01  
Mililani Mauka, Oahu, Hawaii

TMK (1) 9-5-003:007



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STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
May 16, 2024

Subject: Request for approval to issue a construction right-of-entry to Kiewit Infrastructure West Company to construct a portion of the Wahiawa-Whitmore pedestrian bridge on ADC property in Whitmore Village, City & County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:009 (por.), :004 (por.)

Applicant: Kiewit Infrastructure West Company

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

Area: 1.74 gross acres (bridge & right-of-way footprint). Additional area will be necessary for the staging of construction equipment and materials.

Field No(s): Non-designated (see Exhibit "A")

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

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

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: This request is subject to the requirement to prepare an environmental assessment, pursuant to chapter 343, Hawaii Revised Statutes. FONSI published July 16, 2020

Character of Use: Pre-construction, Construction

Land Doc. Type: Right-of-Entry

Term: Until project completion

Rental Rate N/A

*Request for approval to issue a construction right-of-entry to Kiewit Infrastructure West Co. to construct a portion of the Wahiawa-Whitmore pedestrian bridge on ADC property in Whitmore Village, City & County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:009 (por.), :004 (por.)*

May 16, 2024

**BACKGROUND:**

State funding was appropriated to the Hawaii Department of Transportation (HDOT) to construct the Wahiawa-Whitmore pedestrian bridge (Project) on portions of ADC lands. HDOT procured the construction services of Kiewit Infrastructure West Company (Applicant) to build the Project. As described by their presentation at the April 18, 2024 board meeting, Applicant seeks a construction right-of-entry to the construction site for pre-construction and construction purposes.

**REQUEST:**

Applicant requests a right-of-entry to the construction site (see Exhibit “A”) to grant access to HDOT, Applicant, and Applicant’s agents for pre-construction and construction purposes (Request).

**OPERATIONAL PLAN:**

Applicant anticipates the pre-construction, and construction activities to commence by August 2024. Construction is anticipated to continue until February 2026. However, delays may add 4-5 months to the timeline.

**CONSERVATION PLAN:**

N/A

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

Under section 343-5(a), Hawaii Revised Statutes, 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 lands and the use of state funds. The Project completed an environmental assessment and a Final Environmental Assessment with a Finding of No Significant Impact was published July 16, 2020.

**REMARKS & DISCUSSION:**

Staff notes that another construction project will be ongoing during the same general time frame as the Project. The Hawaii Department of Accounting and General Services (DAGS) will be installing a service road and utility infrastructure in the same general area. The Applicant, ADC, and DAGS will need to closely coordinate construction activities to maximize project efficiencies.

The Board is advised that the projects may require the relocation of additional tenants, beyond the prior termination of land agreements with 808 Stone and Manoa Honey Company. Staff will work diligently with the Applicant and DAGS to minimize impacts to tenants and try to avoid relocation and disruption to their businesses, if possible. All tenants have been made aware that this is a master-planned area, and that eventual relocation *may* be necessary.

Impacts to ADC include the likely transfer of land for the bridge footprint from ADC to HDOT, and perhaps the loss of revenue from tenants who are required to relocate.

*Request for approval to issue a construction right-of-entry to Kiewit Infrastructure West Co. to construct a portion of the Wahiawa-Whitmore pedestrian bridge on ADC property in Whitmore Village, City & County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-002:009 (por.), :004 (por.)*

May 16, 2024

**RECOMMENDATION:**

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

1. Approve the Request, subject to the following condition(s):
  - a. Applicant shall procure and maintain a policy of commercial general liability insurance covering them and their agents in the amount of \$2,000,000.00 in aggregate; \$1,000,000 per incident, and shall list “State of Hawaii, Agribusiness Development Corporation” as additional insured; and
  - b. Applicant shall coordinate all construction activities with ADC and DAGS.

