



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

February 26, 2025

To: Chairman and Members, Hawaiian Homes Commission

Thru: Linda Chinn, Acting Administrator
Land Management Division  for

From: Peter “Kahana” Albinio, Jr., General Professional VI
Land Management Division 

Subject: Approval to Issue a Right-of-Entry Permit (for up to three years) and Conditional Approval for a General Lease to Hawaii Land & Power, LLC, a Hawaii limited liability company, for due diligence purposes and a long-term General Lease (25-years with options to extend) to develop a community-based renewable energy project on 12.75-acres of Hawaiian Home Lands, TMK No. (3) 2-1-025:086, Panaewa, Hawai‘i Island

APPLICANT:

HAWAII LAND & POWER, LLC “HLPLLC”

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission authorize the following:

1. Issuance of a Right -of-Entry Permit (“ROE”) to HLPLLC demising approximately 12.75-acres (more or less) of Hawaiian Home Lands identified more specifically by TMK No. (3) 2-1-025:086, situated at Panaewa, Hawaii Island as shown in Exhibit “A” attached hereto. The ROE shall be for due diligence activities to assess the potential of developing a community-based renewable energy project (“project”) that will generate a minimum of 30 MW and/or up to a maximum of 60 MW of energy;
2. Conditional approval of the General Lease to HLPLLC for the development, construction, operation, management, and maintenance of the project on said parcel as identified, to be more fully described in a metes and bounds survey, and necessary non-exclusive licenses for access, maintenance, and other project purposes upon exercising the option for the General Lease;
3. Issuance of the ROE and the General Lease shall be upon the proposed terms and conditions attached hereto as Exhibit “F”;

4. Delegate authority to the HHC Chairperson to negotiate the final terms and conditions of the ROE and General Lease with HLP LLC, and ancillary documents reasonably necessary or contemplated in connection with the project; and
5. Prescribe such terms and conditions deemed prudent and necessary by the Hawaiian Homes Commission.

LOCATION:

Hawaiian Home Lands situated at Panaewa, Island of Hawaii, identified as TMK No.: (3) 2-1-025:086.

AREA:

Containing approximately 12.75 acres

DISCUSSION:

In August 2024, DHHL received an unsolicited renewable energy project proposal request from HLP LLC. At DHHL’s Hawaiian Homes Commission regular monthly meeting held on August 19-20, 2024, LMD presented Agenda Item No. F-4, for Information Only to the Commission. In addition, HLP LLC also presented a Power Point presentation. (See Exhibit “B”)

DHHL conducted a beneficiary consultation meeting on November 13, 2024, in Hilo. The table below reflects information from the Beneficiary Consultation meeting:

<u>Date</u>	<u>Invitations Mailed</u>	<u>Comments</u>	<u>HHC Acceptance</u>
11/13/2024	2,286 Post Cards – Hawaii Island lessee’s and applicants in Hilo region	18 comments over the course of the BC meeting were noted and 1 email comment was received	2/18-19 2025 – Agenda Item No. G-3

The beneficiary consultation meeting report was presented to the HHC for approval and acceptance at its February 18-19, 2025, regular monthly meeting by the Planning Office under Agenda Item No. G-3. A copy of the submittal is attached as Exhibit “C” for reference.

In accordance with section 171-95.3, Hawaii Revised Statutes, LMD drafted and published the notice in the Honolulu Star-Advertiser and Hawaii Tribune-Herald on December 27, 2024 (see Exhibit “D”). The notice invited individuals, partnerships, corporations, LLCs, or other businesses to submit comments or proposals within 30 days. The comment period ended on January 27, 2025, with no comments or formal proposals received.

Before the HHC makes a decision on Wednesday, February 26, 2025, at 11:00 a.m., it will have conducted two public hearings on Hawaii Island, where the project is located. These hearings

fulfill the requirements of Section 171-95.3(c), HRS. The scheduled public hearings were convened as follows:

Public Hearing # 1

Date: Tue., 02/25/2025

Time: 6:00 p.m.

Location: Keaukaha El. Cafeteria
240 Desha Avenue
Hilo, Hawaii 96720

Public Hearing #2

Date: Wed., 02/26/2025

Time: 8:30 a.m.

Location: Hilton Grand Naniiloa Hotel
Sandalwood Room
93 Banyan Drive
Hilo, Hawaii 96720

Public Hearing notices were published on Friday, September 14, 2025, in respective statewide print media editions (Honolulu StarAdvertiser / Hilo Tribune-Herald / West Hawaii Today). See Exhibit “E”

HLPLLC’s proposal was presented under LMD’s Informational Agenda Item No. F-4 (See Exhibit “B”) at the August 2024 HHC meeting on Kauai. LMD believes that HLPLLC’s proposed project is in the best interest of the Hawaiian Home Lands Trust for the following reasons:

- ✓ The project as proposed will generate a revenue stream for the Hawaiian Home Land Trust over at least twenty-five (25) years and provide community benefits to hawaiian homestead beneficiaries (lessees and applicants) who reside in and around the immediate area..
- ✓ The project will add another renewable energy resource for Hawaii Island and will be DHHL’s contribution to help achieve the State’s goal of 100% renewable energy by the Year 2045.

PLANNING AREA:

Panaewa, Island of Hawaii

LAND USE DESIGNATION:

Industrial, Panaewa Regional Plan Update (2016), Figure 6 – Hawaii Land Land Use Designations

CURRENT STATUS:

The subject parcel is vacant, densely vegetated with albizia trees, and designated for industrial use. It fronts Railroad Avenue, directly across from the HELCO Plant. Historically, the parcel was leased to Shield Pacific, Ltd. under a General Lease for about 15 years before the Hawaiian Homes Commission terminated it in the early 1980s. Since then, it has been used intermittently under month-to-month (RP) agreements for auto mechanic-related activities but has remained vacant since around 2013.

DHHL has been made aware of homeless encampments on the property. LMD and Enforcement staff receive periodic reports from neighboring businesses and HPD regarding these encampments and continue to take necessary enforcement actions to address the issue.

CHARACTERER OF USE:

Due diligence studies to assess the potential for a renewable energy project under a ROE and if the option for the long- term general lease is exercised, for the eventual development, construction, operations, management, and maintenance of a renewable energy production facility.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Issuance of ROE:

Upon issuance of the ROE Permit, HLPLLC will conduct due diligence studies including studies related to the preparation of an HRS Chapter 343 environmental assessment for the renewable energy project.

Issuance of the General Lease:

The issuance of the General Lease is subject to the terms and conditions of the ROE, including, but not limited to, compliance with HRS Chapter 343 and HAR Chapter 11-200, and is not exemptible under DHHL’s exemption list. HLPLLC will be preparing an environmental assessment in accordance with HRS Chapter 343 for this renewable energy project which will be subject to HHC approval.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities, and community services in a native Hawaiian-friendly environment.
- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences and job opportunities.

Goals:

- Be responsible, long-term stewards of the Trust’s lands and the natural, historic and community resources located on these lands.

Objectives:

- Manage land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.

- Enforce governmental health and safety standards and protect life and property from the effects of natural hazards and disaster on Hawaiian home lands.

Economic Development

Goals:

- Generate significant revenue to provide greater financial support towards fulfilling the Trust’s mission.

Objectives:

- Create a professionally managed investment portfolio with a well-balanced mix of assets.

Program Plans

Ho’omaluku Energy Policy (2009) - Objectives

- ✓ Ko’o: Facilitate the use of diverse renewable energy resources – Pursue the leasing of those lands that are identified as suitable for renewable energy projects. (First priority should be given to entities that would provide “firm” renewable energy power such as garbage-to-energy (mass-burn), geothermal, pump storage hydropower, solar-thermal and second priority to “as-available” renewable energy power such as wind, solar-photovoltaic, and wave.)

AUTHORIZATION:

Section 204(a)(2) of the Hawaiian Homes Commission Act, 1920, as amended,

Sections 10-4-21 and 10-4-22, Hawaii Administrative Rules, as amended

§171-55, §171-95, and §171-95.3, Hawaii Revised Statutes, as amended

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.

EXHIBIT "A"
Item No. F-1

EXHIBIT "B"
Item No. F-1

MOTION

Moved by Commissioner Freitas, seconded by Commissioner Neves to convene in an executive session pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission’s powers, duties, privileges, immunities, and liabilities. Motion carried unanimously.

EXECUTIVE SESSION IN

12:20 PM

The Commission anticipates convening an executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission’s powers, duties, privileges, immunities, and liabilities on the following matter:

1. Discussion Regarding Telecommunications on Hawaiian Home Lands

EXECUTIVE SESSION OUT

1:10 PM

LAND MANAGEMENT DIVISION

ITEM F-4 For Information Only – Request from Hawai‘i Land and Power, LLC on Renewal Energy Project in Waiakea, Island of Hawai‘i, TMK (3) 2-1-025:086

RECOMMENDED MOTION/ACTION

None. For Information Only. General Professional Land Management Division Kahana Albinio presented the following:

David Berry Hill is the owner of Hawai‘i Land and Power, and Dan Geovanni, the owner’s Advisor joining the meeting.

Page 3 of the submittal is a timeline for the proposed meetings. In September 2024, there will be a beneficiary consultation in Hilo. In October, a report to the Commission. In November, there will be two public hearings, and in January 2025, the Issuance of the ROE permit.

The proposed compensation to DHHL HL&P would compensate DHHL in two ways: (1) Lease rent during the periods of right-of-entry permit and General Lease term equivalent to what DHHL is receiving from other renewable energy projects on Hawaii Island and (2) Community benefit payments, including contribution to existing DHHL programs, job training and internships, scholarships, and/or improvements to community infrastructures. Both will be subject to further discussion and negotiations.

Mr. Giovanni presented a PowerPoint presentation.

- HECO is soliciting the drive to renewable energy
- RFPs from independent power developers to put projects on Hawai‘i Island and O`ahu
- Looking for solar, wind, or battery energy and operational for 25 years, 2029 to 2054
- Firm dispatchable power. Power is called upon when needed. Reliable. Operates on biofuels.
- Investment is \$250 million.

Mr. Hill stated that HL&P is committed to ensuring the project aligns with the project's energy needs. The benefits will benefit DHHL directly, not only for this generation but for generations to come.

DISCUSSION

Commissioner Freitas asked if he heard correctly about wind turbines on the property. Mr. Giovanni stated, they are looking at the firm dispatchable and the battery energy storage. They might look at a small solar ray that could be used for black stars or emergency power. They are not looking to put wind turbines on the site. Commissioner Freitas asked that \$90,000 per year be conservative for the benefits. Mr. Giovanni stated that is the minimum.

Commissioner Kalepa asked about the size of the property. Mr. Giovanni stated that the property's size will support both the larger and the smaller projects.

Commissioner Kaleikini asked Kahana about the parcel's history. K. Albinio stated that the parcel had been vacant for some time. Commissioner Kaleikini stated that we need renewable energy with firm dispatchable capabilities. This proposal is worthy of the Commission's consideration.

