

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



WENDY GADY
EXECUTIVE DIRECTOR

STATE OF HAWAII
AGRIBUSINESS DEVELOPMENT CORPORATION
HUI HO'OU LU AINA MAHIAI

Notice of Regular Meeting of the Board of Directors

Held via Teleconference with In-Person Viewing Location

OCTOBER 16, 2025
1:00 p.m.

Pursuant to section 92-3.7, *Hawaii Revised Statutes*, this meeting will be held using interactive conference technology (ICT). Board members, staff, people with business before the Board, and the public may participate remotely online using ICT, or may participate via the in-person meeting site which provides ICT.

Interested people may submit written testimony in advance of the meeting, which will be distributed to Board members prior to the meeting. If possible, we request that testimony be received by our office not less than seventy-two hours prior to the meeting to ensure that staff in time to disseminate it and that Board members have time to review it. Written testimony may be submitted electronically to dbedt.adc@hawaii.gov or sent via U.S. Postal Service, or delivered to:

Agribusiness Development Corporation
235 S. Beretania Street, Suite 205
Honolulu, Hawaii 96813

When testifying via ICT, via telephone, or in-person, you will be asked to identify yourself and the organization you represent, if any. Each testifier will be limited to two minutes of testimony per agenda item.

The public may participate in the meeting via:

ICT: <https://us06web.zoom.us/j/81437899812>

Telephone: (669) 900-6833, Webinar ID: 814 3789 9812

In-Person: Maui Community College
Pilina Events Center
310 West Kaahumanu Avenue
Kahului, Hawai'i 96732

ICT ACCESS

To view the meeting and provide live oral testimony, please use the link above. You will be asked to enter your name in order to access the meeting as an attendee. The Board requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., ****@****.com.

As an attendee, your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson or staff will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

TELEPHONE ACCESS

If you do not have ICT access, you may get audio-only access by calling the Telephone Number listed above.

Upon dialing the number, you will be prompted to enter the Meeting ID that is listed next to the Telephone Number above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. Please wait until you are admitted into the meeting.

Board Meeting Agenda
October 16, 2025

When the Chairperson asks for public testimony, you may indicate you want to testify by entering “#” and then “9” on your telephone’s keypad. After entering “#” and then “9”, a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing “#” and then “6” on your telephone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter “#” and then “6” again to mute yourself.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>.

IN-PERSON ACCESS

There will also be one meeting location, open to the public, which will have an audio-visual connection. That meeting will be held at:

Maui Community College
Pilina Events Center
310 West Kaahumanu Avenue
Kahului, Hawai‘i 96732

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to two minutes of testimony per agenda item.

LOSS OF CONNECTIVITY

In the event of a loss of ICT connectivity, the meeting will be recessed for a period not to exceed thirty minutes to restore connectivity with all board members and the public in-person access location noted above. In the event that audio connectivity is re-established within thirty minutes without video connectivity, interested participants can access the meeting via the telephone number and Meeting ID number noted above. In the further event that connectivity is unable to be restored within thirty minutes, the meeting will be automatically continued to a date and time to be posted on the ADC website at <https://dbedt.hawaii.gov/adc/> no later than close of business the next business day. New ICT, telephone, and in-person access information will be posted on the website no less than twenty-four hours prior to the continued meeting date. Alternatively, if a decision is made to terminate the meeting, the termination will be posted on the ADC website.

SPECIAL ASSISTANCE

If you require special assistance, accommodations, modifications, auxiliary aids, or services to participate in the public meeting process, including translation or interpretation services, please contact staff at (808) 586-0186 or by email at dbedt.adc@hawaii.gov.

Please allow sufficient time for ADC staff to meet requests for special assistance, accommodation, modifications, auxiliary aids, translation, or interpretation services.

NOTE: MATERIALS FOR THIS AGENDA WILL BE AVAILABLE FOR REVIEW IN THE ADC OFFICE, 235 S. BERETANIA STREET, SUITE 205, HONOLULU, HAWAII 96813 A MINIMUM OF THREE FULL BUSINESS DAYS (WEEKENDS AND STATE AND FEDERAL HOLIDAYS EXCLUDED) PRIOR TO THE MEETING.

Agribusiness Development Corporation Non-Discrimination Statement

The Agribusiness Development Corporation does not discriminate on the basis of race, color, sex, national origin, age, or disability, or any other class as protected under applicable federal or state law, in administration of its programs, or activities, and the Agribusiness Development Corporation does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected by, or oppose action prohibited by, 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

If you have any questions about this notice or any of the Agribusiness Development Corporation’s non-discrimination programs, policies, or procedures, you may contact:

Mark Takemoto
Acting Title VI Non-Discrimination Coordinator
235 S. Beretania St., Ste 205 Honolulu, HI 96813
(808) 586-0186
dbedt.adc.titlevi@hawaii.gov

If you believe that you have been discriminated against with respect to an Agribusiness Development Corporation program or activity, you may contact the Acting Non-Discrimination Coordinator identified above.

AGENDA

- A. Call to Order & Roll Call
- B. Approval of Minutes
 - 1. Regular Meeting, Regular Session Minutes, August 25, 2025
 - 2. Limited Meeting, Regular Session Minutes, August 25, 2025
 - 3. Regular Meeting, Regular Session Minutes, September 18, 2025
 - 4. Special Meeting, Regular Session Minutes, September 25, 2025
- C. Chairperson's Report
 - 1. None
- D. Committee & Permitted Interaction Group Reports
 - 1. Colorado Kitchen & Slaughterhouse Permitted Interaction Group Report
 - 2. Standing Administration Committee Report
- E. Action Items
 - 1. Request for approval to authorize the executive director to execute binding instruments, negotiate and execute a purchase and sale agreement, and conduct due diligence to facilitate the purchase of the fee-simple interest in certain real property located in Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai'i, Tax Map Key Nos. (4) 7-4-005:032; :018. *The board may go into executive session to deliberate concerning the authority of persons designated by the board to conduct and negotiate the acquisition of public property, pursuant to section 92-5(a)(3), Hawaii Revised Statutes.*
 - 2. Request for approval to authorize the executive director to execute binding instruments, negotiate and execute a purchase and sale agreement, and conduct due diligence to facilitate the purchase of the fee-simple interest in certain real property located east of Maalo Road at Hanamā'ulu, Līhu'e, County of Kaua'i, State of Hawai'i, Tax Map Key No. (4) 3-8-018:001 (portion). *The board may go into executive session to deliberate concerning the authority of persons designated by the board to conduct and negotiate the acquisition of public property, pursuant to section 92-5(a)(3), Hawaii Revised Statutes.*

3. Request for approval to authorize the executive director to execute binding instruments, negotiate and execute a purchase and sale agreement, and conduct due diligence to facilitate the purchase of the fee-simple interest in certain real property located at Waimea, District of Waimea, County of Kauaʻi, State of Hawaiʻi, Tax Map Key Nos. (4) 1-6-001:028; :030; :045. *The board may go into executive session to deliberate concerning the authority of persons designated by the board to conduct and negotiate the acquisition of public property, pursuant to section 92-5(a)(3), Hawaii Revised Statutes.*
4. Request for approval to authorize the executive director to execute binding instruments, negotiate and execute a purchase and sale agreement, and conduct due diligence to facilitate the purchase of the fee-simple interest in certain real property located at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaiʻi, Tax Map Key No. (1) 9-2-001:011 (portion). *The board may go into executive session to deliberate concerning the authority of persons designated by the board to conduct and negotiate the acquisition of public property, pursuant to section 92-5(a)(3), Hawaii Revised Statutes.*
5. Request for the board of directors to make a determination that it is necessary to conduct a limited meeting to be held following the November board meeting for on-site inspections of certain properties and facilities on the island of Hawaiʻi for purposes related to board business at which public attendance is not practicable; and authorize the executive director to seek concurrence for the limited meeting from the director of the Office of Information Practices.
6. *Reserved.*
7. Request for approval to issue a new license agreement to the Hawaiʻi Department of Education for a centralized kitchen facility in Whitmore Village, District of Wahiawā, City and County of Honolulu, State of Hawaiʻi, Tax Map Key Nos. (1) 7-1-002:004 (portion); :009 (portion).
8. Request for approval to amend Non-Exclusive Right-of-Entry Agreement No. ROE-K-25-01, issued to Mana Solar + Storage, LLC, to extend the term for one additional year for due diligence activities for a potential solar project near Kekaha, District of Waimea, County of Kauaʻi, State of Hawaiʻi, Tax Map Key No. (4) 1-2-002:001 (portion).
9. Request for approval to issue a new right-of-entry agreement to Kauai Island Utility Cooperative to certain limited areas of the Mānā Plain to conduct due diligence for electrical transmission line purposes in Kekaha, District of Waimea, County of Kauaʻi, State of Hawaiʻi, Tax Map Key No. (4) 1-2-002:001 (portion).
10. Request for approval to establish a permitted interaction group to assess Maui agricultural irrigation systems to support and expand agriculture on Maui. The permitted interaction group to provide the Board of Directors all results and

findings and recommendations at an Agribusiness Development Corporation Board of Director's meeting, pursuant to section 92-2.5, Hawai'i Revised Statutes; appointment members thereto.

F. Informational Items

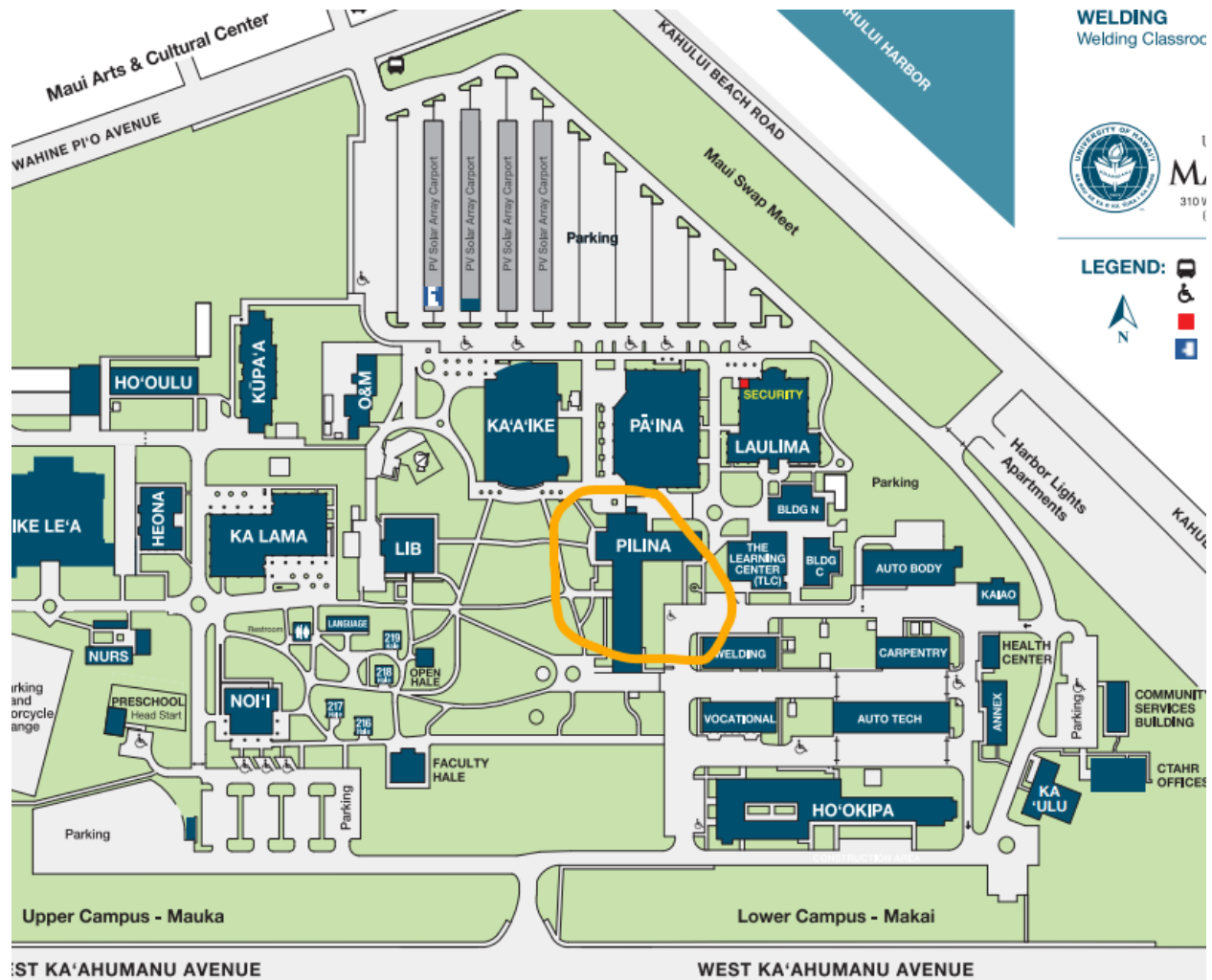
1. Presentation by Superintendent Keith Hayashi with the Hawai'i Department of Education regarding the department's vision for centralized kitchens and institutional purchasing.
2. Presentation by Paulette "Anela" Akana with the Agribusiness Development Corporation regarding the Food and Product Innovation Network.
3. Presentation by Director Mike Lambert with the Hawai'i Department of Law Enforcement regarding potential operations in Whitmore Village.
4. Presentation by Dexter Kishida with the Hawai'i Department of Transportation regarding food distribution, logistics, and the role of Maui transportation infrastructure in supporting agricultural markets.
5. Presentation by Director Rogerene "Kali" Arce with the County of Maui, Department of Agriculture, regarding their strategic initiatives and plans.
6. Presentation by Warren Watanabe, Executive Director of the Maui Farm Bureau Federation regarding strengthening Maui's base of local farmers, and the Agribusiness Development Corporation's role in expanding land and infrastructure holdings and investing in projects on Maui.
7. Presentation by Kalani L. H. Ka'anā'anā, Chief Executive Officer with Hawaii Green Growth regarding their statewide sustainability framework, including the Aloha + Challenge and the United Nations Sustainable Development Goals, as well as opportunities for the Agribusiness Development Corporation to align agricultural priorities with statewide sustainability, climate resilience, and measurable outcomes.
8. Presentation by John White, Chief Executive Officer, Hawai'i Farm Project regarding infrastructure investments and strategic land purchases to support farmers on Maui, update on Maui Gold and Hawai'i Farm Project priorities and long-term vision.
9. Presentation by Jeremy Kimura, Director of Fresh Water, Ulupono Initiative, and Dr. Ayron Strauch, Hydrologist, Stream Protection and Management Program, Commission on Water Resource Management, regarding freshwater and agriculture on Maui (current conditions, constraints, near-term opportunities, and policy/infrastructure needs).

10. Presentation by Darren Strand, President, Hawai'i Farm Bureau regarding statewide farmer priorities; Maui-specific needs; partnership opportunities with the Agribusiness Development Corporation.
11. Executive Director's Report including an update on current agency projects. Please also see weekly reports available at <https://dbedt.hawaii.gov/adcr/reports/>

G. Adjourn

The Board may go into executive session on any agenda item pursuant to the exceptions provided under section §92-5, Hawaii Revised Statutes.

Location:
UH Maui College
Pilina Events Center



AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Board of Directors Meeting held Virtually on August 25, 2025

Via Zoom Teleconference and/or In-Person at Kekaha Agricultural Processing Building, 7189-D Kaunualii Highway, Kekaha, Hawaii 96752

Pursuant to section 92-3.7, Hawaii Revised Statutes (HRS), this meeting was held remotely with Board members, Staff, Applicants, and the Public participating via Zoom meeting venue, and an In-Person meeting location available for public participation at the Kekaha Agricultural Processing Building, 7189-D Kaunualii Highway, Kekaha, Hawaii 96752.

Members Present, in person:

Jesse Cooke, City and County of Honolulu Member (Member Cooke)

David Hinazumi, Kauai County Member (Member Hinazumi)

Dean Okimoto, Member-At-Large (Member Okimoto)

Nathan Trump, Hawaii County (Member Trump)

Jayson Watts, Chair, Maui County Member

Members Present, virtually:

Earl Yamamoto, for Sharon Hurd, Ex-Officio Member for HBOA (Member Yamamoto)

Jason Okuhama, Vice-Chair, Member-At-Large (Member Okuhama)

Karen Seddon, Member-At-Large (Member Seddon)

Dane Wicker, Designee for DBEDT, Ex-Officio Member James Tokioka (Member Wicker)

Members excused:

Glenn Hong, Member-At-Large (Member Hong)

Ciara Kahahane, Designee for DLNR Ex-Officio Member Ms. Dawn Chang (Member Kahahane)

Counsel Present, virtually:

Jennifer Waihee-Polk, Deputy Attorney General

Staff Present, in person:

Wendy L. Gady, Executive Director (Ms. Gady)

Deo Rhoden, Water Systems Manager

Mark Takemoto, Sr. Executive Assistant (Mr. Takemoto)

Ken Nakamoto, Project Manager (Mr. Nakamoto)

Staff Present, virtually:

None.

Guests Present, virtually:

David Matsumiya

Kawika

FIN-JNakama

AAkana

Ryan Kagimoto

Kylie Wager Cruz

Kimi Makaiau

Fern Holland

Charlyn Ontai

Guests Present, physical location:

Mark Stoutmeyer, Corteva

Thomas Nizo, HWTAC

Dexter Kishida, HDOT

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Jamie Barna, Wines of Kauai
J. Uyehara, KAA
Umi Martin, Umi's Farm
Kaniela Young, KWC
Janoah Young KWC
Taworn Panyamee, Taworn Farm
Thanawat Chak Ano, Ned Kauai Farm
Tristian Gongazlez, Goodfellow Bros.
Sam Vedder, Resident
Mike Faye, KAA
Arnold Bunao, Kalepa Koalition

A. Call to Order & Roll Call

Chair Watts called the meeting to order at 10:04 a.m.

Chair Watts conducted the roll call. Member Cooke, Member Hinazumi, Member Okimoto, Member Trump, and Member Watts acknowledged their presence physically at the meeting with others in attendance. Member Okuhama, Member Wicker, Member Seddon, and Member Yamamoto acknowledged their presence with no one over the age of 18 being present in the room with them. Members Hong and Member Kahahane were excused.

B. Approval of Minutes

1. Regular Session Minutes, July 18, 2025

Chair Watts: This item will be deferred to our September board meeting.

C. Chairperson's Report

1. Discussing the Public First Lawsuit (Pub. First L. Ctr. v. Def. Council; Jon N. Ikenaga; and Agribusiness Dev. Corp. Bd. of Dir., Civ. No. 1CCV-24-0000050 (Haw. Cir. Ct. January 10, 2024).

2. Discussing the Agribusiness Development Corporation Bylaws

3. Discussing the Kauai activities and projects

Chair Watts deferred the chairpersons report. (taken out of order)

D. Committee & Permitted Interaction Group Reports

1. None

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Chair Watts noted that for today's meeting, there will be a small procedural change taking the informational items before moving into the action items. Chair noted that these presentations are directly relevant to the decisions the board is being asked to make today and believes that receiving the information first will be of great help to make informed decisions.

Chair Watts asked if he needed a motion to take this action, he did not.

Chair Watts further noted that from the attorney general's office, that for the agenda items F1, F3, and F5, the presentations by Mark Corteva, by Joshua Uyehara, and Mike Faye of Kekaha Ag, and Les Milnes, that the board will be listening to their presentations, but there would be no board discussion at this time.

F. Informational Items

1. Presentation by Mark Stoutmeyer of Corteva regarding recent activities and priorities for the future (presentation attached)

Chair Watts introduces Mark Sotomayor from Corteva, providing background on the company spun out of Dow and DuPont.

Corteva focuses on providing high-quality seeds and solutions for farmers and consumers in a sustainable manner.

Corteva tackles global challenges like climate change, tariffs, and food security, with operations in Hawaii focusing on corn breeding and development.

Corteva has a long history in Hawaii, with 170 employees and integrated pest management operations across four locations.

Corteva has invested over \$15 million in modern shade houses and seeks to expand its footprint, requiring land for seed purity and quality.

Chair asked if anyone from the public wished to give testimony. There was none.

2. Presentation by Alec Sou of Aloun Kauai Farming LLC regarding their farming plans in Kekaha (presentation attached)

Alex Sue discusses the farming plans and challenges faced by Kauai Farming, highlighting the community support and infrastructure.

Kauai Farming started in summer 2022 with a handshake agreement and has since expanded to 2000 acres under lease.

The company faces logistical challenges in shipping, with a limit of 10 containers per week due to transportation issues.

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Kauai Farming recently acquired Kauai Shrimp, adding 360 acres of land, and is exploring new crops and partnerships with the University of Hawaii.

The company emphasizes the need for reliable infrastructure and logistics to support its growth and food production.

Chair asked if anyone from the public wished to give testimony. There was none.

3. Presentation by Josh Uyehara and Mike Faye of Kekaha Agriculture Association regarding recent activities and priorities

Joshua Uyehara and Mike Faye provide an overview of the Kekaha Agriculture Association (KAA) and its history.

KAA was formed in 2003 to manage the infrastructure left by the Kekaha Sugar Company, including irrigation, roads, and electrical systems.

The association has invested over \$70 billion in capital improvements and operates on a public-private partnership model.

KAA has identified priority projects, including upgrading the irrigation system, building an agricultural processing facility, and addressing fire risk.

The association is working with state and federal partners to secure funding and support for these projects.

Chair asked if anyone from the public wished to give testimony. There was none.

4. Presentation by Dexter Kishida, Climate Resiliency Manager of Hawaii Department of Transportation regarding Port Allen and the Short-, Medium-, and Long-Term Plans for Shipping within Hawaii (presentation attached)

Dexter Kishida from the Hawaii Department of Transportation discusses the transportation needs of the agricultural sector in Kauai.

The department aims to build a resilient, effective, and secure ag transportation network to support local farmers and ranchers.

Key issues include limited inner-island shipping capacity, high transportation costs, and the need for refrigerated facilities near and at ports.

Short-term plans include building temporary aggregation points near the harbor, expanding the island ag discount program, and piloting shared logistics co-loading.

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Mid-term plans include building permanent agricultural cargo hub, integrate port and airport operations with digital scheduling, develop a Kauai based processing facilities, and expanding maritime and air cargo capacity.

Long-term plans include building permanent agricultural cargo hubs, integrating port and airport operations, and developing disaster-resilient transportation corridors.

Chair Watts stated that he's asked Mr. Kishida to "piggyback" and follow the board of directors throughout the next few months as the board travels to Maui and the Big Island and give similar presentations on infrastructure issues on other island and let the board know what the Department of Transportation is thinking about.

Chair Watts further stated that there's a lot of federal grants out there that the Department of Transportation is looking at and that everyone can work together to figure out who would be best to apply for these grants... that there's a lot of synergy here.