Respectfully Submitted,

*Lyle Roe*

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LYLE ROE  
Asset Manager

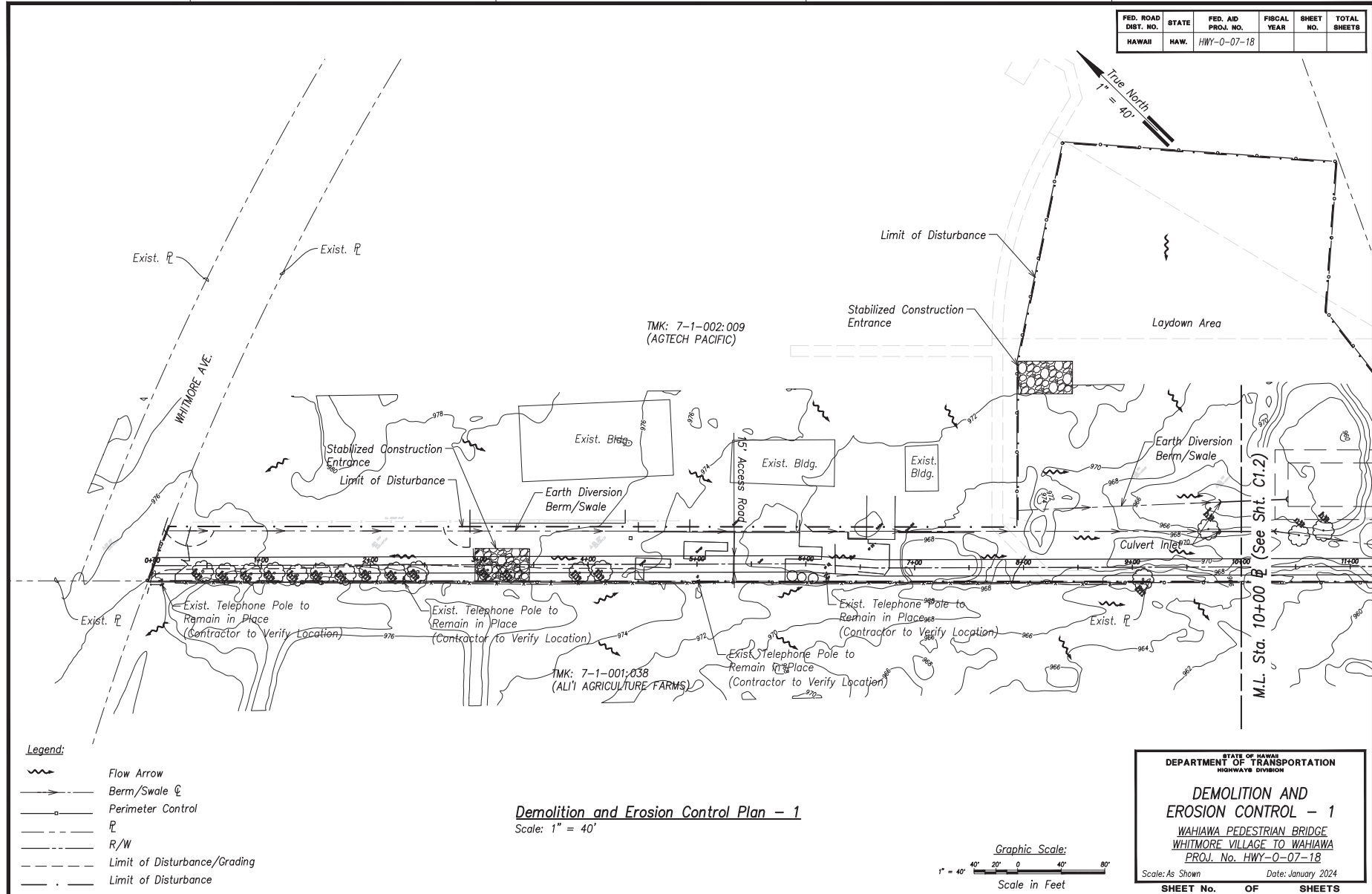
*Approved for Submittal:*



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Wendy Gady  
Executive Director

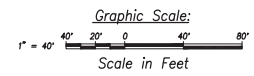
FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
HAWAII	HAW.	HWY-0-07-18			



**Legend:**

- Flow Arrow
- Berm/Swale  $\bar{\bar{\bar{C}}}$
- Perimeter Control
- R/W
- Limit of Disturbance/Grading
- Limit of Disturbance

**Demolition and Erosion Control Plan - 1**  
Scale: 1" = 40'



STATE OF HAWAII DEPARTMENT OF TRANSPORTATION HIGHWAYS DIVISION	
<b>DEMOLITION AND          EROSION CONTROL - 1</b>	
WAIHAWA PEDESTRIAN BRIDGE WHITMORE VILLAGE TO WAIHAWA PROJ. No. HWY-0-07-18	
Scale: As Shown	Date: January 2024
SHEET No. OF SHEETS	

DESIGNED BY:	DATE:
CHECKED BY:	SCALE:
APPROVED BY:	PROJECT NO.:
DATE:	SHEET NO.:
	TOTAL SHEETS:

STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

E-3

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
MAY 16, 2024

Subject: Request to (a) rescind board approval dated September 29, 2021 which approved and accepted Cedar Grove Hawaii, LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Cedar Grove Hawaii, LLC dated October 13, 2021 for property located in Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 6-4-003:016

Applicant: Agribusiness Development Corporation (ADC)

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

Area: 511 acres, more or less

Field No(s): PU-14

Tax Map Key: (1) 6-4-003:016 (Property)

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: Vacant

Land Doc. Type: Right-of-Entry

Term: Month-to-month

Rental Rate \$0

*Request to (a) rescind board approval dated September 29, 2021 which approved and accepted Cedar Grove Hawaii, LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Cedar Grove Hawaii, LLC dated October 13, 2021 for property located in Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 6-4-003:016*

May 16, 2024

**BACKGROUND:**

The ADC Board of Directors (Board) approved Cedar Grove Hawaii, LLC (CGH) as approved applicants at their meeting on September 29, 2021.

Following the approval, staff issued a right-of-entry agreement (ROE) for purposes of conducting field work, consisting of securing the property, reasonable land preparation, soil conservation planning, and crop field tests. After receiving no communication from them, staff reached out to CGH for a status update. By way of letter dated July 20, 2023, CGH requested withdrawal of its application, citing changes in the labor market had affected their business plan.

**REQUEST:**

Staff requests that the Board (1) rescind the September 29, 2021 Board approval of CGH's application, and (2) terminate the right-of-entry agreement effective May 31, 2024 (Request).

**OPERATIONAL PLAN:**

Withdrawn.

**CONSERVATION PLAN:**

None developed.

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

Under section 343-5(a), Hawaii Revised Statutes, 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:**

It has been nearly 2.5 years since ADC approved CGH's application. The ROE was issued to allow to CGH complete their planning, due diligence, and develop a conservation plan. CGH withdrew their application when, following COVID, they were unable to utilize such a large piece of property. Staff recently realized the Board did not formally rescind the license approval and terminate the right-of-entry. The property was listed as available on the ADC website and applications for this property were received during the last solicitation for applicants that ended on May 3, 2024.

There is no fiscal/budget impact to ADC should be Board approve the Request.

*Request to (a) rescind board approval dated September 29, 2021 which approved and accepted Cedar Grove Hawaii, LLC as an approved applicant; and (b) terminate the right-of-entry agreement issued to Cedar Grove Hawaii, LLC dated October 13, 2021 for property located in Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 6-4-003:016*

May 16, 2024

RECOMMENDATION:

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

1. Approve the Request, subject to the following condition(s):
  - a. Right-of-Entry Agreement shall terminate effective at 11:59 p.m. on May 31, 2024; and
  - b. CGH shall remove any equipment and possessions from the property by the termination date.
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,



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Roger Clemente  
Property Manager

*Approved for Submittal:*



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Wendy Gady  
Executive Director



EXHIBIT A



STATE OF HAWAII  
**AGRIBUSINESS**  
DEVELOPMENT CORPORATION

Field PU-14  
Paalaa Uka, Wahiawa

TMK (1) 6-4-003:016



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STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

E-4

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
MAY 16, 2024

**Subject:** Request to (a) dissolve the permitted interaction group to provide recommendations to the board related to ADC's strategic plan regarding land, previously approved at the board meetings held on February 15 and March 21, 2024, and (b) establish a new permitted action group to provide recommendations to the board related to ADC's strategic plan regarding land; appointment of members thereto

**Applicant:** Agribusiness Development Corporation (ADC)

**Authority:** 92-2.5(b), Hawaii Revised Statutes  
Article 4, Section 3, Bylaws of the Agribusiness Development Corporation

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**BACKGROUND:**

At the meeting of the ADC Board of Directors (Board) on February 15, 2024, the Board approved the establishment of three permitted interaction groups (PIG) to promulgate strategic planning recommendations to the full board regarding land, water distribution systems, and agribusiness efficiencies. At the March 21, 2024 meeting, the Board established the scope for the three PIGs. Subsequently, some Board members were unable to commit to the responsibilities and time requirements of the land PIG due to current job responsibilities. The Board chair felt that the PIG would be better served with three members, rather than two. Section 92-5, HRS does not allow for additions to the PIG membership once it has been formed.

**REQUEST:**

Request to (a) dissolve the previously established land PIG, and (b) establish a new permitted action group to provide recommendations to the board related to ADC's strategic plan regarding land (Land PIG) to develop recommendations to the full Board regarding strategic planning involving ADC's current land holdings, future land purchases or set-asides, and preferred dispositions utilizing the Hawaii Investment Ready process.

