

Da: March 17, 2025

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

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

Subject: Weekly Report (March 10, 2025 – March 14, 2025)

### End-of-Week Debrief

1. Grant Submission Updates:

- Actively writing:
  - i. Deadline of 4/6/25: 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: ETA 7/25
  - ii. *Growing Hawai'i Farm to School Pathways* (GFS): \$500k
  - iii. *4 Federal Earmarks*: Dole Wells (Oahu), Temporary Food Storage (Big Island), Waiahole Irrigation Project (Oahu); Wildfire Mitigation (Oahu)

2. Conference Attendance: None.

3. Collaborations:

- WIS Acquisition Status
  - i. HDOA/ADC MOA initiated for electronic signature (HDOA); Confirmation email 2/5/25 from Chair Chang; providing JV information \$5M for acquisition, working on timing & raising ADC Ceiling to purchase
  - ii. PSAs with Sustainable Hawaii & Dole meeting with HDOA, DLNR & HDOA under review
- NPDES: Public Hearing date 5/12/25 @ 10 a.m. in Kekaha
  - i. Special Counsel selected by AGs
  - ii. Drafted cost of complying with permit draft
- Drafting RFP for Kekaha Building Assessment of Condition
- Working with Army Corp & HDOA on upgrade of Reservoirs 155 & 225- Inouye Project
- Mililani Tech Park transfer is paused due to AG change at HTDC
- Dole Well acquisition- land court has recorded, should get a copy in 1-2 weeks and sales will officially be complete- following up
- Working with HFBF & Stakeholders regarding bill and leg priority of repayment of Waiahole Irrigation System debt- crossed over
- Working with staff in preparation for WAM Hearing
- Collaborating with staff for a future organizational chart to balance the ADC BOD's priorities and execute projects

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. *UHCDC 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. RFP Responses: 2 received, being evaluated
  - ii. O&M RFP to ADC BOD 4/17/25
  - iii. Award date est. : 4/10
  - iv. RFP for O&M issued: 4/25
  - v. Contract: 6/30
  - vi. 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:
- Staffing: Meeting with staff to determine annual, quarterly goals & professional development, updating Position Descriptions individually
  - Hiring updates:
    - i. Accountant IV position- Starting 3/18/25
    - 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- 13 resumes for initial review
    - v. Waiahole Water Worker: out for 5+ months, hope to have return to work update 4/7. Reduces work by 33% due to working in teams of 2, and short a person
    - vi. Looking for Contract Worker to assist with Waiahole operations due to being short staffed
  - 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

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 HDOE (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. 3/17-21: Hearings
- II. 3/18: Staff meetings with PMRF Contract Staff, DBEDT Managers Meeting
- III. 3/19: Meeting with DLNR & HDOA on WIS Status & Timeline; Lt. governor/USDA Planning meeting
- IV. 3/20: ADC BOD Meeting
- V. 3/21: Meeting with Grant Writer
- VI. 3/24-26: Invited to DC with Lt. Governor meeting with USDA Secretary of Agriculture
- VII. 3/26/26: Prince Kuhio Day
- VIII. 3/27-28: OOO
- IX. 4/6/25: HIEMA Grant Due
- X. 4/17: ADC BOD Meeting

**Strategic Planning**

1. Permitted Interaction Groups (PIGs):

- Solar PIG
- Subsidiary PIG

2. Strategic Plan Aggressive Draft Schedule:

- a. 3/31/25: OPSD & UHCDC MOA
- b. 4/1-4/15: Organize/Disseminate Info by Statute
- c. 4/16-4/30: Outline Infrastructure & CIP
- d. 5/1-5/15: Draft Strategic Priorities & Policy Recommendations
- e. 5/16-5/31: Refine CIP
- f. 6/1-6/15: Review, Refine, Integrate Components
- g. 6/16-6/30: Draft to ADC BOD for Review & Refinement
- h. Q1 FY26: Approval & Rollout with kickoff and communication plan
- i. Ongoing: Quarterly progress review & Annual updates

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

