

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

*In-Person Meeting (only) on*

JULY 18, 2024  
9:00 a.m.

Wahiawa Value-Added Product Development Center  
1001 California Avenue  
Wahiawa, Hawaii 96786

### IN-PERSON ACCESS

There will also be one meeting location, open to the public. There will be no virtual access for the meeting. The meeting will be held at:

Wahiawa Value-Added Product Development Center  
1001 California Avenue  
Wahiawa, Hawaii 96786

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.

### 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 JULY 12, 2024.**

### Agribusiness Development Corporation Non-Discrimination Statement

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

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

Mark Takemoto  
Acting 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, May 16, 2024
  - 2. Regular Session Minutes, June 20, 2024
  - 3. Executive Session Minutes, June 20, 2024
- C. Chairperson's Report
- D. Committee Reports
  - 1. None
- E. Action Items
  - 1. Request for approval to issue a right of entry agreement to Diamond Head Seafood, Inc. for the purpose of access through the Kalaeloa property to access a project site; Kalaeloa, City and County of Honolulu, State of Hawaii, Tax Map Key No. (1) 9-1-031:037
  - 2. Request to consent to the assignment License Agreement No. LI-K1001, issued to Sunrise Capital, Inc., to Aloun Farm, Inc. for 393.58 gross acres, more or less, of agricultural land in Kekaha, County of Kauai, State of Hawaii, Tax Map Key No. (4) 1-2-002:001 (por.)  
  
*Pursuant to section 92-4(a), HRS, the board may go into executive session to consider the evaluation of an employee, pursuant to section 92-5(a)(2), HRS, where consideration of matters affecting privacy will be involved, and/or to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities as provided by section 92-5(a)(4), HRS.*
  - 3. Request to consent to the assignment of Lease Agreement Nos. S-8001, S-8002, S-8005, S-8008, S-8012, S-8013, S-8017, and S-8020, currently assigned to Sunrise Capital, Inc., to Aloun Farm, Inc. for 145.65 gross acres, more or less, at Kekaha Agricultural Park, Kekaha, County of Kauai, State of Hawaii, Tax Map Key Nos. (4) 1-2-016:001; :002; :004; :005; :006; :007; :008; :009; :010; :011; :012; :013; :014; :015; :016; :017; :018; :019  
  
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*Board Meeting Agenda*

July 18, 2024

4. Request for approval to issue a letter of intent, conduct due diligence, and negotiate the fee simple interest in real property located in Wahiawa, City and County of Honolulu, State of Hawaii, Tax Map Key Nos. (1) 7-1-001:013; :017; 7-1-012:003; :004; :007; 7-3-005:005; 7-3-013:003
5. 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, continued from May 16, 2024

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6. Chair appointment of members to the standing Administration Committee, the standing Marketing & Communications Committee, and the standing Technical Assistance Committee
7. Request for approval to establish a permitted interaction group to evaluate land applications and make recommendations to the board
8. Request for approval to establish a permitted interaction group to review capital improvement project priorities, rank them, and make recommendations to the board

F. Informational Items

1. Presentation by Agribusiness Development Corporation and Hawaii Community Development Staff on the Status of Two Separate, but Related Proposed Procurements Described as Follows: (i) a Stand-Alone Facility ("Facility") to House One or More "Hiperbaric" HPP Machines ("HPP Machines") through a Design-Build Method, and (ii) an Operator to Maintain, Market, and Manage the Facility and HPP Machines; in Whitmore Village, Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key No. 7-1-002:009 (por.)
2. Executive Director's Report (*see 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.*