Commissioner Kalepa asked if this would be on a fixed rate for 25-years. Mr. Giovanni stated it would be on a power purchase rate under an agreement with HECO. They need to take a look at the final RFP because there is an indication that HECO wants HL & P upfront to propose the use rate for the full 25-year term. The negotiations with DHHL have to be factored into their proposal with HECO.

Chair Watson asked it was said it would cost about \$250 million, and it was also mentioned that you need site control by January 2025, and you also need to do the EPA. Mr. Giovanni stated not by 2025, but they need the site control commitment from DHHL before they submit the proposal on January 21, 2025. Then, they have the study period like the 343 and EA, and these can go on for two years. They will still be making Right of Entry payments to DHHL even before the final approval. K. Albinio stated they need to do the due diligence. Mr. Giovanni stated the key is to show HECO that they have a secured site to do the project. Chair Watson asked what they have done in Hawai'i with regard to their track record.

Mr. Hill stated HL&P partnered in projects selected by HECO; at Joint Base Pearl Harbor, Kapono Sewer 100 megawatt (indiscernible), (indiscernible) Infrastructure Group is a \$3 billion energy infrastructure fund (indiscernible). The projects were selected by the Navy and by HECO.

Chair Watson asked what kind of biofuel are they proposing to use. Mr. Hill stated biodiesel B-100 which is a liquid fuel produced by Pacific Biodiesel on the Big Island. Chair Watson asked in 2-3 years, you will have these infrastructures to do what you need. Mr. Hill stated that biofuels already exist, and the infrastructure will have to go through the permitting process for this project.

Mr. Giovanni stated they are not committed to an EA but a full-blown EIS during the right-of-entry period.

Public Testimony – Jojo Tanimoto. (indiscernible) She mentioned fires, fuel, and hazardous materials.


Note: Slide presentation attached.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

August 19-20, 2024

TO: Chairman and members of the Hawaiian Homes Commission

THRU: Linda Chinn, Acting Administrator
Land Management Division 

FROM: Peter "Kahana" Albinio, Jr., Income Properties Manager
Land Management Division 

SUBJECT: For Information Only – Request from Hawaii Land and Power, LLC on Renewal Energy Project, Waiakea, Island of Hawaii, TMK No.: (3) 2-1-025:086

APPLICANT

HAWAII LAND & POWER, LLC (HL&P), a Hawaii limited liability corporation

RECOMMENDED MOTION/ACTION

None. For Information Only

DISCUSSION

The Department is in receipt of a request to lease a parcel of Hawaiian home lands in Waiakea, South Hilo, Island of Hawaii for the development of an utility-scale renewable energy project.

LOCATION

12.75 acres located in Waiakea, South Hilo, Island of Hawaii
Tax Map Key No. (3) 2-1-025-086 (See Exhibit "A")
County of Hawaii Zoning: General Industrial (MG-1a)

HL&P PROPOSAL

Mr. David T. Berryhill, Principal of Hawaii Land & Power LLC, submitted a request for a right-of-entry permit and a long-term general lease for a proposed development of a renewable energy project on a parcel of Hawaiian home lands in Hilo, Island of Hawaii in response to HECO's draft IGP-RFP to be published on August 16, 2024. Response to this RFP is due January 15, 2025, with selection of final award group on July 25, 2025. Site control of the proposed development site will be a requirement on the response.

Section 171-95.3, HRS, as amended, requires submission of pertinent information as part of the proposal;

A timeline for completion of the project and Project Team (see Exhibit "B")

3 years right-of-entry permit for due diligence and permit (2025-2028)

1 year construction period (2029)

25 years of commercial operation (2029-2054)

A description of a financial plan for project financing

HL&P and its financial partner, Lotus Infrastructure Global Operations, LLC (Lotus) would jointly develop, construct, own and operate the project. Lotus is a private equity investment firm based in Greenwich, Connecticut that specialized in energy infrastructure investments.

A description of the conceptual design of the project

The HL&P project would consist of the following on-site components, integrated into renewable energy power generation facility, and interconnected to the HECO electric grid on the island of Hawaii:

1. Firm, dispatchable thermal generation from either one (1) 30MW generation operating on biofuel or two (2) 30 MW generators for a total 60 MW operating on liquid fuel.
2. On site liquid biofuel storage facilities capable of providing up to 14-day supply of fuel to generators.
3. Battery Energy Storage System (BESS) co-located on the premises with the generators.
4. High-Voltage Electrical Interconnection Facilities.
5. Maintenance and Office Facilities.

The entire 12.75-acre parcel is expected to be utilized to accommodate generations biofuel storage, BESS, and on-site interconnection facilities. The project would be secured by fencing and appropriate lighting and would incorporate landscaping features along the project site fronting Railroad Avenue.

All equipment would be designed with safety, redundancy, and resiliency as top priority. HELCO has major electrical facility directly across from the proposed project site and it likely the interconnection will be with existing HELCO facility at this location.

A description of the business concept for the project

HECO announced that it intends to issue the Integrated Grid Plan-Requests For Proposal (IGP-RFP) on August 16, 2024 and for the island of Hawaii it intends to acquire 134 GWh of energy storage and 60 MW of Firm Capacity. If selected, HL&P would negotiate two separate power purchase agreements. These would provide the revenue mechanism during the commercial operation period and a source of compensation to DHHL. The term of the operational period is expected to range from 20-30 years.

A description of landscape and acreage requirements including public and private lands

The proposed site identified is a 12.75-acre parcel of Hawaiian home land located in Waiakea, South Hilo, Island of Hawaii. The property fronts Railroad Avenue and is located directly across from HELCO facilities. The land is currently vacant and not improved. State Land Use Classification is Urban, County of Hawaii Zoning is General Industrial District (MG-1a), and power generation, storage and electrical substation are permitted uses.

This parcel of land is designated as Industrial use on DHHL Hawaii Island Plan as well as in the Panaewa/Waiakea Regional Plan.

Proposed timeline for Beneficiary Consultation and Public Hearings

August 2024	HHC Informational Meeting
September 2024	Beneficiary Consultation to be held in Hilo
October 2024	Report to HHC on Beneficiary Consultation
November 2024	Two Public Hearings in Hilo with the HHC and Approval for ROE & GL
January 2024	Issuance of ROE Permit

Within the 3-year Right-of-Entry permit period HL&P would develop and finalized the design of the project (including environmental and archeological studies}, secure project financing, negotiate a Power Purchase Agreement (PPA} with HECO, secure environmental permits, and seek approval of the PPA by the Hawaii Public Utilities Commission (PUC}.

Once PUC approves the PPA, the HL&P would enter into a up to 30-year general lease term and commence final engineering, permitting and construction activities. It is anticipated construction would be completed within 2 years of PUC approval with commercial operation to commence thereafter.

Proposed Compensation to DHHL

HL&P would compensate DHHL is two ways: (1) Lease rent during the periods of Right- of-Entry Permit and General Lease term equivalent to that DHHL is receiving from other renewables energy projects on Hawaii Island and (2) Community benefit payments, including contribution to existing DHHL programs, job training and internships, scholarships, and/or improvements to community infrastructures. Both will be subject to further discussion and negotiations.

AUTHORIZATION

Hawaiian Homes Commission Act, 1920, as amended §204 (a)(2), states in part, “In the management of any retained available lands not required for leasing under section 207(a), the department may dispose of those lands or any improvements thereon to the public, including native Hawaiians, on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands in chapter 171, Hawaii Revised Statutes; provided that the department may not sell or dispose of such lands in fee simple...”

Hawaii Revised Statutes, as amended, §171-95 (a)(2), states in part, “Lease to the governments, agencies, public utilities, and renewable energy producers public lands for terms up to, but not in excess of, sixty-five years at such rental and on such other terms and conditions as the board may determine;”

(c) For the purposes of this section, "renewable energy producer" means:

(1) Any producer or developer of electrical or thermal energy produced by wind, solar energy, hydropower, geothermal resources, landfill gas, waste-to-energy, ocean thermal energy conversion, cold seawater, wave energy, biomass, including municipal solid waste, biofuels or fuels derived from organic sources, hydrogen fuels derived primarily from renewable energy, or fuel cells where the fuel is derived primarily from renewable sources that sell all of the net power produced from the demised premises to an electric utility company regulated under chapter 269 or

that sells all of the thermal energy it produces to customers of district cooling systems; provided that up to twenty-five per cent of the power produced by a renewable energy producer and sold to the utility or to district cooling system customers may be derived from fossil fuels.

HRS [§171-95.3] Renewable energy producers; lease of public lands without public auction, as amended, states in part: **(a)** The board may lease or renew a lease of public lands to renewable energy producers, as defined in section 171-95, without public auction only pursuant to a public process that includes public notice under section 1-28.5 providing other interested renewable energy producers opportunity to participate in the process; provided that nothing in this section shall be construed to prevent the board from conducting direct negotiations; provided further that the renewable energy producer shall be required to submit as part of the proposal for the board's evaluation, as assisted by the department of business, economic development, and tourism, the following:

- (1) A timeline for completion of the project;
- (2) A description of a financial plan for project financing;
- (3) A description of the conceptual design of the project;
- (4) A description of the business concept for the project; and
- (5) A description of landscape and acreage requirements including public and private lands.

Upon completion of the board's evaluation and determination to award or not award a lease to a renewable energy producer, the board shall prepare a report outlining the reasons for the decision.

(c) To inform the public prior to the lease of public land or the renewal of a lease of public land for a proposed renewable energy project under this section, the department of land and natural resources shall conduct not less than two public hearings on the island where the public land to be leased for the proposed renewable energy project is located; provided that the notice of the hearing shall be published as provided in section 1-28.5. The board shall prepare and distribute an outline of the proposals for the renewable energy project and receive testimony from interested parties and the general public at each public hearing.

(d) Any action taken by the board upon a proposal subject to this section shall take place on the island where the public land to be leased for the proposed renewable energy project is located.

DHHL Ho'omaluo Energy Policy (See Exhibit "C")

Objective 2 Ko'o: Facilitate the use of diverse renewable energy resources requires the department to identify properties in DHHL's land inventory that have potential for renewable projects and pursue the leasing of lands that are identified as suitable for renewable energy project.

