

Da: April 7, 2025

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

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

Subject: Weekly Report (March 31, 2025 - April 7, 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. *4 Federal Earmarks*: Dole Wells (Oahu), Temporary Food Storage (Big Island), Waiahole Irrigation Project (Oahu); Wildfire Mitigation through Storage (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, also working to create a package of all key information for Chair Chang to use in discussions with the Governor. Plan to include an update for the ADC BOD April 17, 2025.
 - ii. PSAs with Sustainable Hawaii & Dole meeting with HDOA, DLNR & HDOA under review by all parties.
- NPDES: Public Hearing date 5/12/25 @ 10 a.m. in Kekaha is scheduled.
 - i. Special Counsel selected by AGs
 - ii. Drafted cost of complying with permit draft
 - iii. Working with DBEDT on short-term and long-term funding needs
- Drafting RFP for Kekaha Building Assessment of Condition
- KHON2 segment on ADC property update 4.4.25
- Segments
- **Date-range:** 04/05/2025 07:00:06 - 04/05/2025 07:03:32
Source: KHON | **Market:** HONOLULU
[Play / Download](#)
- Working with Army Corp & HDOA on upgrade of Reservoirs 155 & 225- Inouye Project from 2001 for delivery schedule
- 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 to get paperwork in hand
- Working with HFBF & Stakeholders regarding bill and leg priority of repayment of Waiahole Irrigation System debt- crossed over
- Working with staff in preparation for daily testimony at the legislature

- Collaborating with staff for a future organizational chart to balance the ADC BOD's priorities and execute projects
- Receiving weekly calls regarding land availability and encouraging applications

Ongoing Projects:

- Budget Update Highlights for FY26
 - i. \$2,058,118: MOA with CTAHR for Farmer Support
 - ii. \$4,150,100: RFP for Regional Kitchen training and menu development
 - iii. \$4,125,000 FY26 & FY27: Farm to School Locally source 30% of DOE Meal Support
- 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 on site
 - iv. *UHCDC Concept Development & Business Case*: Ongoing, good progress with UHCDC completing stakeholder meetings and working to present to ADC BOD 4/17/2025.
 - v. *Demolishing Buildings*: Planning Stage for several phases
- DOE Regional Kitchen
 - i. *Issue Letter of Authorization to Demolish Buildings*: 2/25 completed
 - ii. *Drafting MOA and working on Lease Terms with HDOE*
 - iii. *ADC Executes Lease with HDOE*: ETA 6/25
- Farm Field Days 7/11, 12, & 13, 2025 SAVE the Date
 - i. Clearing of Land: Complete, HFBF & 4H have visited the site and are pleased
 - 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 and Governor for review

- iv. \$10M released by B&F- \$5M for purchase; \$5M for Design, requires an increase in ADC budget ceiling to execute purchase
 - Wahiawa Pedestrian Bridge
 - i. ETA for Completion 2/9/26
 - ii. Parcel is slated for purchase with WIS by ADC
 - Wahiawa Reclaimed Wastewater Systems
 - i. Phase 1: 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. ADC AG working on Title Transfer paused due to no AG at HTDC
 - 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- rewriting Position Descriptions due to the changes in responsibility with the NPDES Draft and needs of PMRF contract
 - PMRF Contract: Work is being performed, new invoicing system has been set up and billing is being caught up using the new invoicing system and sign off process
 - Waimea Mediation Meetings and ongoing reporting.
 - Staff met and rewrote the process the PMRF Pump execution and billing
 - BMP inspections on Oahu & Kauai are ongoing
4. Staffing and Operations:
- Staffing: Meeting with staff to determine annual, quarterly goals & professional development, updating Position Descriptions individually with staff based on current and future projects and workload
 - Hiring updates:
 - i. Accountant IV position- working to finalize the candidate's paperwork
 - 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, will be shared with interviewing committee, Ingrid will be scheduling the interviews with the candidates and committee members (DBEDT, ADC & UH)
 - v. Waiahole Water Worker: out for 6 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 UHDCDC 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 compliments 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 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. 4/4: Interview with KHON regarding Central Oahu Progress
- II. 4/7-8: Completing interviews for Kauai Property & Kauai Water Manager
- III. 4/8: Marketing Communications Standing Committee meeting
- IV. 4/9: Water Reclamation Project meeting; KODIS meeting regarding Puu Lua; Ulupono Initiative Interview
- V. 4/10: Senate Floor Approval for Board member Okimoto and Board Member Trump
- VI. 4/17: ADC BOD Meeting

Strategic Planning

1. Permitted Interaction Groups (PIGs):
 - HI-USDA Policy Summit PIG Report
 - Solar PIG
 - Subsidiary PIG
2. Strategic Plan Aggressive Draft Schedule:
 - a. 3/31: OPSD & UHCDC MOA with UH Legal
 - 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.