

Da: May 5, 2025

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

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

Subject: Weekly Report (April 28, 2025 – May 2, 2025)

End-of-Week Debrief

1. Grant Submission Updates:

- Actively writing:
 - i. 5/2: Congressionally Directed Funding requests and Letters of Support completed
 - ii. Deadline of 4/6/25: Hazard Mitigation Grant Program (25% match): \$12M
 - iii. 5/13: Brief for upcoming DCIP for opening soon for applications
- Awaiting notice:
 - i. WaterSMART Grant: ETA 7/25

2. Conference Attendance:

- Sentinel Landscape Advisory Meeting

3. Budget: Awaiting worksheets, C&Rs for Governor, Letters of Support to Governor & B&F from stakeholders

4. Collaborations:

- **Congratulations ADC Staff on completing the Dole Wells acquisition after 4 years!**
- **Teamwork in action working to expend remaining budget for 2025- ty**
- WIS Acquisition Status

i. Milestones Achieved:

1. Due Diligence: Complete
 - a. ADC & HDOA: Phase 1 & 2 Complete
 - b. DLNR: Phase 1 & 2 complete, starting Phase 3
2. Appraisal: Complete
3. Signed Letters of Interest: ADC/ Sustainable, ADC/Dole
4. Purchase Sale Agreements:
 - a. Drafted: ADC and Sustainable Hawaii, ADC and Dole
 - b. DLNR will handle separate

ii. Next Steps & Owner:

1. DLNR: Send Phase 1 & 2 reports to ADC, Dole approval to separate the ADC & DLNR gifts; Governor's approval in writing; complete due diligence, execute LOI and PSA with Dole
2. HDOA & ADC: Board approval for Acquisition with Governor's approval; Open Escrow; Transfer funds to title company; execute sale; execute transfer to ADC with ROE for design/repairs
3. HDOA: AG routing MOA , Complete Design with Budget Estimate, finalize design plans, advertise, bid and construct repairs
4. ADC: Revise ADC/Dole to include TMK (1) 7-3-012-002 (irrigation valve house); post SH sale executes Dole Gift/transfer, Confirm

Phase 1&2 Reports to Appraiser, contact landowners whose properties are traversed by WIS infrastructure

5. ADC/HDOA/DLNR: Determine water flow during repairs

- NPDES: Public Hearing date 5/12/25 @ 10 a.m. in Kekaha is scheduled
- Working to draft a contract for maintenance help with Waiahole due to being short staffed
- PR/Becker Communications: Completed interview with Kauai online media
- ORC&D: Conservation Master Plans for Oahu- enables formers to get on the land
- Kauai Soil & Water Conservation: Conservation Master Plans for Kalepa and Kekaha
- 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 DAGS on a potential ADC site on Maui
- 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, HFBF & 4H have visited the site and are pleased
 - ii. BOW Line: Awarded
- HPP RFP
 - i. O&M RFP to ADC BOD 5/15/25
 - ii. Award: Issued 4/11/25
- Small Animal Slaughterhouse
 - iii. Business Plan being refined with Small Animal Industry- VERY supportive industry
 - iv. Industry writing/submitting Letters of Support to Governor
- Wahiawa Dam and Irrigation System
 - v. ADC Completed Phase 2, surveys, ESA 1 & 2; est. \$350k for additional clean up
 - vi. LOIs: Executed
 - vii. PSAs: Drafted heading to DLNR and Governor for review
 - viii. \$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
- 5. Staffing and Operations:
 - Staffing: Contract Manager's last day will be 5/14/25; working to update PD and post, meetings are being held weekly
 - Hiring updates:
 - i. Kauai Water Manager: Evaluating & Scoring for Offer
 - ii. Kauai Property Manager: Evaluating & Scoring for Offer
 - iii. Accountant IV & V position- new applicant several round of interviews
 - iv. Kauai Water Workers- posted on ADC & DHURD website
 - v. FPIN Manager- interviews complete, evaluating applicants
 - vi. Waiahole Water Worker: out on worker's comp
 - vii. Drafting PD for Commodity Coordinator
 - 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 2 pieces of equipment in the new year to keep going.
- 6. Capital Improvements: Christian Crossing Bridge (contract awarded), Kekaha Bridge (RFP is out); Kekaha building RFP in development
- 7. 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
- 8. 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. 5/9: Waimea Mediation Meeting
- II. 5/12: NPDES Hearing on Kauai
- III. 5/13: R-1 Meeting with City
- IV. 5/14: CWRM Meeting on Kauai

- V. 5/15: ADC BOD Meeting
- VI. 5/16-23: OOO
- VII. 6/2: Jury Summons for ED
- VIII. 6/6: Staff Strat Plan Workshop
- IX. 6/19: ADC BOD Meeting
- X. 6/26: ADC Special BOD Meeting
- XI. 7/11-13: Hawaii Farm Bureau Farm Fair
- XII. 7/17-18 Food Innovation Summit

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 (MOA between UH CDC & OPSD in OPSD AG office)
 - 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.