EXHIBIT "A"



Figure 1. County of Hawai'i Real Property Tax Office Map

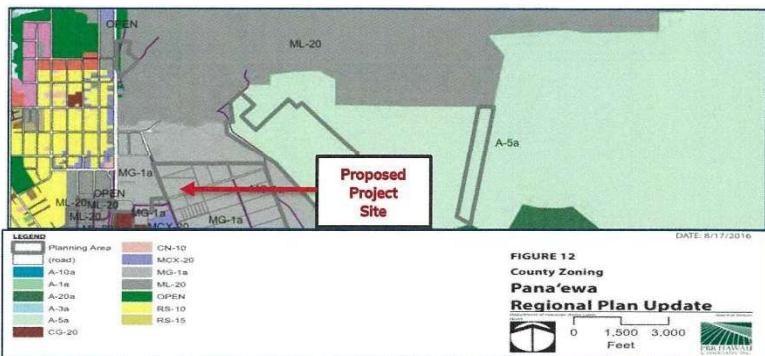


Figure 2. Hawai'i County Zoning Map

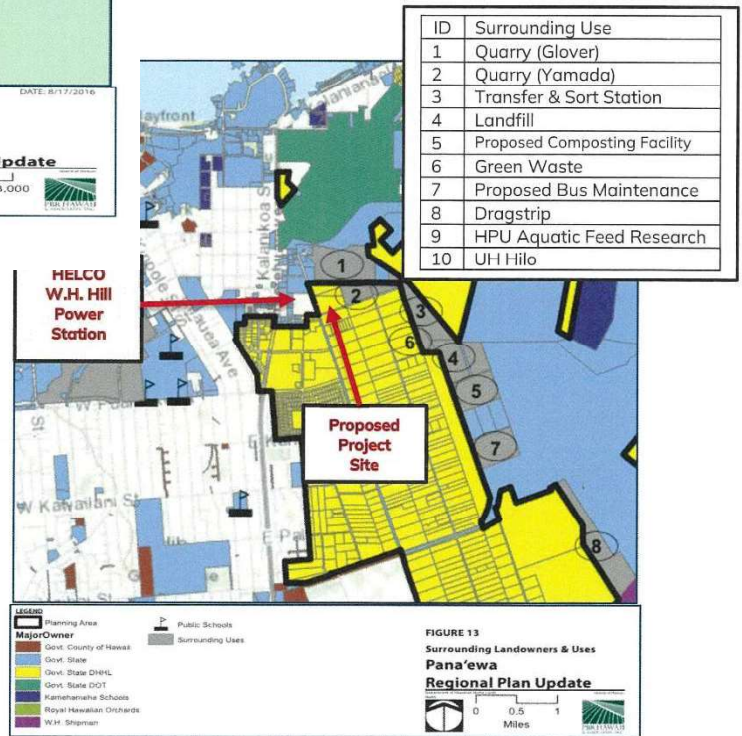


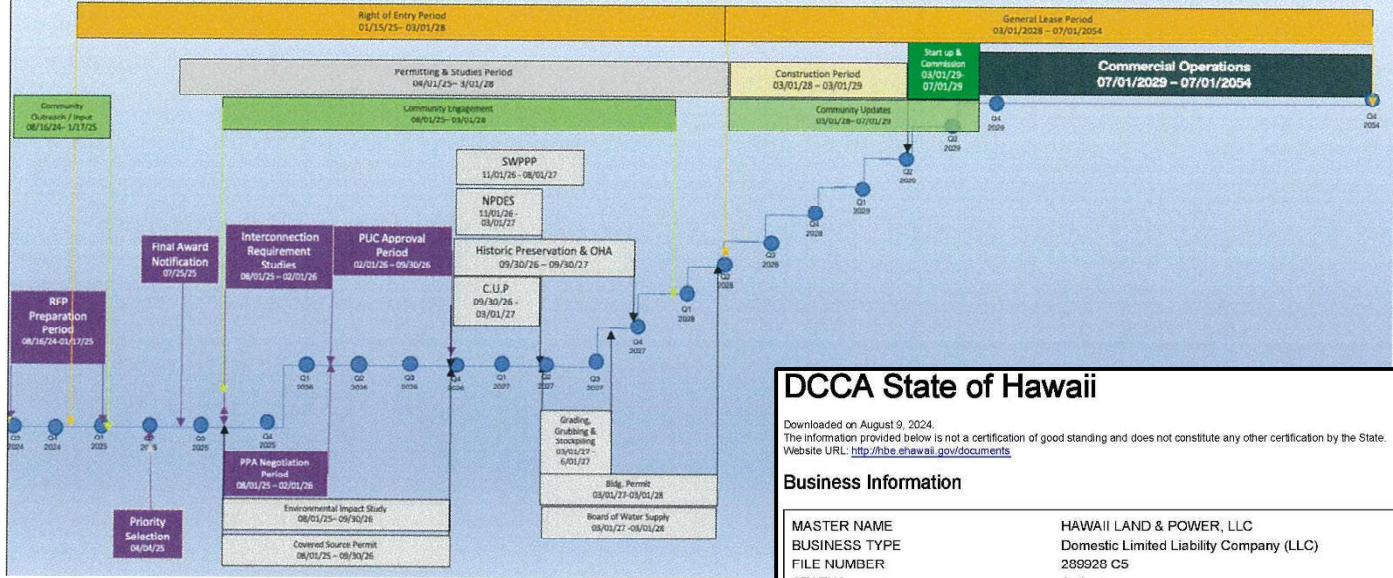
Figure 3. Surrounding Uses Map

EXHIBIT "B"

Appendix A

HAWAII LAND & POWER, LLC

IGP-RFP WAIAKEA FIRM RENEWABLE GENERATION & ENERGY STORAGE RFP & PROJECT SCHEDULE



DCCA State of Hawaii

Downloaded on August 9, 2024.
The information provided below is not a certification of good standing and does not constitute any other certification by the State.
Website URL: <http://hbe.ehawaii.gov/documents>

Business Information

MASTER NAME	HAWAII LAND & POWER, LLC
BUSINESS TYPE	Domestic Limited Liability Company (LLC)
FILE NUMBER	289928 CS
STATUS	Active
ORGANIZED IN	Hawaii UNITED STATES
REGISTRATION DATE	Dec 30, 2022
MAILING ADDRESS	1050 BISHOP STREET UNIT 178 HONOLULU, Hawaii 96813 UNITED STATES
CROSS REFERENCE NAME	HAWAII LAND AND POWER, LLC
TERM	AT-WILL
MANAGED BY	MANAGER(S)
AGENT NAME	HAWAII REGISTERED AGENT LLC
AGENT ADDRESS	1001 BISHOP ST STE 2685A HONOLULU, Hawaii 96813 UNITED STATES

HAWAII LAND & POWER HILO PROJECT TEAM

Entity	Lead individuals	Scope
Hawaii Land & Power, LLC	David Berryhill	Principal, Owner, Developer
Lotus Infrastructure Group	Himanshu Saxena	CEO, Financial Partner
DVGiovanni	Dan Giovanni	Owner's Advisor
Mitsubishi Power / Prevalon	John Robins	Generation & Storage Provider
Haskell Corporation	Evan Haskell, Justin Sheryf	Procurement and Construction
POWER Engineers	Gerry Murray, Jack Shriver	Generation Interconnection Electrical Studies & Engineering
Qualus Corporation	Ron Reed	Energy Storage Interconnection
Chicago Bridge & Iron	Al Acosta	EPC, On-Site Fuel storage
Bluewater Energy	Mike Arrigo, Kris Larouche	Commissioning and Startup
Yamamoto, Caliboso & Hetherington	Dean Yamamoto, Carl Caliboso	Contracts Attorney
K&L Gates	Jeff Cohen	Corporate Counsel
Emerald Capital Partners	Julien Samson	Financial Analysis
Foulweather Consulting	Gary Rubenstein	Covered Source (Air) Permit
Cultural Studies Hawaii	Hallat H. Hammatt	Ka Pa'akai Analysis
G70	Jeff Overton, Paul Matsuda	Permitting, Civil Engineering, Environmental Studies
G70	Kawika McKeague, Barbara Natale	Community Outreach, Cultural & Historical Considerations
Consolidated Asset Managers	Kevin Monahan	O&M and Asset Management
Pacific Biodiesel	Robert King	Biodiesel Supply

Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2023	May 22, 2024	Processed

Officers

NAME	OFFICE	DATE
BERRYHILL, DAVID TODD	MGR	Dec 30, 2022

EXHIBIT “C”

DEPARTMENT OF HAWAIIAN HOME LANDS



HO'OMALUŪ

ENERGY POLICY

To enable native Hawaiians and the broader community working together to lead Hawai'i's effort to achieve energy self-sufficiency and sustainability.

<p>OBJECTIVE</p> <h2 style="font-size: 3em; margin: 0;">1</h2> <p>Mālama 'āina: Respect and protect our native home lands.</p>	<p>ACTIVITIES:</p> <p>Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHLS forest lands. (An appropriate plan that meets goals of the plan and is consistent with the Department of Hawaiian Home Lands laws that ensure balance, harmony, and sustainability of the forest lands for future generations.)</p> <p>Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHLS other lands—lands other than forest lands. Lands for no including and lands for special uses.</p> <p>Identify opportunities for DHHLS inventory that have potential for energy self-sufficiency and sustainability. Evaluate each Region, then to determine if energy self-sufficiency and sustainability goals and objectives that are appropriate for the region. (The regions outlined within the Regional Plans Center are today's "Regions" – the past Hawaiian land management system of land authority or land stewardship.)</p> <p>Develop, implement, and maintain plans to reduce DHHLS carbon footprint/reduce greenhouse gas emissions.</p>
<p>OBJECTIVE</p> <h2 style="font-size: 3em; margin: 0;">2</h2> <p>Ko'o: Facilitate the use of diverse renewable energy resources.</p>	<p>ACTIVITIES:</p> <p>Identify power uses in DHHLS land inventory that have potential for renewable energy projects.</p> <p>Pursue the testing of pilot lands that are identified as suitable for renewable energy projects. (Pilot projects include: solar, wind, hydro, geothermal, and provide: Tim, renewable energy, power and as geologic-energy, mass-heat, geothermal, hydro-queque (for power), solar thermal and solar and geologic "Renewable" (Renewable "V" power and stored, solar, photovoltaic, and wind.)</p> <p>Encourage existing and future geologic assets and technologies. DHHLS prepares a design plan and implementation plan for the geologic assets and efficient.</p> <p>Seek partnerships for the development of renewable energy resources in the connection with the relationships that could assist DHHLS on non-energy related issues.</p> <p>Evaluate DHHLS's role in the responses that could of private renewable energy projects for the state of Hawaii.</p> <p>Seek innovative approaches to provide reliable and affordable energy to the community and provide energy as an essential, but not limited, resource) for native Hawaiians depending on fossil fuels.</p>
<p>OBJECTIVE</p> <h2 style="font-size: 3em; margin: 0;">3</h2> <p>Kāhuku pono: Design and build homes and communities that are energy efficient, self-sufficient and sustainable.</p>	<p>ACTIVITIES:</p> <p>Partner with the U.S. Department of Energy to provide access to current state-of-the-art technical information to the U.S. Department of Energy that provide access to energy.</p> <p>Seek partnerships with federal agencies (in collaboration with the U.S. Department of Energy) to provide access to current state-of-the-art technical information to the U.S. Department of Energy that provide access to energy.</p> <p>Seek out vendors that provide quality, cost-effective financial assistance for the development of state-of-the-art energy initiatives.</p> <p>Join with state, district and the private business communities as partners in education, communication and education on state-of-the-art energy initiatives.</p> <p>Provide job training of high-skilled electricians to help reduce energy-related transportation expenses. (75% of Hawaii's important fossil fuel is used for transportation. It must be use efficiency or conserve.)</p>
<p>OBJECTIVE</p> <h2 style="font-size: 3em; margin: 0;">4</h2> <p>Kōkua nō i nā kahu: Provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homeowners and their communities.</p>	<p>ACTIVITIES:</p> <p>Identify effective energy efficiency and conservation retrofit applications and develop a plan to assist homeowners with the installation of their homes. (Retrofit applications may include solar, hot water heating systems, insulation/door/battery doors, low-volatility and other best practices for energy efficiency, energy efficient windows, double doors, ventilation techniques, and hot/cold air vents.)</p> <p>Assist homeowners, communities to receive technical energy self-sufficiency and sustainability projects. (Realizing projects that could be utilized for community renewable energy projects that could also provide revenue for their respective region and projects.)</p> <p>Seek partnerships to assist homeowners with retrofit applications and energy self-sufficiency projects.</p>
<p>OBJECTIVE</p> <h2 style="font-size: 3em; margin: 0;">5</h2> <p>Ho'ona'auao: Prepare and equip beneficiaries to promote a green, energy efficient lifestyle in and around communities.</p>	<p>ACTIVITIES:</p> <p>Seek partnerships that provide opportunities to learn how to live a self-sufficient and sustainable green lifestyle.</p> <p>Develop and implement resource efficiency programs for beneficiaries to reduce, reuse, and recycle resources. (That resources include: construction and energy materials, household items, and other items that are suitable to sell to landfill or incineration.)</p> <p>Assist household communities to become more aware of their energy use and carbon footprint.</p>