Chair Watts continued stating that the state can help meet Young Brothers halfway on this matter; that it's critical to the small farmer who is already operating on a razor-thin margin, and he believes that the realities of the cold chain are critical.

Chair further stated that he thinks that a lot of our harbors lack the electrical infrastructure to support these containers; make sure they're plugged in, and then the DOE and the farmer school rule, how that fits into all of this and the disaster resilience kind of playing. That looking at cold storage on the school level, getting fresh product into schools being critical too, if you want to provide local fresh to the disaster situation.

Chair asked if there was any board discussion.

Member Okimoto: one of the things is I'm thinking about, the space that you have as important thing, because You know, for an example there's got to be some kind of coordination with the farmers as far as what they're growing, mowing what they're growing, because if you're going to consolidate at the port and stuff, there's different products, like, for example. Limes and lemons don't have to be refrigerate to the point of lettuce or these other things, so they're gonna have to be going in different containers. So, you know, to really make this thing work, you gotta and fill a container, and send. All this stuff has to be coordinated, and I guess that's gonna fall on the ADC more than anybody else and that's a lot of coordination.

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Mr. Kishida: that's what we're hoping to do with ADC.

Chair Watts: From what I gather, what I'm hearing is a lot of those conversations are happening all over the place. I mean one thing in having him come is to kind of try to start to bring all that, to consolidate that. Yeah, I think we're all thinking along those lines, Dexter's an ag guy, but I think, like, you know, as HDOA considers what they're doing, and DOT considers what they're doing, kind of who's the best person to be doing what.

Mr. Kishida: I mean, we do manage the ports, so on the infrastructure and near and around the ports, that's why we/I'm glad Director Sniffin created this position to really focus on it, knowing that it's a key issue for our state. And so, we can't help to consolidate and coordinate these discussions and that movement forward, so we're organized, and the 12 of us aren't doing 12 different things. There's just not enough resources.

Chair asked if there was any further board discussion.

Member Trump: Thanks, Dexter, for the presentation. I was just curious, kind of within the existing footprint of these ports, is there room for additional infrastructure or aggregation facilities, or is that within, like, the DOT area that they manage? And my second question, sorry, is, in discussions with Young Brothers on this, what's kind of been their reaction and their kind of willingness to step forward and help find a solution for these issues?

Mr. Kishida: So far, Young Brothers has been pretty aligned in the thoughts that kind of I've highlighted. To go back to the first question, though, that's where they wouldn't be aligned, because there's just not enough room on our ports itself. So, a lot of this aggregation, or the consolidation to containers, really needs to happen off-port. That's the safest, most efficient. If you've been to Sand Island Young Brothers Terminal in the morning, we had to change some things, because the line would just go down the street, and people are sitting there for hours waiting to drop or pick up, because there's not enough space, so for efficiency's sake, we've got to move it. As Mr. Sou explained, even here, to get from here to Nawiliwili, really, during peak times is just irresponsible, right? It's already as is. But then, the time spent is money spent for all of our ag businesses, as Chair said, on razor-thin margins, we know that we've got to maximize every minute. And so, how do we move it near, but off-board to get these containers full dropped in an area quickly, so Young Brothers then could pick up and load, while keeping temp and everything else. So yeah, it's definitely a puzzle, but we have some great minds on it, so I think we'll figure this out it just won't be on our ports.

Chair Watts: I think that's critical, what Trump is talking about, because that and to your point, the, you know, as the FPINS (Food and Product Innovation Networks) evolve and all that, right? I mean, you got a lot of cold storage

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requirements, you know, a lot of moving pieces. And so how we place those things, and where we place them going forward, it's critical.

Member Trump: And as long as you can get, I guess, enough product for a full container, it doesn't necessarily have to be, like, you know, at the port. It could be anywhere, and that's pretty easy for, you know, any of the YB or I guess Matson in some cases, to handle local.

Mr. Kishida: Absolutely, absolutely. One of the other pieces of the conversation, I always thought, we need to build this huge, refrigerated facility, near our ports. And I think what's really coming up is the conversation of just power. Being able to plug in refrigerated containers at the port and having more refrigerated containers in the state will be actually more efficient than loading, unloading, loading, unloading near our ports especially for our larger farmers who can fill a 20 or 40-foot container, why not just drop it, plug it in, so YB (Young Brothers) has time, and then we could maybe look at drops later in the evening, or off times, not within that expanded, but still pretty tight window that we're looking at. And then in some cases, for export, we do know unloading is actually going to be more efficient, because of the requirements through USDA, or even, Customs it's easier if the container's unloaded, and so having that kind of modular unit where it would be unloaded for them to inspect and then loaded may be actually the better option. So, the conversations with our federal partners are also have been ongoing and are key as we think about what the needs are for our ag industry.

Chair Watts: Earl?

Member Yamamoto: Yes. Hey, Dexter, long time.

Mr. Kishida: Hey, Earl.

Member Yamamoto: I have a question in front of me. That has to do with, the short-term DOT anticipated actions. Is there any during the short term. Is there any infrastructure upgrades proposed during that, now to two-year period for, Nawiliwili or, Port Allen?

Mr. Kishida That will be the planning phase, so getting the data that's necessary to justify what this looks like, to activate Port Allen, or to have the necessary, a revitalization of Port Allen is going to be significant, so we need to have a strong justification on what's going to be moving through there. Not to say that a few boat charters aren't enough, but it's not. 10 containers, not enough. We're looking at needing to ship at least, like, 100 containers per sailing, so 200 a week or so. That's kind of minimum, is the rough estimate, but we've got to sharpen our pencils on that as well. And it's not saying that it all has to come from ag, right? This is a port that everybody can use. And so, to do the necessary upgrades, which

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means really just redoing the port, and that's, it's also going to take it offline for a decent amount of time.

Member Yamamoto: Okay. Okay.

Mr. Kishida: I'm sorry, Earl, another piece that, that, for Nawiliwili Airports, and Port Allen even is power. Our power infrastructures at the ports are not able to easily include the refrigeration or power nest power needs of the acceptor there. So that's another piece that we're looking at, is how do we install and upgrade the availability of power reports.

Which is probably somewhere around, like, photovoltaics or other types of renewable energy generation. We also want to meet our energy security goals. That are still open for comment if anybody would like to go to our website.

Member Yamamoto: Okay, okay.

Member Okimoto: Excellent. What you're basically saying, though, is if you gotta do the data collection first before you guys even move we're not looking at 2 years, right?

Mr. Kishida: We're looking 2 years down the road. Correct. Correct. But we gotta start now to justify this so we can get this going.

Chair Watts: Are there other places throughout the state that maybe have a quicker timeline that you guys may already have some data for?

Mr. Kishida: Oh, there, there are. Actually, on Maui, it might be a good example of how in looking at the increases of what's being produced and coming off island, Hawaii Island also, we can get some data. So that's why I think the acres to containers, and of course it depends what I mean, there's a lot of fine detail, but we can get some proxy numbers, and we've started to aggregate them but because ADC has the unique ability, kind of, not only being landowner, but also being able to create value-add opportunities, et cetera, et cetera. I think the conversation is going to be really rich on West Kauai because we can get to a level of detail that is a little harder when we're trying to get this from 200 private farmers.

Member Okimoto: So what you're saying is, I gotta gear up really fast.

Mr. Kishida: We're at least give us, like, the real projections, right, of where we're gonna look like in 2, 5, 10 years to make sure that we're growing half a step ahead of working on.

Chair Watts: Which I guess kind of aligns with, I think he's kind of not ready right now, right, for that.

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Mr. Kishida: Correct. So that's why now's the time. Now's the time to plan.

Mr. Sou: Could I offer a comment on Port Allen?

Mr. Kishida: Sure.

Mr. Sou: I mean, we've been looking at it for a while. You've got an airbase there that's hardly used. The state owns literally over 200 acres.

Mr. Kishida: On the other side, yeah, yeah.

Mr. Sou: Yes, that infrastructure, I think you've been built from scratch at top notch. And if you sit down with Bruce Robinson, he has a 7.5-megawatt system - ties your power. You might want to strike a deal with, somehow between photovoltaic on this side of the island, it's a no-brainer, and sit down with, you know, the Bruce Robinson, they control all the ground in that area, they can be very creative. So, you're talking private partner with, you know, public? That's one family, you need to bring them in. Because not only that, their ground, beautiful irrigation system, 8,000 acres, all gravity float. Where can you find that? And they have, unfortunately, Jason, Chair, they have more money than you guys are fighting for. And now we under control, you know? So cool. Something to think about.

Chair Watts: Alright, any other questions from board members, the public? There was none.

5. Presentation by Les Milnes, President of Kalepa Koalition regarding the Koalition's current operations and challenges

Chair Watts deferred this item and asked if there was any public testimony. There was one.

Fern Holland: Aloha, I was actually trying to testify on one of the first two items, but it didn't appear that a pause was given to do that. I asked in the question and answer, but nobody responded.

Ken Nakamoto: Hmm, we didn't see any hands raised. Did you have a specific question on which one?

Fern Holland: I actually would like to provide testimony. The first item would have been fine, or I could have done it to the second. I mean, I can make it applicable to almost anything, but it's really relevant to the first two items, mostly.

Ken Nakamoto: Oh, okay, go ahead.

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Fern Holland: Thank you very much. I really, appreciate you all. I'm sorry I couldn't be there in person today. I wanted to speak a little bit to the ADC board and staff, really about the kuleana of what our state lands are meant, to produce, food for our people. I'm very concerned, and I continue to be concerned, about some of the former License's use, particularly Hartung, formerly Syngenta, the use of a lot of those soils, and Westside agricultural lands, because really, I believe that that land needs to be remediated. I think that there should be requirements that are placed on those that are leasing our state lands, that they return the land in at least as good, if not better condition, than they received it. And we've seen this issue for over 100 years now on, really, the largely utilized land almost in liquidation for the benefit of certain agricultural uses and I believe that, you know, I personally have concerns that Aloun Farms is now going to take over land that has never been properly remediated from experimental pesticide use. You know, we've seen decades of experimental use happening with genetically engineered crops and restricted-use pesticides on that land without really any remediation. We've had this incredible toxic cycle out there. You know, resulting in depleted soils and waters. And I'm just asking that the ADC consider having stricter requirements for the use of these pesticides. And that they really look at, the long-term vision for what this is for, and, you know, I'm very grateful to start to see that we're seeing food production with Aloun Farms coming in, producing food, rather than just experimental research that we've seen out there for decades. But we really need to have a bolder vision, I guess, of what that land could do and provide, and really appropriate crops and the use of agricultural techniques that Hawaii has been compatible with could result in less pesticide use and a regenerative land treatment and management of our lands out there. That would actually be really important for fire and disaster management, because we would address the concerns with flooding and fire if we return these indigenous crops and wetland systems as a part of that, and so I'm just really asking that you guys understand the research behind the concerns that have happened on West Kauai, and also be very bold about the expectations that you have for the people that are leasing our state lands. There's liability lawsuits happening across the United States right now with attempts to basically, big corporations like Corteva, are fighting to not have liability in association with pesticide lawsuits, and who does that liability then land back on? Is it the ADC, and is it our Kuleana to be ensuring that we aren't liable for the impacts of these pesticides? So I would ask that the things that are banned in Europe and much of European Union are not used on West Kauai, and that you guys just really think about some of these long-term uses, and I appreciate it, and again, I really wish that I could have been there in person today, but I appreciate all of you, and we really do need to focus on the food security aspect, because if those ships don't come, and like we went through COVID, we deal with these emergency situations. We need to be having food growing here that we can actually consume, that'll feed our people. Not just stuff that is, not used. And if we don't have those chemicals coming in, we need to be growing things that aren't dependent on them. So, I really appreciate your time, everybody. Creep up the great work. Thank you.

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Chair Watts: Thank you, Fern. Any other testimony from the public?

Ken Nakamoto: Chair, I just had a couple questions that was in the Q&A and, was from Kylie Wagner-Cruz, and she asked, can ADC make all hard copy materials relied upon in these presentations available by sending them to the ADC email list and posting them on the ADC's meeting website?

Chair Watts: Yes, correct. Once we get back, the Executive Director will make all of the hard copies received today available to the public.

6. Presentation by Alec Sou of Aloun Kauai Farming LLC and Josh Uyehara of Hartung Brothers Hawaii LLC regarding the anticipated transfer of equity from Hartung Brothers Hawaii LLC to Aloun Kauai Farming LLC

Chair Watts: As members, we are able to engage in questioning.

Ms. Waihee-Polk: Chair, but we would probably take public testimony before discussion by the board.

Chair Watts: Sure.

Mr. Uyehara: So yeah, just very briefly, basically, with the change in, some of the contracts already lost some of the long-term contracts that have been you know, key for the hard-hung operation going forward. Really, it was incumbent on us to try to figure out what would be the next steps, for the property that we had been licensing. And, as we know here on West Kauai if the lands are left fallow for any period of time, they've overgrown very quickly and become very expensive with battling production. I was trying to estimate, like, because I was, you know, involved at the time. Originally reef clearing the land from over prone, you know, poly kola, sugarcane, kitty grass. That was a severe fire hazard risk for the entire time leading up to that was many billions of dollars, actually, to do third this land from the state we started with. And so, the idea is, you know, trying to figure out a way to avoid having that revert to that kind of state, and, you know, making it prohibitively expensive to get back into production. Thankfully, you know, the timing has worked out. Alec mentioned, you know, been working for a number of years on trying to figure out, how to bring some scale agricultural production to West Kauai that was actually tied to food production. And so, he's in the best position of anyone, potentially, to do this now. We haven't, you know, finalized all of our agreements and things, but given the advanced stages of our discussion, we wanted to put this to the board's attention, just to let everyone know what we're talking about.

Alec Sou: I'll defer, I mean, like Josh said, we're still working on the detail of the transaction. We are exploring a combination of long-term permanent crop versus

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row crop. But I've had many meetings with, both DBEDT and Senate, in terms of trying to work out and Department of Education. We've been working with DOE for many years now, trying to figure out this how do you move it, almost we're at ground zero trying to provide food lunch, school lunches for, you know, thousands of kids, every day. And there's a whole infrastructure of science, ag, you know, post-harvest, not just the farming itself, but post-harvest handling, processing that needs to go on. So, we're exploring a lot of different things. It's still in early stages. We have some pretty good idea of crop. Again, it'll be, gauge as to how much further Port Allen or infrastructure or logistics are gonna get move in the next 3 to 5 years. If our investment will have to be curtailed based around that. We can't get it out timely, why, you know, drop millions of dollars in packages? So, a lot of moving parts, but at least it's getting started, and the details, you know, we gotta work things out still.

Chair Watts: Any, testimony from the public?

Ken Nakamoto: No hands raised chair.

Chair Watts: Board members, are they questions? Seeing none, thank you for the update. I also would just offer that, you know, thank you for both you and Grove Farm too, it's helping to keep the farm-to-school movement going. I know it hasn't been easy, the infrastructure's not there, but whenever the DOEs try to, I think, look at local food on their menus, it will always try to step up for them, so thank you for that.

Ken Nakamoto: Members, at this point, does anybody need a break, or keep going, or we keep going or? Okay, we'll take a 5-minute break, if that's okay. Five minute recess.

Recess: 11:29 a.m. – 11:34 a.m.

7. Executive Director's Report- Please see weekly reports available at <https://dbedt.hawaii.gov/adc/reports>

C. Chairperson's Report

1. Discussing the Public First Lawsuit (Pub. First L. Ctr. v. Def. Council; Jon N. Ikenaga; and Agribusiness Dev. Corp. Bd. of Dir., Civ. No. 1CCV-24-0000050 (Haw. Cir. Ct. January 10, 2024).

Ms. Waihee-Polk: I will see if I can get the Attorney General on.

Chair Watts: Okay.

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Jennifer Waihee-Polk: I'll just see.

Chair Watts: Okay.

Jennifer Waihee-Polk: Sorry, I can't, but that's okay, you can move forward. We'll just save anything for another meeting if we have legal questions.

Chair Watts: Okay.

Chair Watts: The chair and the executive director have met with the director of the Office of Information Practices to determine the best way forward, and it is the clear intent of the chair that the ADC will fully comply with the Court's decision. Accordingly, all members of this board will undergo Sunshine Law training at the earliest convenience. OIP will give us some advice as to how and when that occurs. But to ensure that we get the proper support, as we move forward, I'm also, directing that all the ADC staff, undertake Sunshine Law training as well, that the corporation's operations are aligned with both the letter and the spirit of the law, and the OIP director will get back to Wendy as to when and how that occurs. But we want to get that done as soon as possible.

2. Discussing the Agribusiness Development Corporation Bylaws

Chair Watts: And then with respect to, item C2, that'll take us, into the action items. Just a quick comment that, you know, I intend to ensure that we comply with the bylaws of this corporation, and with the concerns raised previously by the state auditor, regarding the failure of the ADCs to appoint members to our standing committees, in today's action item, you will see that we will be addressing, that, going forward.

Chair Watts: So, moving to action items. We'll take something out of order here, but I know they got to...

Jennifer Waihee-Polk: Did you get public testimony?

Chair Watts: Oh, sorry. Any members of the public have any comments?

Jennifer Waihee-Polk: Sorry, Chair, I'm so sorry, you're good, I might have missed this, so did we, are we, putting the Executive Director's report later, or?

Chair Watts: We referenced it.

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Jennifer Waihee-Polk: Okay, did we get public testimony- just check if there's public testimony?

Chair Watts: Do we have public testimony on the executive director's reports?

Ken Nakamoto: No hands raised chair.

Jennifer Waihee-Polk: Okay, sorry, thank you.

Chair Watts: Is there any public testimony regarding item C1?

Ken Nakamoto: No hands raised chair.

Chair Watts: C2?

Ken Nakamoto: No hands raised.

Chair Watts: And if there's no objection from the members, we'll take one of the action items out of sequence here, because I know they've got to run to another meeting. I'd like to take, item, action item E3.

3. Request for approval to amend License Agreement No. L-08202 issued to Hartung Brothers, Inc. to withdraw Field 117 in Kekaha, District of Waimea, County of Kauai, State of Hawaii, Tax Map Key No. (4) 1-2-002:003 (portion) (taken out of order)

Member Trump: I move to approve to amend the license agreement.

Member Cooke: Second.

Chair Watts: Motion by, Board Member Trump, seconded by Jesse Cooke. Any objections from the members?

Chair Watts: If not, so approved (Unanimously approved: 9-0).

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Ken Nakamoto: Oh, sorry chair, we have one hand.

Ken Nakamoto: Go ahead, Fern.

Fern Holland: Thank you again, guys. I just want to emphasize one more time, the importance of when these lands are abandoned, that some sort of testing, independent testing is done of remediation for the soil. So, testing for what may

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be left and how we can remediate, there needs to be some sort of environmental control on the abandonment of these lands. Thank you very much.

Chair Watts: Thank you, Fern.

3. Discussing the Kauai activities and projects

Chair Watts: This matter is deferred indefinitely.

E. Action Items

1. Appointment of members to the standing Administration Committee, the standing Technical Assistance Committee, and the standing Marketing/Communications Committee

Chair Watts: Colleagues, pursuant to the bylaws of the ADC as chair after careful consideration, I am assigning each active member to a committee in a way that balances expertise, efficiency, and representation. Before I announce the announcements, I do want to note that, Board Member Glenn Hong is, currently experiencing some personal difficulty with attending our board meetings, and so, he's not being included, currently, but as his time becomes available, we'll make that availability happen for him in a responsible way, to meet quorum requirements, etc. So out of respect for a situation, he would not be formally assigned to a committee at this time. Also, to keep in mind for the board members that, you know, the ADC staff is currently managing a significant number of projects, high-dollar projects, throughout the state, and it's imperative that we keep a regular schedule and keep these committees moving so that we don't become any kind of impediment to that progress, so as we do that, please keep in mind, these are my initial recommendations. If any board members have any issues, please reach out, and we can see if we can adjust those. But for the administration committee, purview to review and make recommendations on personnel, fiscal, and administrative matters.

Chair Watts announces the appointment of Dave Hinazumi, Ciara Kahahane, Dane Wicker, and himself for the Administration Committee. The committee's purview includes reviewing and making recommendations on personnel, fiscal and administrative matters.

Members Nathan Trump, Karen Seddon, Jason Okuhama, Dean Okimoto, and Jesse Cooke are appointed to the Technical Assistance Committee. The committee's purview includes reviewing and making recommendations on matters

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that relate to technical assistance to agriculture enterprises, including all ADC projects.

Members Sharon Hurd, Dane Wicker, Jesse Cooke, Nathan Trump, and Chair Watts are appointed to the Marketing Committee. The Marketing Committee's purview is to review and make recommendations on the marketing of agricultural products and services consistent with ADC initiatives and the state of Hawaii agribusiness priorities.

Chair Watts: Hopefully this can provide a fair distribution of work, maintain some balance across everyone's subject matter expertise, and ensure our community is operating efficiently and effectively. So, I thank you, all of you, for your willingness to serve, and if you have any concerns, please reach out and we can try to make some adjustments. Next item.

Jennifer Waihee-Polk: Oh, Chair, did you take public testimony?

Chair Watts: Nope. Sorry about that. Any public testimony?

Ken Nakamoto: No hands raised, Chair.

Chair Watts: No hands raised.

2. Request for approval to establish a permitted interaction group to review the draft strategic plan, recommendations, feedback, and any necessary changes and provide the Board of Directors with an update at the September 2025 ADC Board of Director's Meeting, a full report at the October 2025 ADC Board of Director's Meeting, for a discussion and vote at the November 2025 ADC Board of Director's Meeting

Chair Watts: This timelines keeps us in line with the law and at this time, I'd like to appoint.

Jennifer Waihee-Polk: You have to form the meeting for, you have to form the group. That the board has to form the group.

Chair Watts: Is there a motion?

Member Cooke: Motion.

Member Okimoto: Second.

Chair Watts: Second. Okay, we have a motion by Board Member Cooke and a second by Board Member Okimoto. Any objections?

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Jennifer Waihee-Polk: Public testimony.

Chair Watts: Public testimony?

Ken Nakamoto: No hands raised chair.

Chair Watts: No hands raised.

Jennifer Waihee-Polk: And so, discussion and vote.

Chair Watts: Any discussion, members?

There was none.

Chair Watts: Any objections?

There was none.

Chair Watts: Seeing none, the measure is adopted. (Unanimously 9-0)

Chair Watts: I will be appointing Sharon Hurd HDOA Chair, Jesse Cooke, Dane Wicker, Ciara Kahahane, and myself to the strategic planning PIG. I just have to keep in mind, members, for all the committee assignments that have been just done, each committee would have to elect its own chair, and I think work with Wendy's office to ensure that they are staffed properly and noticed properly.