**OPERATIONAL PLAN:**

N/A

**CONSERVATION PLAN:**

N/A

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

The Request does not trigger an environmental assessment.

**REMARKS & DISCUSSION:**

066

*Request to establish a new permitted action group to provide recommendations to the board related to ADC's strategic plan regarding land; appointment of members thereto*

May 16, 2024

The purpose of the Land PIG is to give the Board a process and an avenue to develop recommendations to the full Board for ADC's strategic planning process regarding land. Approval of the Request will have no fiscal impact on ADC.

RECOMMENDATION:

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

1. Approve the Request.

Respectfully Submitted,

*Lyle Roe*

---

LYLE ROE  
Asset Manager

*Approved for Submittal:*



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Wendy Gady  
Executive Director

STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

E-5

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
May 16, 2024

Subject: Request for approval to authorize rent credits in the amount of \$5,152.40 under License Agreement LI-KA1409 issued to Antone J. Reis, Jr. for work at ADC's request to restore Hanamaulu Ditch flows at Kalepa, County of Kauai, State of Hawaii, Tax Map Key (4) 3-9-002:001 (por.)

Applicant: Agribusiness Development Corporation (ADC)

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

Area: 380.0 gross acres (257.0 tillable acres + 123.0 non-tillable acres)

Field No(s): Unit D

Tax Map Key: (4) 3-9-002:001

Land Status: Set aside to the Agribusiness Development Corporation by Governor's Executive Order No. 4328 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

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: Pastoral

Land Doc. Type: License

Term: 35 years (currently in year 9)

Rental Rate \$30.75 per tillable acre per year  
**Annual Rent: \$7,902.75/year**

*Request for approval to authorize rent credits in the amount of \$5,152.40 under License Agreement LI-KA1409 issued to Antone J. Reis, Jr. for work at ADC's request to restore Hanamaulu Ditch flows at Kalepa, County of Kauai, State of Hawaii, Tax Map Key (4) 3-9-002:001 (por.)*

May 16, 2024

**BACKGROUND:**

License Agreement No. LI-KA1409 (License) was issued to Antone J. Reis, Jr. (Licensee) for the 380 gross acres, more or less, of Unit KA-D (Premises) (Exhibit "A") effective December 1, 2014 for pastural purposes. The Premises are located on the makai side of the property and has access to irrigation water via the Hanamaulu Ditch<sup>1</sup> (Ditch). The Ditch originates on adjacent Grove Farm property and consists of ditches, earthen tunnels, and culverts that traverse the lower portion of the Kalepa property. It provides irrigation water to units KA-01-03, KA-B1, KA-C1, KA-C2, KA-A1, KA-K, and KA-D. The ditch terminates at Reservoir 21. The reservoir provides limited water through the Kalepa Ridge to the Hawaii Department of Hawaiian Homelands (DHHL) and the Hawaii Department of Land and Natural Resources (DLNR) tenants. Additionally, seepage from Reservoir 21 provides water to Fern Grotto, a well-known Kauai tourist attraction.

Portions of the Ditch flow through earthen tunnels that are prone to collapse. When the tunnels collapse, ditch flow is interrupted. ADC farmers and DHHL and DLNR ranchers are deprived of ditch water, and water flow ceases to Fern Grotto. A series of such collapses occurred recently between mid-March and early-April 2024, with downstream tenants cut off from the water. Due to the immediacy of the crop impact, ADC reached out to the Licensee and requested that he do what he could do to repair the blockage. Licensee and his family members mobilized equipment and staff to clear the tunnel collapse at several tunnels (see Exhibit "B"). ADC requested that he submit documentation for labor and material expenses.

Staff notes that the Governor's Executive Order No. 4328 which transferred the Kalepa property to ADC specifically reserves all ditches from the transfer. The portion of the Ditch on ADC property is owned by DLNR who does not maintain the Ditch. ADC does not have the authority to control or manage the Ditch. However, ditch failure very much impacts ADC tenants who rely on the water to irrigate their crops.

**REQUEST:**

Staff requests that the Board authorize rent credit to be issued to the Licensee in the amount of \$5,152.40 for work he performed at ADC's request to restore Hanamaulu Ditch flow to other ADC tenants (Request) (Exhibit "C").

**OPERATIONAL PLAN:**

N/A

**CONSERVATION PLAN:**

N/A

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

Under section 343-5(a), Hawaii Revised Statutes, 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

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<sup>1</sup> Hanamaulu Ditch is a subsystem of the larger East Kauai Irrigation System which ADC seeks to acquire.