DHHL INFORMATIONAL BRIEFING

“ALAHAO RENEWABLE ENERGY PROJECT”

August 19, 2024

PROJECT LOCATION: HILO, HAWAI'I
LANDOWNER: DEPARTMENT OF HAWAIIAN HOME LANDS
PROJECT DEVELOPER: HAWAI'I LAND & POWER, LLC



THE OPPORTUNITY – RENEWABLE ENERGY PROJECTS FOR HAWAI'I ISLAND

Hawai'i Powered 

Integrated Grid Planning Request For Proposals

August 16, 2024 - July 25, 2025

 Hawaiian
Electric

Competitive Solicitation by HECO for Hawai'i Island:

- 60 MW of Firm Capacity
- 134 GWh of Energy (Solar, Wind, or Battery)
- Operation for 25 years (2029 – 2054)

PROJECT SITE – HILO, HAWAI‘I



- 12.75-acre parcel
- Zoned **INDUSTRIAL** (Waiakea Industrial Park)
- Railroad Avenue (across from HELCO Power Plant)
- Land Owned by DHHL

HAWAI‘I LAND & POWER, LLC

Alahao Renewable Energy Project



\$250,000,000 Investment
Developed by Hawai‘i Land & Power
Financed by Lotus Infrastructure Group

Project Description:

The "Alahao Renewable Energy Project" would be:

- Firm, dispatchable, power
- Reliable Energy
- Biofuels (from Pacific Biodiesel, Keaau Refinery)
- Connected to HECO Electric Grid

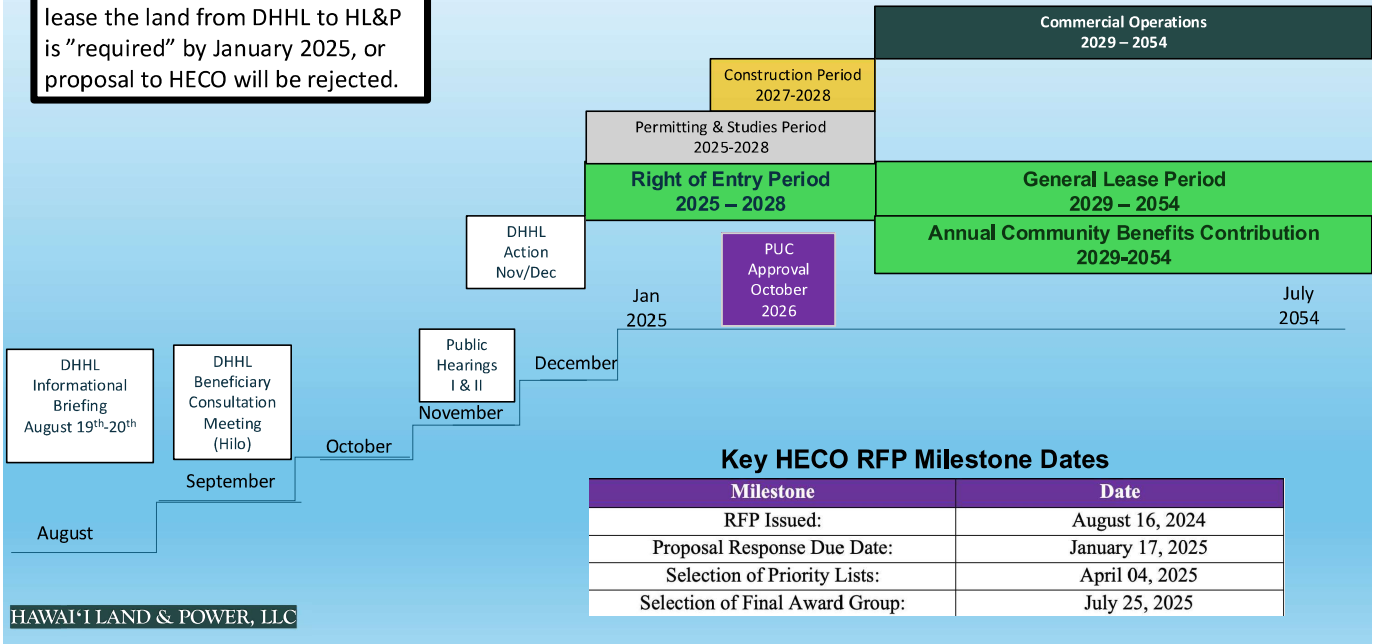
Conceptual Design for the Project Site

- Combustion Turbine
 - 1 or 2 Combustion Turbines at 30 MW each
 - (both options would be proposed to HECO)
- On-site fuel storage facilities providing up to 14 days of fuel.
- Battery Energy Storage System ("BESS") co-located on the project site.
- High-Voltage Electrical Interconnection Facilities.
- Maintenance and Office Facilities.

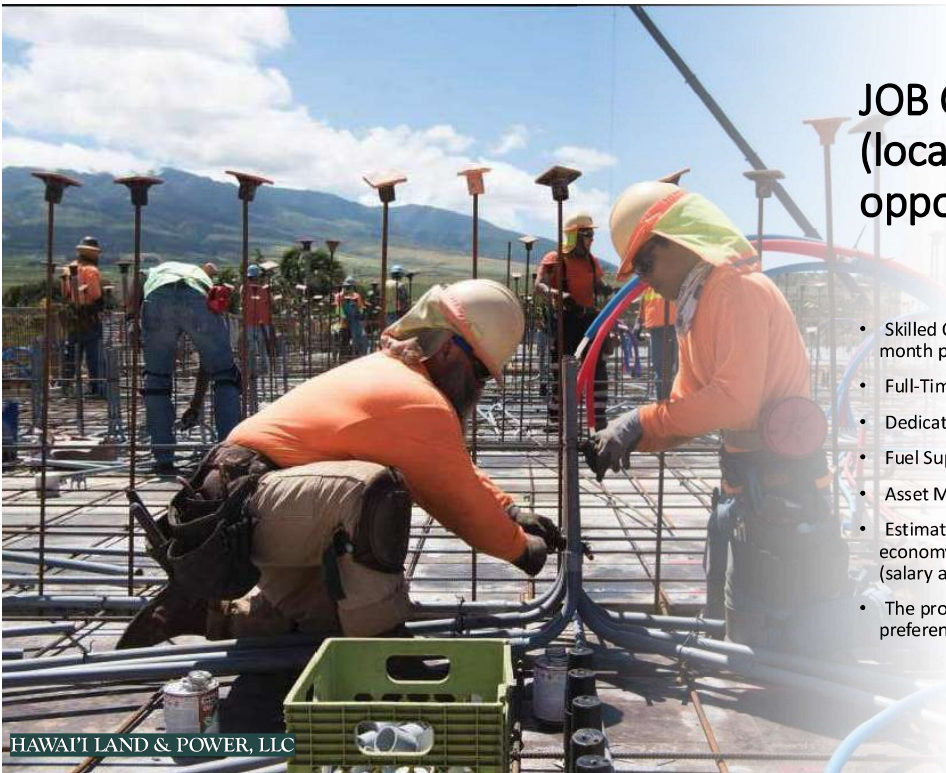
HAWAI‘I LAND & POWER, LLC

TIMELINE

"Site Control" by commitment to lease the land from DHHL to HL&P is "required" by January 2025, or proposal to HECO will be rejected.



HAWAII LAND & POWER, LLC



JOB CREATION (local employment opportunities)

- Skilled Construction Jobs: 60 -100 over a 12-14 month period
- Full-Time Operations Staff: 3
- Dedicated Maintenance Staff: 4
- Fuel Supply & Delivery: 2
- Asset Manager: 1
- Estimated annual contribution to the Hilo economy: ~\$1,000,000 per year for 25 years (salary and wages)
- The project will utilize union labor with a preference towards residents of the Hilo area.

HAWAII LAND & POWER, LLC

FIRM GENERATION AND ENERGY STORAGE



HAWAII LAND & POWER, LLC

COMPENSATION TO DHHL

Lease Rents

- Right of Entry Period (3 years)
- Operational Period (25 years)

Community Benefits (Operational period for 25 years)

- Monthly Cash Contributions to DHHL programs
- Proportional to size of project selected by HECO

HAWAII LAND & POWER, LLC

Mahalo

HAWAII LAND & POWER, LLC

EXHIBIT "C"
Item No. F-1

PLANNING OFFICE
DEPARTMENT OF HAWAIIAN HOME LANDS

February 18-19, 2025

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Andrew H. Choy, Planning Program Manager
FROM: Lillie Makaila, Planner *lhm*
SUBJECT: Accept the Beneficiary Consultation Report for the Alahao Renewable Energy Project, Waiākea, Hilo, Hawai'i TMK: (3) 2-1-025:086.

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation Report as the official public record of beneficiary input and feedback relative to the beneficiary consultation conducted for the proposed Alahao Renewable Energy Project, Waiākea, Hilo, Hawai'i TMK: (3) 2-1-025:086.

DISCUSSION

Background

DHHL staff sought to gather beneficiary mana'o on the proposed the Alahao Renewable Energy Project TMK: (3) 2-1-025:086 for a renewable energy project on lands currently designated for non-homesteading use on Railroad Avenue in Waiākea, Hilo, Hawai'i.

Beneficiary Consultation Process

The proposed use of Hawaiian Home Lands went through the following steps to ensure that beneficiaries were informed about the opportunity to provide feedback on the land use request.

STEP 1. THE PROPOSED ACTION IS DESCRIBED AS:

ITEM G-3

Request from Hawai'i Land and Power, LLC for a Renewable Energy Project in Waiākea, Hilo, Hawai'i, TMK (3) 2-1-025:086.
STEP 2. BENEFICIARIES WERE NOTIFIED OF OPPORTUNITIES TO CONSULT

The Department conducted a beneficiary consultation meeting in-person at the Keaukaha Elementary School Cafeteria on Nov. 13, 2024.