3. Request for approval to amend License Agreement No. L-08202 issued to Hartung Brothers, Inc. to withdraw Field 117 in Kekaha, District of Waimea, County of Kauai, State of Hawaii, Tax Map Key No. (4) 1-2-002:003 (portion) – this was taken out of order earlier in the meeting
4. Request for approval to issue a license agreement to Taworn Panyamee and Thanawat Chak Ano for 58.81 gross acres, more or less of Field 117 for agriculture use in Kekaha, District of Waimea, County of Kauai, State of Hawaii, Tax Map Key No. (4) 1-2-002:001 (portion)

Member Okimoto: Motion.

Member Trump: Second.

Chair Watts: A motion by Board Member Okimoto, seconded by Board Member Trump.

Chair Watts: Is there any discussion?

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Jennifer Waihee-Polk: public testimony first.

Chair Watts: Public testimony?

Ken Nakamoto: No hands raised chair.

Chair Watts: Any discussion? Board members?

Member Okimoto: Yes, I'd like to make some comments. I admit, I've been to the two farms that, that, are referencing there, and then you know, they have established, fields of fruit growing, Asian fruit mostly and I will tell you that it's a shame that they have to move, because they're just beginning to prove, so, I'm all for them going over there. Plus, you know, Ned, which, I don't know which I don't know what it is real name is went to the farmer's market on Sunday. I mean, on Saturday, so I was here this past weekend. And, so, I saw this pancake thing, and I knew had, he did some value-added things with his fruits and stuff. And so, I wanted to go up, and so I went up and I started to order, and I said, oh, how long is it going to take? Because there's a lot of people standing around. So, oh, at least half an hour to 45 minutes. My jaw dropped and I go it must be really good, she goes, yeah, and then all the people over there are going, yeah, it's really good. You know. So, you know, what I'm basically saying is, you know, he's not only growing the fruit, but he teaches people, you know, probably how to use them and stuff like that, and, you know, they're fruits that are, most of Hawaii probably doesn't even know about a lot of it, right? And, hardworking, we use it the farm, clean farm, I mean, Just, a highly, highly recommend that they get their land and move on and become established farmers in the Kauai community.

Chair Watts: Thank you. Any other board discussion?

Wendy Gady: Chair I just wanted the board to know that both of these farmers have been not only grafting trees, but also planting and potted trees to move to ADC land for quite a few months. Exciting.

Chair Watts: Yeah, it is, for sure. And again, I'd like to thank, Loon and, and, and, Joshua, for, for agreeing to Give up this parcel for them, so any other discussion?

Chair Watts: Earl?

Earl Yamamoto: Yes. Let's see, this proposed license agreement is to suit two separate farmers, but they're sharing the, a single parcel.

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Earl Yamamoto: Is that a, oh, is there a precedent for that, or is there a potential problem with that? This unspecified relationship between the two entities on the same ADC parcel?

Chair Watts: Executive Director what are the standards.

Wendy Gady: I don't know, Chair and board members, I don't know that we have a written policy or procedure. It is not something that the board or the individual EDC staff requested. It was something that was requested by the farmers themselves and they felt that it would also provide some backup, so if one person's on vacation, the other person can help watch their crop at the same time.

Earl Yamamoto: Okay.

Member Okimoto: Sure. I'd like to make a comment about from, you know, people you know, giving up that parcel for these people, but I think also it might be advantageous, both ways, because I think, Alec can probably help them with some of them walking, either stuff. And hopefully, maybe, expand this pancake operation through Oahu, so I can try it. You know, so I think it might be synergistic. Useful.

Chair Watts: Thank you. I think, Earl, Earl, so you had a follow-up, Earl?

Earl Yamamoto: Aww. Yeah, ah, well, I was just wondering for the sake of, well clarity in case there's a problem, which I cannot imagine, you know, I'm not a land manager or anything like that, but in, in case there's something that I cannot, envision right now, because I don't have the background with, with ADC and its, land management, expectations, I guess, of its licensees. I just raised it just out of, you know, in, in reading the submittal, looking for that, more formal, you know, some kind of, some kind of partnership or something like that between the two, the two entities, being considered. That's all.

Chair Watts: Thank you, Earl.

Earl Yamamoto: Yeah.

Chair Watts: Any objections from the members moving forward?

There was none.

Chair Watts: Any testimony from the public?

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Ken Nakamoto: No hands raised chair.

Chair Watts: Alright, great. No objections. Seeing none, measured as adopted. (Unanimously approved 9-0).

5. Request for approval to issue a request for proposal to operate and maintain a high-pressure processing facility at the Central Oahu Food and Agriculture Hub, Whitmore Village, District of Wahiawa, City & County of Honolulu, State of Hawaii, Tax Map Key No. (1) 7-1-002:001 (portion)

Chair Watts: Is there a motion to proceed?

Member Cooke: Motion.

Member Hinazumi: Second.

Chair Watts: It's a motion by Board Member Cook, seconded by Board Member Hinazumi.

Jennifer Waihee-Polk: There is the motion to approve.

Chair Watts: Yes.

Jennifer Waihee-Polk: The request? Okay, sorry, thank you.

Chair Watts: Any public testimony?

Ken Nakamoto: One.

Chair Watts: Sure.

Ken Nakamoto: Go ahead Fern.

Fern Holland: Hi guys, thanks so much. I'm sorry to be the only one testifying, but I just want to say strong support for this. This is really important, and I really hope Kauai can get something like this as well. I'm super excited about what that Central Ag Oahu facility is doing, and I'm really hoping that we got one. Thank you.

Chair Watts: Thank you, Fern.

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Chair Watts: Any board discussion? If not, is there any objections to moving forward?

Chair Watts: If not, measures adopted. (Unanimously approved: 9-0)

F. Adjourn

Chair Watts: This concludes our agenda for this meeting.

Chair Watts: Motion to adjourn? Have you done it?

Wendy Gady: You need a motion, to adjourn.

Member Cooke: Motion.

Member Trump: Second.

Chair Watts: Motion to adjourn by Board Member Cooke, seconded by Board Member Trump. If there's no objections.

Chair Watts: Any comments from the public?

Ken Nakamoto: Seeing none chair.

Ken Nakamoto: Board, this meeting is adjourned (at 11:58 a.m.). Board members, thank you for your time.

The Board may go into executive session on any agenda item pursuant to the exceptions provided under section §92-5, Hawaii Revised Statutes.

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

B-2

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
September 18, 2025, 9:00AM

Subject: Update by Wendy Gady, Executive Director of the Agribusiness Development Corporation, regarding the recent limited meeting of the board of directors on Kaua'i on August 25, 2025

Applicant: Agribusiness Development Corporation (ADC)

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

BACKGROUND: At the July 18, 2025 regular meeting of the ADC Board of Directors meeting. The Board determined that it was necessary to conduct limited meetings for on-site inspection of ADC assets on Kauai for purposes related to the Board's business.

The approved agenda follows

- | | | |
|------------|------------------|--------------------------------|
| A. Site #1 | 12:00 to 1:30 PM | Pacific Missile Range Facility |
| B. Site #2 | 1:30 to 2:30 PM | Kekaha bridges |
| C. Site #3 | 2:30 to 4:00 PM | View Grove Farm Lands |
| D. Closing | 4:15 PM | Return to Lihue / airport |
| E. Adjourn | | |

REPORT ON LIMITED MEETING:

The Limited Meeting started August 25, 2025 at 12:45 PM. The Board members present were Jayson Watts (Chair), Board Members – Jesse Cooke, David Hinazumi, Dean Okimoto, Nathan Trump. ADC staff present Wendy Gady (Executive Director), staff – Ken Nakamoto, Deo Rhoden, Mark Takemoto.

- A. The first agenda item, Site #1 Pacific Missile Range Facility is deferred indefinitely.
- B. The second agenda item, Site #2 Kekaha Bridges. The group traveling in three vehicles stopped to view the number 108 bridge, subject of a CIP appropriation to design and improve the bridge. The group stopped to view the bridge. The group was shown the bridge, and it was explained the work would improve the safety of the bridge. Arrive 12:53 PM Depart 12:56 PM
- C. The third agenda item, Site #3 View Grove Farm Lands. The group traveled to an elevated viewing location on Grove Farm lands. (see photo) The property is the subject of a \$39MM potential land purchase by the ADC. From the viewing location the approximate boundary of the property was explained. Irrigation features and access roads were pointed out. The property is adjacent to the ADC's Kalepa land, and the shared boundary was explained. The status of current tenants was explained. Additional features - relation to the major roads, a large Photovoltaic facility. Arrive 1:47 Depart 3:30 PM
- D. Arrive Lihue Airport 3:56 PM
- E. Adjourn 3:56 PM

0029

Photos:

1. Photo of attending Board Members and ADC staff viewing land



2. Photo of Grove Farm subject lands, 1,000 acres



Respectfully Submitted,

Wendy Gady
Executive Director

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Special Board of Directors Meeting held Virtually on September 25, 2025

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Suite 205, Honolulu, HI 96813

Pursuant to section 92-3.7, Hawaii Revised Statutes (HRS), this meeting was held remotely with Board members, Staff, Applicants, and the Public participating via Zoom meeting venue, and an In-Person meeting location available for public participation at the State of Hawai‘i, Leiopapa A Kamehameha, State Office Tower Building, 235 S. Beretania St., Suite 205, Honolulu, HI 96813.

Members Present, virtually:

Jesse Cooke, City and County of Honolulu Member (Member Cooke)
 Glenn Hong, Member-At-Large (Member Hong)
 Earl Yamamoto, for Sharon Hurd, Ex-Officio Member for HBOA (Member Yamamoto)
 Dean Okimoto, Member-At-Large (Member Okimoto)
 Nathan Trump, Hawaii County (Member Trump)
 Jayson Watts, Maui County Member
 Karen Seddon, Member-At-Large (Member Seddon) arrived at 9:07am

Members absent:

David Hinazumi, Kauai County Member
 Ciara Kahahane, Designee for DLNR Ex-Officio Member Ms. Dawn Chang (Member Kahahane)
 Jason Okuhama, Member-At-Large (Member Okuhama)
 Dane Wicker, Designee for DBEDT, Ex-Officio Member James Tokioka (Member Wicker)

Counsel Present, virtually:

Jennifer Waihee-Polk, Deputy Attorney General

Staff Present, virtually:

Wendy L. Gady, Executive Director (Ms. Gady)
 Ingrid Hisatake, Executive Secretary

Guests Present, virtually:

Mark Ladao

Guests Present, physical location:

None

A. Call to Order & Roll Call

Chair Watts called the meeting to order at 9:03 a.m.

Chair Watts conducted the roll call. Member Cooke, Member Hong, Member Yamamoto, Member Okimoto, Member Trump, and Member Watts, Member Seddon, acknowledged their presence with no one over the age of 18 being present in the room with them. Member Hinazumi, Member Kahahane, Member Okuhama, and Member Wicker were excused.

B. Approval of Minutes

1. None

C. Chairperson’s Report

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Special Board of Directors Meeting held Virtually on September 25, 2025

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Suite 205, Honolulu, HI 96813

1. None

D. Committee & Permitted Interaction Group Reports

1. None

E. Action Items

1. Request for approval to establish a permitted interaction group of the Board of Directors for the purpose of traveling to Colorado from September 28–30, 2025, to tour a centralized kitchen and slaughterhouse, pursuant to Section 92-2.5(e), Hawai‘i Revised Statutes; and to appoint members thereto.

Chair stated that the reason for this is just out of an abundance of caution, just randomly and in their individual capacities, these board members were asked by the Hawaii State Senate to join the Senate Ways and Means Committee on their tour of a centralized kitchen in Colorado. Board member Okimoto was invited in his role as chair of the Hawaii ad Foundation Board of Directors. Board Member Cooke was invited in his role as a senior VP at Ulupono, and board member Deputy Director Wicker is going in his role as the deputy.

He also stated that there are two staff persons attending, Anela, our EMPF Director, and Wendy Gady, the executive director. Because they're attending something that might have some discussion about a project within the ADC, just to be safe.

The permitted interaction group shall present a report to the full board at the regularly scheduled meeting on October 18, 2025.

Chair called for a motion to approve.

Motion by Member Cooke; second by Member Trump.

Chair asked if anyone from the public wished to give testimony. There was none.

Chair asked if there was any board discussion. There was none.

Chair called for the vote. Hearing no objections or abstentions, the motion was unanimously approved: 6-0.

F. Informational Items

1. None

G. Adjourn

Having no further business before the board, Chair called for a motion to adjourn.

Motion by Member Cooke; second by Member Okimoto.

Member Seddon arrived at 9:07 a.m.

AGRIBUSINESS DEVELOPMENT CORPORATION

Minutes of the Special Board of Directors Meeting held Virtually on September 25, 2025

Via Zoom Teleconference and/or In-Person at 235 S. Beretania St., Suite 205, Honolulu, HI 96813

Chair called for the vote. Hearing no objections or abstentions, the motion was unanimously approved: 7-0.

The meeting was adjourned at 9:08 a.m.

The Board may go into executive session on any agenda item pursuant to the exceptions provided under section 92-5, Hawaii Revised Statutes.

DRAFT

STATE OF HAWAI'I
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-1

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai'i, Tax Map Key Nos. (4) 7-4-005:032; :018.

Applicant: Agribusiness Development Corporation Staff

Authority: Section 163D-4(a)(6), Hawai'i Revised Statutes (HRS)

Area: 1.5 gross acres, more or less

Location: 650 & 656 Kilani Avenue, Wahiawā HI 96786

Land Status: Held in fee by owner

Trust Land Status: Section ____ lands of the Hawai'i Admission Act¹
Yes ☐ No ☒
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution?
Yes ☐ No ☒

Zoning: SLUD: Urban
CZO: B-2, R-5

¹ Final trust land status determination pending completion of due diligence process.

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.

October 16, 2025

BACKGROUND:

Act 250, 2025 Haw. Sess. Laws 81 appropriated funding to the Agribusiness Development Corporation (ADC) for the purchase of certain real property in Wahiawā, City and County of Honolulu, State of Hawai‘i, for possible future use as a commercial egg-cracking facility.

REQUEST:

That the ADC Board of Directors (Board) authorized the executive director, and her designees, to issue a letter of intent, negotiate a purchase and sale agreement, conduct due diligence, and all other manner of activities necessary to facilitate the purchase of the fee-simple interest in certain real property located in Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, subject to the conditions and limitations included in the Recommendation (Request).

CHAPTER 343, HRS – ENVIRONMENTAL REVIEW:

Under section 343-5(a), HRS, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” This action involves the use of state funds and is subject to the requirements of the chapter. However, the action is de minimis and therefore exempt from the preparation of an environmental assessment under §11-200.1-15(c)(8), Hawai‘i Administrative Rules (HAR), “Continuing administrative activities.”

REMARKS & DISCUSSION:

The acquisition will be subject to appraisal as part of the due diligence process. A Phase 1 Environmental Site Assessment was conducted in 2021 and staff may request that the report be updated as part of the due diligence process. The report noted three recognized environmental conditions (REC) but noted that no further action was necessary in all three instances. (Trileaf Corporation 2021) Funding will lapse on June 30, 2028 unless sooner encumbered.

RECOMMENDATION(S):

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following conditions and limitations:
 - a. Following the negotiation of a mutually acceptable purchase and sale agreement, staff shall seek Board delegation of authority to execute the document; and
 - b. At the conclusion of the due diligence period, staff shall report their findings to the Board, and may seek approval to finalize the acquisition.
2. Declare that pursuant to §11-200.1-15(c)(8), HAR, the Request is de minimis and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.

October 16, 2025

Approved for Submittal:

Wendy L. Gady
Executive Director

ATTACHMENT(S):

Exhibit A: MLS Listing

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.

October 16, 2025

Works Cited

Trileaf Corporation. 2021. *Phase 1 Environmental Site Assessment Report*. Chandler AZ: Trileaf Corporation.

Property Full with Photos

1-7-4-005-018-0001
 MLS#: **202504748**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

650 and 656 Kilani Ave, Wahiawa 96786
 Region: **Central**
 Nghbrhd: **WAHIAWA AREA**
 Bldg Nm: **None**
 Fee Options:

LP: **\$5,775,000**
 OLP: **\$5,775,000**



General Information

Prop Type: **Commercial/Industrial**
 Bus Name:
 Employees:
 Bus Type: **Free Standing, See Remarks**
 Prop Front: **Side Street**
 Easements: **Utility**

DOM: **206**
 CDOM: **206**
 Year Built: **1957**
 Land Sqft: **64,664**
 Lot Acres: **1.484**

Income/Expenses Information

Monthly Rent:
 Mth Inc Other:

Site Information

Floor Number: **1**
 Days Open:
 Hours Open:
 Comm Space: **No**
 Owner Type:

Property Information

Total Sqft: **4,500**
 Total Park:
 # Ttl Units: **1**
 Year Est:

Ttl Ann Inc:
 Ann Op Exp:
 Net Ann Inc:

Franchise Fee:

Additional Information

Stories: **1** Story Type: **One**
 Zoning: **32 - B-2 Community Business Dis**
 Flood Zone: **Zone D**
 Int Sqft: **4,500**
 Prop Cond: **Average**
 Oth Sqft: **0** Bldg Sqft:

Listing/Agent/Office Information

Listing Date: **02/10/25** CA Date:
 List Type: **Exclusive Rights**
 S Indust Class:

Tmp Wth Date: Exp Date: **02/28/26**
 Lnd Recorded: **Land Court**
 Foreclos Number: Lock Box: **NONE**
 Listing Svc: **Full Service**

Agent: **Steven H Lau(R)**
 Ag Email: **slau@lauassociatesllc.com**
 License #: **RB-20307**
 Office: **Lau & Associates, LLC**

Agent Mbr #: **26862** Agent Ph: **(808) 223-0074**
 Corp Office Lic #: **RB-20308**
 Office Mbr #: **SLAU** Office Ph: **(808) 223-0074**

Remarks

Pub Rmks: **Listing includes two parcels. TMK: (1) 7-4-005: 018 and 032. See MLS 202416301 and 202504745. May be sold together or separately. Zoned B-2 and R-5. Topo map available. Building interior square footage is approximate.**
 Agent Rmks: **By appointment only. Agent must be present.**
 Documents: **Title Search**
 Show Inst: **Appointment Only**
 Disclosures: **See Remarks**

Association/Condo Information

Tenant Res Incl: **None**

Features

Roof: **Other**
 Loading: **None**
 Cooling: **None**
 Amenities: **Private Restroom**
 Utilities: **Light Electricity, Small Water Meter**
 Parking: **On Site**

Flooring: **Concrete**
 Construction: **Concrete Block**
 Sewer: **Connected**

Tax & Financial Information

TMK: **1-7-4-005-018-0001**
 Taxes/Mnthly: **\$2,822** Tax Assess Imp: **\$158,500**
 Tax Year: **2024** Tax Assess Lnd: **\$3,287,500**
 Tax Assess Tot: **\$3,446,000**

Terms Acceptable: **Cash, Open**
 Buy Finance:
 Spc Sales Cond: **None**

Exp Info Source: **Owner**





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EXHIBIT A

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-2

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated east of Maalo Road at Hanamā‘ulu, Līhu‘e, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 3-8-018:001 (portion).

Applicant: Agribusiness Development Corporation Staff

Authority: Section 163D-4(a)(6), Hawai‘i Revised Statutes (HRS)

Area: 1040 gross acres, more or less

Tax Map Key No(s): (4) 3-8-018:001 (por.) (Property)

Land Status: Held in fee by owner

Trust Land Status: Section ____ lands of the Hawai‘i Admission Act¹
Yes ☐ No ☒
DHHL 30% entitlement lands pursuant to the Hawai‘i State Constitution?
Yes ☐ No ☒

Zoning: SLUD: Agricultural
CZO: Agriculture

¹ Final trust land status determination pending completion of due diligence process.

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated east of Maalo Road at Hanamā‘ulu, Līhu‘e, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 3-8-018:001 (portion).

October 16, 2025

BACKGROUND:

Act 250, 2025 Haw. Sess. Laws 79 appropriated funding to the Agribusiness Development Corporation (Corporation) for the purchase of certain real property for sale by Grove Farm Company, Incorporated near Hanamā‘ulu, Līhu‘e, and adjacent to the Corporation’s Kalepa property. The Property is currently encumbered by several agricultural tenants.

REQUEST:

That the ADC Board of Directors (Board) authorized the executive director, and her designees, to issue a letter of intent, negotiate a purchase and sale agreement, conduct due diligence, and all other manner of activities necessary to facilitate the purchase of the fee-simple interest in certain real property located east of Maalo Road at Hanamā‘ulu, Līhu‘e, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 3-8-018:001 (portion)., subject to the conditions and limitations included in the Recommendation (Request).

CHAPTER 343, HRS – ENVIRONMENTAL REVIEW:

Under section 343-5(a), HRS, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” This action involves the use of state funds and is subject to the requirements of the chapter. However, the action is de minimis and therefore exempt from the preparation of an environmental assessment under §11-200.1-15(c)(8), Hawai‘i Administrative Rules (HAR), “Continuing administrative activities.”

REMARKS & DISCUSSION:

The acquisition will be subject to a fair market value appraisal as part of the due diligence process, as well as a Phase 1 environmental site assessment. Funding will lapse on June 30, 2028, unless sooner encumbered.

