

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)
Lyle Roe, Asset Manager (Mr. Roe)
Ingrid Hisatake, Executive Secretary

Guests Present, virtually:

18087637480
Aka Wedemeyer, The Trust for Public Lands (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 Lands
Mike Faye, Kekaha Agriculture Association
Rae Gee
Ryan Roylo, Deputy Attorney General

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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.

AGRIBUSINESS DEVELOPMENT CORPORATION

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

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

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.

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

Chair asked for presentation by staff.

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.

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

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 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.

AGRIBUSINESS DEVELOPMENT CORPORATION

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

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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.]

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 16th 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.

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

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.

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

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

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 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.

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

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 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.