- A total of 2,286 postcards were mailed to Hawai'i Island lessee's and applicants in the Kohala region. (EXHIBIT A)

STEP 3. PRESENTATION MATERIALS FOR MEETINGS ARE AVAILABLE FOR FEEDBACK:

A slideshow presentation was prepared for the beneficiary consultation (EXHIBIT B). This slideshow was presented on November 13, 2024 to participants at the in-person meeting.

DHHL created a webpage to disseminate information and provide easy access to information related to this request. The webpage for this land use request can be found here:

<https://dnhl.hawaii.gov/po/hilo-renewable-energy-land-use-request-2024/>

STEP 4. COMMENTS ARE COMPILED:

The following table and data below captures the level of participation and engagement at the November 13, 2024 consultation and subsequent 30-day comment period:

ITEM G-3

Table 1: Summary of beneficiary participation

Beneficiary Consultation Meeting	Participants	No. Self-ID as DHHL Beneficiaries/Beneficiary Organizations
Nov 13, 2024	31 persons	18 persons
Comment Period	1 email	1 person

BC attendees signed in on a sign-in sheet. A total of thirty-one (31) persons attended the meeting, four (4) members representing the applicant and five (5) DHHL staff member. Of the thirty-one (31) attendees, eighteen (18) persons self-identified as a DHHL beneficiary, nine (9) as other and four (4) did not share if they were a beneficiary or not. Additionally, not all attendees consented to signing in, an estimated 10 attendees did not sign-in. Meeting notes were captured including sign-in data and comments shared publicly. (EXHIBIT C)

DHHL received one email comment. (EXHIBIT D)

The following are highlights of the comments received from beneficiaries at the in-person consultation meeting and during the subsequent 30-day comment period following:

- There were many questions for the applicant team, including their biofuel supply vendor.
- There is frustration from beneficiaries over land uses of DHHL lands for non-homesteading when homesteading should be the most important priority.
- There was general concern over another instance of DHHL lands being given to non-beneficiaries for their use. Attendees expressed how frustrating it is to see so many non-beneficiaries have access to DHHL's lands, and cannot help but feel like it is done on purpose, that the Department does not make efforts to offer opportunities to beneficiaries and native Hawaiians in general.
- There are concerns about the potential environmental impacts from this project. These will need to be explored

- further if an ROE is granted to the applicant for due diligence.
- There was concern about DHHL being the one to negotiate the terms of the community benefits agreement with the applicant. Beneficiaries want to be involved in this process because they do not trust the Department to advocate on their behalf. Beneficiaries want the Department and the Commission to support direct negotiations between the applicant and beneficiaries in the region, and help make that happen. Beneficiaries also want to see the community benefits agreement included in the land use disposition, so it is not an after thought but a clear commitment and requirement of the applicant.
 - The vendor that would potentially supply biofuel for this renewable energy project is located in Puna. There are many acres of agricultural homelands in Puna. The company says they recycle oil from consumers locally and on the West Coast. They also have farmlands growing crops to supply their biofuel on other islands. Beneficiaries would like to see opportunities for partnerships with homesteaders, specifically agricultural homesteaders on Hawai'i Island and maybe beyond so that these homesteaders can be the growers of the crops that are then used to create the biofuel in Puna and used in the Alahao project. Crops should not have to be shipped in from outer islands, there should be more than enough supply from DHHL's agricultural homesteaders on island.

Next-Steps

- DHHL staff to conduct public hearings in Hilo on February 25 & 26, 2025.
- HHC approval of issuance of the Right-Of-Entry for due diligence to Hawaii Land & Power LLC.
- Community Benefits Agreement to be created and incorporated into a future long-term land disposition for the Alahao Renewable Energy Project.

Recommendation

Staff respectfully requests that the Hawaiian Homes Commission approves the recommended motion to accept this beneficiary consultation report as complete.

BENEFICIARY CONSULTATION IN-PERSON MEETING

HILO RENEWABLE ENERGY LAND USE REQUEST



This is Not an Awards Notice

dhhl.hawaii.gov/po/hilo-renewable-energy-land-use-request-2024

Hilo Renewable Energy Land Use Request, In-Person Beneficiary Consultation

Wednesday, November 13, 2024
6PM to 7PM

Location:
Keaukaha Elementary School Cafeteria
240 Desha Avenue
Hilo, HI 96720

Meeting Purpose:
To provide info about a land use request for a Renewable Energy Project located on DHHL lands in Hilo, Hawaii & to seek beneficiary input on the request.

Project Website:
<https://dhhl.hawaii.gov/po/hilo-renewable-energy-land-use-request-2024/>

Questions?

dhhl.planning@hawaii.gov

DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. Box 1679 Hon., HI 96809



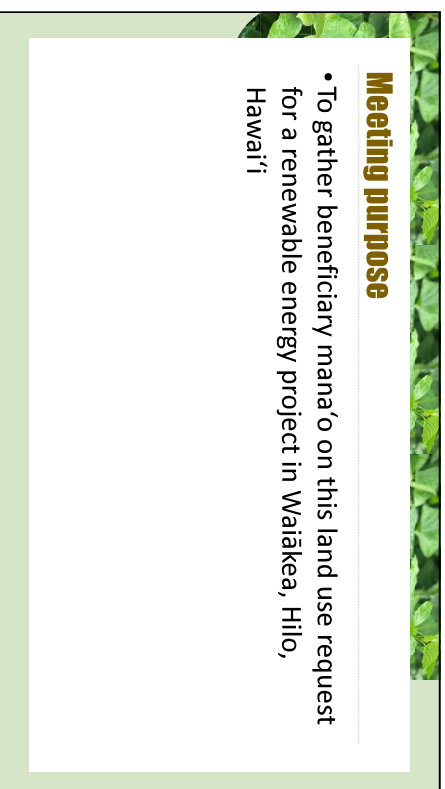
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HONOLULU, HI
PERMIT NO. 574

1



The slide features a green leafy border on the left and right sides. At the top center is the Hawaiian Home Lands logo, which consists of a stylized white bird or flower shape inside a green square. Below the logo, the text reads "HAWAIIAN HOME LANDS" in a bold, sans-serif font, with "HAWAIIAN HOME LANDS COMMISSION - DEPARTMENT OF HAWAIIAN HOME LANDS" in a smaller font underneath. The main title "Beneficiary Consultation" is written in a large, bold, black font. Below the title, it says "Hilo Renewable Energy Land Use Request" in a smaller font. The date and time "Wednesday, November 13, 2024" and "Meeting will start at 6:00pm" are listed at the bottom.

3



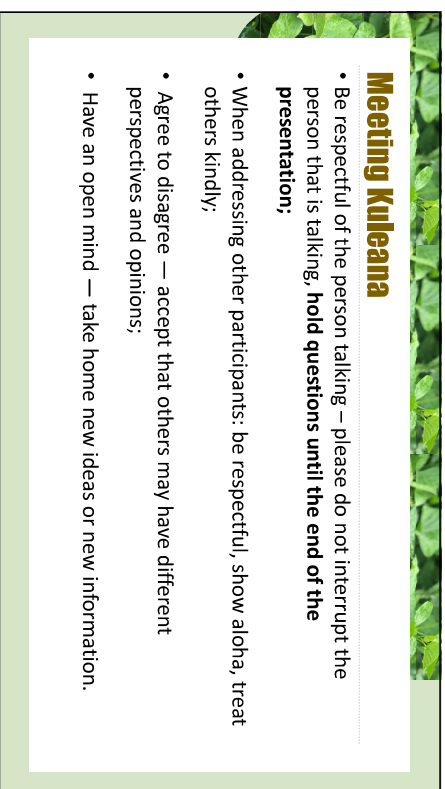
The slide has a green leafy border on the left and right. The title "Meeting purpose" is in a bold, black font. Below it, a bullet point states: "To gather beneficiary mana'o on this land use request for a renewable energy project in Waiākea, Hilo, Hawai'i".

2



The slide has a green leafy border on the left and right. The title "Agenda" is in a bold, black font. Below it, a list of items is presented with bullet points: "Sign-in", "Wellina & Introductions", "Housekeeping", "Presentation", "Next Steps", and "Q&A and Comments".

4



The slide has a green leafy border on the left and right. The title "Meeting Kuleana" is in a bold, black font. Below it, a list of guidelines is presented with bullet points: "Be respectful of the person talking – please do not interrupt the person that is talking, hold questions until the end of the presentation;", "When addressing other participants: be respectful, show aloha, treat others kindly;", "Agree to disagree — accept that others may have different perspectives and opinions;", and "Have an open mind — take home new ideas or new information."

DHHL Beneficiary Consultation Policy

- Beneficiary Consultation is required for four types of proposals that require Hawaiian Homes Commission approval
- Statewide Policy Issues
- Amendments to Land Use Designations
- Development of DHHL Plans
- **Long-term use of DHHL land for a non-homestead use**

5

Project Overview

Background:

- The HECO Integrated Grid Planning (IGP) Request for Proposals (RFP) aims to lower electricity costs, make energy faster, expand large-scale renewable energy, and create a strong, reliable energy system for Hawaii.
- DHHL is offering non-homestead, industrial/commercial lands for renewable energy projects, ensuring these developments do not interfere with land designated for homesteading, farming, or cultural practices.

Project Vision:

- Develop renewable energy projects on non-homestead DHHL lands to support HECO's grid, reliable, affordable energy, with revenues reinvested into DHHL programs that support our beneficiaries.

