

Da: February 17, 2025

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

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

Subject: Weekly Report (February 17, 2025 – February 21, 2025)

End-of-Week Debrief

1. Grant Submission Updates:

- Actively writing:
 - i. Deadline of 3/6/25: Hazard Mitigation Grant Program (25% match): \$12M
 - ii. DCIP for Spring 2025 submission using feedback & having weekly meetings including the ED, PMRF, and DBEDT Military & Community Liaison
- Awaiting notice:
 - i. WaterSMART Grant
 - ii. *Growing Hawai'i Farm to School Pathways* (GFS): \$500k

2. Conference Attendance: None.

3. Collaborations:

- WIS Acquisition Status
 - i. 2/25: HDOA BOD vote on MOA- releasing \$5M JV for acquisition
 - ii. PSAs drafts with AGs- ADC & DLNR
- Ag Day at the Capitol- lots of interest in Waiahole video (will share A@3/20 BOD), & maps of lands available & showing how much is not available
- NPDES: Public Hearing date 5/12/25 @ 10 a.m. in Kekaha
 - i. Special Counsel SOQs are being reviewed by AGs
 - ii. Drafting cost of complying with permit draft
- Drafting RFP for Kekaha Building Assessment of Condition
- Working with Hartung regarding Business Plan
- Mililani Tech Park transfer is in progress
- Working to close the Dole Well acquisition
- Working with HFBF & Stakeholders regarding bill and leg priority of repayment of Waiahole Irrigation System debt.
- Working with staff on drafting testimony regarding ADC Projects and routing through DBEDT or filing; answering questions regarding bills and ADC budget requests
- Collaborating with staff for a future organizational chart to balance the ADC BOD's priorities and execute projects
- ADC BOD PIG formed to draft Subsidiary Policies for fulfilling ADC Statute
- ADC BOD PIG formed to draft Solar Policies for ADC
- ADC BOD Value-Added PIG finishing report

Ongoing Projects:

- Central Oahu Ag & Food Hub Infrastructure
 - i. *Off-Site Improvements*: not impacted by PLA-under \$1.5M; bid awarded in October, Notice to Proceed (NTP): 3/14/25; Complete Construction ETA: 1/28/26
 - ii. *Site Improvements & Sewer Lift Station*: Est. Construction award 8/25 (PLA)

- iii. *Notice to Vacate*: Completed; a few relocating materials left
 - iv. *UH CDC Concept Development & Business Case*: Ongoing, requested presentation at Wahiawa Board Meeting in March to present
 - v. *Demolishing Buildings*: Planning Stage for several phases
- DOE Regional Kitchen
 - i. *Issue Letter of Authorization to Demolish Buildings*: 2/25
 - ii. *ADC Executes Lease with HDOE*: ETA 6/25
- Farm Field Days
 - i. Clearing of Land: Complete
 - ii. BOW Line: Awarded
 - iii. ADC BOD to determine Rent: 4/25
- HPP RFP
 - i. Ken & I toured a facility in LA that has 7 machines to understand building and workflow- extremely beneficial. Drives the Operate & Maintain RFP that will be forthcoming soon.
 - ii. RFP Responses due 3/12
 - iii. Award date: 4/10
 - iv. Contract: 6/30
 - v. Notice to Proceed: 7/1
- Small Animal Slaughterhouse
 - i. Business Plan being refined with Small Animal Industry
 - ii. \$4M currently budgeted for FY27
- Wahiawa Dam and Irrigation System
 - i. ADC Completed Phase 2, surveys, ESA 1 & 2; est. \$350k for additional clean up
 - ii. LOIs: Executed
 - iii. PSAs: Drafted heading to DLNR for review
 - iv. \$10M released by B&F- \$5M for purchase; \$5M for Design
- Wahiawa Pedestrian Bridge
 - i. ETA for Completion 2/9/26
- Wahiawa Reclaimed Wastewater Systems
 - i. Phase i: Transmission waterline from the WWTP to GAL to transmit R-1 Water
 - ii. Phase 2: Interconnecting pipelines to integrate the R-1 waterline with the GAL irrigation system
 - iii. Phase 3: Lake in-take pump station at Lake Wilson
 - iv. Phase 2 & 3 plans and design have not been funded yet
- Mililani Tech Park
 - i. AG working on Title Transfer
- Kauai Commercial Building
 - i. Bill of Sale signed/executed
 - ii. Drafting RFP for building assessment: water, sewer, sprinklers, HVAC, reefers current condition

- iii. Completing interviews for Kauai Water & Property Manager- pulled down post from State & ADC websites
 - Weekly preparations for ADC BOD Meeting 3/3/25 & 3/20/25 – PLEASE Note the agenda for 3/20 is lengthy
 - Waimea Mediation Meetings and ongoing reporting.
 - Staff met and rewrote the process the PMRF Pump execution and billing
 - BMP inspections on Oahu & Kauai
- 4. Staffing and Operations:
 - Hiring updates:
 - i. Accountant IV position- Starting 3/4/25
 - ii. Accountant V position- actively interviewing candidates
 - iii. Kauai Water Workers- working to post, want to get Kauai Water manager hired to participate in interviews- positions will be located at Kekaha Building.
 - iv. FPIN Manager- confirming UH Grant funding for 50% of salary is intact; have received 5 applications
 - v. Waiahole Water Worker: out for 4+ months, hope to have return to work update 2/28. Reduces work by 33% due to working in teams of 2, and short a person
 - Ongoing UH CDC work regarding the forage drying facility, Small Animal Slaughterhouse and FPINs projects, now being called the Entrepreneurial Product Innovation Network (EPIC)
 - The Waiahole System Team has implemented an aggressive maintenance program that is getting lots of complements from users- needing to rent 2 pieces of equipment in the new year to keep going.
- 5. 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 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, Waialua, Oahu: \$9.1M
 - xiii. Land Acquisition for Water Security, Lihue: 0/\$3M
 - xiv. Value-Added Product Development Center: 0/\$1.3M

xv.

6. Grants and Agreements:

- Working with DLNR on the ROE and transfer of the East Kauai Irrigation System and working on CIP use of funds.
- License for HIDOE (Oahu) is in active discussions.
- Extended contract with Spire to complete two outstanding items

7. Project Management:

- Continuing oversight into the HPP Solicitation
- Working with HDOA for JV of the \$5M for WIS acquisition
- Working with Dole, Sustainable Hawaii and DLNR on the WIS
- Staff are working to create a Land Portfolio by Year End.
- Staff are also reviewing an Accounting System Manual.

Events and Conferences

- None.

Upcoming Deadlines & Events

- I. 2/20/25: Ag Day at the Capitol, Tour of Egg Cracking Facility, LA
- II. 2/21: Tour of HPP Facility, LA
- III. 3/5/25: NEW BOD Meeting (February)
- IV. 3/6/25: HIEMA Grant Due
- V. 3/12/25: Admin Committee Meeting
- VI. 3/20/25: ADC BOD Meeting
- VII. 3/26: Prince Kuhi8o Day
- VIII. 4/17: ADC BOD Meeting

Strategic Planning

1. Permitted Interaction Groups (PIGs):

- Value-Added PIG will report 3/3/25
- Solar PIG and

2. Value-Added PIG is actively updating their report

3. 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!

4. Working with staff to update/develop future monthly, and quarterly goals based on ED Goal PIG Report submitted for 12/6/24 meeting.

5. Working with Staff to draft future staffing needs based on current and upcoming initiatives

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