

Da: April 21, 2025

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

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

Subject: Weekly Report (April 14, 2025 – April17, 2025)

End-of-Week Debrief

1. Grant Submission Updates:

- Actively writing:
 - i. Requesting letters of support and answering questions on three Congressionally Directed Funding opportunities- most due on/around May 9
 - ii. Deadline of 5/6/25: Hazard Mitigation Grant Program (25% match): \$12M – requires Letters of Support
 - iii. DCIP for Spring 2025 submission using feedback & having weekly meetings including the ED, PMRF, and DBEDT Military & Community Liaison, Draft new budget
- Awaiting notice:
 - i. WaterSMART Grant: ETA 7/25

2. Conference Attendance: None.

3. Collaborations:

- Milestone Goals for the Week Ahead:
 - i. Close the Dole Wells
 - ii. Acquisition paperwork for Dole Wells emerged from Land Court and we're looking to execute purchase week of 4/21/25
 - iii. July 11-13, 2025, Hawaii Farm Bureau Federation Farm Fair date is set to happen on ADC land in Central Oahu
- WIS Acquisition Status
 - i. ADC & HDOA have completed due diligence
 - ii. HDOA's AG has drafted/routed for approval and is in the process of sending MOA out for e-sign
 - iii. DLNR: Awaiting MOA for Governor's approval prior to establishing escrow
 - iv. PSAs with Sustainable Hawaii & Dole are being revised
- NPDES: Public Hearing date 5/12/25 @ 10 a.m. in Kekaha is scheduled
- Drafting RFP for Kekaha Building Assessment of Condition
- Working with Army Corp & HDOA on upgrade of Reservoirs 155 & 225- Inouye Project from 2001 for delivery schedule
- Mililani Tech Park transfer is in process
- Working with HFBF & Stakeholders regarding HB300 Budget
- Receiving weekly calls regarding land availability and encouraging applications

Ongoing Projects:

- Budget Update Highlights from HB300 SD1:
 - \$1.3M: Land Acquisition on Kauai
 - \$39M: Land Acquisition on Kauai
 - \$1.3M: Land Acquisition Hawaii County

- \$9.2M: Ag Infrastructure Improvements Oahu
- \$17M: Small Animal Processing Facility on Oahu
- \$2M: Land acquisition for small animal processing on Oahu
- \$22M: Post harvest facility Oahu
- \$350k: Food Manufacturing plans for statewide network
- \$6.275M: Land acquisition for Food Processing Plant, Oahu
- \$2M: Irrigation system acquisition
- \$3M: Land acquisition for land locked between state owned lands, Oahu
- \$500K: Land acquisition, Oahu
- \$2M: Plans, design, site improvement for small animal slaughterhouse
- \$4M: Plans, designs, construction and equipment for water reclamation system and intake pump (preserving drinking aquifer)
- Central Oahu Ag & Food Hub Infrastructure
 - i. *Off-Site Improvements*: Expected start date is May 2025 – complete within 12 months
 - ii. *Site Improvements & Sewer Lift Station*: Est. Construction award 8/25 (PLA)
 - iii. *Notice to Vacate*: Completed
 - iv. *UHCDC Concept Development & Business Case*: To be presented to ADC BOD 4/17/2025, budget developed by 8/1/25
 - v. *Demolishing Buildings*: Planning Stages
- 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 5/25
- Farm Field Days 7/11, 12, & 13, 2025
 - i. *Clearing of Land*: Complete, HFBB & 4H have visited the site and are pleased
 - ii. *BOW Line*: Awarded
 - iii. *ADC BOD to determine Rent*: 4/17/25
- HPP RFP
 - i. *O&M RFP to ADC BOD* 5/15/25
 - ii. *Award*: Issued 4/11/25
- Small Animal Slaughterhouse
 - i. *Business Plan* being refined with Small Animal Industry- VERY supportive industry

- 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. Parcel is slated for purchase with WIS by ADC by 6/30/25
 - ii. ROE will be issued by Sustainable Hawaii
- Wahiawa Reclaimed Wastewater Systems
 - i. Overview: Promote food production through redundant, reliable irrigation water sources, greatly increasing irrigation water storage, expanding Galbraith irrigation system, while reducing pressure on the drinking aquifer
 - ii. Impact: Drought-proof water supply for ag irrigation, reclassify Wahiawa Reservoir as unrestricted waters, and halt effluent disposal
 - iii. Project Scope:
 - 1. ADC's Role: Build 14MG reservoir; dual FMs from Wahiawa WWTP to new ADC 14mg reservoir (eta: 7/2030)
 - 2. City's Role: Improve Wahiawa WWTP Recycled Water effluent pump station (eta: 6/2026), HDOH R-1 Certification, WWTP improvements (12/2031)
 - iv. Current Status at ADC: *Phase 2 & 3 plans and design have not been funded yet*
 - 1. Phase 1: Transmission waterline from WWTP to GAL to transmit R-1 Water
 - 2. Phase 2: Interconnecting pipelines to integrate the R-1 waterline with the GAL irrigation system
 - 3. Phase 3: Lake in-take pump station at Lake Wilson
- 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: In discussion
- 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

- Staff meetings are being held weekly
 - 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 UH CDC work regarding the forage drying facility, Small Animal Slaughterhouse and Food Manufacturing Projects
 - The Waiahole System Team has implemented an aggressive maintenance program that is getting lots of complements from users- needing to rent two pieces of equipment in the new year to keep going.
5. Capital Improvements: Christian Crossing Bridge (contract awarded), Kekaha Bridge (RFP is out); Kekaha building RFP in development
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. 4/21: HB300- state budget
- II. 4/21-25: Mark Takemoto OOO
- III. 4/23: HIR Alumni Lunch
- IV. 4/24: Sentinel Landscape
- V. 4/29-5/2: Ken Nakamoto Attending University of Maryland Project Management Summit
- VI. 4/30 Est: Budget Worksheets released
- VII. 5/12: NPDES Hearing on Kauai

- VIII. 5/14: CWRM Meeting on Kauai
- IX. 5/15: ADC BOD Meeting
- X. 5/16-5/27: Wendy Gady OOO
- XI. Planning a future trip to Maui to meet with stakeholders
- XII. Planning future ADC BOD meetings on neighboring islands

Strategic Planning

- 1. Permitted Interaction Groups (PIGs):
 - Solar PIG
 - Subsidiary PIG
- 2. Strategic Plan Aggressive Draft Schedule:
 - a. 3/31: OPSD & UH CDC 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.