7

Project Overview

Project Name:
Alahao Renewable Energy Project

Location:
Waialea, Hilo, Island of Hawai'i
TMK (3) 2-1-025:086

Alahao Renewable Energy Project

DEPARTMENT OF HAWAIIAN HOME LANDS – LAND MANAGEMENT DIVISION

6

Project Overview

Partners:

- Hawaii Land and Power (HLP) – Renewable energy developer
- HECO – Utility provider and grid operator.
- DHHL – Oversees land use and ensures community benefits.
- Lease Management and Planning
- On-going Oversight

Community Impacts:

- Job Creation: Local employment opportunities
- Economic Growth: Lease revenue reinvested into DHHL programs
- Supports State Goals: Contributes to Hawaii's 100% renewable energy target by 2045


DEPARTMENT OF HAWAIIAN HOME LANDS – LAND MANAGEMENT DIVISION

8

DHHL BENEFICIARY CONSULTATION MEETING
“ALAHAO RENEWABLE ENERGY PROJECT”

November 13, 2024

PROJECT LOCATION: HILO, HAWAII
LANDOWNER: DEPARTMENT OF HAWAIIAN HOME LANDS
PROJECT DEVELOPER: HAWAII LAND & POWER, LLC



9

THE OPPORTUNITY – RENEWABLE ENERGY PROJECTS FOR HAWAII ISLAND

Hawaii Powered
Integrated Grid Planning
Request For Proposals
August 16, 2024 - July 28, 2025



Competitive Solicitation by HECO for Hawai'i Island:

- 60 MW of Firm Capacity
- 134 GWh of Energy (Solar, Wind, or Battery)
- Operation for 25 years (2029 – 2054)

HAWAII LAND & POWER, LLC

10

PROJECT SITE – HILO, HAWAII



Alahao Renewable Energy Project




- 12.75-acre parcel
- Zoned INDUSTRIAL (Waiakea Industrial Park)
- Railroad Avenue (across from HELCO Power Plant)
- Land Owned by DHHL

HAWAII LAND & POWER, LLC

11

Alahao Renewable Energy



\$250,000,000 Investment
Developed by Hawaii Land & Power
Financed by Lotus Infrastructure Group

Project Description:
The "Alahao Renewable Energy Project" would be:

- Firm, dispatchable power
- Reliable Energy
- Biofuels (from Pacific Bio diesel, Kesaau Refinery)
- Connected to HECO Electric Grid

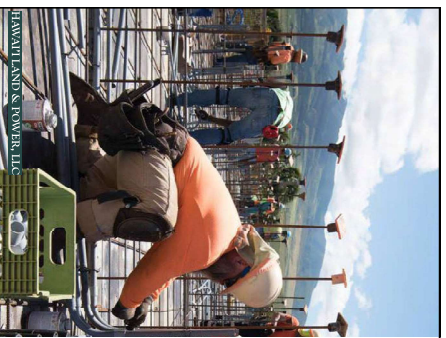
Conceptual Design for the Project Site

- Combustion Turbine
- 1 or 2 Combustion Turbines at 30 MW each
- (both options would be proposed to HECO)
- On-site fuel storage facilities providing up to 14 days of fuel.
- Battery Energy Storage System ("BESS") co-located on the project site.
- High-Voltage Electrical Interconnection Facilities.
- Maintenance and Office Facilities.

12

**JOB CREATION
(local employment
opportunities)**

- Skilled Construction Jobs: 60 - 100 over a 12-14 month period
- Full-Time Operations Staff: 3
- Dedicated Maintenance Staff: 4
- Fuel Supply & Delivery: 2
- Asset Manager: 1
- Estimated annual contribution to the Hilo economy: ~\$1,000,000 per year (for 25 years (salary and wages))
- The project will utilize union labor with a preference towards residents of the Hilo area.



HAWAII LAND & POWER, LLC

13

COMPENSATION TO DHHL

Lease Rents

- Right of Entry Period (3 years)
- Operational Period (25 years)


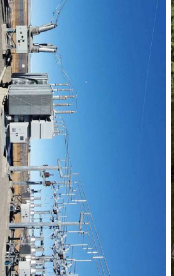

Community Benefits (Operational period for 25 years)

- Monthly Cash Contributions to DHHL programs
- Proportional to size of project selected by HECCO

HAWAII LAND & POWER, LLC

15

**FIRM GENERATION
AND ENERGY
STORAGE**



HAWAII LAND & POWER, LLC

14

Mahalo

HAWAII LAND & POWER, LLC

16

**Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024**

Meeting Notes

Attendance:

Applicant	8
Lessee	10
Both	0
Other	9
No answer	4
Total	31

Applicant team: 4
DHHL staff: 5

- Community/Communities – what do you mean by community? There is a difference between the Hilo Community and DHHL beneficiaries. How do we ensure that the “benefits” from this project will make it to the BENEFICIARY COMMUNITY and not just the Hilo community in general. Benefits should go to beneficiaries of the DHHL trust, not just to anyone.

- Concerns about combustion turbines and the potential adverse impacts from these turbines on the air quality and the potential impacts on the environment and the people of these areas.

Response from applicant: Due diligence to be completed during the ROE

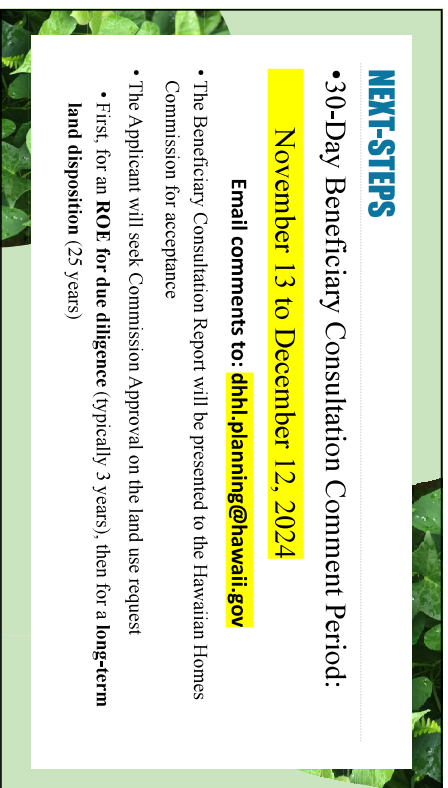
- Community benefit: to knock off 30% percent of beneficiary electric bills. This type of benefit would actually help beneficiaries.
- Ka 'Urneke Hawaiian Immersion school serves a 90% Hawaiian student body and they generate \$1,000,000 dollars for the Keaukaha community; so \$1,000,000 for community benefits is not a lot of money to put into the community for a for-profit project. More cash for the community benefits is needed.
- What does 60 MW look like?

Response from applicant team:

- Power to approximately 60,000 homes.
- HELCO needs 200 MW of capacity to serve the whole island.
- 30 MW would be about 15% of island energy consumption 60 MW would serve about 30% of the island.
- Hilo is about 30-40% of the energy usage of the island.
- Does Pacific Biodiesel have the capacity to serve the proposed project's demand for biofuel?
 - Yes, they have enough capacity for the theoretical purposes of the Project.

Response from applicant team:

- Yes, they have enough capacity for the theoretical purposes of the Project.



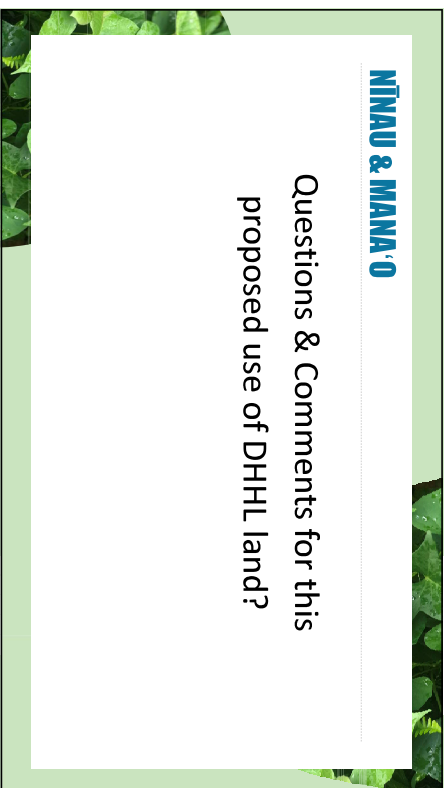
NEXT-STEPS

30-Day Beneficiary Consultation Comment Period:
November 13 to December 12, 2024

Email comments to: dhlh.planning@hawaii.gov

- The Beneficiary Consultation Report will be presented to the Hawaiian Homes Commission for acceptance
- The Applicant will seek Commission Approval on the land use request
- First, for an **ROE for due diligence** (typically 3 years), then for a **long-term land disposition** (25 years)

17



NĪNAU & MANA'O

Questions & Comments for this proposed use of DHHL land?

18

EXHIBIT C

Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024

Meeting Notes

- In terms of renewable energy, why would this type of energy project be more beneficial than solar or something else (i.e. solar).
Response from applicant team:
 - Very efficient use of land compared to other renewable energy projects.
 - Would need hundreds of acres of land to produce the same amount of energy using PV.
 - Technology is compatible with a heavier industrialized area surrounding the proposed project area.
 - Need a combination of renewable energy sources to support the State goals.
 - FRM energy means it's there when you need it.
- How is this project impacted by the land use designation changes in the Hawai'i Island Plan Update? Does that redesignation process have to end before this project is approved?
Response from DHHL planning staff:
 - The island plan looks at land use designations for all of DHHL's land holdings on the whole island.
 - This parcel is currently identified for non-homesteading use as industrial, so no change is needed in order to allow for this proposed project. The Hawai'i Island Plan update has contemplated some land use designation revisions for the Hilo area, but none to this parcel.
 - If supported, this project would influence how the land use designation changes and inform the island plan. It would not require a change to land use designation, but could be changed to renewable energy if desired.
- Why have the renewable energy land use designation at all?
Response from DHHL staff:
 - This category was suggested in the beneficiary consultation process for the update to the DHHL General Plan (2022).
- Fuel generation- what are all the fuels used to create the electricity? What is used to create biodiesels? What pollutants are coming out of the energy that is being created?
Response from applicant team:
 - FRM generation is primarily biofuel, in an emergency situation, the project could use diesel fuel, but that would only be in an emergency. Otherwise, it is biofuel created from processing recycled oil or oil from crops.
 - Priority pollutants- NOX, carbon monoxide, etc. This project will have to comply with HRS Chapter 343, which will likely be an environmental disclosure document. This project also will have to go through permitting processes. All of these will disclose any potential pollution.
 - Pacific Biodiesel is a potential partner and would be supplying the biofuel.
 - Biodiesel sourced from vegetable oil, used cooking oil with plant-based molecules.

EXHIBIT C

Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024

Meeting Notes

- Sourced from Hawaii and some from West Coast.
- Farm sources of fuel across Hawaii, no GMO crops, no Herbicide or Pesticide. The types of crops grown are sunflower, canola, some other oil producing plant crops.
- DHHL has three or four different types of programs, residential, pastoral, agricultural, and mercantile. Only two entities are utilizing the mercantile clause from the Hawaiian Homes Commission Act: How did project get prioritized for the use of this parcel? Why not use the area near the refuse station?
Response from DHHL staff:
 - We are not able to speak to this at this time. We can do some research to see if there have been any other land use requests for that parcel to the Department.
 - For Land use requests, some are solicited by the Department, some are unsolicited. This project is unsolicited land use request.
 - Applications that can be submitted by either for-profit entities or non-profit entities.
 - This parcel has always been vacant.
 - The project site was identified based on least amount of impact to the communities, based on surrounding uses, proximity to existing power infrastructure, and other factors including zoning and ability to be competitive.
- We want to see a better community benefits package, one that better benefits the beneficiary communities. We want to see opportunities for the beneficiaries to be the developer, to partner with the developer in some way, and be a part of the project in a business capacity. Renewable energy has been discussed by beneficiaries for years. DHHL is not providing lands to beneficiaries for business commercial and industrial needs. Beneficiaries should be the resource managers and be more involved in the use of the land. Will the project cover (benefit) all the beneficiary homes? There are a lot of firs. Discussions need be had amongst wait-listers and homesteaders, and more clear benefits to the beneficiaries should be a part of this land use request.
- Biofuel Hawaii: why not approach farmers from this Island? Why approach farmers from other Islands? Why not utilize local farmers? We want to see opportunities for homesteaders. There are many acres on this island that are for agricultural homesteading. We want to see opportunities for partnership with our existing and future agricultural homesteads to have them farm the crops that you folks need to produce biofuel. This seems like a no-brainer. And this land use request should include how this will provide opportunities for agricultural homesteaders and beneficiaries to have commercial opportunities to grow and sell crops for biofuel to supply this project.
Response from applicant team:
 - We are currently looking at land from Hāmākua coast to Ka'ū. We are looking at getting lands back into crop production, but it is expensive. The opportunity on Kāua'i was easier because it was already in place, but our long term goal is to get