RECOMMENDATION(S):

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following conditions and limitation:
 - a. Following the negotiation of a mutually acceptable purchase and sale agreement, staff shall seek Board delegation of authority to execute the document; and
 - b. At the conclusion of the due diligence period, staff shall report their findings to the Board, and may seek approval to finalize the acquisition.
2. Declare that pursuant to §11-200.1-15(c)(8), HAR, the Request is de minimis and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated east of Maalo Road at Hanamā‘ulu, Līhu‘e, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 3-8-018:001 (portion).
October 16, 2025

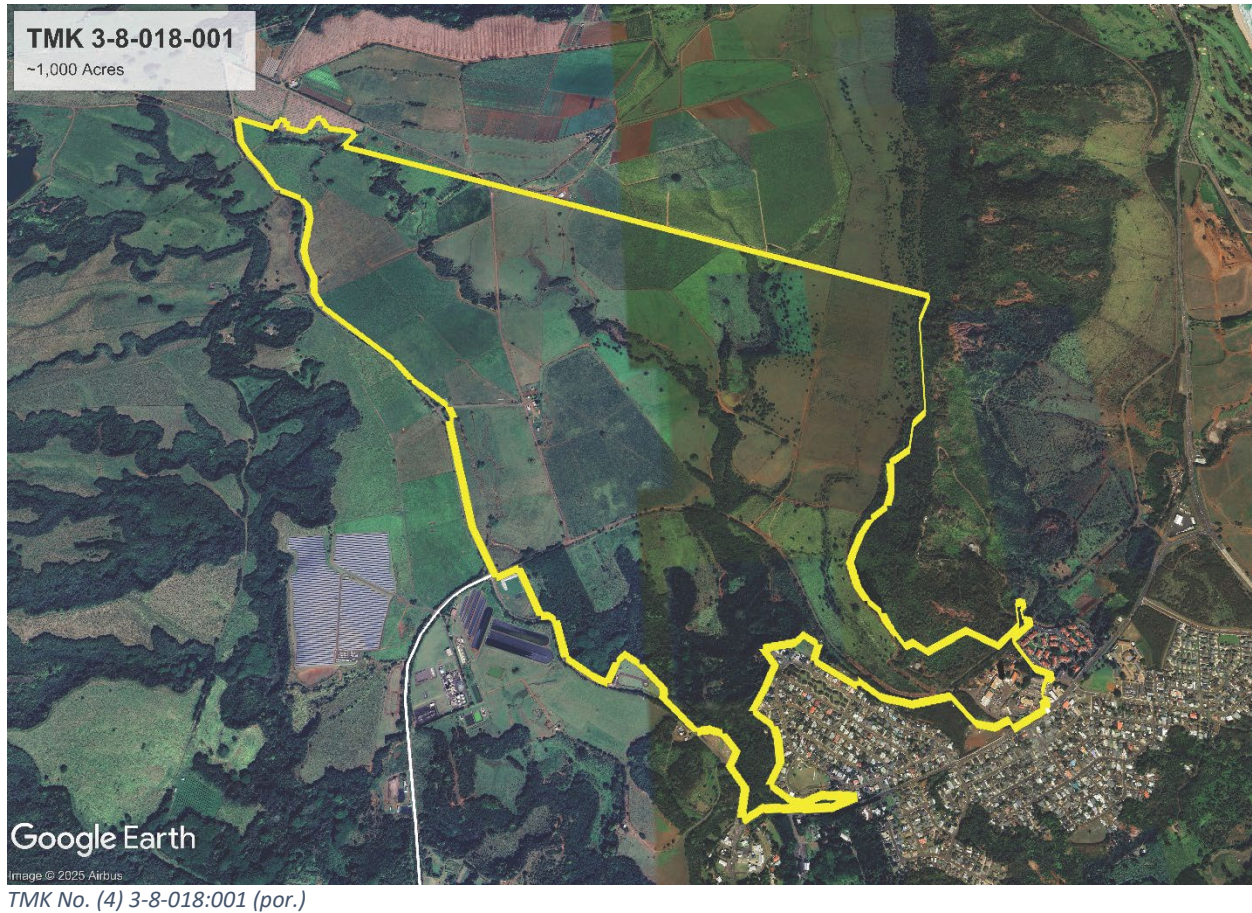
Approved for Submittal:

Wendy L. Gady
Executive Director

ATTACHMENT(S):
Exhibit A: Map

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated east of Maalo Road at Hanamā‘ulu, Līhu‘e, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 3-8-018:001 (portion).
October 16, 2025

EXHIBIT A



STATE OF HAWAI'I
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-3

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Waimea, District of Waimea, County of Kaua'i, State of Hawai'i, Tax Map Key Nos. (4) 1-6-001:028; :030; :045.

Applicant: Agribusiness Development Corporation Staff

Authority: Section 163D-4(a)(6), Hawai'i Revised Statutes (HRS)

Area: 75.15 gross acres, more or less

Tax Map Key No(s): (4) 1-6-001:028; :030; :045

Land Status: Held in fee by owner

Trust Land Status: Section ____ lands of the Hawai'i Admission Act¹
Yes ☐ No ☒
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution?
Yes ☐ No ☒

Zoning: SLUD: Conservation
CZO: OP

¹ Final trust land status determination pending completion of due diligence process.

0044

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Waimea, District of Waimea, County of Kaua‘i, State of Hawai‘i, Tax Map Key Nos. (4) 1-6-001:028; :030; :045.
October 16, 2025

BACKGROUND:

Act 250, 2025 Haw. Sess. Laws 80 appropriated funding to the Agribusiness Development Corporation (Corporation) for the purchase of certain real property at Waimea, District of Waimea, County of Kaua‘i, State of Hawai‘i. Acquisition of these properties will help secure reliable access to portions of the Kekaha Ditch System.

REQUEST:

That the ADC Board of Directors (Board) authorized the executive director, and her designees, to issue a letter of intent, negotiate a purchase and sale agreement, conduct due diligence, and all other manner of activities necessary to facilitate the purchase of the fee-simple interest in certain real property located at Waimea, District of Waimea, County of Kaua‘i, State of Hawai‘i, Tax Map Key Nos. (4) 1-6-001:028; :030; :045, subject to the conditions and limitations included in the Recommendation (Request).

CHAPTER 343, HRS – ENVIRONMENTAL REVIEW:

Under section 343-5(a), HRS, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” This action involves the use of state funds and is subject to the requirements of the chapter. However, the action is de minimis and therefore exempt from the preparation of an environmental assessment under §11-200.1-15(c)(8), Hawai‘i Administrative Rules (HAR), “Continuing administrative activities.”

REMARKS & DISCUSSION:

The acquisition will be subject to a fair market value appraisal as part of the due diligence process, as well as, at a minimum, a Phase 1 environmental site assessment. Funding will lapse on June 30, 2028, unless sooner encumbered.

RECOMMENDATION(S):

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following condition(s):
 - a. Following the negotiation of a mutually acceptable purchase and sale agreement, staff shall seek Board delegation of authority to execute the document; and
 - b. At the conclusion of the due diligence period, staff shall report their findings to the Board, and may seek approval to finalize the acquisition.
2. Declare that pursuant to §11-200.1-15(c)(8), HAR, the Request is de minimis and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Waimea, District of Waimea, County of Kaua‘i, State of Hawai‘i, Tax Map Key Nos. (4) 1-6-001:028; :030; :045.
October 16, 2025

Approved for Submittal:

Wendy L. Gady
Executive Director

ATTACHMENT(S):
Exhibit A: Map

Parcel Information

Parcel Number (TAX MAP KEY) 160010280000
Location Address OFF MENEHUNE RD
WAIMEA HI 96796

Project Name
Tax Classification CONSERVATION
(Note: This is for tax purposes only. Not to be used for zoning.)

Neighborhood Code 1811-6V
Legal Information
Zoning OP
Non Taxable Status
Land Area (acres) 63.0000
Land Area (approximate sq ft) 2,744,280
Living Units 0

[View Map](#)

Owner Information

Owner Names
ROBINSON FAMILY PARTNERS Fee Owner

Mailing Address
ROBINSON FAMILY PARTNERS
PO BOX 690088
MAKAWELI HI 96769 0088

Assessment Information

[Show Historical Tax Years](#)

Year	Property Class	Total Market Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	CONSERVATION	\$24,000	\$24,000	\$0	\$24,000

Assessment Notices

2025 (PDF)	2024 (PDF)	2023 (PDF)	2022 (PDF)	2021 (PDF)	2020-6 (PDF)	2019-6 (PDF)
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Online Assessment Notices will include one PDF per parcel for each class. For multi-owner copies please contact rpassessment@kauai.gov.

Conveyance Information

Sale Date	Price	Instrument #	Instrument Type	Date Recorded	Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
01/26/2012	\$0	12-A-44440512	OTHER	03/02/2012					Order Setting Final Accounts and Dist
07/31/1990	\$0	9000172113	FEE CONVEYANCE	11/07/1990				0	
04/20/1990	\$6,554.678	9100124794	FEE CONVEYANCE	09/13/1991				3277.34	
02/15/1990	\$0	9000050290	FEE CONVEYANCE	04/10/1990				0	
03/24/1988	\$0	8800113480		08/05/1988			22225/744		
02/25/1988	\$0	8800033714		03/11/1988			21714/305		
11/25/1987	\$0	0000000000		02/09/1988			21617/58		
11/25/1987	\$0	0000000000		12/02/1987			21386/611		

Historical Payment Information

0047

Year	Tax	Payments and Credits	Penalty	Interest	Other
2025	\$162.00	(\$81.00)	\$0.00	\$0.00	\$0.00
2024	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2023	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2022	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2021	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2020	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2019	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2018	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2017	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2016	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2015	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2014	\$135.00	(\$135.00)	\$0.00	\$0.00	\$0.00
2013	\$135.00	(\$135.00)	\$0.00	\$0.00	\$0.00
2012	\$27.60	(\$27.60)	\$0.00	\$0.00	\$0.00
2011	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2010	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2009	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2008	\$173.88	(\$173.88)	\$0.00	\$0.00	\$0.00
2007	\$173.88	(\$173.88)	\$0.00	\$0.00	\$0.00
2006	\$175.14	(\$175.14)	\$0.00	\$0.00	\$0.00
2005	\$11,769.13	(\$11,769.13)	\$0.00	\$0.00	\$0.00
2004	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2003	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2002	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2001	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00



No data available for the following modules: CPR/Condo/Apt Unit Information, Appeal Information, Improvement Information, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

Parcel Information

Parcel Number (TAX MAP KEY) 160010300000
Location Address OFF MENEHUNE RD
WAIMEA HI 96796

Project Name
Tax Classification CONSERVATION
(Note: This is for tax purposes only. Not to be used for zoning.)

Neighborhood Code 1811-6V
Legal Information
Zoning OP
Non Taxable Status
Land Area (acres) 8.7600
Land Area (approximate sq ft) 381,586
Living Units 0

[View Map](#)

Owner Information

Owner Names
ROBINSON FAMILY PARTNERS Fee Owner

Mailing Address
[ROBINSON FAMILY PARTNERS](#)
PO BOX 690088
MAKAWELL HI 96769 0088

Assessment Information

[Show Historical Tax Years](#)

Year	Property Class	Total Market Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	CONSERVATION	\$24,000	\$24,000	\$0	\$24,000

Assessment Notices

2025 (PDF)	2024 (PDF)	2023 (PDF)	2022 (PDF)	2021 (PDF)	2020-6 (PDF)	2019-6 (PDF)
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Online Assessment Notices will include one PDF per parcel for each class. For multi-owner copies please contact rpassessment@kauai.gov.

Conveyance Information

Sale Date	Price	Instrument #	Instrument Type	Date Recorded	Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
01/26/2012	\$0	12-A-44440512	OTHER	03/02/2012					Order Setting Final Accounts and Dist
07/31/1990	\$0	9000172113	FEE CONVEYANCE	11/07/1990				0	
04/20/1990	\$6,554.678	9100124794	FEE CONVEYANCE	09/13/1991				3277.34	
02/15/1990	\$0	9000050290	FEE CONVEYANCE	04/10/1990				0	
03/24/1988	\$0	8800113480		08/05/1988			22225/744		
02/25/1988	\$0	8800033714		03/11/1988			21714/305		
11/25/1987	\$0	0000000000		12/02/1987			21386/611		
11/25/1987	\$0	0000000000		02/09/1988			21617/58		

Historical Payment Information

Year	Tax	Payments and Credits	Penalty	Interest	Other
2025	\$162.00	(\$81.00)	\$0.00	\$0.00	\$0.00
2024	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2023	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2022	\$162.00	(\$162.00)	\$0.00	\$0.00	\$0.00
2021	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2020	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2019	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2018	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2017	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2016	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2015	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
2014	\$135.00	(\$135.00)	\$0.00	\$0.00	\$0.00
2013	\$135.00	(\$135.00)	\$0.00	\$0.00	\$0.00
2012	\$27.60	(\$27.60)	\$0.00	\$0.00	\$0.00
2011	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2010	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2009	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2008	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2007	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2006	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2005	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
2004	\$28.35	(\$28.35)	\$0.00	\$0.00	\$0.00
2003	\$29.58	(\$29.58)	\$0.00	\$0.00	\$0.00
2002	\$29.58	(\$29.58)	\$0.00	\$0.00	\$0.00
2001	\$30.10	(\$30.10)	\$0.00	\$0.00	\$0.00



No data available for the following modules: CPR/Condo/Apt Unit Information, Appeal Information, Improvement Information, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

Parcel Information

Parcel Number (TAX MAP KEY) 160010450000
Location Address OFF MENEHUNE RD
WAIMEA HI 96796

Project Name
Tax Classification CONSERVATION
(Note: This is for tax purposes only. Not to be used for zoning.)

Neighborhood Code 1415-5V
Legal Information
Zoning OP
Non Taxable Status
Land Area (acres) 3.3900
Land Area (approximate sq ft) 147,668
Living Units 0

[View Map](#)

Owner Information

Owner Names
ROBINSON FAMILY PARTNERS Fee Owner

Mailing Address
ROBINSON FAMILY PARTNERS
PO BOX 690088
MAKAWELI HI 96769 0088

Assessment Information

[Show Historical Tax Years](#)

Year	Property Class	Total Market Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	CONSERVATION	\$129,500	\$129,500	\$0	\$129,500

Assessment Notices

2025 (PDF)	2024 (PDF)	2023 (PDF)	2022 (PDF)	2021 (PDF)	2020-6 (PDF)	2019-6 (PDF)
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Online Assessment Notices will include one PDF per parcel for each class. For multi-owner copies please contact rpassessment@kauai.gov.

Conveyance Information

Sale Date	Price	Instrument #	Instrument Type	Date Recorded	Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
01/26/2012	\$0	12-A-44440512	OTHER	03/02/2012					Order Setting Final Accounts and Dist
07/31/1990	\$0	9000172113	FEE CONVEYANCE	11/07/1990				0	
04/20/1990	\$6,554.678	9100124794	FEE CONVEYANCE	09/13/1991				3277.34	
02/15/1990	\$0	9000050290	FEE CONVEYANCE	04/10/1990				0	
03/24/1988	\$0	8800113480		08/05/1988			22225/744		
02/25/1988	\$0	8800033714		03/11/1988			21714/305		

Historical Payment Information

Year	Tax	Payments and Credits	Penalty	Interest	Other
2025	\$874.13	(\$437.07)	\$0.00	\$0.00	\$0.00

0051

Year	Tax	Payments and Credits	Penalty	Interest	Other
⊞ 2024	\$874.13	(\$874.13)	\$0.00	\$0.00	\$0.00
⊞ 2023	\$698.63	(\$698.63)	\$0.00	\$0.00	\$0.00
⊞ 2022	\$698.63	(\$698.63)	\$0.00	\$0.00	\$0.00
⊞ 2021	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2020	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2019	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2018	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2017	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2016	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2015	\$150.00	(\$150.00)	\$0.00	\$0.00	\$0.00
⊞ 2014	\$100.00	(\$100.00)	\$0.00	\$0.00	\$0.00
⊞ 2013	\$45.90	(\$45.90)	\$0.00	\$0.00	\$0.00
⊞ 2012	\$27.60	(\$27.60)	\$0.00	\$0.00	\$0.00
⊞ 2011	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2010	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2009	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2008	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2007	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2006	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2005	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2004	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2003	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2002	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00
⊞ 2001	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00



No data available for the following modules: CPR/Condo/Apt Unit Information, Appeal Information, Improvement Information, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

STATE OF HAWAI'I
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-4

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, Tax Map Key No. (1) 9-2-001:011 (portion).

Applicant: Agribusiness Development Corporation Staff

Authority: Section 163D-4(a)(6), Hawai'i Revised Statutes (HRS)

Area: 20.736 gross acres, more or less

Tax Map Key No(s): (1) 9-2-001:011

Land Status: Held in fee by owner

Trust Land Status: Section ____ lands of the Hawai'i Admission Act¹
Yes ☐ No ☒
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution?
Yes ☐ No ☒

Zoning: SLUD: Agricultural
CZO: AG-1

¹ Final trust land status determination pending completion of due diligence process.

0053

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai‘i, Tax Map Key No. (1) 9-2-001:011 (portion).

October 16, 2025

BACKGROUND:

Act 250, Haw. Sess. Laws 82 appropriated funding to the Agribusiness Development Corporation (Corporation) for the purchase of real property for a small animal slaughterhouse to be located near Kunia. Corporation staff are exploring the possibility of two adjacent condominium units located within the Kunia Heritage Farm project comprising 20.763 gross acres of land.

REQUEST:

That the Corporation’s Board of Directors (Board) authorized the executive director, and her designees, to execute binding instruments, negotiate and execute a purchase and sale agreement, and conduct due diligence, and all other manner of activities necessary to facilitate the purchase of the fee-simple interest of the Property. Delegation of purchase authority is not included in this request (Request).

CHAPTER 343, HRS – ENVIRONMENTAL REVIEW:

Under section 343-5(a), HRS, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” This action involves the use of state funds and is subject to the requirements of the chapter. However, the action is de minimis and therefore exempt from the preparation of an environmental assessment under §11-200.1-15(c)(8), Hawai‘i Administrative Rules (HAR), “Continuing administrative activities.”

REMARKS & DISCUSSION:

The acquisition will be subject to a fair market value appraisal as part of the due diligence process, as well as a Phase 1 environmental site assessment. Funding will lapse on June 30, 2028, unless sooner encumbered.

RECOMMENDATION(S):

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following condition(s):
 - a. Following execution of the purchase and sale agreement and conclusion of the due diligence period, staff will report due diligence findings to the Board and may seek delegation of purchase authority.
2. Declare that pursuant to §11-200.1-15(c)(8), HAR, the Request is de minimis and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, Tax Map Key No. (1) 9-2-001:011 (portion).
October 16, 2025

Approved for Submittal:

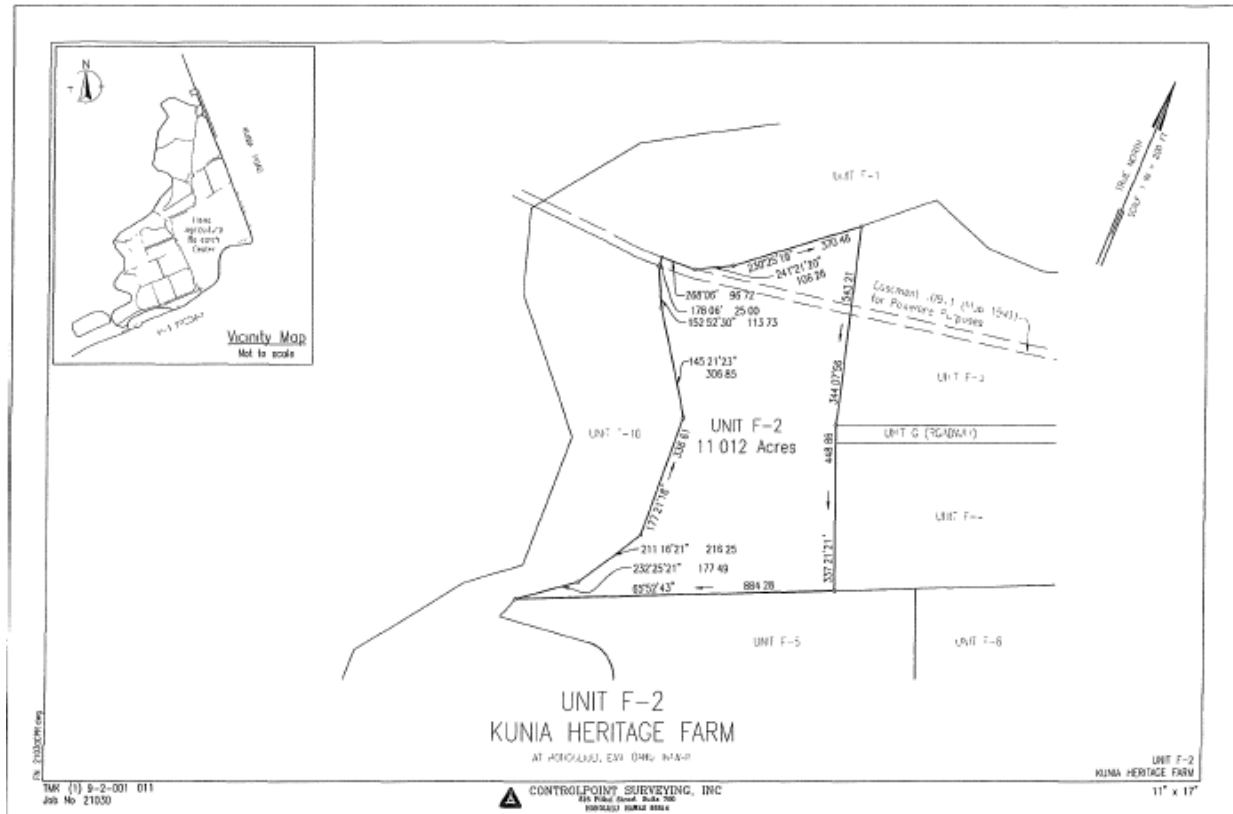
Wendy L. Gady
Executive Director

ATTACHMENT(S):
Exhibit A: Maps

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of-intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, Tax Map Key No. (1) 9-2-001:011 (portion).

October 16, 2025

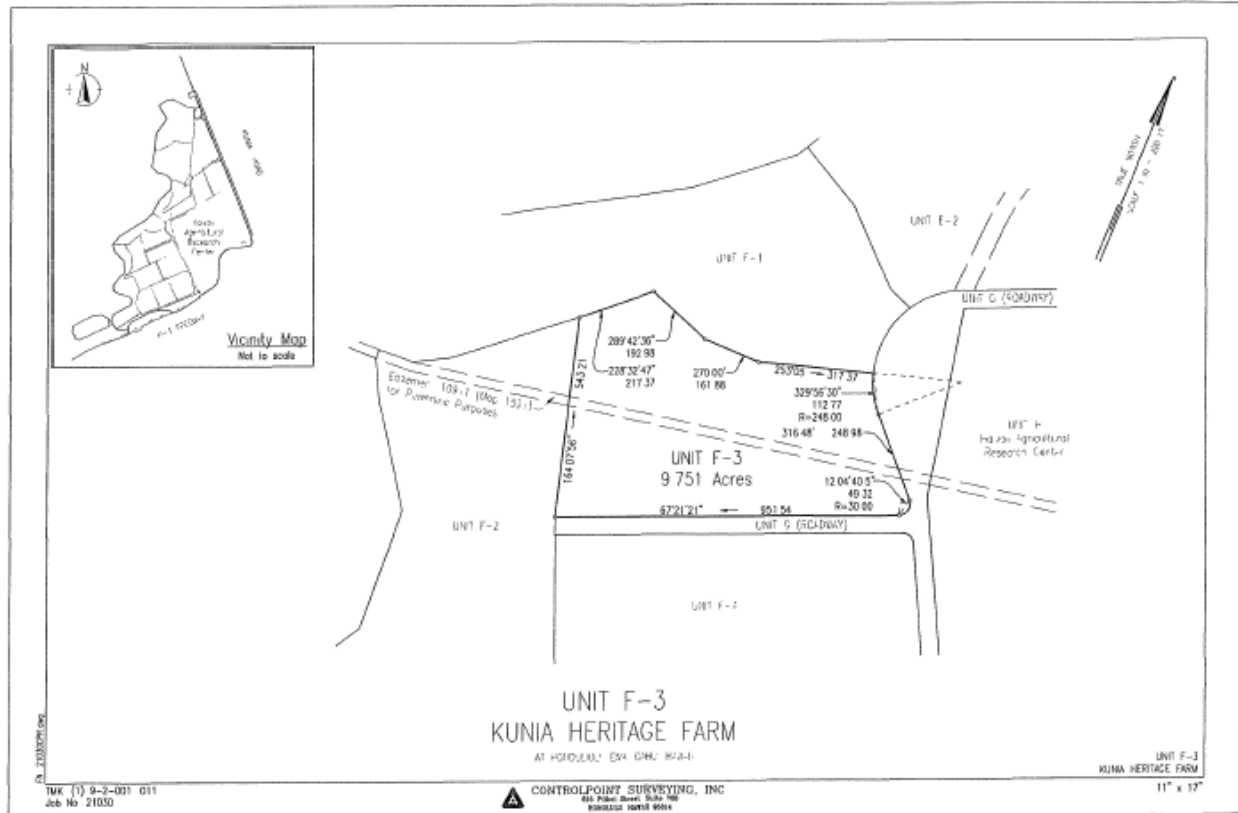
EXHIBIT A



Unit F-2, TMK No. (1) 9-2-001:011 (por.)