*Request for approval to authorize rent credits in the amount of \$5,152.40 under License Agreement LI-KA1409 issued to Antone J. Reis, Jr. for work at ADC's request to restore Hanamaulu Ditch flows at Kalepa, County of Kauai, State of Hawaii, Tax Map Key (4) 3-9-002:001 (por.)*

May 16, 2024

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:

The License states that “Licensee shall be required to maintain that part of the irrigation system that is within the Premises in its current condition, by keeping the ditches free and clear of vegetative overgrowth and debris. Except for routine maintenance, alteration of these irrigation ditches shall not be allowed without prior written approval from Licensor.” (License, §70). Staff is currently discussing how to best enforce this provision and may have recommendations to the Board at a later time. However, staff specifically requested Licensee’s immediate help to clear the Ditch blockage in order to restore critical water flow to downstream tenants.

This request represents a one-time loss of rental revenue in the amount of \$5,152.40.

RECOMMENDATION:

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

1. Approve the Request; 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, Hawaii Revised Statutes.

Respectfully Submitted,

*Lyle Roe*

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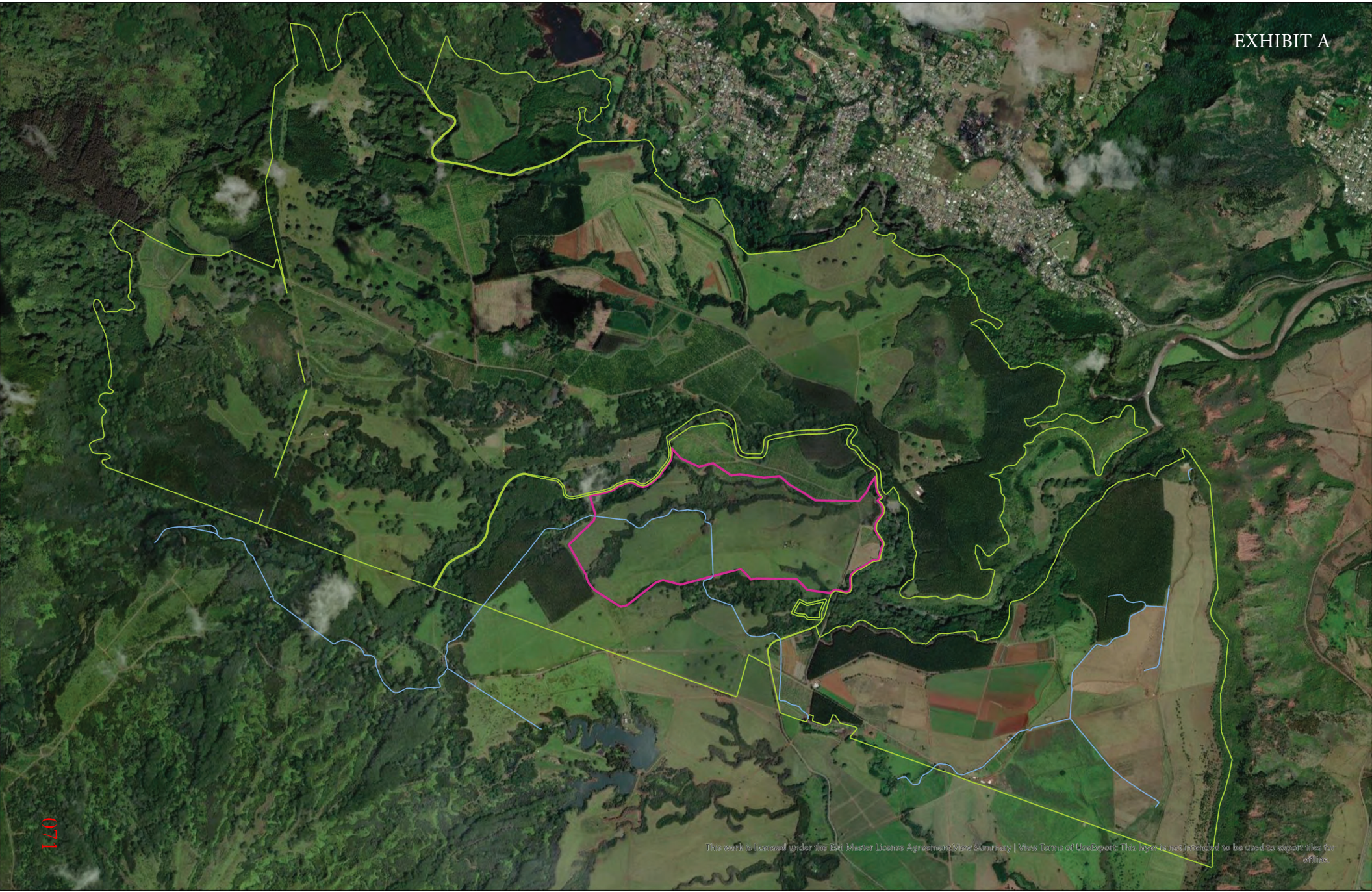
LYLE ROE  
Asset Manager

