

Da: December 9, 2024

To: ADC Board of Directors & Attorney General's Office

From: Wendy Gady, Executive Director, Agribusiness Development Corporation (ADC)

Subject: Weekly Report (December 9– December 13, 2024)

### End-of-Week Debrief

#### 1. Grant Submission Updates:

- Due 2/25: Working on submission for Hazard Mitigation Grant Program (\$5,062,500/\$15,187,500):
  - i. ADC/Honolulu City Co/Waterlines, Water Storage & Hydrants/Whitmore
    1. Opportunity (Non-Federal Share-25%/Federal Share-75%): \$687,500/\$2,062,500
  - ii. ADC/County of Kauai/Waterlines, Water Storage & Hydrants/Kalepa: \$3,125,000/\$9,375,000
  - iii. ADC/Honolulu City Co/Waterlines, Water Storage & Hydrants/Central Oahu: \$1,250,000/\$3,750,000
- Waiting to hear regarding WaterSMART Grant submitted.
- Starting to rewrite DCIP for 2/2025 submission using feedback

#### 2. Incident Report:

- None.

#### 3. Conference Attendance:

- Attended the Creating Financing Solutions for On-Site Water Reuse for New Development hosted by Hawaii Green Infrastructure Authority (HGIA).
  - i. HDOH is following CA Clean Water initiatives and San Francisco has been the leader in CA, which is serving as HDOH model. HDOH has regulations that need to be updated to address.
  - ii. Pressure on our freshwater resources, saving money and protecting our resources are the drivers in the Reuse Movement.
  - iii. "Wastewater is a use, not a waste."
  - iv. HDOH has funding for pilot projects.
  - v. HGIA has federal loan funding available for water reuse projects.
  - vi. Lixil, aka American Standard and Grohe showcased several R&D products in the area of reuse- putting more focus on in-home reuse.
  - vii. Hawaii has 80,000 cess pools discharging 50MG/day- this is prevalent in West Kauai- there is a state deadline of 2050 to eliminate cess pools.
  - viii. Eric Hough of EPIC Cleantech presented products using both black and gray water.
  - ix. Applications for ADC are: Value-Added Processing facilities, Centralized Kitchens, & Ag Worker Housing.

#### 4. Meetings and Collaborations:

- Regular Meetings with Kekaha Ag Association (KAA) in further understanding the systems, challenges & opportunities
- Met with Dr. Fink, Hawaii Department of Health, regarding NPDES draft concerns

- Continuing to touch base with several tenants regarding feedback on the license appraisal fees, and future
  - Meeting with stakeholders for the WIS
  - Submitted response to the NPDES HDOE permit draft
  - Participating in the First Lady's Keiki Food Security Working Group
  - Working with AGs office to close the Dole Well acquisition- in the final stages of Land Bureau reviewing the map for acceptance, title has cleared Land Court, moneys are in escrow (outstanding item of 3+ years)
  - Ongoing discussions with Oceanic Institute regarding aquaculture industry opportunities
5. Ongoing Projects:
- Continuous meetings regarding CIP projects.
  - HPP RFP was canceled and is in the midst of being reposted due to the PLA. This requires all signatures & process implementation again. ETA for posting is 12/13/24 if signatures received by 12/13/24 or posting moves to date signatures received.
  - Preparing for ADC BOD Meeting 1/16/25.
  - Preparing a calendar for ADC BOD Standing Committee meetings for CY25.
  - Waimea Mediation Meetings and ongoing reporting.
  - Haleiwa-Wailua-Wahiawa Irrigation System Acquisition
  - Great deal of interest, enthusiasm and excitement for the future Small Animal Slaughterhouse in the ADC FY26 budget.
  - Continued work/reconciliation of PMRF Contract.
6. Staffing and Operations:
- **ADC Annual Report DRAFT provided to BOD & due to DBEDT 12/18/24- see attached for feedback by COB 12/16/24.**
  - It is important to note that ADC has received 46 Expressions of Interest for the next round of applications.
  - Hiring updates:
    - i. Accountant IV position- her current employer offered promotion and more money when she gave notice (2<sup>nd</sup> time this has happened with a candidate). Currently reviewing/scheduling new candidate list from DHURD.
    - ii. DHURD has created flyers to advertise the positions on Kauai, and we would greatly appreciate sending them to candidates:
      1. [Agribusiness Development Corporation Kauai Property Manager | Job Details tab | Career Pages \(governmentjobs.com\)](#)
      2. [Agribusiness Development Corporation Kauai Water Systems Manager | Job Details tab | Career Pages \(governmentjobs.com\)](#)
  - Ongoing UHCDC work regarding the forage drying facility and FPINs projects, now being called the Entrepreneurial Product Innovation Network (EPIC)
  - Ongoing UHCDC work regarding Oahu EPIC project
  - The Waiahole System Team has implemented an aggressive maintenance program that is getting lots of complements from users
  - Ingrid is working with DBEDT IT to get the new phone system installed