EXHIBIT C

Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024

Meeting Notes

- farm lands back into production on all the islands. The north side of the island does produce the best crops for biofuel purposes. We have even looked at gorse seeds.
- Requires hundreds of thousands of acres of farms to produce the preferred amount of energy.
- It is encouraging that the state has a mandate for energy production.
- Why was the site vacant for so long? Why hasn't there been a redesignation of the land if it was not being utilized for industrial? Was the grounds contaminated? If so, was are the Project managers aware?
 - Response from DHHL staff:
 - It's been designated as industrial since 2002 plan update. Majority of the lands in the 2002 plan were designated for non-homesteading use.
 - Would not site residential homesteading or other types of homesteading on this parcel due to the surrounding uses. We would want to be careful about agricultural and pastoral types of uses in an industrial area.
 - I think what we are hearing is that you folks would like to see more opportunities for beneficiaries to be prioritized for land use requests, and for opportunities to use DHHL's lands for commercial and industrial uses. And, that there should be some type of preference policy that ensures more opportunities to beneficiaries for non-homesteading uses.
 - When was the last time a land use request or mercantile was given out?
 - Response from DHHL staff:
 - 'U'pou lands land use request by non-profit beneficiary organization for restoration, conservation and stewardship.
 - Lai'i 'Opua preschool project land use request by a non-profit beneficiary organization for a pre-school in the homestead.
 - Would stewardship use be applicable for the proposed Project area?
 - Response from DHHL staff:
 - Could still apply for a land use request even though its not it's designated use (i.e. stewardship, or community center).
 - Concern with DHHL giving out more industrial uses. If the project leaves, are they going to clean it up and return it the way it was given? Concerns with pollutant leaching into the lands. How will DHHL address environmental injustices that occur within and on DHHL lands. Community benefit package- are the communities that are going to be benefited fairly or will DHHL decide arbitrarily on what benefits communities get. Could we take that discussion or community benefits out of DHHL staffs hands and negotiate directly between the developer and the organizations.
 - This example was done previously in Kapolei, perhaps the community can reach out the Kapolei Community Development Corporation with questions of how this was accomplished.

EXHIBIT C

Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024

Meeting Notes

- Environmental racism, this project is an example of unwanted or dirty uses being placed on DHHL lands because we are native.
- Concerns with the process: RFP with HECO, and need to get an ROE from DHHL to make sure project managers can use the land. We want to see them do a full-blown EIS. We have to finish the process since it began. In reality, is everyone is beneficiary? How do you determine beneficiaries?
 - BC meeting comments are being captured and will be reflected in the commission meeting in the form of a beneficiary consultation report that will need to be accepted by the HHC as complete. This beneficiary consultation also includes a 30-day comment period.
 - Post cards were sent out to lessees and applicants in the Hilo area, 2200+.
- Is there another site where this project could work? Is this project only possible with the use of Hawaiian Home Lands because there is an assumption that the land will be cheap?
 - Response from applicant team:
 - This parcel is ideal because it does give competitive advantage in the RFP process with HECO due to the proximity to other infrastructure and fuel source. And it could possibly take advantage of retiring structures.
 - The applicant team really did take in to consideration the surrounding sites and the equipment that will be used when looking for lands that would be suitable, so this was not chosen because it is owned by DHHL, but because of the other criteria too.
 - What about the lease rent?
 - Response from applicant team & DHHL staff:
 - Lease rent for this project will be at market rate (done by appraisal).
 - DHHL would use a third-party appraiser to determine lease rent.
 - Lands is not a state asset, lands are Hawaiian trust lands. Someone needs to pay the beneficiaries instead of eating the cost. DHHL should create money generating projects that will assist beneficiaries (i.e. education, medical, etc.). We should be getting something off the lands that are non-homestead use.
 - I guess we have to go through the process. Hope to not find iwi being contaminated. The process that's there now, if a fight needs to be had, it has to be through the EIS process.
 - We have a concern of the long term use- 25 year lease for project, meanwhile, many Hawaiians have been waiting for over 40 years. Beneficiaries wait forever to get land. Help the beneficiaries before helping the project.
 - Maybe can support the RFP if Project supports beneficiaries by providing land for Hawaiians and meeting our other needs.
 - What constitutes a denial of the ROE? We want to see accountability. Beneficiary consultation meetings occur due to the CFR. Opportunity for community and beneficiary input. Have to show more volume of answering the planning office staff through the beneficiary consultation process. We would like to recommend that when consultation, to

EXHIBIT C

Hilo RE Land Use Request
Waiakea, Hilo, Hawai'i
Beneficiary Consultation
November 13, 2024

Meeting Notes

- send out the copies of the presentation (also include the zoom link) to people. We need to participate in the consultation process. No matter what we look at, there is a process, and unless we show up in numbers before the fact, then we're going to continue coming to these meetings and asking what is a denying factor of receiving the ROE? Why are people not participating in the process? We need to bring more and more people into the fold.
- Want to see the reasoning behind the decision making by the Commissioners. Don't want to hear the decision only. Want to hear and understand the why. Otherwise, process is not transparent. Why isn't the process transparent?
 - Concern about conflict of interest- Commissioner for East Hawai'i sits in a renewable energy position. Would they have to recuse themselves?
Response from DHHL staff:
 - This question can be brought up to the AG or state ethics board.
 - 2,200 mailers went out. Is there a way to determine response rate?
Response from DHHL staff:
 - The beneficiary report will include notes from tonight, sign-in data, and comments received during the comment period to follow.

EXHIBIT D

From: Ron Kodani
To: [Cory Andrew H. Ioka](#), [Norahard L. Cahola](#), [JulieAnn Barkala](#), [Lilliane K. Tanaka](#), [Jaren T. Aiken](#) (DHHL)
Barakso
Subject: [EXTERNAL] Fwd: Watch "How oil palms can save Hawaii Island's future" on YouTube
Date: Friday, January 31, 2025 4:53:10 PM

Potential for economic engine on DHHL lands.

Ron

----- Forwarded message -----
From: **Ron Kodani** <ronkodani@gmail.com>
Date: Wed, Jan 29, 2025 at 11:30 AM
Subject: Watch "How oil palms can save Hawaii Island's future" on YouTube
To: Tolentino, Kristina M <Kristina.M.Tolentino@hawaii.gov>
https://youtu.be/vpL4X_mvN9c?si=yBg-yLp9_gSY0SnA

EXHIBIT "D"
Item No. F-1



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Notice #: 0001479014-01
 Legal Notices

STATE OF HAWAII
 DEPARTMENT OF HAWAIIAN HOME LANDS

NOTICE TO INTERESTED RENEWABLE ENERGY PRODUCERS

Pursuant to Section 171-56.3, Hawaii Revised Statutes, as amended, the Department of Hawaiian Home Lands (DHHL) is issuing the notice to other interested renewable energy producers to submit their comments or proposals to develop a renewable energy project on Hawaiian home lands in the Island of Hawaii.

Individuals, partnerships, corporations, limited liability companies or other businesses interested in the renewable energy project on the subject Property described below shall have thirty (30) days from the date of this notice to present their comments or proposals to DHHL.

Subject Property: 12.75 acres of lands located in Waialeale, South Hill, Hawaii
 Location: On Palioled Avenue, directly across from HILCO facility
 Tax Map Key: (3) 24-1025/088
 County of Hawaii Zoning: General Industrial (MG-1a)

HRS section 171-56.3 requires the following information be submitted as part of the proposal for the Hawaiian Home Commission's evaluation, as assisted by the department of business:

- (1) A timeline for completion of the project;
 - (2) A description of the conceptual design of the project;
 - (3) A description of the business concept for the project; and
 - (4) A description of landscape and acreage requirements including public and private lands.
- The evaluation of proposals will be subject to the public process required under HRS section 171-56.3, as amended.

For additional information, please contact Andrew Sante, Land Agent, Land Management Division, at (808) 730-0336 or by email at andrew.sante@hawaii.gov.
 Project File#: December 22, 2024
 Honolulu Advertiser
 Hilo Tribune Herald
 (HTH)479014 12/27/24



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STATE OF HAWAII
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For additional information, please contact Andrew Sante, Land Agent, Land Management Division, at (808) 730-0336 or by email at andrew.sante@hawaii.gov.
 Project File#: December 22, 2024
 Honolulu Advertiser
 Hilo Tribune Herald
 (HTH)479013 12/27/24



EXHIBIT "E"
Item No. F-1

PUBLIC HEARING NOTICE
PROPOSED LAND DISPOSITION OF
HAWAIIAN HOME LANDS FOR A
COMMUNITY-BASED RENEWABLE ENERGY PROJECT
AT PANAENA ON THE ISLAND OF HAWAII

Pursuant to Hawaii Revised Statutes Section 171-95.3, public notice is hereby given that the Hawaiian Homes Commission will hold two (2) public hearings for a proposed renewable energy project at Panaena on the Island of Hawai'i. Each hearing will present the same information. Hawaiian Home Land beneficiaries, members of the public, and all interested parties are invited to attend the public hearings in person or virtually:

DATE: TUESDAY, 02/25/2025
TIME: 6:00 P.M.
LOCATION: In-Person Location:
Keoluaha Elementary School Cafeteria
240 Desha Avenue
Hilo, Hawaii 96720
JOIN ZOOM MEETING:
<https://dhhl-hawaii-gov.zoom.us/j/6097542925?omn=82813639554>
ZOOM MEETING ID: 809 754 2925

DATE: WEDNESDAY, 02/26/2025
TIME: AT 8:30 A.M.
LOCATION: In-Person Location:
Hilton Grand Mahala Hotel
Sandwood Room
93 Banyan Drive
Hilo, Hawaii 96720
JOIN ZOOM MEETING
<https://dhhl-hawaii-gov.zoom.us/j/6097542925?omn=84886742878>
ZOOM MEETING ID: 609 754 2925

The Public Hearings are for the Hawaiian Homes Commission to provide information and receive comments on a proposed renewable energy project on Department of Hawaiian Home Lands (DHHL) land in Panaena, Hawai'i Island. Hawaii Land & Power, LLC, a Hawaii limited liability company, is requesting a Right-of-Entry Permit (for up to three years) for due diligence purposes, and a conditional long-term General Lease (25 years with the option to extend), for 12.75 acres to develop a firm generation and energy storage project that would generate up to 80 megawatts (MW) of firm capacity energy. For more information please click on the Hilo Renewable Energy Land Use Request link. Hawaiian Home Land beneficiaries, members of the public, and all interested parties are invited to attend one or both of the public hearings, virtually or in-person, to get more information about the proposed project and to submit oral or written comments.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 730-0288, or michael.lowe@hawaii.gov, as soon as possible, preferably by February 18, 2025. If a response is received after then, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Dated: Honolulu, Hawai'i, February 14, 2025