*Approved for Submittal:*



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Wendy Gady  
Executive Director







Antone Reis  
P. O. Box 510158  
Kealia, HI. 96751

ADMITTED BY MAIL  
2024 APR 26 P 1:47

April 20, 2024

State of Hawaii – ADC  
Attention: Mr. Lyle Roe  
235 S. Beretania St., Rm. 205  
Honolulu, HI. 96813-0186

Subject: Collapse Tunnel

To Whom It May Concern:

On March 22, 2024, I received a call from Mr. Lyle Roe, regarding no water coming down to the farmers. My response was, "I will look into it."

Early Saturday morning, Monday 3/23/24, my sons and I went to assess the water situation and found one tunnel collapsed with mounds of dirt blocking the water flow. I went to talk with the farmers regarding getting some help from them to clean out the tunnel but none of them spoke English so I was unable to communicate with them. I then got my family together and we completed the task in three days, but just enough to get the water flowing again.

On April 6, 2024 the same tunnel collapsed obstructing water flow. So, my family went back and cleaned out the tunnel again. It took us two days to get the water flowing.

On Thursday, April 12, 2024 we had a heavy rainstorm which caused a lot of flooding and a major collapse to the same tunnel obstructing water flow again. So, on April 13 and 14 my family went back again and this time we installed some 6" x 40' pvc pipes to temporarily prevent complete future obstruction to the water flow. I believe 12" or more pvc pipes would provide a better volume of water flow.

Hopefully the State will provide regular maintenance to the tunnel to prevent future collapse.

Yours truly,

Tony Reis  
  
Enc.: Billing Invoice

# INVOICE

From:  
**Antone Reis**

P. O. Box 510158  
Kealia Hawaii 96751  
808-822-1023  
Laniann1@yahoo.com

**INVOICE # 01**  
**DATE 4/20/24**

TO  
State of Hawaii -  
Agribusiness Development Corp.  
235 S. Beretania St., Rm. 205  
Honolulu, HI. 96813-0186

**FOR** Collapse Tunnel Cleanup

<b>DATE</b>	<b>DESCRIPTION</b>	<b>Amount</b>
3/23/24	9 Hours at \$15 per hour = \$135 x 6 people	810.00
3/24/24	8 Hours at \$15 per hour = \$120 x 6 people	720.00
3/25/24	7 Hours at \$15 per hour = \$105 x 6 people	630.00
4/6/24	8 Hours at \$15 per hour = \$120 x 6 people	720.00
4/7/24	5 Hours at \$15 per hour = \$75 x 6 people	450.00
4/13/24	9 1/2 Hrs. at \$15 per hour = \$142.50 x 6 people	855.00
4/14/24	5 Hours at \$15 per hour = \$75 x 6 people	<u>450.00</u>
		\$4,635.00
	Kauai Irrigation – PVC Pipes & Accessories (See Receipt)	<u>\$517.40</u>

**Total** **\$5,152.40**

Make all checks payable to:

If you have any questions concerning this invoice, contact Tony Reis | 808-634-0907 Cell/808-822-1023

**COUNTY COUNCIL**

Mel Rapozo, Chair  
 KipuKai Kualii, Vice Chair  
 Addison Bulosan  
 Bernard P. Carvalho, Jr.  
 Felicia Cowden  
 Bill DeCosta  
 Ross Kagawa

**OFFICE OF THE COUNTY CLERK**

Jade K. Fountain-Tanigawa, County Clerk  
 Lyndon M. Yoshioka, Deputy County Clerk

Telephone: (808) 241-4188  
 Facsimile: (808) 241-6349  
 Email: cokcouncil@kauai.gov

**Council Services Division**  
 4396 Rice Street, Suite 209  
 Lihue, Kauai, Hawaii 96766

May 2, 2024

Warren Watanabe, Chairperson  
 and the Board of Directors of the Agribusiness Development Corporation  
 (Via Email Only: dbedt.adc@hawaii.gov)