- Purchase of vehicles for Kauai Staff has started.
  - Ingrid & Lyle are working on an updated ADC inventory
  - Completed draft WAM and FIN reports for DBEDT.
7. Capital Improvements:
- The following Projects were submitted for DBEDT & Governor consideration for CIP Request (ADC Request/Governor's Decision):
    - i. State Postharvest Facility Construction, Oahu: \$6.3M/\$1.8M
    - ii. Small Animal Slaughterhouse, Oahu: \$4M/\$4M
    - iii. Food & Product Innovation Network: \$9.5M/\$350k
    - iv. Wahiawa Reservoir and Spillway Purchase: \$5.6M/0
    - v. Kekaha Irrigation System Improvements, Kekaha: \$6.47M/\$6.47M
    - vi. Wastewater Reclaimed Water Irrigation System, Wahiawa: \$4M/0
    - vii. Ag Infrastructure Improvement, Oahu: \$9.2M/\$9.2M
    - viii. Commercial Land Purchase, Oahu: \$500k & \$4.5M/0
    - ix. Acquisition of Ag Lands, Waimea: \$1.3M/0
    - x. Purchase of Land Locked between State Owned Land: \$3M/0
    - xi. Galbraith Ag Lands Improvements: \$500k/0/0
    - xii. Acquisition of Ag Lands, Waiialua, Oahu: \$9.1M
    - xiii. Land Acquisition for Water Security, Lihue: 0/\$3M
    - xiv. Value-Added Product Development Center: 0/\$1.3M
8. Grants and Agreements:
- DLNR requested input regarding the transition of future Irrigation Systems to ADC Portfolio.
  - Drafted MOAs with the AG's office for HIDEOE (Kauai & Oahu) are in active discussions.
  - Held meetings regarding the Waimea Watershed Agreement to determine the next steps.
  - We are struggling to get a response from Spire management for two remaining projects stated
9. Project Management:
- Continuing oversight on the HPP (Received 6 Notice of Intents from Companies who will be bidding, 2 completed Statement of Qualification) and Central Oahu Food Hub projects.
    - i. We've had a protest due to the PLA which we are working on with our AG & the company was not one who submitted a Statement of Qualification
  - Managing LOI for Oahu parcels and planning next steps for PSAs with Chair Chang.
  - Staff are working to create a Land Portfolio by Year End.
  - Staff are also reviewing an Accounting System Manual.

### **Events and Conferences**

December 16: DBEDT Holiday Party, Team Meeting on Regional Kitchen

December 17: Legislative Coordinators Training through DBEDT

### **Upcoming Deadlines & Events**

December 23: Tentative meeting Big Island.

January 15, 2025: Opening Day at the Legislature

January 16, 2025: ADC Board meeting

## **Strategic Planning**

1. Permitted Interaction Groups (PIGs):
  - Land & Distribution PIGs are complete.
  - Value-Added PIG is actively updating their report based on the Zippys tour- eta of report 1/16/25.
2. Strategic Plan Updates:
  - The “Call to Action” at the Ag Leadership Conference collected a great deal of stakeholder input and will be incorporated into the Strategic Plan.
  - The Land and Distribution Service PIG reports and the future Value-Added PIG will also be included in the report.
  - Approximately \$70k remains in the budgeted amount for the Scope of Work with OPSD.
  - OPSD posted the RFP and the questions from the interested bidders included lots of feedback that the requested scope was well outside the budgeted amount.
  - We trimmed the scope of the RFP and returned to OPSD for posting. I’m still waiting for this to get posted for bidding.
  - RFP for PR Firm was posted- Mahalo Ken!
3. Working with staff to update/develop future quarterly goals.

## **Projects**

For a detailed overview of ongoing projects, please refer to the attached Gantt Chart.