Request for approval to authorize the executive director to do all things necessary to facilitate the acquisition of the fee-simple interest of real property, including issuing a letter-of-intent, negotiating a purchase and sale agreement, conducting due diligence, and all other manner of activities necessary to facilitate the acquisition. Situated at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, Tax Map Key No. (1) 9-2-001:011 (portion).

October 16, 2025



Unit F-3, TMK No. (1) 9-2-001:011 (por.)

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-8

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to amend Non-Exclusive Right-of-Entry Agreement No. ROE-K-25-01, issued to Mana Solar + Storage, LLC, to extend the term for one additional year for due diligence activities for a potential solar project near Kekaha, District of Waimea, County of Kaua'i, State of Hawai'i, Tax Map Key No. (4) 1-2-002:001 (portion).

Applicant: Mana Solar + Storage, LLC (Applicant)

Authority: Section 163D-4(a)(5), Hawai'i Revised Statutes

Area: 382.69 gross acres, more or less

Field No(s): 218, 219, 220, 321 (Premises) (see exhibit "A")

Tax Map Key: (4) 1-2-002:001 (Property)

Land Status: Set aside to the Agribusiness Development Corporation in 2003 by Governor's Executive Order No. 4007 for *Agricultural and Related Purposes*

Trust Land Status: Section 5(b) lands of the Hawai'i Admission Act
Yes ☒ No ☐
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution?
Yes ☒ No ☐

Zoning: SLUD: Agricultural
CZO: Agricultural

Character of Use: Due diligence for proposed future solar energy project, including surveys and studies

Land Doc. Type: Right-of-Entry Agreement (ROE)

Term: 1 additional year, expiring on January 20, 2027 (with option to extend by mutual agreement)

Rental Rate: Gratis (ADC does not typically assess rent for rights-of-entry)

0058

BACKGROUND:

In 2017, the Agribusiness Development Corporation (ADC) Board of Directors (Board) approved licenses to the Kaua'i Island Utility Cooperative (KIUC) for both the Kōke'e Ditch System and Mānā Reservoir for the West Kaua'i Energy Project (WKEP). WKEP included several hundred acres for a solar energy production component to provide energy for the hydroelectric pumped-storage component of WKEP. While the lease for the solar component of WKEP was never approved or executed, it was nevertheless anticipated and expected as part of WKEP.

In 2023, WKEP was terminated due to delays from pending litigation, and the licenses for the Mānā Reservoir and Kōke'e Ditch System expired. However, Mana Solar + Storage, LLC (a subsidiary of AES Corporation) (Applicant) has taken up the solar portion of the project. ADC approved a right-of-entry agreement (Agreement) (see exhibit "B") at their meeting on December 5, 2024, for a term of one year with an option to extend by mutual agreement, for due diligence purposes. The initial term expires on January 20, 2026.

REQUEST:

Applicant requests that the Board consent to amend the Agreement to extend the term for one additional year, to expire on January 20, 2027 (Request).

OPERATIONAL PLAN:

The Agreement provides the applicant with permission to enter the Premises, as well as access the Premises through common infrastructure roads, for the purpose of completing due diligence for a possible future solar energy production project.

The Agreement does not, in any way, grant a real property interest to the Property or the Premises.

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under section 343-5(a), Hawai'i Revised Statutes, an environmental assessment shall be required for actions, that propose, among other things, the "(1) use of state land or county lands, or the use of state or county funds[.]" In this case triggers include both the use of state land and the use of state funds. For the purpose of awarding the Agreement, the project is exempt from the preparation of an environmental assessment pursuant to §11-200.1-15(c)(5), Hawai'i Administrative Rules (HAR) general exemption type which exempts "[b]asic data collection, research, experimental management, and resource and infrastructure testing and evaluation activities that do not result in a serious or major disturbance to an environmental resource."

REMARKS & DISCUSSION:

The Board has previously established a permitted interaction group to develop a solar energy policy on ADC land; however, the group's work is not yet complete. As such, approval of this request should not be construed as an endorsement or approval of any future solar energy project.

*Request for approval to amend Non-Exclusive Right-of-Entry Agreement No. ROE-K-25-01, issued to Mana Solar + Storage, LLC, to extend the term for one additional year for due diligence activities for a potential solar project near Kekaha, District of Waimea, County of Kaua'i, State of Hawai'i, Tax Map Key No. (4) 1-2-002:001 (portion).
October 16, 2025*

There is no anticipated fiscal impact to ADC.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following conditions:
 - a. The amended term shall expire at 12:00 a.m. on January 20, 2027, unless sooner extended; and
 - b. Any option for additional one-year terms shall be by mutual written agreement; and
 - c. No construction activities shall commence under this Agreement; and
 - d. It shall be understood by all parties that granting this extension, or any future extensions, shall in no way be construed as an endorsement or approval of this, or any future solar energy project.
2. Declare that pursuant to § 11-200.1-15(c)(5), HAR, the Request will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Approved for Submittal:

Wendy Gady
Executive Director

Attachment(s):

Exhibit A Map

Exhibit B First Amendment to Non-exclusive Right of Entry Agreement No. ROE-K-25-01

Legend

- ADC Property
- Solar Project



STATE OF HAWAII
AGRIBUSINESS
DEVELOPMENT CORPORATION

Proposed Solar Energy
Production Project by Mana Solar
+ Storage, LLC

TMK (4) 1-2-002:001 (por.)



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OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri,
Community Maps contributors, Map layer by Esri. This work is licensed under
the Esri Master License Agreement. View Summary | View Terms of
UseExport: This layer is not intended to be used to export tiles for offline.
Esri, USGS This map was developed by the Agribusiness Development
Corporation of Hawaii.

0061



**FIRST AMENDMENT
TO
NON-EXCLUSIVE RIGHT OF ENTRY AGREEMENT NO. ROE-K-25-01**

This First Amendment to Non-Exclusive Right of Entry Agreement No. ROE-K-25-01 (Amendment) is effective as of _____ (“Effective Date”), by and between the STATE OF HAWAII, AGRIBUSINESS DEVELOPMENT CORPORATION (“ADC”), whose business address is 235 S. Beretania Street, Suite 205 Honolulu, Hawai‘i 96913, and the MANA SOLAR + STORAGE (“MANA”), whose business address is 282 Century Place, Suite 2000, Louisville, Colorado 80027. ADC and MANA may be individually referred to as a “Party” or collectively referred to as the “Parties.”

RECITALS

WHEREAS, ADC and MANA entered into a Non-Exclusive Right-of-Entry Agreement No. ROE-K-25-01, dated January 21, 2025 (“Agreement”); and

WHEREAS, the Parties now desire to amend the Agreement to extend the term of the Agreement for an additional year;

NOW THEREFORE, in consideration of the mutual promises contained herein, the Parties agree to amend the Agreement as follows:

1. Section 15. shall be amended by deleting the bracketed and strike-through phrases and adding the underlined phrases to read as follows:

15. This Agreement is effective for [~~(1) year~~] (2) years, commencing on January 21, 2025 and terminating effective 12:00 a.m., [~~January 20, 2025~~] January 20, 2027. Grantor and Grantee may extend the term of the Agreement for any number of additional 1-year terms by mutual agreement.
2. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect.
3. This Amendment may be amended from time to time by instrument in writing signed by both Parties.
4. This Amendment may be executed in any number of counterparts. Each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Amendment. The submission of a signature page by facsimile transmission, or similar electronic submission facility (e.g., e-mail or electronic signature) shall be deemed to constitute an “original” signature page for all purposes, and facsimile or electronic copies shall be deemed to constitute duplicate originals.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be duly executed as of the Effective Date.

STATE OF HAWAII, AGRIBUSINESS
DEVELOPMENT CORPORATION

MANA SOLAR + STORAGE, LLC

By: _____
WENDY GADY
Its Executive Director

By: _____
NICK MOLINARI
Its Director, Development

Date: _____

Date: _____

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-9

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to delegate authority to the executive director to negotiate and execute a new right-of-entry agreement with Kauai Island Utility Cooperative to certain limited areas of the Mānā Plain to conduct due diligence for electrical transmission line purposes in Kekaha, District of Waimea, County of Kauaʻi, State of Hawaiʻi, Tax Map Key No. (4) 1-2-002:001 (portion).

Applicant: Kauai Island Utility Cooperative (Applicant)

Authority: Section 163D-4(a)(5), Hawaii Revised Statutes

Area: See “Map of Premises” (Exhibit “A”)

Field No(s): Various, portions of common area roadways

Tax Map Key: (4) 1-2-002:001

Land Status: Set aside to the Agribusiness Development Corporation in 2003 by Governor’s Executive Order No. 4007 for *Agricultural and Related Purposes*

Trust Land Status: Section 5(b) lands of the Hawaii Admission Act
Yes ☒ No ☐
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution?
Yes ☒ No ☐

Zoning: SLUD: Agricultural
CZO: Agricultural

Character of Use: Research and data collection

Land Doc. Type: Right-of-Entry

Term: 1 year (with option to extend for additional 1-year terms by mutual agreement)

Rental Rate \$0.00 (ADC does not typically charge for rights-of-entry)

0064

Request for approval to delegate authority to the executive director to negotiate and execute a new right-of-entry agreement with Kauai Island Utility Cooperative to certain limited areas of the Mānā Plain to conduct due diligence for electrical transmission line purposes in Kekaha, District of Waimea, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 1-2-002:001 (portion).

October 16, 2025

BACKGROUND:

In 2017, the Agribusiness Development Corporation (ADC) Board of Directors (Board) approved licenses to the Kaua‘i Island Utility Cooperative (Applicant) for both the Kōke‘e Ditch System and Mānā Reservoir for the West Kaua‘i Energy Project (WKEP). WKEP included several hundred acres for a solar energy production component to provide energy for the hydroelectric pumped-storage component of WKEP. While the lease for the solar component of WKEP was never approved or executed, it was nevertheless anticipated and expected as part of WKEP.

In 2023, WKEP was terminated due to delays from pending litigation, and the licenses for the Mānā Reservoir and Kōke‘e Ditch System expired. However, Mana Solar + Storage, LLC (a subsidiary of AES Corporation) (MSS) has taken up the solar portion of the project. ADC approved a right-of-entry agreement at their meeting on December 5, 2025. MSS has requested a one-year extension to that agreement.

It has always been anticipated that any hydroelectric or solar project located similarly to WKEP would require the installation of electrical transmission lines to connect with the KIUC grid.

REQUEST:

Applicant requests a right-of-entry agreement to select areas of the Mānā Plain to conduct research, data collection, and testing for due diligence purposes related to a possible solar project (see exhibit “A”) (Request). Staff will continue to work with the entity to further negotiate the terms of the ROE.

OPERATIONAL PLAN:

Applicant intends to conduct certain research, data collection, and testing activities related the due diligence of the electrical transmission line project (see “KIUC Workplan,” Exhibit “A”).

CONSERVATION PLAN:

N/A

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under section 343-5(a), Hawai‘i Revised Statutes, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” In this case triggers include both the use of state land and the use of state funds. For the purpose of awarding the Agreement, the project is exempt from the preparation of an environmental assessment pursuant to §11-200.1-15(c)(5), Hawai‘i Administrative Rules (HAR) general exemption type which exempts “[b]asic data collection, research, experimental management, and resource and infrastructure testing and evaluation activities that do not result in a serious or major disturbance to an environmental resource.”

REMARKS & DISCUSSION:

The Board has previously established a permitted interaction group regarding solar energy policy on ADC lands; however, the group has not yet completed its work. Furthermore, the Board has

Request for approval to delegate authority to the executive director to negotiate and execute a new right-of-entry agreement with Kauai Island Utility Cooperative to certain limited areas of the Mānā Plain to conduct due diligence for electrical transmission line purposes in Kekaha, District of Waimea, County of Kaua‘i, State of Hawai‘i, Tax Map Key No. (4) 1-2-002:001 (portion).

October 16, 2025

delegated authority to the executive director to issue non-extraordinary rights-of-entry to entities for access to ADC land. However, this request may be considered extraordinary given that 1) there is not yet any formal Board policy regarding solar energy production on ADC lands, and 2) because the Request may fall outside of the *Agricultural and Related Use* public purpose set forth in Governor’s Executive Order No. 4007. As such, staff believes the Request requires Board approval.

Staff notes that the draft right-of-entry agreement (Exhibit “A”) is Applicant’s work product based on previous ADC rights-of-entry. The draft is not a final document and has not undergone agency or legal review.

Approval or denial of the Request would have no fiscal impact to ADC.

RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request and delegate authority to the Executive Director to execute the ROE, subject to the following conditions:
 - a. The term shall be for one year; and
 - b. Any option for additional one-year terms shall be by mutual agreement; and
 - c. The ROE shall not grant any real property interest to the Property or the Premises; and
 - d. No construction activities shall commence under this ROE; and
 - e. It shall be understood by all parties that granting an ROE, or any subsequent options to extend, shall in no way be construed as an endorsement or approval of any future solar energy production or electrical transmission line project.
2. Declare that pursuant to §11-200.1-15(c)(5), HAR, the Request will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

Lyle Roe

LYLE ROE

Asset Manager

Approved for Submittal:

Wendy Gady

Executive Director

Attachment(s):

Exhibit A KIUC’s Draft Right-of-Entry Agreement

NON-EXCLUSIVE RIGHT-OF-ENTRY AGREEMENT NO. ROE-K-25-01

THIS NON-EXCLUSIVE RIGHT-OF-ENTRY AGREEMENT (Agreement), is made and entered into by and between KAUAI ISLAND UTILITY COOPERATIVE ("KIUC"), a Hawai'i consumer cooperative association, whose mailing address is 4463 Pahee Street, Suite 1, Lihue, Kauai, Hawai'i, 96766-2000 and STATE OF HAWAII, AGRIBUSINESS DEVELOPMENT CORPORATION (Grantor), whose mailing address is 235 S. Beretania Street, Suite 205, Honolulu, Hawai'i, 96813.

WITNESSETH:

WHEREAS, Grantee desires a right-of-entry in and to that certain property located at Kekaha, Kauai, described as Tax Map Key: (4) 1-2-002:001(por), (Property), to perform surveys, assessments, tests, inspections, and studies including geotechnical, archaeological, biological, cultural, historic, flood, hydrological, and environmental review under the Hawaii Environmental Policy Act (HEPA, Hawaii Revised Statutes, Chapter 343) and National Environmental Policy Act (NEPA, 1969), to conduct activities related to entitlements, and to determine what permits, and approvals may be required, in field numbers 218, 219, 317 (Premises) in Kekaha, Kauai, (Project Activities) in connection with a proposed transmission line and poles in support of a solar energy and battery energy storage project, (Project); and

WHEREAS, Grantee desires to obtain a right-of-entry to Property and Premises to conduct Project Activities; and

WHEREAS, Grantor's Board of Directors approved the issuance of a right-of-entry at their meeting on []; and

WHEREAS, pursuant to the Governor's Executive Order No. 4007, as modified by the Governor's Executive Order Nos. 4034, 4165, and 4330 Grantor has been granted responsibility to control and manage those certain lands containing a gross area of approximately 12,800 acres in Kekaha, on the Island of Kaua'i, State of Hawai'i; and

WHEREAS, pursuant to the Memorandum of Agreement between ADC and the Kekaha Agriculture Association (KAA), dated April 1, 2007, as amended by the Restated and Amended Memorandum of Agreement dated August 29, 2008, Grantor has licensed and turned over to KAA, responsibility for operation and maintenance of certain common infrastructure improvements serving the Property; and

WHEREAS, Grantor wishes to cooperate with Grantee to allow the entry of Grantee and/or its officers, employees, consultants, contractors and/or persons acting for or on its behalf (Grantee's Agents), on the Property for purposes of conducting Project Activities;

NOW, THEREFOR, in consideration of the premises and the covenants contained herein, and other good and valuable consideration given, the parties hereto mutually agree as follows:

1. Grantor hereby grants to Grantee and Grantee's Agents, non-exclusive permission to enter upon the Premises for the purpose of conducting Project Activities, and to access certain common infrastructure roads to access the Premises.

2. Grantee and Grantee's Agents shall maintain and exercise due care in conducting Project Activities and shall practice preventive measures to minimize any disturbances to the Property and Premises.

3. Grantee shall provide Grantor and KAA with no less than two weeks notice prior to the commencement of any Project Activities and shall coordinate access to Grantor's Property with KAA. Written notices shall be given pursuant to Paragraph 19. Email notification is acceptable.

4. Grantee and Grantee's Agents, are responsible for obtaining written concurrence from the affected Property tenants prior to any activity on the subject lands and coordinating access through locked gates with KAA. Grantee and Grantee's Agents further understand and acknowledge that the lands surrounding the Premises are actively farmed, and that the access roads are used by farm vehicles and equipment, and that all activities performed under this Agreement shall not interfere with or adversely impact said farming and agricultural activities, now and in the future.

5. Grantee and Grantee's Agents shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. Grantee and Grantee's Agents shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto the Property or Premises any such materials except to use in the ordinary course of Grantee or Grantee's Agents business and then only after written notice is given to Grantor of the identity of such materials and upon Grantor's consent, which consent may be withheld at Grantor's sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by Grantee or Grantee's Agents, Grantee shall be responsible for the cost thereof. In addition, Grantee and Grantee's Agents shall execute affidavits, representations and the like, from time to time at Grantor's request, concerning Grantee and Grantee's Agents best knowledge and belief regarding the presence of hazardous materials on the Property or Premises placed or released by Grantee or Grantee's Agents.

6. Grantee shall indemnify, defend and hold Grantor and KAA and their representatives harmless, from any damages and claims resulting from the release of hazardous materials on the right-of-entry area or premises whether initiated or occurring while Grantee and Grantee's Agents is/are in possession, or elsewhere if caused by

Grantee or Grantee's Agents. These covenants shall survive the expiration or earlier termination of this Agreement.

For purposes of this Agreement, "hazardous material" shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, or any other federal, state, or local environmental law, regulation, ordinance, rule, or by-law, whether existing as of the date hereof, previously enforced, or subsequently enacted, provided however, that obligation to defend ~~hereunder~~ shall not apply to contractors who are only contracted to perform professional architectural, engineering, or surveying services on behalf of Grantee.

7. Grantee agrees to indemnify, defend, release, and hold harmless Grantor and KAA and their representatives from and against any and all costs, claims, suits, fines, damages, attorneys' fees, or causes of action of any kind for injury of any kind to any person, or damage to any property of any kind occasioned, in whole or in part, by Grantee's actions or omissions arising out of the exercise of this Agreement. Further, Grantee agrees that Grantor and KAA shall not be liable, should Grantee or Grantee's Agents suffer injury to their personnel or damage to their property as a result of work conducted upon the Property pursuant to this Agreement. Grantee will not be liable nor responsible for any property damage or conditions that existed prior to Grantee's exercise of the Agreement. The provisions of this paragraph shall remain in full force and effect notwithstanding the expiration or early termination of this Agreement. In the event Grantor shall, without fault on its part, be made a party to any litigation commenced by or against Grantee in connection with this Agreement, Grantee shall pay all costs and expenses incurred by or imposed on Grantor, including attorneys' fees.

8. In the event any unanticipated sites or remains such as bone or charcoal deposits, human burials, rock or coral alignments, pavings or walls are encountered, Grantee and/or Grantee's Agents in the exercise of this Agreement, shall immediately stop work and contact the State Historic Preservation Division in Kapolei at (808) 692-8015. Grantee and Grantee's Agents shall immediately notify Grantor of any such findings.

9. Any failure or breach by Grantee or Grantor to abide by the terms and conditions set forth herein shall constitute a breach of this Agreement; upon written request, any breaching party shall be afforded a reasonable period of time within which to cure any said breach, such remedial cure to be determined by the non-breaching party as acceptable to avoid breach. In the event additional costs are incurred by any party as a result of a breach of this Agreement, both parties shall bear their own costs, including any legal costs and fees incurred except as otherwise provided below.

10. Notwithstanding any other provision contained herein, this Agreement is revocable at the will of Grantor, and can be suspended, canceled or terminated at any time and for any reasons, including any breach of default hereunder, upon two weeks

written notice, sent via U.S. Postal Service, first class mailing, to Grantee pursuant to paragraph 19.

11. In the event this Agreement is terminated as provided herein, Grantee shall immediately remove any and all Grantee and Grantee's Agents property physically located in the Property and Premises; any property not timely removed shall be deemed abandoned by Grantee, and Grantor shall have the right to dispose of the property.

12. Paragraphs 5, 6, and 7 shall survive the termination of this Agreement and shall be binding on the parties, successors and assigns.

13. Grantee and Grantee's Agents shall procure and maintain, at its own cost and expense, in full force and effect throughout the term of this Agreement, the following policies of insurance:

- a. Commercial general liability insurance with an insurance company or companies licensed or authorized to do business in the State of Hawaii with an AM Best rating of not less than "A-VIII" or other comparable or equivalent industry rating, in an amount of at least \$1,000,000 for each occurrence and \$2,000,000 aggregate, and with coverage terms acceptable to the Executive Director of the Agribusiness Development Corporation. The policy or policies of insurance shall name both the "State of Hawaii, Agribusiness Development Corporation" and "Kekaha Agriculture Association" as an additional insured. A copy of the policy or other documentation required by the Grantor shall be filed with the Grantor. The insurance shall cover the entire Property, including all buildings, improvements, and grounds and all roadways or sidewalks on or adjacent to the Property.
- b. Commercial automobile insurance covering all owned, hired, or non-owned vehicles, including the loading or unloading thereof on the Property. The policy coverage limits shall not be less than \$1,000,000.
- c. Workers' Compensation insurance affording statutory limits, and employers' liability coverage with limits of no less than \$1,000,000 covering all persons admitted to the Property under the terms of this Agreement.