Wendy L. Gady, Executive Director  
 (Via Email Only: wendy.l.gady@hawaii.gov)

Dear Chair Watanabe, Board of Directors of the Agribusiness Development Corporation, and Director Gady,

**RE: FOLLOW-UP INQUIRY RELATING TO THE LAND APPLICATION SUBMITTED BY KEALA FOUNDATION**

As the Board is aware, I made an inquiry in December 2023 relating to the Land Application filed by Keala Foundation. At the time, I was informed that ADC would communicate with the applicant when their application was under consideration by the ADC Administration Committee ("Committee") or if the Committee needed more information. It was also implied that because I was listed as a reference rather than an applicant, I would not be informed of the status. However, it should be noted that I have been working closely with Keala Foundation to assist them through this process. Moreover, I was recently told that Keala Foundation has not been informed of the status of their application that was received by ADC on October 30, 2023.

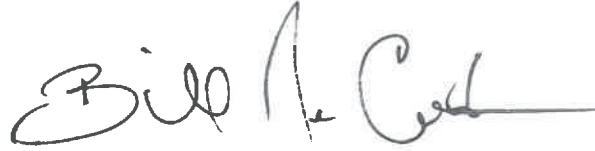
I will reiterate that Kauai County is trying to solve a crisis relating to fire mitigation, and therefore, I strongly believe that Keala Foundation can assist in Kauai County's fire mitigation efforts.

Given all of this, please provide the status of Keala Foundation's Land Application so that I can relay the information to Keala Foundation.

Thank you for your attention to this matter. A response by May 30, 2024 is requested. Should you have any questions, please feel free to contact me at the Office of the County Clerk, Council Services Division, at (808) 241-4188.

RE: Follow-Up Inquiry to the Land Application Submitted by Keala Foundation  
May 1, 2024  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Decosta". The signature is fluid and cursive, with a long horizontal stroke at the end.

BILL DECOSTA  
Councilmember, Kaua'i County Council

AAO:mn

cc: Lyle Roe, Property Manager, Agribusiness Development Corporation  
(Via Email Only: lyle.t.roe@hawaii.gov)  
Dana Hazelton, Governor's Liaison  
(Via Email Only: dana.m.hazelton@hawaii.gov)  
Mel Rapozo, Chair, Kaua'i County Council  
(Via Email Only: mrapozo@kauai.gov)

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 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.
- 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



DA: 4.15.2024

TO: ADC Board of Directors & AG's Office

*One of the highest honors of ADC. . .the ability to award land, grow food and change lives.*



Applications received so far 😊

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 4/15/24 - 4/19/2024

### End of Week Debrief

- Legislative Update:
  - SB2291- Advisory Boards for Workforce Development-
  - SB2951- ADC to manage East Kauai Irrigation System (awaiting conference hearing, appointees made for Senate & House)
- 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
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    - \$4.5M Water Irrigation Infrastructure
    - \$500k: Cleanup a parcel on Oahu for tenants to lease.
    - \$4M: Oahu Slaughterhouse
- 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 in process of being awarded.
- Drone bid due 4/8.
- Dole Deep Well Infrastructure Improvements Oahu- go out 4/24.
- Trash Removal/wings.
- Gates & fencing
- 4/26: Wells 24 & 26 Repair Bids Due- funds need encumbered by 6/30/24.
- Coming Soon: equipment purchase, security container for Waiahole, Waiawa Hydro bids will go out due 4/29, Waiahole well.
- Flurry of activity as individuals are coming into the office to drop off completed land applications
- Daily meetings at capitol for Conference
- Land appraisal deadline moved from 4/18 to 5/2 to allow extra time due to flooding on Kauai
- Working on Annual Employee Evaluations & Goal Setting
- Signed for DOH Permit
- Request pending for Conservation Planning Support sent to Kauai Soil & Water Conservation District
- Ongoing Due Diligence regarding Wahiawa Irrigation System
- **4/18/24-5/2/24: Application Window IS Open for remaining lands- changed due to Kauai weather.**
- Preliminary meeting with PR firm to outline regarding expectations moving forward.
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review
- 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: Molokai
  - September 11-15, 2024: Hana
  - October 16-19, 2024 (Final Pitches): Oahu
- 7/13-14: Hawaii Statewide Farm Fair