State of Hawaii
Department of Hawaiian Home Lands
By Nell Watson, Chairperson

Honolulu Star Advertiser
Hawai'i Tribune-Herald
West Hawai'i Today
(SAL/84010 2/14/25)



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Notice #: 0001484010-01 Public Hearings

PUBLIC HEARING NOTICE
PROPOSED LAND DISPOSITION OF
HAWAIIAN HOME LANDS FOR A
COMMUNITY-BASED RENEWABLE ENERGY PROJECT
AT PANAWEA ON THE ISLAND OF HAWAII

Pursuant to Hawaii's Revised Statutes Section 171-95.3, public notice is hereby given that the Hawaiian Homes Commission will hold two (2) public hearings for a proposed renewable energy project at Panaewa on the Island of Hawaii. Each hearing will present the same information. Hawaiian Home Land beneficiaries, members of the public, and all interested parties are invited to attend the public hearings in person or virtually:

DATE: TUESDAY, 02/25/2025 DATE: WEDNESDAY, 02/26/2025
TIME: 6:00 P.M. TIME: AT 8:30 A.M.
LOCATION: In-Person Location: LOCATION: In-Person Location:
Keaukaha Elementary School Cafeteria Hilton Grand Naniiloa Hotel
240 Desha Avenue Sandalwood Room
Hilo, Hawaii 96720 93 Banyan Drive
JOIN ZOOM MEETING: Hilo, Hawaii 96720
<https://dhlh-hawaii-join-zoom-meeting.gov.zoom.us/j/6097542925?omn=82813639554> <https://dhlh-hawaii-gov.zoom.us/j/6097542925?omn=84886742876>
ZOOM MEETING ID: 609 754 2925 6097542925?omn=848867428 76
ZOOM MEETING ID: 609 754 2925

The Public Hearings are for the Hawaiian Homes Commission to provide information and receive comments on a proposed renewable energy project on Department of Hawaiian Home Lands (DHHL) land in Panaewa, Hawaii Island. Hawaii Land & Power, LLC, a Hawaii limited liability company, is requesting a Right-of-Entry Permit (for up to three years) for due diligence purposes, and a conditional long-term General Lease (25 years with the option to extend), for 12.75 acres to develop a firm generation and energy storage project that would generate up to 60 megawatts (MW) of firm capacity energy. For more information please click on the [Hilo Renewable Energy Land Use Request](#) link. Hawaiian Home Land beneficiaries, members of the public, and all interested parties are invited to attend one or both of the public hearings, virtually or in-person, to get more information about the proposed project and to submit oral or written comments.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 730-0298, or michael.l.lowe@hawaii.gov, as soon as possible, preferably by February 18, 2025. If a response is received after then, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Dated: Honolulu, Hawaii, February 14, 2025

State of Hawaii
Department of Hawaiian Home Lands
By Kali Watson, Chairperson

Honolulu Star Advertiser
Hawaii Tribune-Herald
West Hawaii Today
(SA1484010 2/14/25)



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EXHIBIT "F"

Item No. F-1

DRAFT
Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

1. Parties

- (a) Permittor and Lessor Department of Hawaiian Home Lands, an executive agency of the State of Hawaii.
- (b) Permittee and Lessee Hawaii Land and Power, LLC, a Hawaii limited liability company.

2. Premises; Uses

- (a) Demised Land Approximately 12.75 acres of available lands in Panaew, Hawai‘i, identified by TMK (3) 2-1-025:086 (the “**Land**”), which will be defined during Permittee’s due diligence.
- (b) Right-of-Entry Permit (ROE) and General Lease (GL) Under the ROE Permit, Permittee will be granted access to the premises to conduct due diligence including but not limited to HRS Chapter 343 compliance and HRS 6E compliance. Upon completion of its due diligence, ROE will be converted to a GL.
- (c) Easements When ROE is converted to GL, Lessor will grant Lessee easements for access, utilities, transmission lines and facilities reasonably necessary for the development, construction, operation, maintenance, and repair of the Project, in a form and substance mutually acceptable to the parties (“**Project Easements**”).
- (d) Uses; Limits Upon conversion to a GL, Lessee may use the Premises to install, maintain, and operate electricity-generating facilities consistent with the purposes described in the Final Environmental Assessment (for which a FONSI has been issued) or the Final Environmental Impact Statement (the “**Project**”).
- (e) Transmission Facility Easements Lessee may grant as sublicenses, subleases, or easements (i.e., a Transmission Easement) to any utility, power provider, or other party (i.e., a “**Transmission Facility Assignee**”), the right to construct, operate, and maintain transmission facilities on the premises and for access to such

DRAFT
Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

facilities, subject, however, to Lessor’s prior written consent.

3. Term

- (a) ROE Term for Due Diligence 3 years with option to extend 1 year
- (b) Construction Term 2 years with option to extend 1 year.
- (c) Operational Term 25 years from the commencement of commercial operations. Lessee may extend the Operational Term for up to three additional five-year periods, upon terms and conditions that the parties will mutually agree.

4. Lessor’s Reserved Rights

Lessor reserves all mineral, metallic, and water rights, and all historic and archeological remains. However, Lessee assumes all risks of any historic or archeological remains discovered on the Premises, including, but not limited to, the risk of delay.

- (a) Withdrawal After Operational Year 20, Lessor may withdraw all or any portion of the Premises by providing Lessee no less than 5 years prior written notice. Lessor shall compensate Lessee for any liquidated damages Lessee incurs from the utility or other party due to early termination of the GL.
- (b) Grant/Relocate Easements Lessor reserves the right to create, designate, grant and relocate from time to time, at its sole cost and expense, any and all necessary easements for utilities, services, and access.

5. Rent

- (a) Annual ROE Permit Fee \$40,000 per annum, nonrefundable, within 30 business day upon granting of the ROE. Additional \$20,000 for one-year extension.
- (b) Construction Term Waived.

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Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

- | | |
|-----------------------------------|---|
| (c) Operational Term | YET to be negotiated and determined. ¹ |
| (d) Subscription Fee | YET to be negotiated and determined ² |
| (e) Community Benefits Fees | YET to be negotiated and determined. ⁴ |
| (f) Commercial Operation Date Fee | YET to be negotiated and determined. |
| (g) Easement Fees | [Reserved] |
| (h) Utilities, Taxes, Assessments | Paid by Lessee. |
| (i) Project Improvements | Lessee will not construct or install any improvement on the Premises costing more than \$50,000 without Lessor’s prior approval, which approval will not be unreasonably withheld, conditioned, or delayed. |
6. Insurance
- The Lease shall include insurance provisions substantially the same as provided in the Right-of-Entry.
- | | |
|------------------------------|---|
| (a) Hazardous Materials | The Lease shall include hazardous material provisions substantially the same as provided in the Right-of-Entry. |
| (b) Indemnity | The Lease shall include indemnity provisions substantially the same as provided in the Right-of-Entry. |
| (c) Assignment/Subletting | Lessee may not assign or sublet all or any portion of the Premises, except with Lessor’s prior written consent, which consent will not be unreasonably withheld, conditioned, or delayed. |
| (d) Assignment Consideration | [Reserved] |
7. Surrender
- Upon expiration or termination of the Lease, Lessee will peaceably surrender to Lessor the

¹ Percent annual increase to be further discussed with HLPLLC.

² DHHL would like to confirm with HLPLLC that there is no “upper limit” to the amount of beneficiaries that can qualify under this program.

⁴ Inquiries were made during a Hilo beneficiary consultation meeting in November 2020 by a meeting participants.

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Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

Premises and any improvements thereon, except for those improvements Lessor may require Lessee to remove. Any improvements Lessee fails to remove may be removed by Lessor at Lessee’s expense, and Lessee shall pay Lessor for all costs it incurs within 30 days of invoice from Lessor. Lessee will provide such financial security for any removal and restoration obligations in an amount and in form acceptable to Lessor and Lessee and set forth in the Lease.

(a) Miscellaneous

8. Lessor Reporting

Within 90 days of the commencement of the Operational Term, and within a reasonable time after the completion of any future improvement permitted on the Premises, Lessee will provide Lessor with GIS/GPS shape files, survey information, and “as built” plans, detailing the locations of improvements constructed and of infrastructure existing on the Premises.

9. Beneficiary Reporting

During the pre-construction and construction phases of the Project, Lessee will organize and hold progress meetings for Lessor’s beneficiaries in Hilo, Hawaii Island, including detailing compliance with the EA/EIS for the Project during the first 3 years of the term of the Lease; and thereafter, upon Lessor’s written request.

(a) Guaranty

Lessee’s obligations under the Lease shall be guaranteed in the manner provided in the Lease, which may include, without limitation, a corporate guaranty, a letter of credit, a cash security deposit, or bond.

(b) Tax Credits

Lessee will have the benefit of all tax credits associated with the Project. If any law changes so that Lessee becomes ineligible for such credits, Lessor and Lessee shall amend or replace the Lease to convert Lessee’s interest in the Premises to a reasonable equivalent, at Lessee’s sole cost and expense.

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Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

(c) No Limits on Trust Powers or Duties

The Lease shall not be construed to encumber or otherwise limit the duties or powers of the Hawaiian Homes Commission or the Department of Hawaiian Home Lands in exercise or fulfillment of its fiduciary duties, obligations, rights, or powers arising under the Hawaiian Homes Commission Act of 1920 or any law of the State of Hawaii.

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Term Sheet
Hawaii Land and Power, LLC “HLPLLC”
Renewable Energy Project

HLPLLC			
YEAR NUMBER	ESTIMATED YEAR	DHHL FEES AND LEASE RENT	INITIAL OFFER
1	2025	Fee for Exclusive 3-year ROE	\$ 40,000
2	2026	Fee for Exclusive 3-year ROE	\$ 40,000
3	2027	Fee for Exclusive 3-year ROE	\$ 40,000
4	2028	Additional Fee for 1-year ROE Extension (optional) \$20,000	\$ 60,000
5	2029	Fee to Exercise General Lease Option: --Chapter 343 FEA/FONSI --HECO PPA	TBD
4	2030	General Lease: 2 year Construction Term	TBD
5	2030	General Lease: 2 year Construction Term	TBD
6	2031	General Lease: 1-year Extension of Construction Term (Optional)	TBD
Guaranteed Commercial Operations Date no later than March 1, 2031			
1	2032	General Lease: Commercial Operation Date Fee / Donation to Homestead Association(s)	TBD
2	2033	Donation to Homestead Association(s)	TBD
3	2034	General Lease Rent Base	TBD
4	2035	General Lease Rent Base	TBD
5	2036	General Lease Rent Base	TBD
6	2037	General Lease Rent Base	TBD
7	2038	General Lease Rent Base	TBD
8	2039	General Lease Rent Base	TBD
9	2040	General Lease Rent Base	TBD
10	2041	General Lease Rent Base	TBD
11	2042	General Lease Rent Base	TBD
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5	2071	General Lease Rent Base	TBD