Grantee, prior to the entry and use of the Property and Premises or within 15 days after the effective date of this Agreement, whichever is sooner, shall furnish Grantor with a policy(s) or other documentation required by Grantor showing the policy(s) to be initially in force, keep the policy(s) or other documentation required by Grantor on deposit during the entire term of the Agreement, and furnish all like policy(s) or other documentation required by Grantor upon each renewal of the policy(s). This insurance shall not be cancelled, limited in scope of coverage, or nonrenewed until

after 30 days written notice has been given to Grantor and KAA. Grantor may at any time require Grantee to provide Grantor with copies of the insurance policy(s) that are or were in effect during the Agreement term or other documentation required by Grantor.

Grantor shall retain the right at any time to review the coverage, form, and amount of the insurance required by this Agreement. If, in the opinion of Grantor, the insurance provisions in this Agreement do not provide adequate protection to Grantor, Grantor may require Grantee to obtain insurance sufficient in coverage, form, and amount to provide adequate protection. Grantor requirements shall be reasonable but shall be designed to assure protection for and against the kind and extent of the risks that exist at the time a change in insurance is required. Grantor shall notify Grantee in writing of changes in the insurance requirements and Grantee shall deposit copies of acceptable insurance policy(s) or other documentation required by Grantor thereof, with Grantee incorporating the changes within 30 days after receipt of the notice.

The procuring of the required policy(s) of insurance shall not be construed to limit Grantee's liability under this Agreement nor to release or relieve Grantee of the indemnification provisions and requirements of this Agreement. Notwithstanding the policy(s) of insurance, Grantee shall be obligated for the full and total amount of any damage, injury, or loss caused by Grantee or Grantee's Agent's negligence or neglect connected with this Agreement.

It is agreed that any insurance maintained by the Grantor will apply in excess of, and not contribute with, insurance provided by Grantee's policy(s).

14. This Agreement shall be governed by the laws of the State of Hawai'i. Any action at law or in equity to enforce or interpret the provisions of this Agreement shall be brought in the First Circuit Court of the State of Hawai'i. Grantee shall comply with all federal, state, and county laws, ordinances, codes, rules, and regulations as the same may be amended from time to time, which in any way affect Grantee's performance of this Agreement.

15. This Agreement is effective for one (1) years, commencing on _____ and terminating effective 12:00 a.m., _____. Grantor and Grantee may extend the term of the Agreement for any number of additional 1-year terms by mutual agreement.

16. Grantee and Grantee's Agents, in the exercise of this Agreement, shall adhere to all Best Management Practices as agreed to between Grantor and KAA and Na Kia'i Kai, Surfrider Foundation, and Pesticide Action Network North America in

settlement of that certain action commenced in the United States District Court for the District of Hawai'i, Civil No. 18-00005-DKW-WRP.

17. Grantee shall not assign or subcontract any of Grantee's duties, obligations, or interests under this Agreement and no such assignment or subcontract shall be effective unless Grantee obtains prior written consent from Grantee.

18. Any modification, amendment, change, or extension of any term of this Agreement shall be made by written amendment and signed by the parties.

19. Any notice, demand, request, consent, approval, or communication required under this Agreement, or that either party desires to provide shall be made to:

Grantor:

Executive Director
Agribusiness Development Corporation
235 S Beretania St Ste 205
Honolulu HI 96813

wendy.l.gady@hawaii.gov and dbedt.adc@hawaii.gov

Grantee:

President & Chief Executive Officer
Kauai Island Utility Cooperative
4463 Pahee St, Suite 1
Lihue, Kauai, Hawai'i 96766-2000

dbissell@kiuc.coop

Kekaha Agriculture Association

General Manager
Kekaha Agriculture Association
PO Box 940
Waimea HI 96796

mike@kekahaagriculture.org

20. This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which together shall constitute but one and the same document.

21. Grantee acknowledges that this Agreement does not confer any real property interest to Grantee or Grantee's Agents.

22. Grantee shall not commence any construction activities except those necessary to conduct the Project Activities.

[The remainder of this page intentionally left blank.]

EXHIBIT A - DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

STATE OF HAWAI'I, AGRIBUSINESS
DEVELOPMENT CORPORATION

KAUAI ISLAND UTILITY
COOPERATIVE

Wendy L. Gady
Executive Director

David J. Bissell
President & Chief Executive Officer

Approved as to form:

Delanie Prescott-Tate
Deputy Attorney General

ACKNOWLEDGED BY:

Representative
Kekaha Agriculture Association

EXHIBIT A

Map of Premises

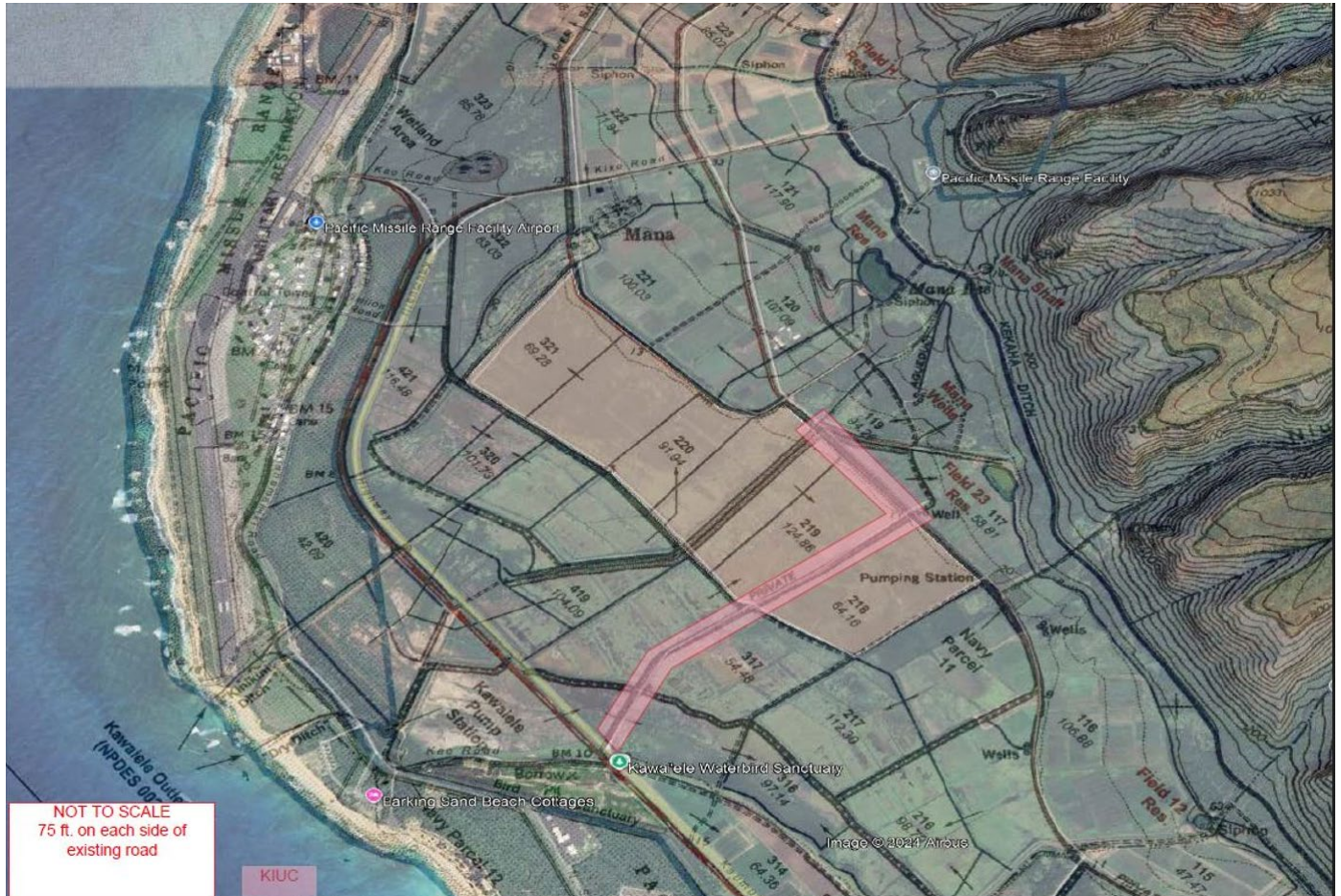


EXHIBIT B

“KIUC Workplan”

- ALTA survey and topographical survey: on-site field work and identification of relevant features and boundaries
- Geotechnical testing:
 - Soil condition survey including test pits, resistivity testing, percolation testing, and observation of groundwater conditions
 - Boring – test borings to support foundation system design
 - Pile Load Testing to support foundation system design.
- Mowing where needed, to facilitate accessibility for the Project Activities
- Archaeological and architectural pedestrian inspection and survey
- Environmental site assessment for field verification and observation of existing conditions and soil sampling (if needed)
- Survey of existing flora and fauna
- Site visits, as needed

STATE OF HAWAII
**AGRIBUSINESS DEVELOPMENT
CORPORATION**

E-10

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS
October 16, 2025

Subject: Request for approval to establish a permitted interaction group to assess Maui agricultural irrigation systems to support and expand agriculture on Maui. The permitted interaction group to provide the Board of Directors all results and findings and recommendations at an Agribusiness Development Corporation Board of Director's meeting, pursuant to section 92-2.5, Hawai'i Revised Statutes; appointment members thereto.

Applicant: Agribusiness Development Corporation (ADC)

Authority: Section 92-2.5(b), Hawaii Revised Statutes

0077

Request for approval to establish a permitted interaction group to assess Maui agricultural irrigation systems to support and expand agriculture on Maui. The permitted interaction group to provide the Board of Directors all results and findings and recommendations at an Agribusiness Development Corporation Board of Director's meeting, pursuant to section 92-2.5, Hawai'i Revised Statutes; appointment members thereto.

October 24, 2024

BACKGROUND:

ADC's was created to be an aggressive and dynamic agency to make optimal use of agricultural assets for the economic, environmental, and social benefit of the people of Hawaii by supporting the production of local agricultural products for local consumption, while continuing to develop commercial exports of locally produced agricultural products. The mandate is a statewide mandate. Currently, ADC has operations on only the island of Kauai and Oahu, and marginal holdings on the island of Hawaii.

REQUEST:

Request that the ADC Board of Directors (Board) approve the establishment of a permitted interaction group (PIG) to investigate and assess agricultural irrigation systems on the island of Maui to support and expand agriculture on the island. The PIG will work with staff and other agencies and departments of the state to 1) review agricultural areas and communities with insufficient agricultural irrigation on the island, 2) review existing agricultural assets and systems on the island; 3) determine if any of those assets or systems have the capability to mitigate any areas or communities with insufficient agricultural irrigation, and 4) report the PIG's findings and recommendations to the Board (Request).

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:

Under section 343-5(a), Hawaii Revised Statutes, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” *This action does not trigger the requirements of the chapter.*

REMARKS & DISCUSSION:

ADC does not currently own or control any assets on the island of Maui. Approval of this request should have no fiscal impact to ADC.

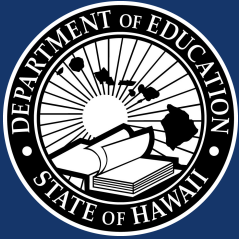
RECOMMENDATION:

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following conditions:
 - a. The PIG shall dissolve following the presentations of their findings and recommendations to the Board.

Respectfully Submitted,

WENDY GADY
Executive Director



HAWAII STATE

Department of Education

Department of Education update on Regional Kitchens Master Plan

Agribusiness Development Corporation
Regular Meeting of the Board of Directors
October 16, 2025

Keith T. Hayashi, *State Superintendent*



SECTION

1

Overview of the master plan for statewide regional kitchens



What is a regional kitchen?

A regional production kitchen is a kitchen space that is used for the production of meals or individual ingredients before they are sent to different locations for plating up and serving to customers.



Examples of food being prepared in a regional-type kitchen.



Benefits of Regional Kitchens

Related to Hawai'i's Sustainability Goals



Student Health and Nutrition: Provide students with fresh, healthy and nutritious school meals and snacks using locally grown ingredients.



Support Cooking with Local Products: Provide high-quality and consistently prepared meals with local products by centralizing preparation and production of raw and fresh products.



Support Local Food System: Increase the procurement of locally grown agricultural products.



Support Existing Facilities: Minimize the extent of renovations needed for production kitchens and limit their need to prepare locally sourced raw and fresh products.

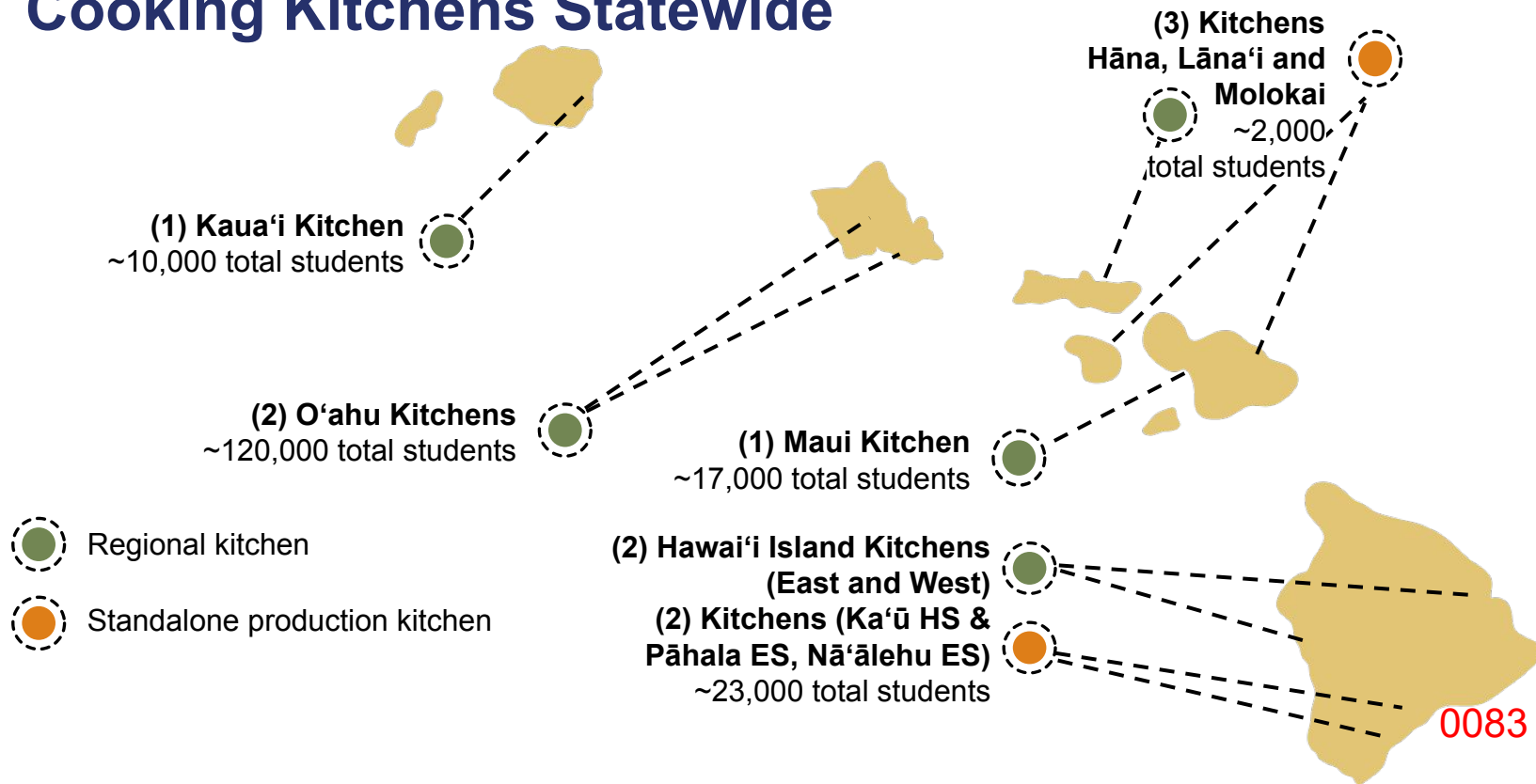


New to-go entree Chinese Chicken Salad
at Farrington High.

0082



Master Plan for the Department's Regional and Scratch Cooking Kitchens Statewide





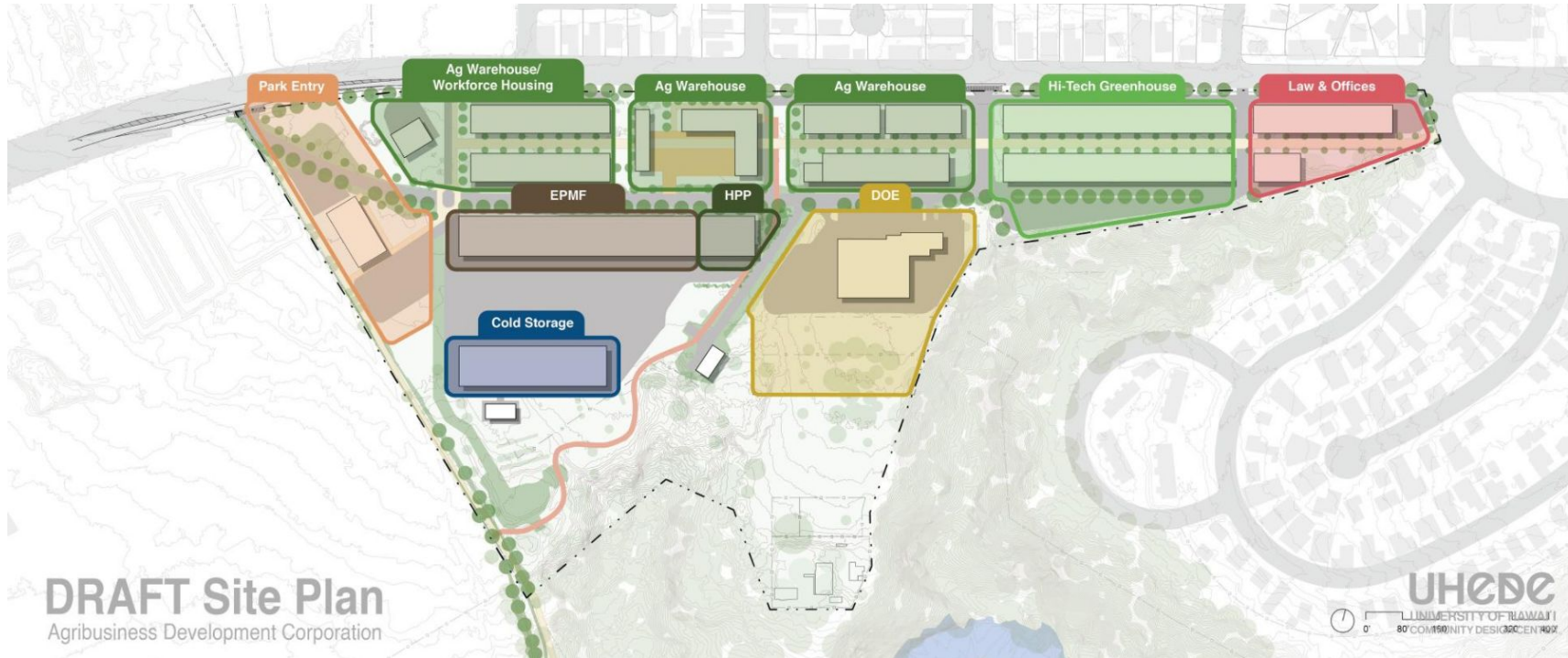
Updates from the 2025 Legislative Session

Upon Governor Green signing House Bill 300, Session Laws of Hawai'i 2025 into Act, the Department would receive the following appropriations related to regional kitchens:

Fiscal Year (FY)	Appropriation	Purpose
FY 2025-26	\$55,650,000	For additional design and construction funds for the expansion of the regional kitchen at Whitmore, as well as funds for feasibility analysis for the following areas: a second O'ahu site, two sites on Hawai'i Island (East and West), one site on Kaua'i, and one site on the island of Maui.
FY 2026-27	\$16,500,000	For due diligence, planning, design and land acquisition for the future regional kitchen sites.