### Upcoming Events:

- 4/23: North Shore Neighborhood Board Meeting
- 4/25: CliRAIM working Group
- 5/1: PR Firm ADC & DBEDT
- 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
- 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: 4.15.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 4/15/24 - 4/19/2024

### **End of Week Debrief**

- 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
    - 3 FTEs for East Kauai Irrigation System
    - \$750k operational budget for East Kauai Irrigation System
    - ½ year for Climate Resilient Food & Product Innovation Network Manager
    - \$2M Kauai Processing Facility
- **4/18/24-5/3/24: Application Window IS Open for remaining lands- changed due to Kauai weather.**
- Solicitations:
  - 5/2: land clearing & solid waste removal for the wings
  - 5/3: hazardous tree removal in Wahiawa
  - 5/3: Dole Admin building roof repairs
  - 5/8: Drone bid
  - 5/21: Gates & perimeter fencing, Oahu
  - 5/21: Security container, Oahu
  - 6/4: Ag infrastructure improvements, Oahu
  - 6/4: Waihole Deep Well, Oahu
  - 6/13: Waiawa Hydro Plant, Kauai
- Growing pile of applications continues to drop off completed land applications.
- CliRAIM Meeting
- Working on HIR homework with Board Member Okuhama
- Testified at BLNR hearing re Wahiawa Dam, Reservoir & Irrigation
- Meeting regularly regarding HPP machine, & Farm Fielddays
- Discussion regarding expansion of Waihole Footprint, not advocating for increase in allocation due to growing efficiencies in water management.
- Request pending for Conservation Planning Support sent to Kauai Soil & Water Conservation District
- Ongoing Due Diligence regarding Wahiawa Irrigation System Phase 1 complete, starting Phase 2
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review

- 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: Molokai
  - September 11-15, 2024: Hana
  - October 16-19, 2024 (Final Pitches): Oahu
- 7/13-14: Hawaii Statewide Farm Fair

### **Upcoming Events:**

- 5/1: PR Firm ADC & DBEDT
- 5/3: Application window closes for land
- 5/16: ADC Board Meeting
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

### **Strategic Planning:**

- Board Member Okuhama turned in our HIR homework Strategic Review
- 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: 5.6.2024

TO: ADC Board of Directors & AG's Office

FR: Wendy Gady, Executive Director, ADC

RE: Weekly Report for week of 4/29/24 - 5/1/2024

### **End of Week Debrief**

- HB1800/Budget Bill still waiting to see budget 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
    - 3 FTEs for East Kauai Irrigation System
    - \$750k operational budget for East Kauai Irrigation System
    - ½ year for Climate Resilient Food & Product Innovation Network Manager
    - \$2M Kauai Processing Facility
- 5/3/24: Applications Closed
- Contacts awarded this week:
  - Land clearing & solid waste removal for the wings.
  - Hazardous tree removal in Wahiawa
  - Dole Admin building roof repairs.
- Solicitations:
  - 5/8: Drone bid
  - 5/21: Gates & perimeter fencing, Oahu
  - 5/21: Security container, Oahu
  - 6/4: Ag infrastructure improvements, Oahu
  - 6/4: Waihole Deep Well, Oahu (CIP)
  - 6/13: Waiawa Hydro Plant, Kauai (CIP)
- Contract Manager interviews concluded.
- 2 Meetings with WAM Chair
- Met with PMRF to discuss Settling Pond project.
- Met with FSA regarding ADC eligibility for key programs.
- 2 meetings with Mana Means to develop communication plan.
- Identified 2 grant opportunities with Strategies 360
- Working with DAGS, DOE and UH CDC regarding updates to Wahiawa Master Plan- ADC developed a schedule and working on GANNT chart.
- Working on HIR homework with Board Member Okuhama
- Ongoing Due Diligence regarding Wahiawa Irrigation System Phase 1 complete, starting Phase 2
- Next step with new PR Firm: Meeting with DBEDT Director & Deputy Director, and first deliverable is sample logos for ADC Board to Review
- Signed DOH permit for Wells 155 & 225- Senator Inouye project we are working to complete.

- Revenue Building & Planning underway internally.

### **Events/Conferences**

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

### **Upcoming Events:**

- 5/16: ADC Board Meeting
- 5/29: Tentative Big Island
- 6/5-6: Kauai, Council Presentation re Wildfire Mitigation
- 7/18: ADC Board Meeting
- 8/15: ADC Board Meeting
- 12/20/25: New Strategic Plan

### **Strategic Planning:**

- Board Member Okuhama turned in our HIR homework Strategic Review
- 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