Regional Kitchen Sites



Does not reflect the increase of acreage for HIDEOE (5 acres)

0085



SECTION

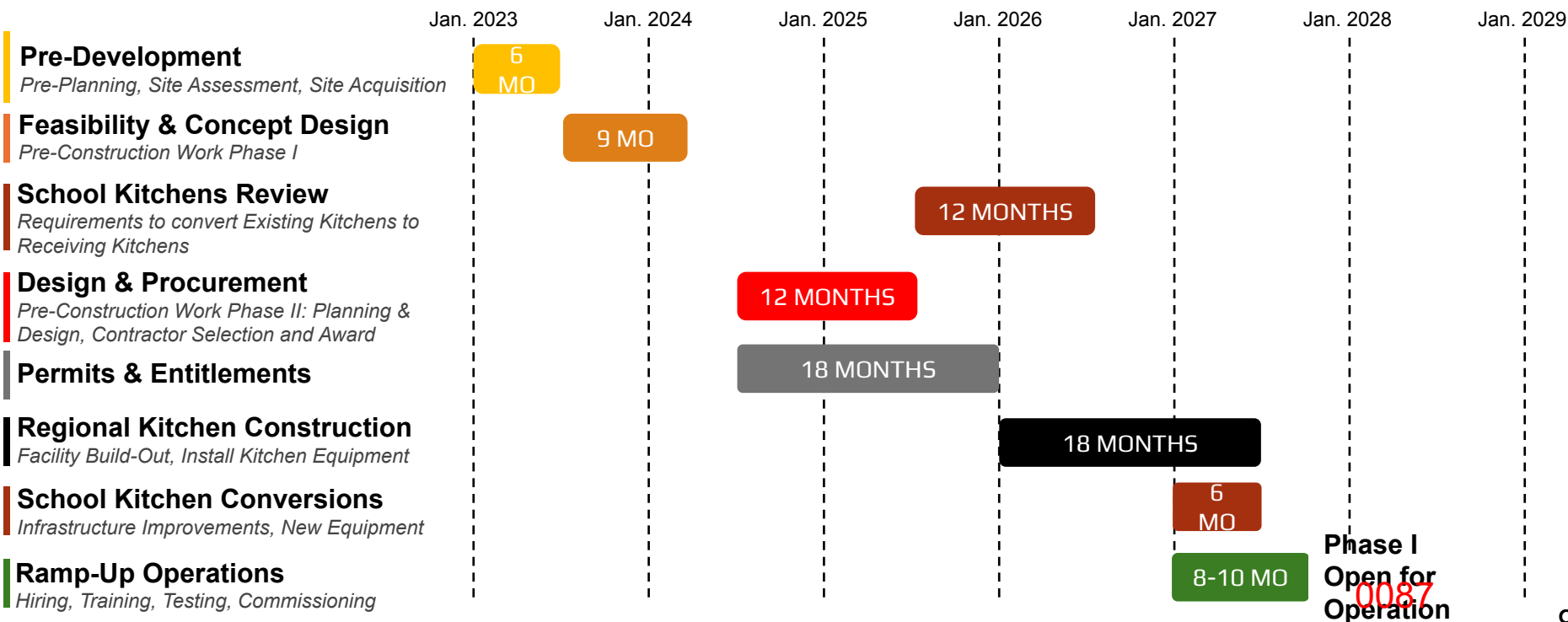
2

Overview of the O'ahu regional kitchen #1



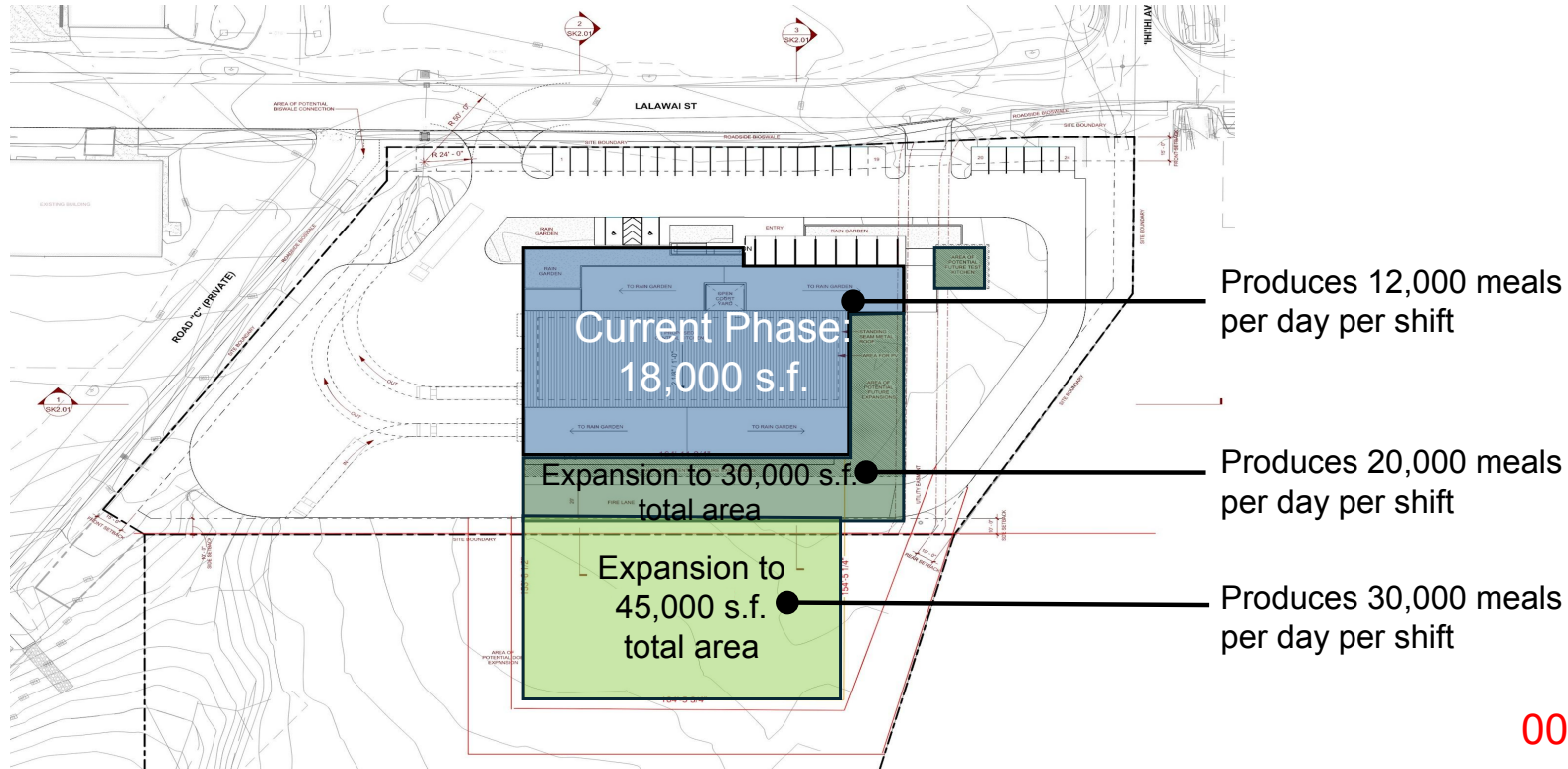
O'ahu Regional Kitchen #1: Phase I

Total Duration : Approx. 56-58 months (from Pre-Development to Full Launch)





O'ahu Regional Kitchen #1: Phases I, II, III





Chiefess Kamakahelei Middle



Pearl Harbor Elementary

MAHALO!



Kapolei High



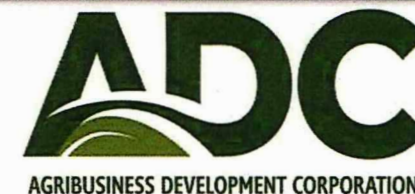
0089
Nānākuli Elementary

Envisioning the Food and Product Innovation Network (FPIN)

Scaling Hawai'i's "Made in
Hawai'i" Brand for Global Impact

‘Ānela Akana

Food and Product Innovation Network Manager
235 S. Beretania, Room 205
Honolulu, HI 96813
paulette.a.akana@hawaii.gov
(808) 336-1895



The "Why": Supporting Local Farmers and Entrepreneurs

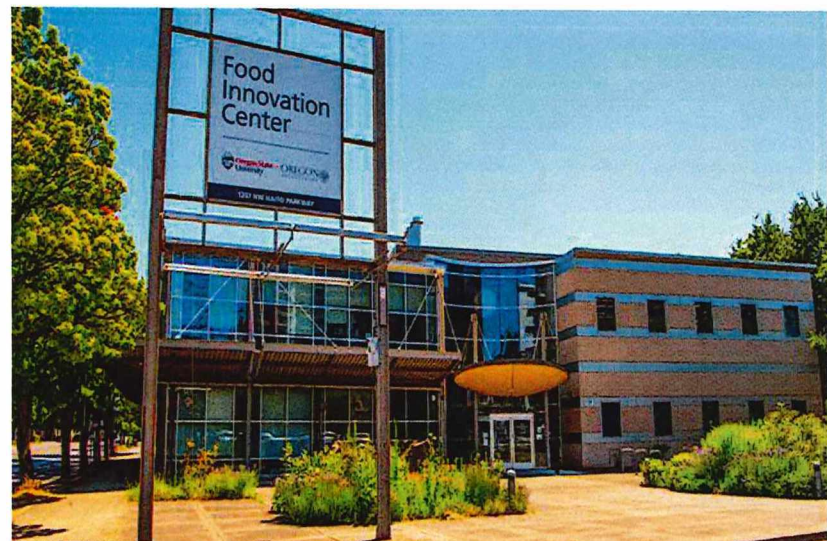
- Chapter 163D, Hawaii Revised Statutes

"To further these purposes, the corporation shall coordinate and administer programs to assist agricultural enterprises to **facilitate the transition of agricultural infrastructure from plantation operations into other agricultural enterprises**, increase local production of agricultural products for local consumption, reduce the State's reliance on imported agricultural products, and increase access to farmland and related infrastructure for small local farmers and cooperatives."

- Act 237, Session Laws of Hawaii 2025

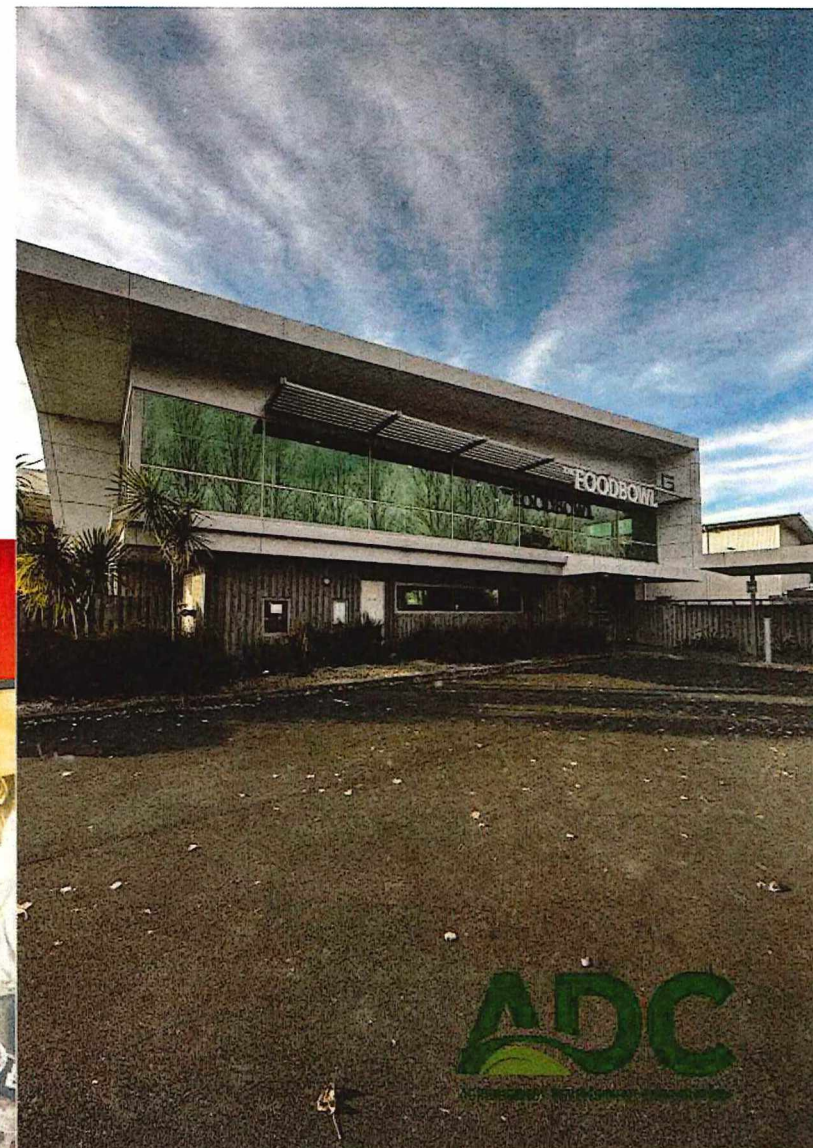
- (1) Allow businesses in the State to **capitalize globally on the "Hawaii made", "made in Hawaii", "produced in Hawaii", or "processed in Hawaii" brand**, pursuant to section 486-119;
- (2) **Create world-class products**; and
- (3) Scale up production by providing the businesses with **access to a diverse suite of manufacturing equipment and industry expertise**.



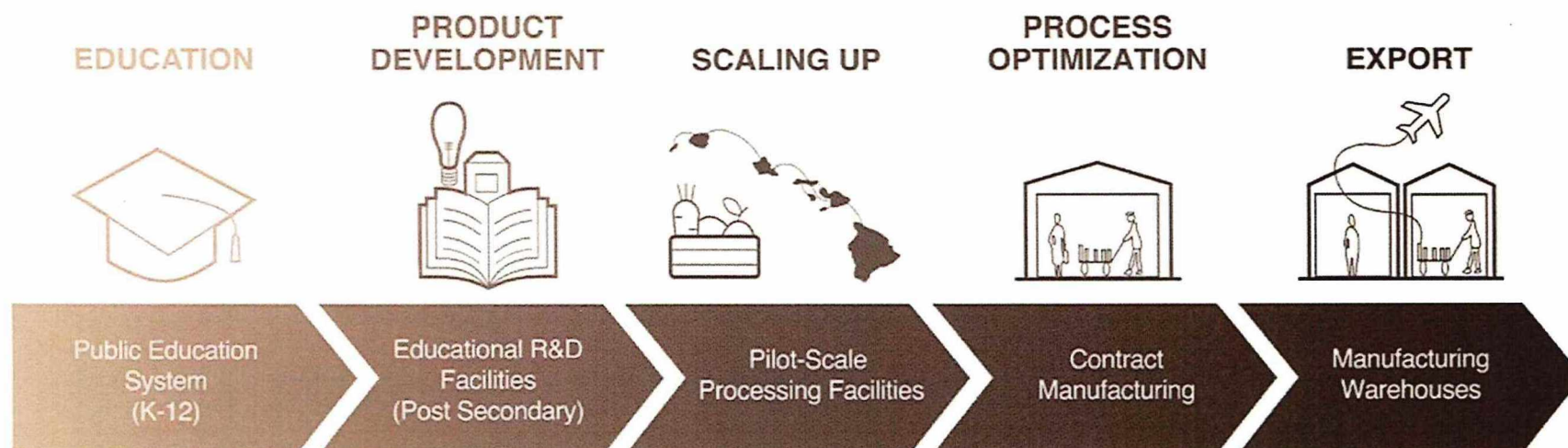


Established FPIN's

- Oregon State University
- Rutgers University
- New Zealand Food Bowl



Education to Export Pathway



Hawai'i's emerging Food and Product Innovation Network is designed to create a sustainable and resilient agricultural economy by building a seamless pathway from education to export.

EDUCATION



- **Workforce Development Branch - Wanelle Kaneshiro, Director of DOE's Workforce Development Branch (Young Entrepreneurs, Hele Imua);** \$3,925,000 General Funds for FY26 and \$3,625,000 General Funds for FY27 for the Workforce Development Branch (Act 250, Session Laws of Hawaii 2025)
- **McKinley Communication School for Adults, Helen Sanpei, Principal for the McKinley Communication School for Adults (Career Foundation Curriculum: Build Your Biz, Build Your Farm);** \$450,000 General Funds and 2.00 positions for FY23 for permanent workforce development coordinators for McKinley and Waipahu Community Schools for Adults (Act 250, Session Laws of Hawaii 2025)



ADDRESSING CLIFFS AND GAPS BETWEEN EDUCATION AND PRODUCT DEVELOPMENT

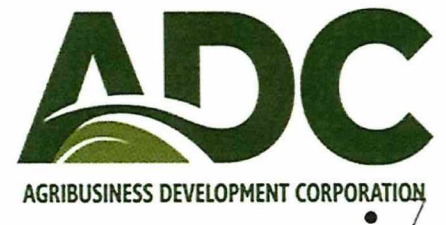
Early college/dual credit



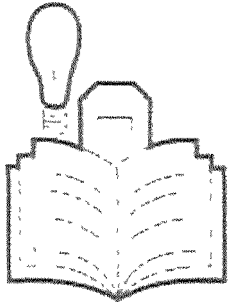
PRODUCT DEVELOPMENT



**University of Hawaii Community
Colleges Food Innovation Hub -
Carlos Penaloza, Chancellor of
Leeward Community;** \$2,874,177 for
FY25 for the Statewide Access Master
Plan



PRODUCT
DEVELOPMENT

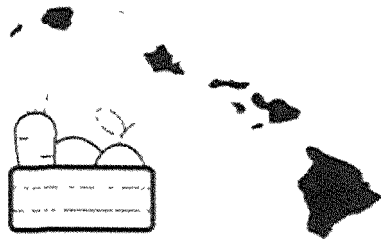


**ADDRESSING CLIFFS BETWEEN PRODUCT
DEVELOPMENT AND PROCESS OPTIMIZATION
(e.g. DOH validation/HACCP studies)**

**Food Safety Branch(?), Kathleen Ho, Deputy for
the Department of Health (Guidance on Hawaii's
Food Establishment Variance); \$385,289 and 2.0
positions for FY26 and FY27 Act 237 (2025)**



SCALING UP



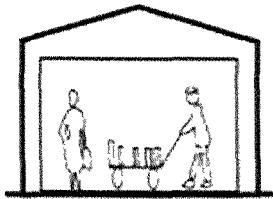
SCALING UP

ADC Shared (Tolling) Facilities

**HTDC, Trung Lam, Executive Director:
Tech Parks for aquaculture, agricultural,
technology parks;**



**PROCESS
OPTIMIZATION**



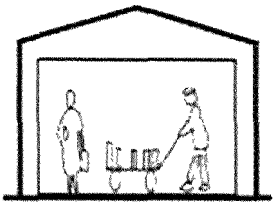
PROCESS OPTIMIZATION

ADC Shared (Tolling) Facilities

**HTDC, Trung Lam, Executive Director:
Tech Parks for aquaculture, agricultural,
technology parks;**



PROCESS OPTIMIZATION

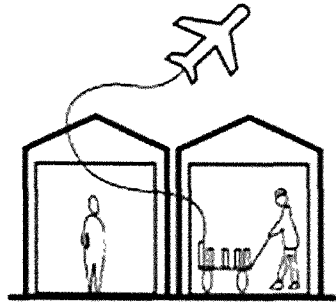


ADDRESSING CLIFFS AND GAPS BETWEEN PROCESS OPTIMIZATION AND SCALING UP

**BDSD, Dennis Ling, Administrator: Hawaii-Made
Program; Enterprise Zones; Office of International
Affairs for Sister State Relationships)**



EXPORT

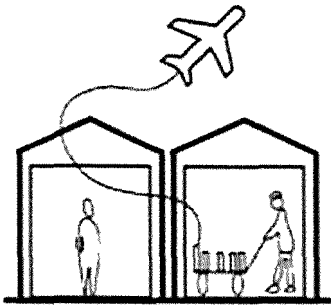


EXPORT

ADC Warehouses Cold Storage



EXPORT



ADDRESSING CLIFFS AND GAPS BETWEEN SCALING UP AND EXPORT

**Foreign Trade Zones - David Sikkink,
Administrator**

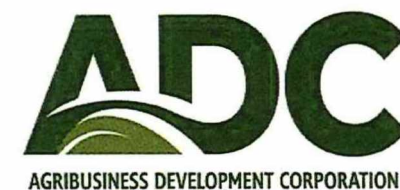
Department of Transportation- Ed Sniffen, Director



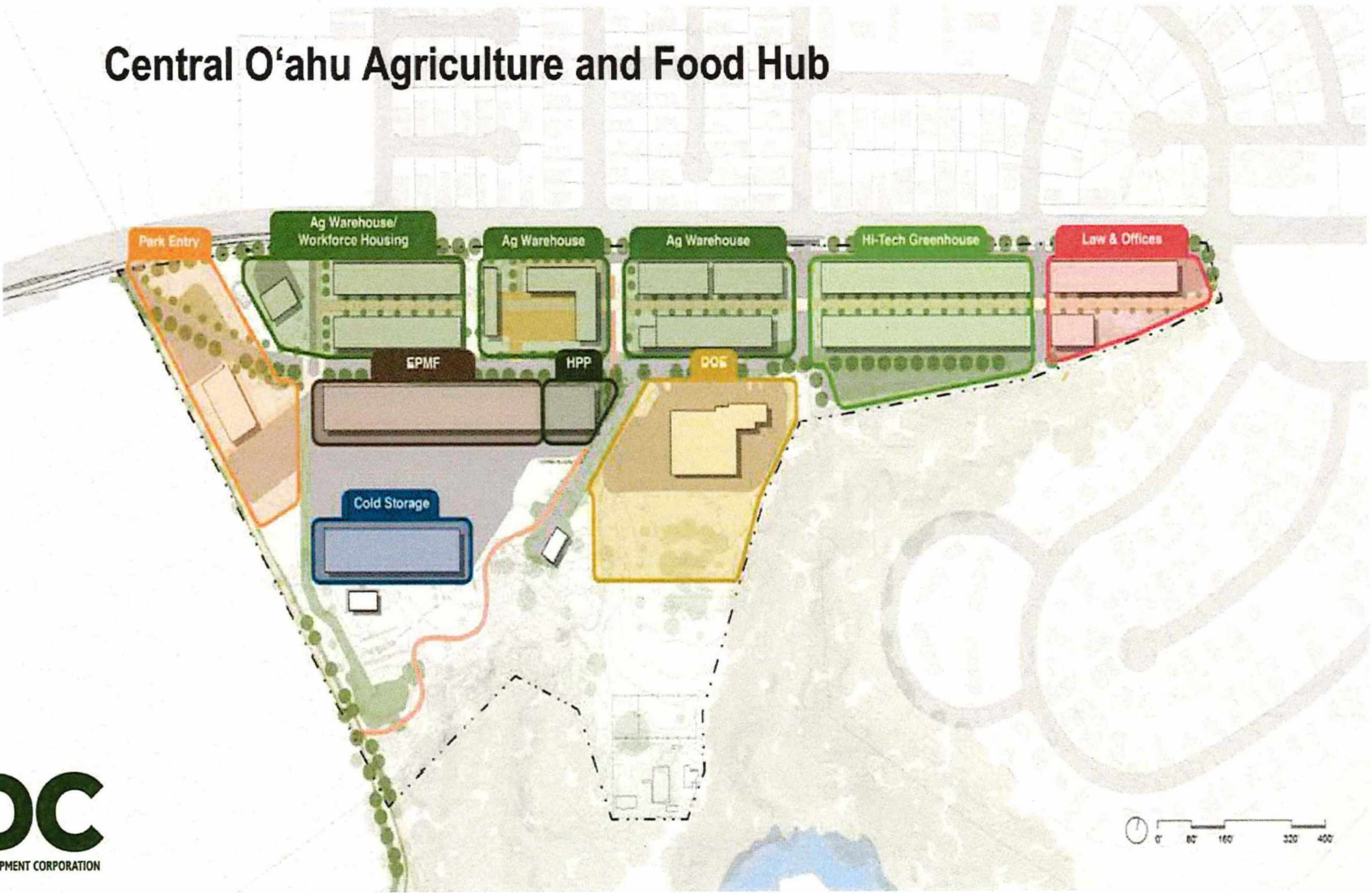
Aligning State Mandates for FPIN

- **Act 151 (2019):** Double Food Production and Increase Exports
- **Act 175 (2021):** Local Food Sourcing in Schools
- **Act 176 (2021):** Local Procurement Benchmarks

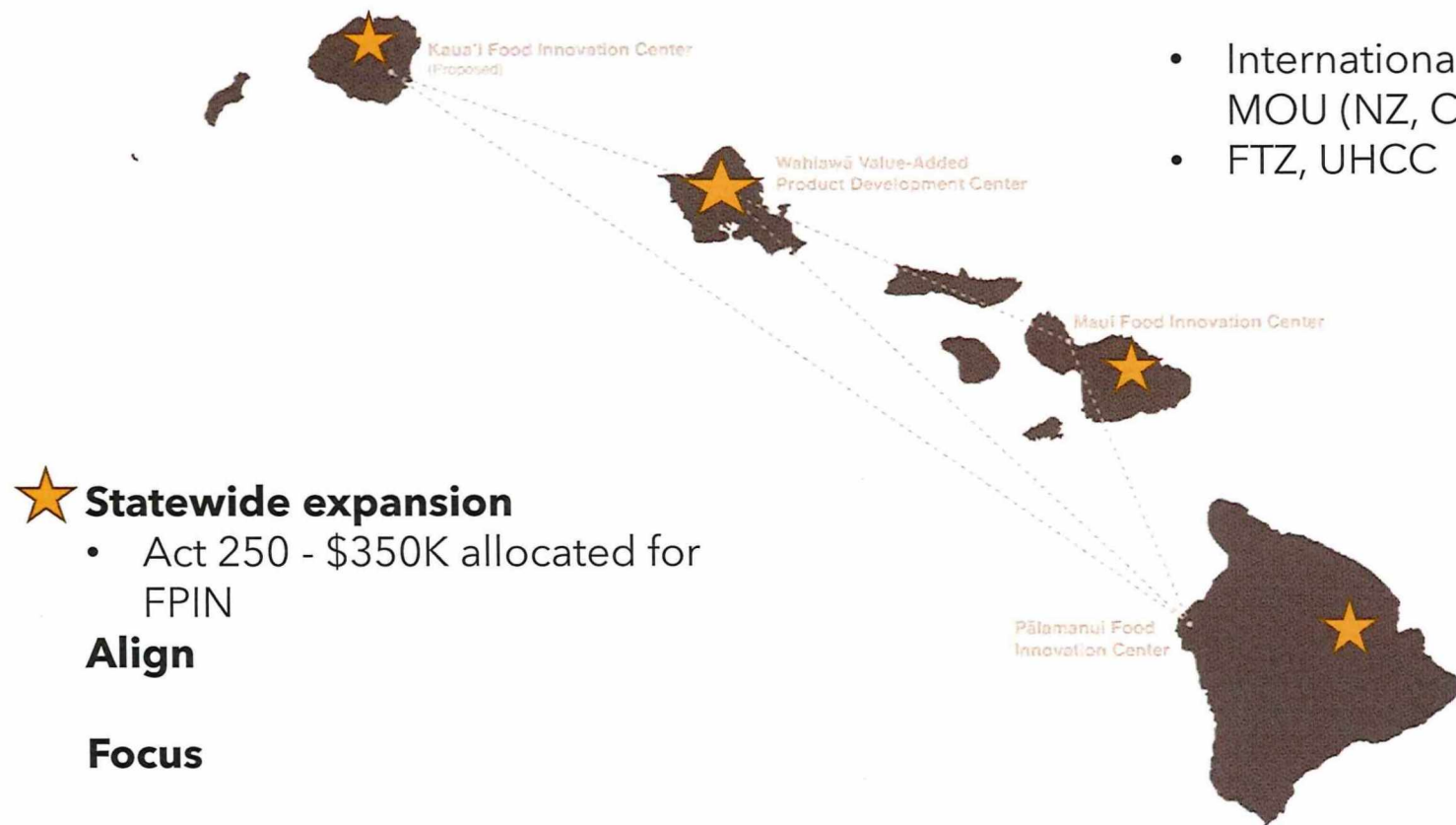




Central O'ahu Agriculture and Food Hub



Next Steps & Opportunities



- International Food Innovation MOU (NZ, Canada, etc)
- FTZ, UHCC

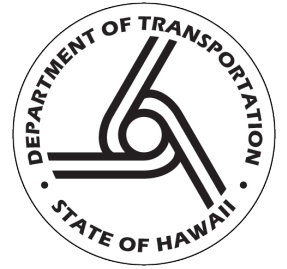
★ Statewide expansion

- Act 250 - \$350K allocated for FPIN

Align

Focus





Maui Food Security and Agriculture Support Goals

Department of Transportation

October 16, 2025

Dexter Kishida, Food Security &
Biosecurity Manager

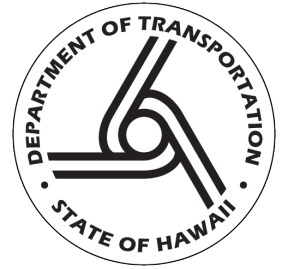
Hawai'i Department of Transportation



Introduction

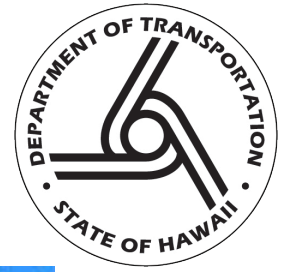
- Hawai'i imports 85–90% of its food — high vulnerability.
- Transportation is the critical link between production, markets, and consumers.
- HDOT's One Transportation System: Air, Sea, and Land — seamlessly integrated.

Vision & Framework



- Goal: Build a resilient, efficient, and secure agricultural transportation network.
- Support local farmers & ranchers.
- Reduce dependency on imports and enhance biosecurity.
- Increase market access statewide.

Needs Specific to Maui

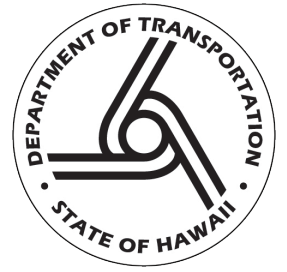


- Tri-Isle challenges – remote challenges
- Regional cold storage, and ag infrastructure needs



- Port cold storage
- Transitional Facilities

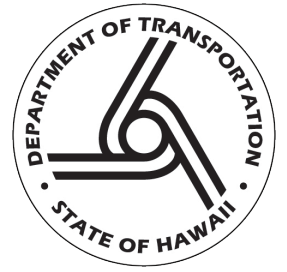
Short-Term Goals (0–2 Years)



- Port adjacent treatment and chill facility
- Inter-Island Agriculture Transportation Discount Program.
- Biosecurity



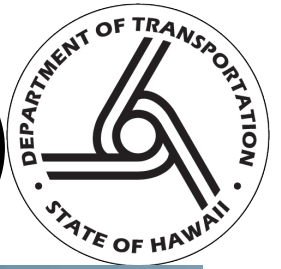
Mid-Term Goals (3–5 Years)



- Build permanent agricultural cargo hub with cold chain facilities.
- Develop Maui based processing facilities to reduce shipping volume.
- Pilot shared logistics and co-loading for inter-island agriculture shipments.



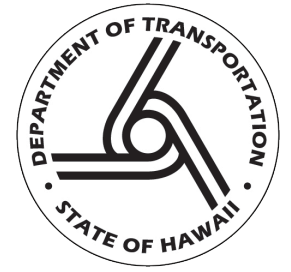
Long-Term Goals (5+ Years)



- Assist in alignment of institutional purchasing needs with agriculture production
- On island resource development



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Call to Action

- Data collection (volumes, product types etc.)
 - Support for infrastructure funding.
- Public-private partnerships for agricultural logistics.
 - Ongoing collaboration.

Da: September 8, 2025

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

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

Subject: Weekly Report on Strategic Objectives (September 2, 2025 – September 5, 2025)

ADC: 2023 Strategic Goals:

Increase Agricultural Productivity Land Acquisition & Development

Irrigation System Development & Maintenance

Improve Components of the Food System

Current Week Highlights:

Strategic Milestones

- ADC Attorney General Delanie Prescott-Tate will be retiring at the end of September, and her last day in the office will be 9/5, she will be on vacation the balance of the month
- Strategic meeting with Army Corps regarding a Senator Inouye funded project for Reservoir 155 and 225 to determine funding history and status
- Discussion with HHFDC regarding their role and plans in Waiahole Valley and ADC's future plans/needs in the area
- Drafting RFP for appraisals for properties listed in the ADC FY26 budget
- Dialogue meeting with small animal industry stakeholders regarding scaling herds to meet state food mandates
- Meeting with HIDOE regarding Central Kitchen Lease

Focus

- Waiahole: Focus on safety and work allocation
- Oahu: Need for water on the 511-acre parcel short-term and long-term; Finishing year end reporting for Annual Report draft, payments to OHA & DHHL
- Kauai: Drafting RFP for meeting NPDES requirements, Weekly meetings regarding Grove Farm acquisition steps, strategic plan for the 165-acre Kalepa parcel to reduce trees to excite future applicants
- Administrative: FY27 Budget & 5-year CIP Q&A with DBEDT on first draft and format; Refining for ADC Administrative Committee, new format for TAFs requiring rewrite of TAFs currently in process
- Equipment procurement for ADC BOD meetings
- **Capacity Building:**
 - Kauai Water Workers: Making offers
 - Interviews scheduled with Contract Manager and Accountant IV candidates
 - Focused on approvals for Oahu Property Manager & Commodity Coordinator
 - Rewriting Position Descriptions for Staff Members

Upcoming Conferences/Events:

- Next 2 weeks: Both Alison & Ingrid are OOO
- September 8: Dam Safety Training, Oahu
- September 8: ADC ED invited to House Finance meeting on Kauai
- September 8: ADC/WAM Visit on Maui & Lanai
- September 10: Artificial Intelligence Conference, Oahu
- September 18: ADC Board Meeting on Oahu in person & hybrid
- September 22-24: Hawaii Tourism Conference, Oahu (Anela will Exhibit FPIN)
- September 26: ADC Staff Training by OIP
- October 16: ADC BOD Meeting on Maui & hybrid option- Topics to include Strategic Planning PIG Report presentation
- October 24-25: Hawaii Tropical Fruit Growers Conference (I will be OOO)
- October 31: Due Date for OPSD & UH CDC ADC Strategic Plan Update Report
- November 20: ADC BOD Meeting on Big Island & Hybrid- Topics to include discussion/vote on ADC Strategic Plan Update
- December 18: ADC BOD Meeting on virtual
- January-May ADC BOD Meetings will be virtual

Da: September 15, 2025

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

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

Subject: Weekly Report on Strategic Objectives (September 8, 2025 – September 12, 2025)

ADC: 2023 Strategic Goals:

Increase Agricultural Productivity Land Acquisition & Development

Irrigation System Development & Maintenance

Improve Components of the Food System

Current Week Highlights:

Strategic Milestones

- ADC Presentation to WAM on Maui
- Impactful, positive DAM Safety Training which was well attended across the state and stakeholders- staff felt very wise use of time
- ADC BOD Agenda posted including many ADC Stakeholders under Informational Items
- Strategic meeting with HDOE, HCDA, WAM and ADC regarding project management and construction management

Focus

- Waiahole: Focus on safety and work allocation
- Oahu: Need for water on the 511-acre parcel short-term and long-term; discussion with approved applicants for licenses regarding ROEs and ROE terms
- Kauai: Weekly meetings regarding Grove Farm acquisition steps, strategic plan for the 165-acre Kalepa parcel to reduce trees to excite future applicants
- Administrative: Preparing report for ADC Administrative Committee on budget & CIP requests short- and long-term, DOE reached out with a Farm to School grant opportunity to partner; Alison is back in office, Ingrid was out sick through Thursday, back in office Friday- good to have fuller team, I was out sick Friday
- Working with UHDCDC on a slide deck on the Strategic Plan process to date and key needs for more detailed strategic board direction
- **Capacity Building:**
 - Kauai Water Workers: One offer was accepted, waiting on balance
 - Interviews concluded with Contract Manager: Extending an offer
 - Interview scheduling with Accountant IV candidates
 - Approval received for Commodity Coordinator, now internal paperwork before interviewing
 - Focused on approval for Oahu Property Manager
 - Refining/discussing Position Descriptions with Staff Members

Upcoming Conferences/Events:

- September 18: ADC Board Meeting on Oahu in person & hybrid
- September 22-24: Hawaii Tourism Conference, Oahu (Anela will Exhibit FPIN)
- September 26: ADC Staff Training by OIP
- October 13-17: Yardi Rapid Implementation on site on Oahu
- October 16: ADC BOD Meeting on Maui & hybrid option- Topics to include Strategic Planning PIG Report presentation
- October 24-25: Hawaii Tropical Fruit Growers Conference (I will be OOO- Out Of Officex)
- October 31: Due Date for OPSD & UH CDC ADC Strategic Plan Update Report
- November 20: ADC BOD Meeting on Big Island & Hybrid- Topics to include discussion/vote on ADC Strategic Plan Update
- December 18: ADC BOD Meeting on virtual
- January-May ADC BOD Meetings will be virtual

Da: September 22, 2025

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

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

Subject: Weekly Report on Strategic Objectives (September 15, 2025 – September 19, 2025)

ADC: 2023 Strategic Goals:

Increase Agricultural Productivity Land Acquisition & Development

Irrigation System Development & Maintenance

Improve Components of the Food System

Current Week Highlights:

Strategic Milestones

- Conditional offers extended to two Kauai Water Worker candidates
- Conditional offer extended to Contract Manager candidate
- Weekly meetings with Accountant to develop new reports

Focus

- BOD: Productive BOD meeting on Oahu with many informational items
- PR: Developing new processes for creating the newsletter campaign
- CIP: Finalize appraisal request for professional services for acquisitions
- Oahu: Finalizing ROE decisions with approved ROE candidates
- Kauai: Completing outstanding billing for PMRF pump operation & maintenance- ADC is no longer under contract for this work; finalizing RFP for replacement pumps, meeting deadline for filing contested case by special counsel
- Strategic Plan: Meeting with UHCDC and OPSD on Strategic Planning and scheduling a meeting for PIG members
- Administrative: Budget for FY27 & 5-year CIP refinement
- **Capacity Building:**
 - Interview scheduling with Accountant IV candidates
 - Approval received for Commodity Coordinator
 - Approval received for Oahu Property Manager
 - Refining/discussing Position Descriptions with Staff Members & professional growth planning

Upcoming Conferences/Events:

- September 18: ADC Board Meeting on Oahu in person & hybrid
- September 22-24: Hawaii Tourism Conference, Oahu (Anela will Exhibit FPIN)
- September 26: ADC Staff Training by OIP
- October 13-17: Yardi Rapid Implementation on site on Oahu
- October 16: ADC BOD Meeting on Maui & hybrid option- Topics to include Strategic Planning PIG Report presentation
- October 24-25: Hawaii Tropical Fruit Growers Conference (I will be OOO- Out Of Office)
- October 31: Due Date for OPSD & UH CDC ADC Strategic Plan Update Report
- November 20: ADC BOD Meeting on Big Island & Hybrid- Topics to include discussion/vote on ADC Strategic Plan Update
- December 18: ADC BOD Meeting on virtual
- January-May ADC BOD Meetings will be virtual

Da: September 29, 2025

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

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

Subject: Weekly Report on Strategic Objectives (September 22, 2025 – September 26, 2025)

ADC: 2023 Strategic Goals:

Increase Agricultural Productivity Land Acquisition & Development

Irrigation System Development & Maintenance

Improve Components of the Food System

Current Week Highlights:

Strategic Milestones

- OIP Training for ADC Staff & updating BMPs
- Filing of contested case for NPDES Permit
- Attached you will find a quarterly progress report on ED goals and objectives

Focus

- BOD: Supporting Chair on Agenda development and finalizing submittals for October 16 ADC BOD meeting on Maui
- PR: September newsletter; set Marketing Communications Standing Committee Meeting
- CIP: Adjust HPP RFP for posting; Justifications for future CIP requests
- Oahu: Working with DOE on Centralized Kitchen license
- Kauai: Awarding bid for NPDES managing report due 10/1; Completing outstanding billing for PMRF pump operation & maintenance- ADC is no longer under contract for this work; finalizing RFP for replacement pumps
- Strategic Plan: Scheduling Strategic Planning PIG meeting
- Administrative: Report for Deputy Director on License Revenue Projections; Budget Draft to Chair for FY27 & 5-year CIP; Preparing financial reporting for Annual Report
- **Capacity Building:**
 - Next steps with Accountant IV candidates
 - Recruitment for Commodity Coordinator
 - Completing internal paperwork for posting/interviewing Oahu Property Manager position
 - Refining/discussing Position Descriptions with Staff Members, performance evaluations & professional growth planning

Upcoming Conferences/Events:

- September 25: ADC BOD Special Meeting for Permitted Interaction Group report from Denver visit
- September 26: OIP Training for staff, interviews with Accountant IV candidates
- October 1: ADC Administration Committee Meeting; Leg Session Prep, Staff Meeting
- October 2: Farm to School Grant discussion
- October 3: DLNR, DAB, ADC Wahiawa Irrigation Acquisition Update
- October 6: Meeting with Representative Perusso
- October 10: Hilo Meetings
- October 15: Farmer meetings Maui
- October 16: ADC BOD Meeting on Maui & hybrid option- Topics to include Strategic Planning PIG Report presentation
- October 24-25: Hawaii Tropical Fruit Growers Conference (I will be OOO- Out Of Office)
- October 31: Due Date for OPSD & UH CDC ADC Strategic Plan Update Report
- November 2 - 6: Yardi Rapid Implementation on site on Oahu
- November 20: ADC BOD Meeting on Big Island & Hybrid- Topics to include discussion/vote on ADC Strategic Plan Update
- December 18: ADC BOD Meeting on virtual
- January-May ADC BOD Meetings will be virtual

AUDIT RECOMMENDATIONS- 1Q26

Owner	Due for Completion	Recommendation #	Recommendator Status	Notes
BOD		1	Update/revise mis Completed 2023	Prior to ED starting 6/2023
BOD & Staff		2	Develop goals, obj Completed & Upd	2023 Strategic Plan Completed, 2025 Strategic Plan Update In Progress
Asset Manager		3	Develop an invent Ongoing	Initial review indicated the need to preserve the Waihawa Irrigation System and East Kauai Irrigation System for the purposes of preserving production on ag lands and are in process
Asset Manager/OPSD		4	Develop an invent Ongoing	Maps of Oahu and Kauai indicated the need to preserve ag lands for purpose of risk management of water for current holdings resulting in Dole & Grove Farm Land purchase
Commodity Coordinator & CRFPIN Manager		5	Prepare an analys N/A	Statute was changed to omit; however, currently CTAHR and DBEDT have done commodity mapping for DOE, and that information will be overlaid with current portfolio
Property & Water Managers		6	Develop financial In Process	Targeting 4Q26
Commodity Coordinator & CRFPIN Manager		7	Develop feasible s In Process	The Entrepreneur Manufacturing Network addresses
BOD		8	Develop strategies In Process	HDOF has been invited to the ADC BOD meetings on Kauai, Oahu, Maui & Big Island to present priorities by island for BOD
Commodity Coordinator		9	Develop proposals In Process	Position Budgeted & Approved-Focus for Commodity Coordinator is working on supporting state mandates for institutional purchasing at HDOE; ADC licenses now require an annual report from licensees with high level production information and future applications will include questions around interest in institutional sales
Staff/DBEDT/BOD		10	Develop strategies Ongoing	ADC BOD members traveled in their individual capacities and provided a PIG Report to the BOD for Policy Summit in March in DC where requests were made to the USDA, and CODEL
BOD & Staff		11	Prepare and revise In Process	Met July 2023 deadline per statute; next new plan due July 2028
Commodity Coordinator & CRFPIN Manager		12	Prepare short- anc In Process	The Entrepreneur Manufacturing Network addresses
BOD & Staff		13	For each project, p In Process	Some projects are legislatively driven, new projects are including
BOD & Staff		14	Evaluate retaining Completed	Opportunity to continue working with DBEDT Sister Agencies to further refine
BOD & Staff		15	Obtain and docum Completed	ADC has followed DBEDT policy and procedure in submitting budgets, LPs, requests for release of funds through DBEDT since moving from HDOA to DBEDT
BOD & Staff		16	Obtain from the HI Completed	ADC has followed DBEDT policy and procedure in submitting budgets, LPs, requests for release of funds through DBEDT since moving from HDOA to DBEDT
Staff		17	20 days before ea Completed	ADC is current with past Annual Reports and working on the Annual Report for 2025
BOD		18	Develop written pc Completed	A Land Policy & Procedure Manual was created and staff is working to provide recommended updates for BOD consideration in FY26 Q3
BOD		18a	ADC BOD oversight Completed	See Land Policy & Procedures
BOD, ED, SR Exec Asst, Asset Manager, Property Mai		18b	Land and other AD Completed	See Land Policy & Procedures
BOD, ED, SR Exec Asst, Asset Manager, Property Mai		18c	Property Managem Completed	See Land Policy & Procedures
BOD, ED, SR Exec Asst, Asset Manager, Property Mai		18d	File & document n Completed	Documented using DBEDT and State Archive Policies & Procedures & files moved to archives per plan
(YARDI) Asset Manager, Property Manager, Water Sy		19	Create an elector In process	Training for new staff members is underway, and Rapid Implementation is moved to week of 11/2 which will have Yardi on-site to launch
Sr. Executive Assistant, Property Managers		20	Create a filing syst Completed	Documented using DBEDT and State Archive Policies & Procedures & files moved to archives per plan
ED & Sr. Exec Asst		21	Evaluate the reten Ongoing	BOD reviewed in 2023 and decided to continue with internal staffing- can be revisited
BOD/Staff- Property Managers, Asset Manager		22	Develop Land Poli Completed.	Documented using DBEDT and State Archive Policies & Procedures & files moved to archives per plan
Asset Manager		23	Evaluate the need Completed	State is self insured
ED		24	Obtain opinion fro Completed	Documented in ADC Land Policies & Procedures Manual
ED, Sr. Eke ED, Sr. Executive Asst., Contract Manage		25	Attend training on Completed	Staff attended training Fall 2025; Working with HDOA on HPP RFP has added additional knowledge to staff
ED & Sr. Exec Asst		26	Fill vacant staff po In Process	Although in an org chart, request to fill vacancy process exists in new fiscal year- completed for all current vacant positions; Accountant V hired, 2 Kauai Water Workers hired; Contract Manager offer made
ED & Sr. Exec Asst		27	Develop and docu In Process	Updated Position Descriptions for Waiahole Water Workers, Kauai Property Manager, Kauai Water Manager, meeting with staff members individually to set together
ED & Sr. Exec Asst		28	Evaluate each staf In Process	Meeting with staff members to give evaluations and set goals in addition to updating Position Descriptions to be reflective of current and future assignments
BOD		29	Develop & docum Completed	Given July 2025
BOD		30	Evaluate the ED's Completed	Given July 2025
BOD		31	Document the specific authority deleg	New ED has brought to the BOD all ROEs, licenses and RFPs
BOD		32	Attend training on Completed	OIP conducted BOD training June 2024 and training for current BOD is being scheduled prior to year end
BOD		33	Ensure that the Bo Completed	OIP training of staff on 9/26 will update processes based on training and new rules